ORDINANCE NO. 04-202

AN ORDINANCE APPROVING AN AMENDED REZONING WITH DEVELOPMENT TEXT OF THE 120.166± ACRES LOCATED AT THE NORTHEAST CORNER OF NORTH STREET AND BERLIN STATION/CURVE ROADS FROM M-2 (GENERAL MANUFACTURING DISTRICT) AND A-1 (AGRICULTURAL DISTRICT) TO 30.303± ACRES OF M-1 (LIGHT MANUFACTURING DISTRICT), 57.761± ACRES OF R-4 (SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT), 28.097± ACRES OF R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT), PLUS 4.005± ACRES OF PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT), WITH 120.166± ACRES OF PMU (PLANNED MIXED USE DISTRICT) OVERLAY (AMATO/GENERAL CASTINGS).

WHEREAS, the Planning Commission at its meeting of December 1, 2004 recommended approval for an Amended Rezoning with development text of the 120.166± acres located at the northeast corner of North Street and Berlin Station/Curve Roads from M-2 (General Manufacturing District) and A-1 (Agricultural District) to 30.303 acres of M-1 (Light Manufacturing District), 57.761 acres of R-4 (Single- and Two-family Residential District), 28.097 acres of R-6 (Multi-family Residential District), plus 4.005 acres of PO/I (Planned Office Institutional District), with 120.166± acres of PMU (Planned Mixed Use District) Overlay (PC 04-063).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the an Amended Rezoning of the 120.166± acres located at the northeast corner of North Street and Berlin Station/Curve Roads from M-2 (General Manufacturing District) and A-1 (Agricultural District) to 30.303 acres of M-1 (Light Manufacturing District), 57.761 acres of R-4 (Single- and Two-family Residential District), 28.097 acres of R-6 (Multi-family Residential District), plus 4.005 acres of PO/I (Planned Office Institutional District), with 120.166± acres of PMU (Planned Mixed Use District) Overlay, be the same and is hereby confirmed, approved, and accepted subject to the Development Text offered by the Applicant and dated November 24, 2004

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law

including Section 121.22 of the Revised Code.

~~VOTE ON RULE SUSPENSION:~~ YEAS___ NAYS___
ABSTAIN ___

PASSED: January 24, 2005 YEAS 4 NAYS 2
ABSTAIN 0

ATTEST: Roby Mollis Windell Wheeler
CITY CLERK MAYOR

FLOYD BROWNE ASSOCIATES, FBA INC.

ZONING CODE COMPARISON

Zoning	Description	Code Requirement	Dev. Request	Difference
R-4	Min Lot Width	90 FT (A Bld Line)	80 FT (@ Bld Line)	10FT
R-4	Min Sq. Footage	12,400 S.F.	12,000 S.F.	400 S.F.
R-4	Rear Setback	35 FT	30 FT	5FT
PO/I	Lot Area	5 Acres	4.025 Acres	0.975 Acres
PO/I	Rear Setback	75 FT*	25 FT	50 FT
PO/I	Side Setback *When adjoining residential *30' when adjoining non-residential	75 FT*	25 FT	50 FT
PO/I	Front Setback* *From Street R.O.W.	50 FT	25 FT	25 FT
M-1	Lot Area	3 acres	Build to suit user	--
M-1	Min Lot Width *For lots on proposed internal streets	150 FT*	150 FT	0
M-1	Side and Rear Setback - Adjacent to Residential	50 FT	50 FT	0
M-1	Side Setback - Non residential	30 FT	20 FT	10 FT
M-1	Rear Setback - 20' from property line or 10' beyond conservation easement, whichever greater.	30 FT	20 FT from P.L. or 10 FT from conservation esmt.	10 FT or 20 FT, whichever is greater
M-1	Min Lot Coverage	70%	80%	10%

OPEN SPACE/PARK AND COMMON OPEN SPACE SUMMARY – Revised 11/22/04

CURVE ROAD DEVELOPMENT – GENERAL CASTINGS SITE

Total site Acreage: **120.166 +/- Acres**
Total common open space: **12.241 +/- Acres**
Total park: **12.998 +/- Acres**
Total open space/park and common open space %: **21%**

Total park/open space dedication: **12.464+/- Acres (excludes pond)**
Total park dedication % required: **10%**
Total park dedication % provided: **10 %**

Total common open space provided: **12.241+/- Acres**
Total common open space % required: **0% (1)**
Total common open space % provided: **10 %**

Sub-Area 1- Gross Acreage- **46.223** +/- Acres
Common open space required **5% (2.31+/- Acres)**
Common open space provided **20% (9.117 +/- Acres)**

Sub-Area 2- Gross Acreage- **10.709** +/- Acres
Common open space required **5% (0.54 +/- Acres)**
Common open space provided **29% (3.124+/- Acres)**

Sub-Area 3- Gross Acreage- **28.906** +/- Acres
Common open space required **20% (5.78 +/- Acres)**
~~Common open space~~ Park/open space provided **43% (12.464+/-) (2)**
(Acreage excludes pond)

Sub-Area 4- N/A

Sub-Area 5- N/A

(1) PMU Zoning classification does not require a % of open space but it does require some open space, which the applicant has provided.
(2) The applicant is using the 12.998 acre park area to fulfill the open space requirement for Sub-area 3, due to the fact that the applicant has met the park requirement of 10%, and the common open space for Sub-area 1 and Sub-area 2 is far exceeded by the applicant, so extra open space acreage for those sub areas could also be used for Sub-area three (3). Also it is important to note that Sub-area three (3) is in close proximity to the park, and the park provides open space to the entire community, so residents of Sub-Area 3 will have easy access to open space.

Note: open space calculations based on 89.863 acres, which is the total residential acreage. The 30.303 acreage for Sub-area 5 – M-1 is not included as open space is not required.

NOV 24 2004

DEVELOPMENT TEXT
CURVE ROAD DEVELOPMENT - GENERAL CASTINGS SITE
120.166 ± ACRES

PROPOSED DISTRICTS:	Planned Mixed Use District (PMU) Sub-Area 1: Single-Family Dwellings (PMU/R-4) Sub-Area 2: Two-Family Dwellings (PMU/R-4) Sub-Area 3: Condominiums (PMU/R-6) Sub-Area 4: Senior Living (55 and older) (PMU/POI) Sub-Area 5: Light Manufacturing (PMU/M-1)
EXISTING DISTRICTS:	M2, Heavy Manufacturing R, Rural Residential (recently annexed) A, Agricultural
PROPERTY ADDRESS:	Curve Road, Delaware, Ohio 43015
OWNERS/APPLICANTS:	Colts Run Development, LLC, c/o CRABBE, BROWN & JAMES, LLP, John P. Kennedy, Esq., 500 South Front Street, Suite 1200, Columbus, Ohio 43215. Jkennedy@cbjlawyers.com T&R Land Development Company, c/o CRABBE, BROWN & JAMES, LLP, John P. Kennedy, Esq., 500 South Front Street, Suite 1200, Columbus, Ohio 43215. Jkennedy@cbjlawyers.com Anthony and Phyllis Amato, c/o CRABBE, BROWN & JAMES, LLP, John P. Kennedy, Esq., 500 South Front Street, Suite 1200, Columbus, Ohio 43215. JKennedy@cbjlawyers.com
DATE OF TEXT:	May 21, 2004[1] July 12, 2004 - Revised August 11, 2004 - Revised November 24, 2004 - Revised

APPLICATION NUMBER: _____

INTRODUCTION:

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[1] The original applications for rezoning, preliminary plan and plat reviews were filed on August 11, 2003 prior to the moratorium on development, the adoption of the new comprehensive plan and a number of other zoning code changes recently enacted.

This Development Text ("Text") is submitted in conjunction with:

- Amended Application for Rezoning to PMU with noted underlying districts;
- Amended Application for Preliminary Development Plan Review
- Application for Comprehensive Plan Amendment

The proposed development consists of 120.166 $\pm$ acres located along Curve Road. This Text applies to the entire area proposed for development, including the Amato tract recently annexed into the City of Delaware. Also included in this development, and discussed in this Text/Development Plan, is the 30.303 acre sub-area 5, north of the ravine, which is proposed for office/flex space within the M1, Light Manufacturing District.

The development is a comprehensive proposal at an overall density of 2.66 Du/ac which provides: a wide range of housing/living environments, a non-intrusive commercial component, preserves and protects the site's natural features and ensures significant parkland and common open space. The documentation that follows sets forth the guidelines for the development of the planned area. The standards described by this document will be the guidelines for minimum design standards along with the City of Delaware Zoning Code

I. PROPOSED ZONING/PERMITTED USES:

The Owners/Applicants are seeking a zoning change, to the PMU district, to permit the Site to be rezoned from M2, Heavy Manufacturing District; R, Rural Residential; and A, Agricultural to:

Sub-Area 1: Planned Mixed Use / R-4 - Single-Family Dwellings, with permitted uses as follows: single family dwellings, home occupation and other accessory uses in accordance with City Code; model units or construction trailer(s) in accordance with City Code, parkland (public or private) and open space.

Sub-Area 2: Planned Mixed Use / R-4 -Two-Family Dwellings, with additional permitted uses as follows: home occupation and other accessory uses in accordance with City Code; model units or construction trailer(s) in accordance with City Code, parkland (public or private) and open space and common wall houses in accordance with applicable Delaware City Code.

Sub-Area 3: Planned Mixed Use / R-6 - Condominiums, with additional permitted uses as follows: home occupation and other accessory uses in accordance with City Code; model units or construction trailer(s) in accordance with

City Code; Condominiums up to four units per building; Community house and Pool in accordance with City Code and Parks in accordance with City Code.

Sub-Area 4: Planned Mixed Use / POI - Senior Living (55 and older), with permitted uses as congregate care facility, residential care facility (9 or more persons), home occupation and other accessory uses in accordance with City Code; model units or construction trailer(s) in accordance with City Code, day care center, and parkland (public or private) and open space.

Sub-Area 5: Planned Mixed Use / M-1 - Office/Flex Space, with permitted and conditional uses as set forth in Delaware City Code Section in 1145 for the Light Manufacturing District with the following exclusion: truck terminals. Storage (above ground) of flammable liquids to be conditionally permitted and must meet the requirements of Section 1148.05(ee) of the Zoning Code and must comply with the M-1 District Regulation.

II. RELATIONSHIP TO CITY OF DELAWARE COMPREHENSIVE PLAN:

The City of Delaware recently amended its Comprehensive Plan to reflect this site as appropriate for mixed use, which is defined in the Delaware Zoning Code as follows: The Planned Mixed-Use District and its regulations are established in order to provide a flexible zoning management tool that responds to sites with unique physical, service, and functional constraints as well as meeting the needs of integrated developments that may mix residential, retail, office, institutional, civic and open space uses in creative projects.

III. DEVELOPMENT STANDARDS:

A. Sub-Area 1 - Single Family Dwellings

a. Gross acreage of this sub-area: 46.223+/- ac
b. Total common open space: 9.117+/- ac
c. Net acreage of this sub-area: 30.347+/- ac
d. Maximum Number Lots: 128
e. Gross Density: 2.77 u/ac
f. Net Density: 4.22u/ac
g. Minimum Lot Size: 55' x 135' (at build line)
h. Minimum Lot Area: 8,000 sq ft

i. Minimum Side Yard: 6' - 15'
j. Minimum Rear Yard: 25', except for perimeter lots that back up to Curve Road, in which case the minimum rear yard setback is 35'.
k. Minimum Front Yard Setback: 25' from right of way

l. Minimum Dwelling Size: One story - 1400 sq ft
Two story - 1800 sq ft
m. Height of buildings shall not exceed 2.5 stories or 35' in height
n. A Homeowner's Association or other similar legal entities shall be established in accordance with section 1135.08 of the Delaware Code.
o. Architecture will meet the guidelines of the new code including natural materials. (See Attached)

B. **Sub-Area 2 - Two-Family Dwellings**

a. Gross acreage of this sub-area: 10.709+/- acres
b. Total common open space: 3.124+/- ac
c. Net acreage of this sub-area: 6.72+/- ac
d. Maximum Number Lots: 18
e. Maximum Number of Units: 36
f. Gross Density: 3.36 u/ac
g. Net Density: 5.36 u/ac
h. Minimum Lot Size: 80' x 150' (at build line)
i. Minimum Lot Area: 12,000 sq. ft.
j. Minimum Side Yard Setback: 7 ½' side, 15' (total)
k. Minimum Rear Yard Setback: 30'
l. Minimum Front Yard Setback: 25', except for lots along Curve Road, in which case the minimum front yard setback shall be 40'
m. Minimum Dwelling Size: one-story - 900 sq ft
Two-story - 1000 sq ft
n. Height of buildings shall not exceed 2.5 stories or 35' in height
o. Architecture will meet the guidelines of the new code including natural materials.(See Attached)

C. **Sub-Area 3 - Condominiums** Structures in this area are intended to be clustered ranch condominiums with one or one and a half stories. Each building will contain one to four unit condominium units in a "cluster" arrangement and will be constructed to the new architectural code.(See Attached) Each unit will be a

minimum of 1,200 square feet and will have an enclosed, attached two car garage.

a. Gross acreage of this sub-area: 28.908 +/-acres
b. Total open space/park: 12.998 +/- ac (acreage excludes pond)
c. Net acreage of this sub-area: 14.97 +/- ac
d. Maximum Number Units: 90
e. Gross density: 3.11 u/ac
f. Net Density: 6.01 u/ac
g. Minimum building setbacks are as follows:
    - 25' from the right of way of Street B
    - 40' from the right of way of Curve Rd
    - 30' from project boundary
    - 15' from interior private streets
    - 15' between the main wall of a building and a driveway or parking
    - 10' between the end wall of a building and a driveway or parking
h. Minimum distance between buildings is as follows:
    -15' or as approved in the preliminary development plan for this sub area.
i. Minimum Parking setbacks are as follows:
    - 20' from Street B right of way
    - 20' from Curve Rd right of way
    - 20' from property boundary
j. The applicant will provide a minimum 6' mound along Curve Road with a double row of staggered of 6' tall minimum evergreen trees planted 20' on center. This will be provided with the preliminary development plan.
k. A condominium association will be created to maintain all common areas of the development.
l. No speakers, loudspeakers or other means of amplifying voices or music shall be used at the community house or pool area or installed as part of this Sub-area development.
m. No signs, banners, streamers or other items intended to attract attention or to provide information (other than safety and pool rules information) shall be attached in any manner to any fence, maintenance building or to any light poles or other fixtures and structures at the community house or pool area.

D. Sub-Area 4 - Senior Living (55 and older)

a. Gross acreage of this sub-area: 4.024 acres
b. Height of buildings shall not exceed 3 stories or 40' in height
c. Minimum perimeter building setback: 25'
d. Minimum parking setback: 20' from a right of way
e. Minimum parking setback: 10' from main building
f. Minimum parking setback: 5' when adjoining non-residential
g. Minimum parking setback: 10' when adjoining residential
h. Minimum Building Separation: 20'
i. Maximum lot coverage by buildings: 40%
j. Maximum lot coverage by buildings and pavement: 80%
k. Dumpster areas shall be screened per 1166 of the Delaware City Code
l. Architecture shall be designed to the same standards as Sub-area one (1) and shall incorporate gabled or pitched roofs. Refer to the sample elevations provided with this text.
m. The applicant expects there will be approximately 80 beds within the development of this sub-area.

E. **Sub-Area 5 – Light Manufacturing** - The Development Plan which accompanies this text reflects conceptual lot lines for development. The Applicant will build to suit a particular user, within the following minimum development standards:

a. Gross acreage of this sub-area: 30.303 acres
b. Minimum Lot Width: 150' at the building line
c. Minimum Front Yard Building Setback: 50'
d. Minimum Side Yard Building Setback: 20'
e. Minimum Rear Yard Building Setback: 20' from property line or 10' beyond the conservation easement, whichever is greater.
Minimum Rear Yard Building Setback Adjacent to Residential to the north: 50'

f. Minimum Front Yard Parking Setback: 20'
g. Minimum Side and Rear Yard Parking Setback: 10' from property line or 10' beyond the conservation easement, whichever is greater.
Miniumum Side and Rear Parking Setback Adjacent to Residential to the north: 30'
h. Height of buildings shall not exceed 50' in height
i Maximum lot coverage by buildings: 40%

j. Maximum lot coverage by buildings and pavement: 80%
k. Thirty-five (35) percent of the front elevation of any office portion of a building will be constructed of brick or stone.

IV. ARCHITECTURAL STANDARDS:

All residential structures shall be consistent with the new recently adopted Residential Exterior Standards section of the City Code under section 1171.

V. COMMON OPEN SPACE/PARK:

The applicant has provided a total of approximately 12.998 acres of park and 12.241 acres of common open space, which equals approximately 21% of the total site. All common open space areas will be owned and maintained by a Homeowner's Association by rights and deed restrictions, excluding any areas dedicated to the City, in which the City will own and maintain. Refer to the Park/Open Space and Common Open Space Summary. The following uses shall be permitted within the park / open space: Detention and retention ponds, underground utilities and easements, bike paths, playground equipment and any other use deemed appropriate by the City. Eight (8) foot bike trails will be provided per the Development Plan. Bike trails shall be constructed of asphalt and to City of Delaware Standards. The park area shall have two openings to Street B totaling three-hundred seven (300) feet of frontage. One opening will be approximately sixty-five (65) feet of frontage, and the second opening will be approximately two-hundred thirty-five (235) feet of frontage.

A conservation easement shall be placed on the existing ravine area as noted on the development plan which will be owned, maintained and enforced by a Homeowner's Association. The Conservation Easement will be documented and illustrated on the Preliminary Development Plan and will be recorded with the final subdivision plat.

VI. PHASE DEVELOPMENT:

Due to unknown market conditions, phasing of the project can not be determined at this time. The applicant will determine phase development for each Sub-area during the final development plan for each Sub-area. Sub-areas will be platted in the future to create separate parcels as required per the City of Delaware code.

VII. TREE PRESERVATION/REPLACEMENT:

The Applicant will establish a tree preservation zone within the areas set forth for preservation near the creek and ravine that separate Sub-Areas 1 and 5. See Exhibit F-2, Environmental Analysis Map for estimated tree preservation areas. Due to the large amount of trees on site, the applicant has identified mass areas of preservation rather than counting and

locating each tree. The Applicant is currently working with a forester to determine actual numbers of tree being removed and protected, which will be provided at final development plan. A Tree Clearance Permit must be obtained prior to removal of any major trees plus before any building permits are issued for the involved Sub-Area.

VIII. PARKING

Off-street parking for each Sub-area shall comply with the regulations set forth in The Off Street Parking and Loading Regulations of the Delaware City Zoning Code.

IX. SIGNAGE

Signs identifying or advertising uses within this district shall be in strict compliance with the regulations imposed in the Signs section of the Delaware City Zoning Code. Entry identification signs and traffic controlling signs shall be permitted per the Signs section of the Delaware City Zoning Code.

X. LANDSCAPING

Visual screening and landscape buffers shall be provided in accordance with the provisions set forth in the Landscaping and Screening Regulations of the Delaware City Zoning Code. A landscape plan will be submitted as part of the final development plan.

XI. LIGHTING

All exterior lighting shall comply with the standards set forth in the Design Criteria and Performance Standards section of the Delaware City Zoning Code. A lighting plan will be submitted as part of the final development plan.

XII UTILITIES

Sanitary sewer service will be provided through an existing City 24 inch sanitary line located along the existing ravine. This sanitary line will be extended to service the site. City water will be available through an existing 8 inch line that is stubbed at North Street. Storm water management will be designed per the City of Delaware Standards. Storm water will be managed through the use of retention / detention ponds, catch basins, and storm pipe. Floyd Browne Associates has conducted a preliminary review of the site and determined that storm water can be managed per the City Standards.

A waterline will be extended along the east side of North Street. The waterline will be installed east of the existing road right of way and east of the existing culvert that crosses under North Street. Tree clearing will be necessary for this utility installation and easement.

The Applicant will use innovative stormwater management techniques to be approved by the City and in consultation with ODNR. The Applicant will obtain preliminary Engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments, before any Final Development Plans can be considered by the Planning Commission and will obtain Final Engineering approvals before any Final Development Plans can be considered by City Council. A utility layout will be provided as part of the final development plan.

XIII TRAFFIC PATTERNS

Three access points shall be permitted to service this project. Access point number one, Street A, is located off of North Street and will access the light manufacturing area (Sub-area 5). Street A will be a public road built to public standards with a sixty (60) foot right of way. The applicant will stub Street A to the north property line for future extension of the road to William Street by future developments. The applicant will provide a temporary turn-around, at the end of Street A, until it is extended across the railroad tracks and further north by others. Access point number two and three, Street B, will access off of Curve Rd in two locations. Street B will enter the site directly opposite of the existing Armstrong Road (Sub-area 1), traverse though the site and access out onto Curve Road at the southeast corner of the site between Sub-area 2 and Sub-area 3. Street B will align opposite Armstrong Road. The developer has field surveyed the property and located Armstrong Rd. The right of way will be verified at Final Development Plan. The intersection of Street B, Curve Rd and Armstrong Rd will be designed to form an acceptable four way intersection. The developer commits to designing the intersection to the proper geometries and standards of the City. Street C, and D will provide internal access within the site. Street B, C, and D will be public roads built to public standards within a fifty-two (52) foot right of way. Public roads will have a twenty-eight (28) foot section measured from back of curb to back of curb. All public streets within this development shall have curb and gutter. Sidewalks will be provided on both sides of all public streets and on one side of the private streets within the development.

A private driveway will be provided at the southeast corner of the site to provide access to lots 15 – 18 of Sub-Area 2 (Twin Singles). This private driveway is provided in order to minimize driveway cuts along Curve Road. The private driveway shall be a twenty (20) foot wide paved section, with a "T" turn around. The applicant understands that the City does not have a specific "T" turn around standard, therefore it has been designed per the T-turn around standards of the City of Columbus. The developer agrees that the private road is non-dedicated, and agrees that no governmental body is responsible for care and maintenance of the private driveway, an access easement will be provided.

The applicant shall dedicate additional right of way to the City along the west property frontage along North Street and along the north sides of Berlin Station/ Curve Roads for future expansion.

All interior streets for Sub-area three (3) of the condominiums are proposed to be private. Streets shall be constructed to public standards (24' pavement, curb and gutter = 28') with the exception of the private driveway off Street B which the standard is to be determined by the final engineering design. Road alignments for Sub-area three (3) shall be provided with the preliminary development plan for that Sub-area.

The applicant is currently working with a traffic engineering consultant to develop a traffic study. Upon completion, the applicant will submit a traffic study to the City. The applicant will also agree to complete roadway improvements that will satisfy the recommendations of the traffic study.

Transportation Impact Fee: A traffic impact study has been provided to the city. The developer will complete the internal road work and any necessary lane/widening improvements per the study that are specifically required for this site. Developer shall pay to the City of Delaware a transportation impact fee to provide funds for any off-site roadway improvements to North Street, Armstrong Road and Curve Road that are required as a result of or have a direct impact upon this development, and are mandated by the City of Delaware or Delaware County Thoroughfare Master Plan. The transportation impact fee will be due and payable at the time of issue of the building permits at a cost of $1,000.00 per lot. In the event that the developer undertakes construction of roadway improvements required to be funded by the transportation impact fee as set forth above, the developer shall receive a credit against the transportation impact fee.

XIV. ENVIRONMENTAL ANALYSIS MAP

The applicant will provide an Environmental Analysis Map with the Preliminary Development Plan application. The applicant will obtain approval signatures of the Environmental Analysis Map within 30 days of the Preliminary Development Plan approval by City Council.

XV. AGREEMENTS

Please refer to Addendum A which outlines the developers commitments regarding the participation of the 120.166 +/- site documented in this text. Addendum A is considered apart of this zoning document.

CONCLUSION:

As stated throughout this Text, the Applicant considers this proposal an appropriate and compatible land use for the area and would ask the City to review and modify the Comprehensive Plan to reflect the uses/densities set forth here in as appropriate. The Applicant reserves the right to amend this Development Text as the rezoning process develops.

Respectfully submitted,

CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
(614) 228-5511 Fax: (614) 229-4559
jkennedy@cbjlawyers.com
Attorney for Applicant

MOTIONS SUMMARY
DELAWARE PLANNING COMMISSION

Regular Meeting
December 1, 2004 - 7:00 p.m.
City Hall Council Chambers - 1 South Sandusky Street

1. **Roll Call**
   Members Present – Charles Van Gundy, Brad Ebersole, Terry Hazlett, Lea Morrison, Ross Long, and Mary Jane Santos
   Members Absent – Maria Vonada
   Staff Present –Vince Papsidero (Planning Director), Jim Jennings (Associate Planner), Matt Weber (Assistant City Engineer), and Elizabeth Corwin (Planning Secretary).
   Motion: Hazlett/Van Gundy moved to excuse Vonada from the Meeting. (All Ayes)

2. **Minutes:** Approval of the Motions Summary and acceptance of the audio recording for the November 17, 2004 Regular Meeting to comprise the Minutes of the Meeting.
   Motion: Morrison/Ebersole moved to approve the November 17, 2004 Minutes. (5 in favor, 0 opposed, 1 abstained [Hazlett]) MOTION APPROVED

Business - Consideration of:

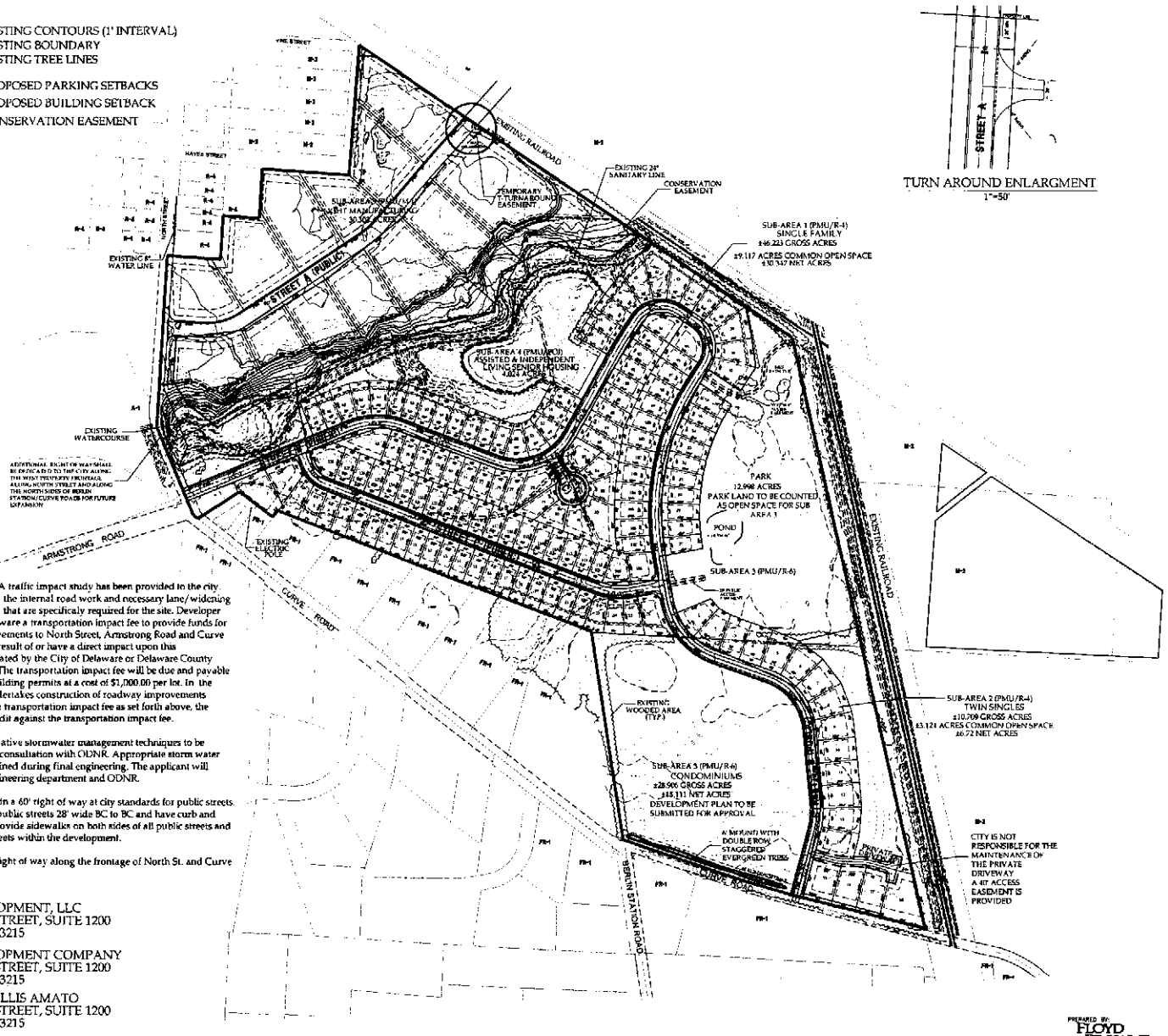
3. **Withdrawn:** Application PC 04-129 – Airport Industrial Site – Rezoning: A request by the David Gardner and Marilyn Myers to rezone from A-1 (Agricultural District) to M-1 (General Manufacturing District) the 54.781 acres located at the NW corner of US 42 and Airport Road.

4. **Consent Agenda:** *Remove from the Table for Public Hearings.*
   Motion: Hazlett/Morrison moved to remove PC 04-063, PC 04-062, & PC 04-061 from the Table for Public Hearings. (6 in favor, 0 opposed) MOTION APPROVED
   A. **Application PC 04-063 – T&R Land Development Co. – Amended Rezoning:** A request by John Kennedy, representing T&R Land Development Co., for approval of an Amended Rezoning of 120.166 acres from M-2 (General Manufacturing District) and A-1 (Agricultural District) to 30.303 acres of M-1(Light Manufacturing District), 48.062 acres of R-4 (Single-family Residential District), 9.699 acres of R-4 (Single- and Two-family Residential District), 28.097 acres of R-6 (Multi-family Residential District), plus 4.005 acres of PO/I (Planned Office/Institutional District), with 120.166 acres of PMU (Planned Mixed Use District) Overlay for the property located at the NE corner of North Street and Berlin Station/Curve Roads.
      Motion: Long/Ebersole moved to approve PC 04-063. (5 in favor, 1 opposed [Van Gundy]) MOTION
   B. **Application PC 04-062 – T&R Land Development Co. – Amended Preliminary Plat:** A request by John Kennedy, representing T&R Land Development Co., for approval of an Amended Preliminary Plat for the 120.3 acres located at the NE corner of North Street and Berlin Station/Curve Roads.
      Motion: Long/Morrison moved to approve PC 04-062, subject to Staff Recommendations with the condition that the private street be eliminated. (5 in favor, 1 opposed [Van Gundy]) MOTION APPROVED
   C. **Application PC 04-061 – T&R Land Development Co. – Amended Preliminary Development Plan:** A request by John Kennedy, representing T&R Land Development Co., for approval of an Amended Preliminary Development Plan for the 120.3 acres located at the NE corner of North Street and Berlin Station/Curve Roads.
      Motion: Long/Morrison moved to approve PC 04-061, subject to Staff Recommendations, with the condition that the City of Delaware and the Developer reach an agreement on monitoring and the remedy of the gas situation within a 1,000 feet of the landfill. (5 in favor, 1 opposed [Van Gundy]) MOTION APPROVED

5. **Application PC 03-120 – OWU Street Vacation – Eastern 720 feet of Wilmer Street:** Reconsideration of a vacation of approximately 720 feet of Wilmer Street between Henry Street and the eastern property line of the Hardware Exchange (about 200 feet east of Sandusky Street).
   Motion: Hazlett/Ebersole moved to reconsider PC 03-120, since a traffic study is now available. (3 in favor, 2 opposed [Van Gundy and Morrison], 1 abstained [Long]) NO ACTION
   Motion: Van Gundy/Morrison moved that Ohio Wesleyan buying Hardware Exchange is a reason Planning Commission might approve the vacation request. (2 in favor, 4 opposed [Ebersole, Hazlett, Long, and Santos]) MOTION DENIED
   Motion: Van Gundy/Morrison moved to recommend the access from Sandusky would be used for the sole purpose for the access for the Hardware Exchange. (3 in favor, 3 opposed [Ebersole, Long, and Santos]) NO ACTION
   Motion: Van Gundy/Ebersole moved to recommend the access to Hardware Exchange never be denied. (5 in favor, 1 opposed [Long]) MOTION APPROVED
   Motion: Hazlett/Morrison moved to ask Council to send PC 03-120 back to the Planning Commission for reconsideration. (4 in favor, 2 opposed [Van Gundy and Ebersole]) MOTION APPROVED
   Motion: Ebersole/Morrison moved to deny the reconsideration for PC 03-120, the traffic study shows there is sufficient traffic movement on Wilmer Street that would not justify the vacation of Wilmer Street. (3 in favor, 2 opposed [Hazlett and Santos], 1 abstained [Long]) NO ACTION
   Motion: Van Gundy/Morrison moved to deny the reconsideration of PC 03-120; the traffic study proves the closing of Wilmer Street will be detrimental to the Hardware Exchange business. (3 in favor, 2 opposed [Hazlett and Santos], 1 abstained [Long]) NO ACTION

LEGEND:

EXISTING CONTOURS (1' INTERVAL)
EXISTING BOUNDARY
EXISTING TREE LINES
PROPOSED PARKING SETBACKS
PROPOSED BUILDING SETBACK
CONSERVATION EASEMENT



TURN AROUND ENLARGMENT
1"=50'

NOTES:
Transportation Impact Fee: A traffic impact study has been provided to the city. The developer will complete the internal road work and necessary lane/widening improvements per the study that are specifically required for the site. Developer shall pay to the City of Delaware a transportation impact fee to provide funds for any off-site roadway improvements to North Street, Armstrong Road and Curve Road that are required as a result of or have a direct impact upon this development, and are mandated by the City of Delaware or Delaware County Thoroughfare Master Plan. The transportation impact fee will be due and payable at the time of issue of the building permits at a cost of $1,000.00 per lot. In the event that the developer undertakes construction of roadway improvements required to be funded by the transportation impact fee as set forth above, the developer shall receive a credit against the transportation impact fee.

The applicant will use innovative stormwater management techniques to be approved by the city and in consultation with ODNR. Appropriate storm water management will be determined during final engineering. The applicant will coordinate with the city engineering department and ODNR.

Street A will be constructed in a 60' right of way at city standards for public streets. Streets B, C and D shall be public streets 28' wide BC to BC and have curb and gutter. The applicant will provide sidewalks on both sides of all public streets and on one side of all private streets within the development.

The applicant will dedicate right of way along the frontage of North St. and Curve Rd. as required.

APPLICANT:
COLTS RUN DEVELOPMENT, LLC
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

T & R LAND DEVELOPMENT COMPANY
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

ANTHONY AND PHILLIS AMATO
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

N O R T H 0 100 200 400

SCALE: 1"=200' 11/22/04

G E N E R A L C A S T I N G S

CURVE ROAD, CITY OF DELAWARE

SITE DATA:

TOTAL GROSS ACREAGE: 120.166 AC +/-
TOTAL COMMON OPEN SPACE: 12.241 AC +/-
TOTAL PARK: 12.998 AC +/-
CURRENT ZONING: HEAVY MANUFACTURING (M2)
RURAL RESIDENTIAL
AGRICULTURE (A)
PROPOSED ZONING: PLANNED MIXED USE DISTRICT
SUB AREA 1: SINGLE-FAMILY (PMU/R-4)
SUB-AREA 2: TWO-FAMILY (PMU/R-4)
SUB-AREA 3: CONDOMINIUMS (PMU/R-6)
SUB-AREA 4: SENIOR LIVING (PMU/POD)
SUB-AREA 5: LIGHT MANUFACTURING (PMU/M-1)

DEVELOPMENT STANDARDS:

SUB-AREA 1: SINGLE FAMILY
GROSS ACREAGE: 46.223 AC +/-
NET ACREAGE: 30.347 AC +/-
COMMON OPEN SPACE: 9.117 AC +/-
MAXIMUM LOTS: 128
GROSS DENSITY: 2.77 U/AC
NET DENSITY: 4.22 U/AC
MINIMUM LOT SIZE: 55' X 135' (AT BUILD LINE)
MINIMUM LOT AREA: 8000 SQ. FT.
SETBACKS:
SIDE YARD: 6'-15'
REAR YARD: 25' (35' ALONG CURVE ROAD)
FRONT YARD: 25' FROM ROW
FLOOR AREA: 1,400 SF (1-STORY), 1,800 (2-STORY)
MAXIMUM BUILDING HEIGHT: 35'

SUB-AREA 2: TWO-FAMILY DWELLINGS
GROSS ACREAGE: 10.709 AC +/-
NET ACREAGE : 6.72 AC +/-
COMMON OPEN SPACE: 3.124 AC +/-
MAXIMUM UNITS: 36
GROSS DENSITY: 3.36 U/AC
NET DENSITY: 5.36 U/AC
MINIMUM LOT SIZE: 80' X 150' (AT BUILD LINE)
MINIMUM LOT AREA: 12,000 SF
SETBACKS:
SIDE YARD: 7.5' -15'
REAR YARD : 30'
FRONT YARD: 25' (40' ALONG CURVE ROAD)
FLOOR AREA: 900 SF (1 STORY), 1,000 SF (2 STORY)
MAXIMUM BUILDING HEIGHT: 35'

SUB-AREA 3: CONDOMINIUMS
GROSS ACREAGE: 28.906 AC +/-
NET ACREAGE: 15.111 AC +/-
OPEN SPACE/PARK: 12.998 +/-
MAXIMUM UNITS: 90
GROSS DENSITY: 3.11 U/AC
NET DENSITY: 6.01 U/AC
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM BUILDING SETBACKS
STREET B - 25' FROM ROW
CURVE ROAD - 40' FROM ROW
PROJECT BOUNDARY - 30'
INTERIOR PRIVATE ROADS - 15'
MAIN WALL TO DRIVEWAY OR PARKING - 15'
END WALL TO DRIVEWAY OR PARKING - 10'

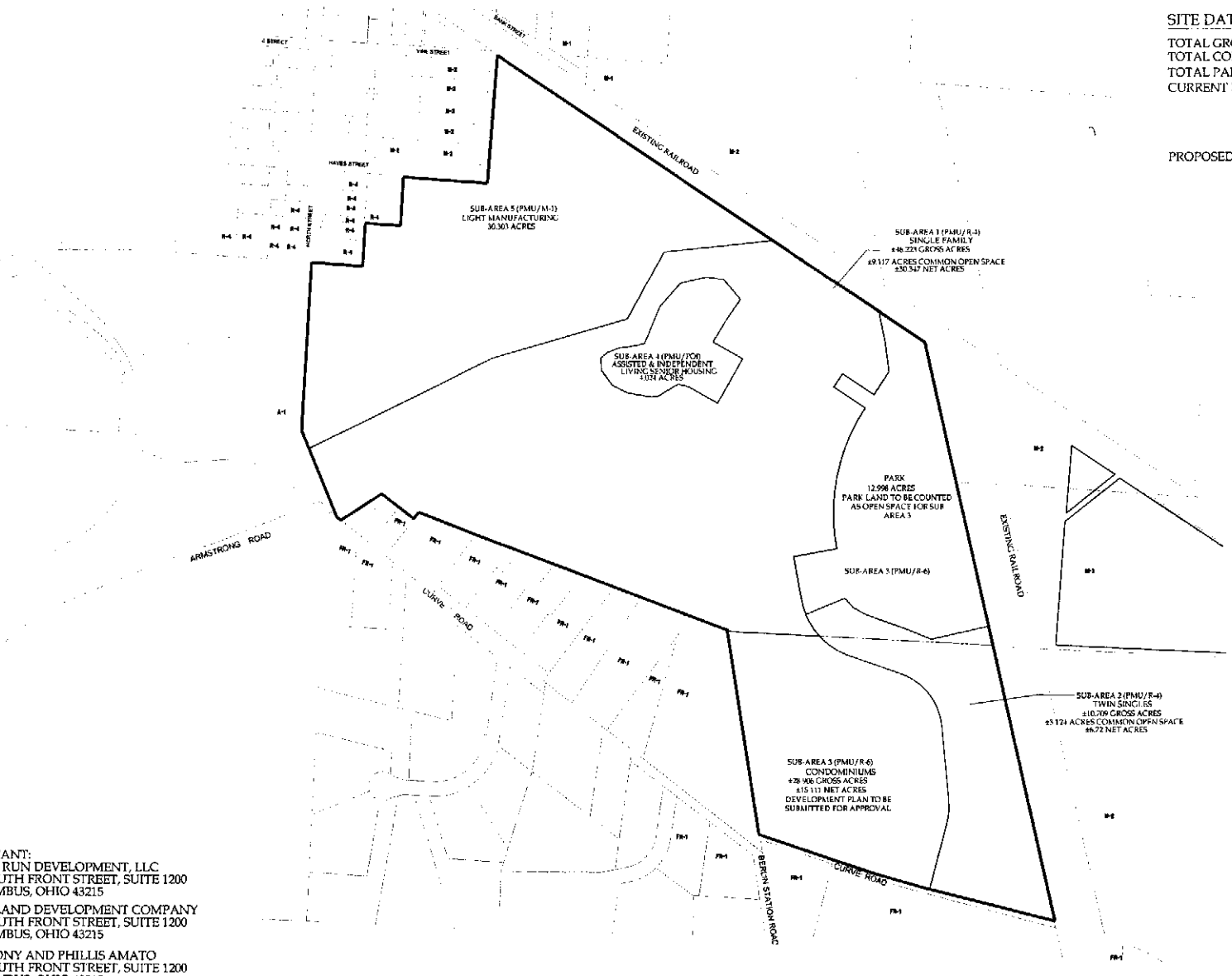
BUILDING SEPARATION
15' OR AS APPROVED IN THE PRELIMINARY DEVELOPMENT PLAN FOR THIS SUB AREA.

SUB-AREA 4: SENIOR LIVING
GROSS ACREAGE: 4.024 AC +/-
BUILDING HEIGHT: 40'
PERIMETER BUILDING SETBACK: 25'
PERIMETER PARKING SETBACK:
20' FROM ROW
10' FROM MAIN BUILDING
5' FROM NON-RESIDENTIAL
10' FROM RESIDENTIAL
BUILDING SEPARATION: 20'
BUILDING COVERAGE: 40 %
BUILDING AND PARKING COVERAGE: 80 %

SUB-AREA 5: LIGHT MANUFACTURING (M-1)
GROSS ACREAGE: 30.303 AC +/-
MINIMUM LOT WIDTH: 150'
BUILDING SETBACK
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 20' FROM PROPERTY LINE OR 10' BEYOND THE CONSERVATION EASEMENT, WHICHEVER IS GREATER
PARKING SETBACK:
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 10' FROM PROPERTY LINE OR 10' FROM CONSERVATION EASEMENT, WHICHEVER IS GREATER
BUILDING HEIGHT: 50'
BUILDING COVERAGE: 40 %
BUILDING AND PARKING COVERAGE: 80 %

PREPARED BY:
FLOYD BROWNE ASSOCIATES INC.
583 SUNBURY ROAD (U.S. 36)
DELAWARE, OHIO 43015-9795
(740) 363-5707
(740) 363-6536

EXHIBIT D
PRELIMINARY
DEVELOPMENT PLAN



SITE DATA:

TOTAL GROSS ACREAGE: ±120.166 AC
TOTAL COMMON OPEN SPACE 12.241 AC
TOTAL PARK: ±12.998 AC
CURRENT ZONING: HEAVY MANUFACTURING (M2)
RURAL RESIDENTIAL
AGRICULTURE (A)

PROPOSED ZONING: PLANNED MIXED USE DISTRICT
SUB AREA 1: SINGLE-FAMILY (PMU/R-4)
SUB-AREA 2: TWO-FAMILY (PMU/R-4)
SUB-AREA 3: CONDOMINIUMS (PMU/R-6)
SUB-AREA 4: SENIOR LIVING (PMU/POI)
SUB-AREA 5: LIGHT MANUFACTURING (PMU/M-1)

PERMITTED USES.

SUB-AREA 1:
SINGLE FAMILY DWELLINGS
HOME OCCUPATION
ACCESSORY USES PER CITY CODE
MODEL UNITS OR CONSTRUCTION TRAILERS PER CITY CODE
PARKLAND / OPEN SPACE

SUB AREA 2:
TWO-FAMILY DWELLINGS
HOME OCCUPATION
ACCESSORY USES PER CITY CODE
MODEL UNITS OR CONSTRUCTION TRAILERS PER CITY CODE
PARKLAND/ OPEN SPACE
COMMON WALL HOUSES PER CITY CODE

SUB-AREA 3:
CONDOMINIUMS UP TO 4 UNITS PER BUILDING
COMMUNITY HOUSE
POOL
HOME OCCUPATION
ACCESSORY USES PER CITY CODE
MODEL UNITS OR CONSTRUCTION TRAILERS PER CITY CODE

SUB-AREA 4:
SENIOR LIVING
RESIDENTIAL CARE FACILITY
HOME OCCUPATION
ACCESSORY USES PER CITY CODE
MODEL UNITS OR CONSTRUCTION TRAILERS PER CITY CODE
DAY CARE CENTER
PARKLAND/ OPEN SPACE

SUB-AREA 5:
LIGHT MANUFACTURING
PERMITTED AND CONDITIONAL USES AS SET FORTH IN DELAWARE CITY CODE SECTION IN 1145 FOR THE LIGHT MANUFACTURING DISTRICT WITH THE FOLLOWING EXCLUSION: TRUCK TERMINALS. STORAGE (ABOVE GROUND) OF FLAMMABLE LIQUIDS IN EXCESS OF 55 GALLONS MUST BE REPORTED TO THE FIRE MARSHALL, AND WILL BE REQUIRED TO MEET THE REQUIREMENTS OF THE CITY OF DELAWARE FIRE MARSHALL.

APPLICANT:
COLTS RUN DEVELOPMENT, LLC
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

T & R LAND DEVELOPMENT COMPANY
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

ANTHONY AND PHILLIS AMATO
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

NORTH 0 100 200 400
SCALE: 1"=200' 11/22/04

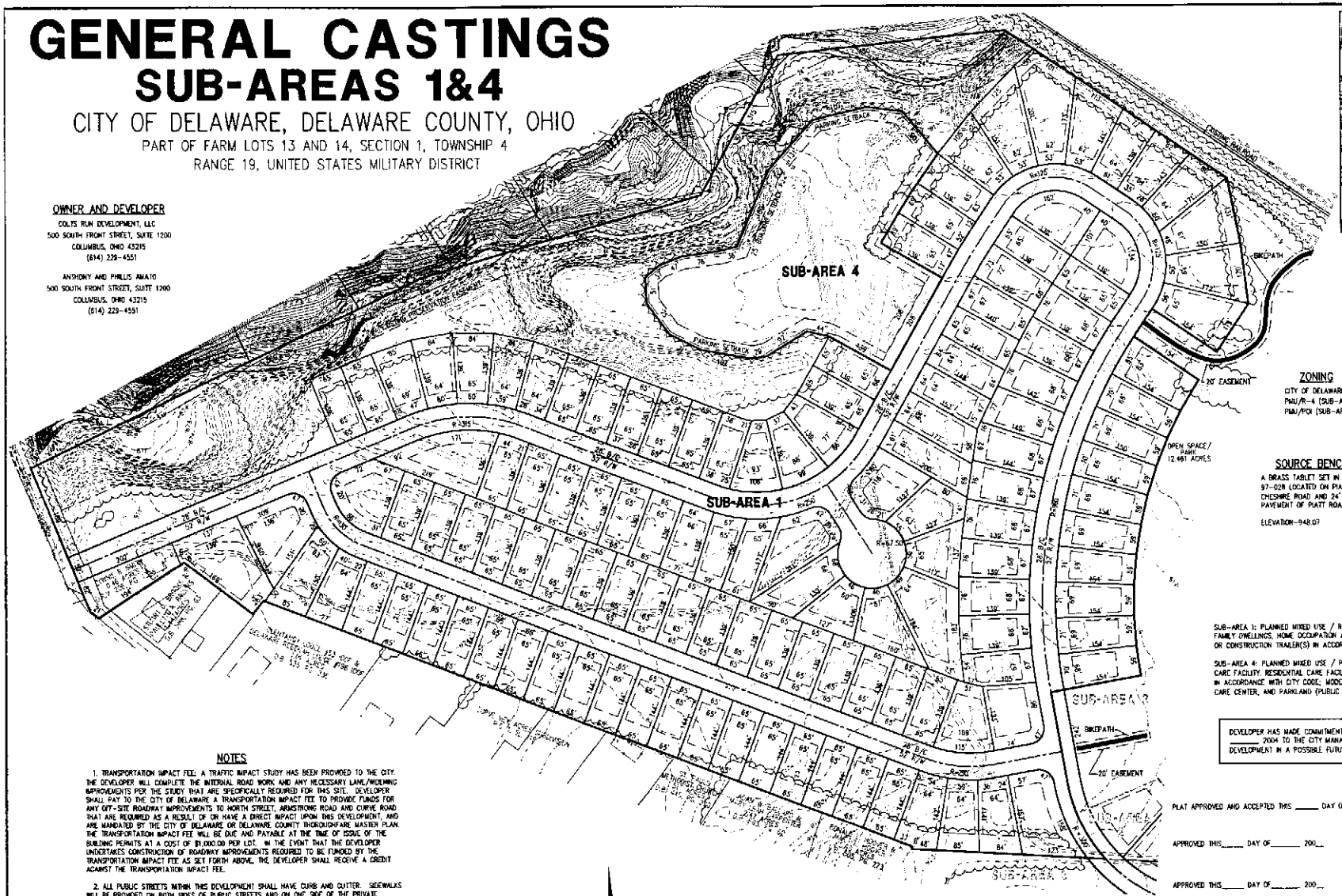
GENERAL CASTINGS

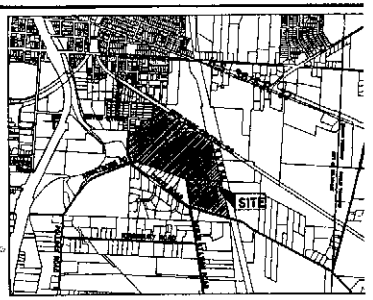
CURVE ROAD, CITY OF DELAWARE

PREPARED BY:
FLOYD BROWNE ASSOCIATES, INC.
580 SUNBURY ROAD (U.S. 36)
DELAWARE, OHIO 43015 9793
(740) 363-6792 (740) 363-6538

EXHIBIT C
ZONING
DEVELOPMENT PLAN

GENERAL CASTINGS
SUB-AREAS 1&4
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PART OF FARM LOTS 13 AND 14, SECTION 1, TOWNSHIP 4
RANGE 19, UNITED STATES MILITARY DISTRICT





VICINITY MAP
1"=2000'

OWNER AND DEVELOPER

COLTS RUN DEVELOPMENT, LLC
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215
(614) 229-4551

ANTHONY AND PHILLIS AMATO
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215
(614) 229-4551

ACREAGE BREAKDOWN

SUB-AREA 1	
LOTS (128)	30.349 Ac
ROW	6.843 Ac.
OPEN SPACE RESERVE	9.117 Ac.
SUB-AREA 4	
ASSISTED LIVING	4.025 Ac.
TOTAL	50.334 Ac

ZONING

CITY OF DELAWARE
PMU/R-4 (SUB-AREA 1)
PMU/POI (SUB-AREA 4)

VARIANCES REQUESTED

TREE REPLACEMENT PLAN TO BE ISSUED AT THE TIME OF FINAL DEVELOPMENT PLAN.

SOURCE BENCHMARK

A BRASS TABLET SET IN CONCRETE AND STAMPED 97-028 LOCATED ON PIATT ROAD, 20' SOUTH OF CHESHIRE ROAD AND 24' EAST OF THE EDGE OF PAVEMENT OF PIATT ROAD.

ELEVATION=948.07

SETBACKS

SINGLE FAMILY (SUB-AREA 1)
FRONT = 25' FROM ROW
SIDE = 6' PER SIDE, 15' TOTAL
REAR = 25' (35' ALONG CURVE ROAD)

ASSISTED LIVING (SUB-AREA 4)
PERIMETER BUILDING SETBACK: 25'
PERIMETER PARKING SETBACK:
20' FROM ROW
10' FROM MAIN BUILDING
5' FROM NON-RESIDENTIAL
10' FROM RESIDENTIAL

PERMITTED USE

SUB-AREA 1: PLANNED MIXED USE / R-4 - SINGLE-FAMILY DWELLINGS, WITH PERMITTED USES AS FOLLOWS: SINGLE FAMILY DWELLINGS, HOME OCCUPATION AND OTHER ACCESSORY USES IN ACCORDANCE WITH CITY CODE; MODEL UNITS OR CONSTRUCTION TRAILER(S) IN ACCORDANCE WITH CITY CODE, PARKLAND (PUBLIC OR PRIVATE) AND OPEN SPACE.

SUB-AREA 4: PLANNED MIXED USE / POI - SENIOR LIVING (55 AND OLDER), WITH PERMITTED USES AS CONGREGATE CARE FACILITY, RESIDENTIAL CARE FACILITY (9 OR MORE PERSONS), HOME OCCUPATION AND OTHER ACCESSORY USES IN ACCORDANCE WITH CITY CODE; MODEL UNITS OR CONSTRUCTION TRAILER(S) IN ACCORDANCE WITH CITY CODE, DAY CARE CENTER, AND PARKLAND (PUBLIC OR PRIVATE) AND OPEN SPACE.

DEVELOPER HAS MADE COMMITMENTS AND UNDERSTANDINGS TO THE CITY, BY LETTER DATED NOVEMBER _____ 2004 TO THE CITY MANAGER, REGARDING THE PARTICIPATION OF GENERAL CASTINGS DEVELOPMENT IN A POSSIBLE FUTURE NEW COMMUNITY AUTHORITY AND/OR MUNICIPAL SPECIAL ASSESSMENT.

NOTES

1. TRANSPORTATION IMPACT FEE: A TRAFFIC IMPACT STUDY HAS BEEN PROVIDED TO THE CITY. THE DEVELOPER WILL COMPLETE THE INTERNAL ROAD WORK AND ANY NECESSARY LANE/MODEWAY IMPROVEMENTS PER THE STUDY THAT ARE SPECIFICALLY REQUIRED FOR THIS SITE. DEVELOPER SHALL PAY TO THE CITY OF DELAWARE A TRANSPORTATION IMPACT FEE TO PROVIDE FUNDS FOR ANY OFF-SITE ROADWAY IMPROVEMENTS TO NORTH STREET, ARMSTRONG ROAD AND CURVE ROAD THAT ARE REQUIRED AS A RESULT OF OR HAVE A DIRECT IMPACT UPON THIS DEVELOPMENT, AND ARE MANDATED BY THE CITY OF DELAWARE OR DELAWARE COUNTY THOROUGHFARE MASTER PLAN. THE TRANSPORTATION IMPACT FEE WILL BE DUE AND PAYABLE AT THE TIME OF ISSUE OF THE BUILDING PERMITS AT A COST OF $1,000.00 PER LOT. IN THE EVENT THAT THE DEVELOPER UNDERTAKES CONSTRUCTION OF ROADWAY IMPROVEMENTS REQUIRED TO BE FUNDED BY THE TRANSPORTATION IMPACT FEE AS SET FORTH ABOVE, THE DEVELOPER SHALL RECEIVE A CREDIT AGAINST THE TRANSPORTATION IMPACT FEE.

2. ALL PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL HAVE CURB AND GUTTER. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF PUBLIC STREETS AND ON ONE SIDE OF THE PRIVATE STREETS WITHIN THE DEVELOPMENT.

3. A HOMEOWNER'S ASSOCIATION OR OTHER SIMILAR LEGAL ENTITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 1135.08 OF THE DELAWARE CODE.

4. ALL RESIDENTIAL STRUCTURES SHALL BE CONSISTENT WITH THE NEW RECENTLY ADOPTED RESIDENTIAL EXTERIOR STANDARDS SECTION OF THE CITY CODE UNDER SECTION 1171.

5. ALL COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION BY RIGHTS AND DEED RESTRICTIONS, EXCLUDING ANY AREAS DEDICATED TO THE CITY, IN WHICH THE CITY WILL OWN AND MAINTAIN.

6. THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE PARK/OPEN SPACE: DETENTION AND RETENTION PONDS, UNDERGROUND UTILITIES AND EASEMENTS, BIKE PATHS, PLAYGROUND EQUIPMENT AND ANY OTHER USE DEEMED APPROPRIATE BY THE CITY.

N

0' 100' 200' 300'
ORIGINAL SCALE 1" = 100'

PLAT APPROVED AND ACCEPTED THIS _____ DAY OF _____ 200__ BY ORDINANCE NO. _____

APPROVED THIS_____ DAY OF_____ 200__ _____ CLERK OF COUNCIL

APPROVED THIS_____ DAY OF_____ 200__ _____ DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

APPROVED THIS_____ DAY OF_____ 200__ _____ PLANNING COMMISSION

1 OF 1

NO.	REVISION DATA	DATE	BY	APP'D

FLOYD BROWNE ASSOCIATES, INC. FBA

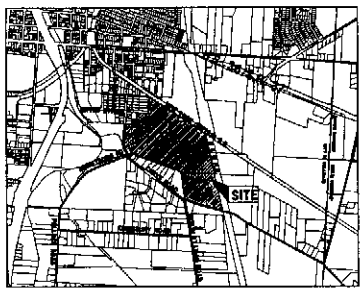
* Contact Office
Dayton, Ohio
937.431.1904
* Delaware, Ohio
740.363.6792
Marion, Ohio
740.383.2187

DATE NOVEMBER 2004 | CADD FILE C:\CLIENT\T&R...\04...
JOB NO. 04-041-02 | APPROVED

COLTS RUN DEVELOPMENT, LLC
ANTHONY AND PHILLIS AMATO

GENERAL CASTINGS
SUB-AREAS 1&4
SUBDIVISION PLAT

GENERAL CASTINGS
SUB-AREAS 2&3
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PART OF FARM LOTS 13 AND 14, SECTION 1, TOWNSHIP 4,
RANGE 19, UNITED STATES MILITARY DISTRICT



VICINITY MAP
1" = 2000'

OWNER AND DEVELOPER

COLTS RUN DEVELOPMENT, LLC
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215
(614) 229-4554

ANTHONY AND PHILLIS AMATO
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215
(614) 229-4551

ZONING

CITY OF DELAWARE
PMU/R-4 (SUB-AREA 2)
PMU/R-6 (SUB-AREA 3)

SETBACKS

TWO FAMILY DWELLINGS (SUB-AREA 2)
FRONT = 25' (40' ALONG CURVE ROAD)
SIDE = 7.5' PER SIDE, 15' TOTAL
REAR = 30'
CONDOMINIUMS (SUB-AREA 3)
BUILDING SETBACKS
25' FROM RIGHT-OF-WAY OF STREET B
20' FROM RIGHT-OF-WAY OF CURVE RD.
30' FROM PROJECT BOUNDARY
15' FROM INTERIOR PRIVATE STREETS
15' BETWEEN MAIN WALL OF BUILDING AND DRIVEWAY OR PARKING
10' BETWEEN END WALL OF BUILDING AND DRIVEWAY OR PARKING
PARKING SETBACKS
20' FROM RIGHT-OF-WAY OF STREET B
20' FROM RIGHT-OF-WAY OF CURVE RD.
20' FROM PROPERTY BOUNDARY

ACREAGE BREAKDOWN

LOTS (18)	8.524 Ac.
ROW	1.719 Ac.
CONDOMINIUMS	15.131 Ac.
OPEN SPACE RESERVE	15.982 Ac.
TOTAL	39.336 AC.

SOURCE BENCHMARK

A BRASS TABLET SET IN CONCRETE AND STAMPED 97-028 LOCATED ON PIATT ROAD, 20' SOUTH OF CHESHIRE ROAD AND 24' EAST OF THE EDGE OF PAVEMENT OF PIATT ROAD.

ELEVATION= 948.07

VARIANCES REQUESTED

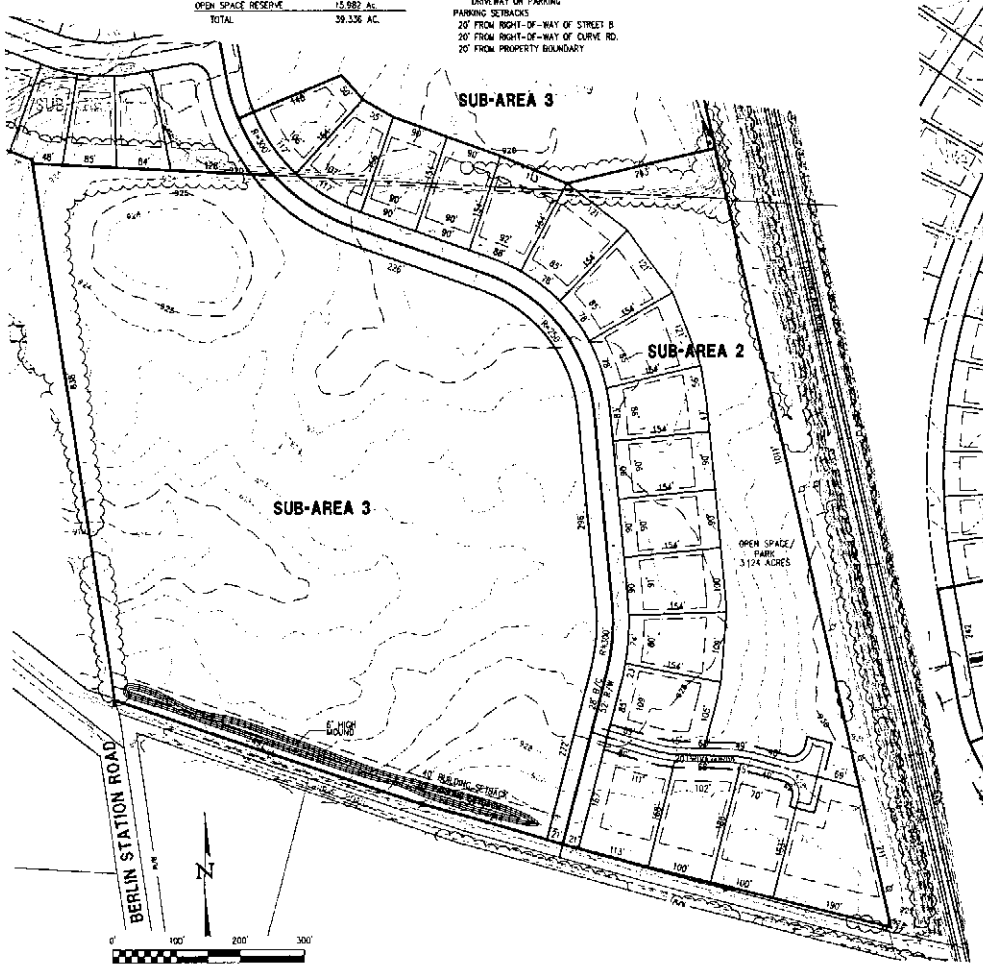
TREE REPLACEMENT PLAN TO BE ISSUED AT THE TIME OF FINAL DEVELOPMENT PLAN.

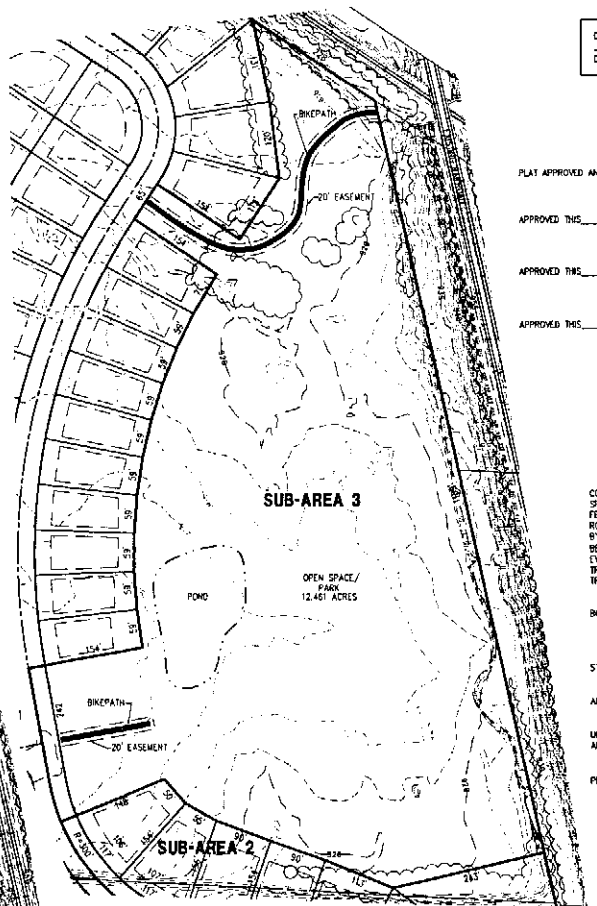
PERMITTED USE

SUB-AREA 2: PLANNED MIXED USE / R-4 - TWO-FAMILY DWELLINGS, WITH ADDITIONAL PERMITTED USES AS FOLLOWS: HOME OCCUPATION AND OTHER ACCESSORY USES IN ACCORDANCE WITH CITY CODE; MODEL UNITS OR CONSTRUCTION TRAILER(S) IN ACCORDANCE WITH CITY CODE; PARKLAND (PUBLIC OR PRIVATE) AND OPEN SPACE AND COMMON WALL HOUSES IN ACCORDANCE WITH APPLICABLE DELAWARE CITY CODE.

SUB-AREA 3: PLANNED MIXED USE / R-6 - CONDOMINIUMS, WITH ADDITIONAL PERMITTED USES AS FOLLOWS: HOME OCCUPATION AND OTHER ACCESSORY USES IN ACCORDANCE WITH CITY CODE; MODEL UNITS OR CONSTRUCTION TRAILER(S) IN ACCORDANCE WITH CITY CODE; CONDOMINIUMS UP TO FOUR UNITS PER BUILDING; COMMUNITY HOUSE AND POOL IN ACCORDANCE WITH CITY CODE AND PARKS IN ACCORDANCE WITH CITY CODE.

DEVELOPER HAS MADE COMMITMENTS AND UNDERSTANDINGS TO THE CITY, BY LETTER DATED NOVEMBER _____ 2004 TO THE CITY MANAGER, REGARDING THE PARTICIPATION OF GENERAL CASTINGS DEVELOPMENT IN A POSSIBLE FUTURE NEW COMMUNITY AUTHORITY AND/OR MUNICIPAL SPECIAL ASSESSMENT.





PLAT APPROVED AND ACCEPTED THIS ____ DAY OF ____ 200__ BY ORDINANCE NO. ____

APPROVED THIS____ DAY OF____ 200__ _____ CLERK OF COUNCIL

APPROVED THIS____ DAY OF____ 200__ _____ DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

APPROVED THIS____ DAY OF____ 200__ _____ PLANNING COMMISSION

NOTES

1. TRANSPORTATION IMPACT FEE: A TRAFFIC IMPACT STUDY HAS BEEN PROVIDED TO THE CITY. THE DEVELOPER WILL COMPLETE THE INTERNAL ROAD WORK AND ANY NECESSARY LANE/WIDENING IMPROVEMENTS PER THE STUDY THAT ARE SPECIFICALLY REQUIRED FOR THIS SITE. DEVELOPER SHALL PAY TO THE CITY OF DELAWARE A TRANSPORTATION IMPACT FEE TO PROVIDE FUNDS FOR ANY OFF-SITE ROADWAY IMPROVEMENTS TO NORTH STREET, ARMSTRONG ROAD AND CURVE ROAD THAT ARE REQUIRED AS A RESULT OF OR HAVE A DIRECT IMPACT UPON THIS DEVELOPMENT, AND ARE MANDATED BY THE CITY OF DELAWARE OR DELAWARE COUNTY THOROUGHFARE MASTER PLAN. THE TRANSPORTATION IMPACT FEE WILL BE DUE AND PAYABLE AT THE TIME OF ISSUE OF THE BUILDING PERMITS AT A COST OF $1,000.00 PER LOT. IN THE EVENT THAT THE DEVELOPER UNDERTAKES CONSTRUCTION OF ROADWAY IMPROVEMENTS REQUIRED TO BE FUNDED BY THE TRANSPORTATION IMPACT FEE AS SET FORTH ABOVE, THE DEVELOPER SHALL RECEIVE A CREDIT AGAINST THE TRANSPORTATION IMPACT FEE.

2. ALL PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL HAVE CURB AND GUTTER. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF PUBLIC STREETS AND ON ONE SIDE OF THE PRIVATE STREETS WITHIN THE DEVELOPMENT.

3. A CONDOMINIUM ASSOCIATION WILL BE CREATED TO MAINTAIN ALL COMMON AREAS OF THE DEVELOPMENT.

4. ALL RESIDENTIAL STRUCTURES SHALL BE CONSISTENT WITH THE NEW RECENTLY ADOPTED RESIDENTIAL EXTERIOR STANDARDS SECTION OF THE CITY CODE UNDER SECTION 1171.

5. ALL COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION BY RIGHTS AND DEED RESTRICTIONS, EXCLUDING ANY AREAS DEDICATED TO THE CITY, IN WHICH THE CITY WILL OWN AND MAINTAIN.

6. THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE PARK/OPEN SPACE: DETENTION AND RETENTION PONDS, UNDERGROUND UTILITIES AND EASEMENTS, BIKE PATHS, PLAYGROUND EQUIPMENT AND ANY OTHER USE DEEMED APPROPRIATE BY THE CITY.

7. A MINIMUM 6' MOUND ALONG CURVE ROAD WILL BE PROVIDED WITH A MINIMUM OF 6' TALL EVERGREEN TREEST PLANTED 20' ON CENTER. THIS WILL BE PROVIDED WITH THE PRELIMINARY DEVELOPMENT PLAN.

NO.	REVISION DATA	DATE	BY	APP'D

FLOYD BROWNE ASSOCIATES, INC.
PBA
* Contact Office
Dayton, Ohio
937.431.1004
* Delaware, Ohio
740.363.6782
Marion, Ohio
740.382.2187

DATE NOVEMBER 2004 | CADD FILE G:\CLIENT\GE...\04...
JOB NO. 04-041-02 | APPROVED

COLTS RUN DEVELOPMENT, LLC
ANTHONY AND PHILLIS AMATO

GENERAL CASTINGS
SUB-AREAS 2&3
SUBDIVISION PLAT

GENERAL CASTINGS
SUB-AREA 5

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PART OF FARM LOTS 13 AND 14, SECTION 1, TOWNSHIP 4,
RANGE 19, UNITED STATES MILITARY DISTRICT

SOURCE BENCHMARK

A BRASS TABLET SET IN CONCRETE AND STAMPED 97-028 LOCATED ON PIATT ROAD, 20' SOUTH OF CHESHIRE ROAD AND 24' EAST OF THE EDGE OF PAVEMENT OF PIATT ROAD.

ELEVATION=948.07

ZONING

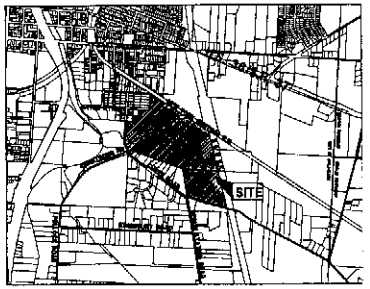
CITY OF DELAWARE
PMU/M-1

ACREAGE BREAKDOWN

LOTS (12)	27.780 Ac.
ROW	2.523 Ac.
TOTAL	30.303 Ac.

OWNER AND DEVELOPER

T&R LAND DEVELOPMENT COMPANY
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215
(614) 229-4551



VICINITY MAP
1"=2000'

PERMITTED USE

SUB-AREA 5: PLANNED MIXED USE / M-1 - OFFICE/FLEX SPACE, WITH PERMITTED AND CONDITIONAL USES AS SET FORTH IN DELAWARE CITY CODE SECTION 1145 FOR THE LIGHT MANUFACTURING DISTRICT WITH THE FOLLOWING EXCLUSION: TRUCK TERMINALS STORAGE (ABOVE GROUND) OF FLAMMABLE LIQUIDS TO BE CONDITIONALLY PERMITTED AND MUST MEET THE REQUIREMENTS OF SECTION 1148.05(EE) OF THE ZONING CODE AND MUST COMPLY WITH THE M-1 DISTRICT REGULATION.

SETBACKS

LIGHT MANUFACTURING (SUB-AREA 5)
FRONT BUILDING = 50'
SIDE BUILDING = 20'
REAR BUILDING = 20' FROM PROPERTY LINE
OR 10' FROM CONSERVATION EASEMENT, WHICHEVER IS GREATER.
REAR BUILDING ADJACENT TO RESIDENTIAL TO THE NORTH = 50'
FRONT PARKING = 20'
SIDE PARKING = 10' FROM PROPERTY LINE
OR 10' FROM CONSERVATION EASEMENT, WHICHEVER IS GREATER.
REAR PARKING = 10' FROM PROPERTY LINE
OR 10' FROM CONSERVATION EASEMENT, WHICHEVER IS GREATER.
SIDE PARKING ADJACENT TO RESIDENTIAL TO THE NORTH = 30'
REAR PARKING ADJACENT TO RESIDENTIAL TO THE NORTH = 30'

NOTES

1. TRANSPORTATION IMPACT FEE: A TRAFFIC IMPACT STUDY HAS BEEN PROVIDED TO THE CITY. THE DEVELOPER WILL COMPLETE THE INTERNAL ROAD WORK AND ANY NECESSSARY LANE/WIDENING IMPROVEMENTS PER THE STUDY THAT ARE SPECIFICALLY REQUIRED FOR THIS SITE. DEVELOPER SHALL PAY TO THE CITY OF DELAWARE A TRANSPORTATION IMPACT FEE TO PROVIDE FUNDS FOR ANY OFF-SITE ROADWAY IMPROVEMENTS TO NORTH STREET, ARMSTRONG ROAD AND CURVE ROAD THAT ARE REQUIRED AS A RESULT OF OR HAVE A DIRECT IMPACT UPON THIS DEVELOPMENT, AND ARE MANDATED BY THE CITY OF DELAWARE OR DELAWARE COUNTY THOROUGHFARE MASTER PLAN. THE TRANSPORTATION IMPACT FEE WILL BE DUE AND PAYABLE AT THE TIME OF ISSUE OF THE BUILDING PERMITS AT A COST OF $1,000.00 PER LOT. IN THE EVENT THAT THE DEVELOPER UNDERTAKES CONSTRUCTION OF ROADWAY IMPROVEMENTS REQUIRED TO BE FUNDED BY THE TRANSPORTATION IMPACT FEE AS SET FORTH ABOVE, THE DEVELOPER SHALL RECEIVE A CREDIT AGAINST THE TRANSPORTATION IMPACT FEE.

2. MAXIMUM LOT COVERAGE BY BUILDINGS: 40%
MAXIMUM LOT COVERAGE BY BUILDINGS AND PAVEMENT: 80%

3. THIRTY-FIVE (35) PERCENT OF THE FRONT ELEVATION OF ANY OFFICE PORTION OF A BUILDING WILL BE CONSTRUCTED OF BRICK OR STONE.

VARIANCES REQUESTED

TREE REPLACEMENT PLAN TO BE ISSUED AT THE TIME OF FINAL DEVELOPMENT PLAN.

DEVELOPER HAS MADE COMMITMENTS AND UNDERSTANDINGS TO THE CITY, BY LETTER DATED NOVEMBER ____, 2004 TO THE CITY MANAGER, REGARDING THE PARTICIPATION OF GENERAL CASTINGS DEVELOPMENT IN A POSSIBLE FUTURE NEW COMMUNITY AUTHORITY AND/OR MUNICIPAL SPECIAL ASSESSMENT.

PLAT APPROVED AND ACCEPTED THIS ____ DAY OF ____, 200__, BY ORDINANCE NO. ____

APPROVED THIS____ DAY OF____ 200__ _____ CLERK OF COUNCIL

APPROVED THIS____ DAY OF____ 200__ _____ DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

APPROVED THIS____ DAY OF____ 200__ _____ PLANNING COMMISSION

1 OF 1

NO.	REVISION DATA	DATE	BY	APP'D

FLOYD BROWNE ASSOCIATES, INC
FDA

* Contact Office
Dayton, Ohio
937.431.1004
* Delaware, Ohio
740.363.6792
Marion, Ohio
740.383.2187

DATE NOVEMBER 2004 | CADD FILE S:\CLIENT\T&R_\04...
JOB NO. 04-041-02 | APPROVED

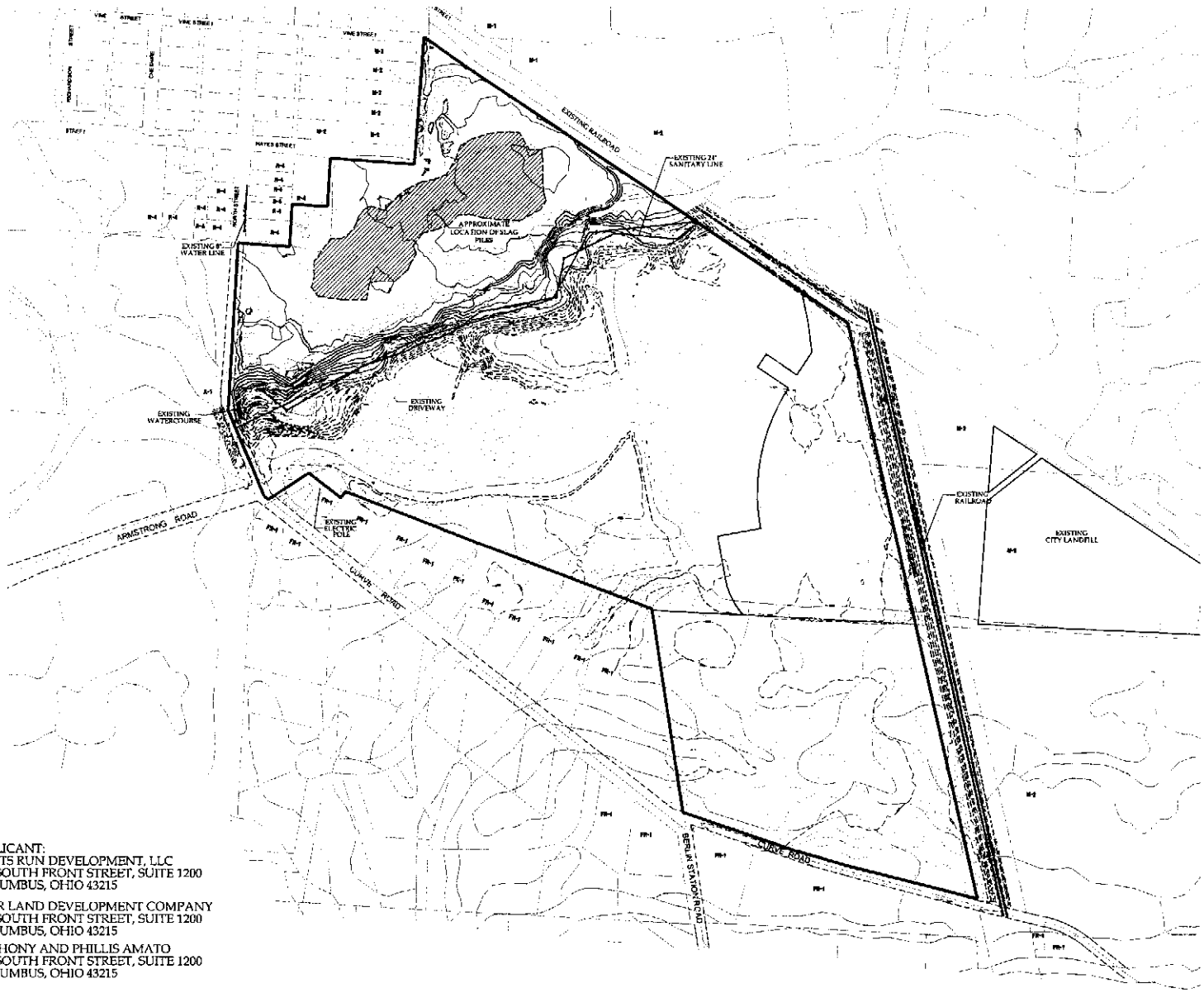
T&R LAND DEVELOPMENT COMPANY

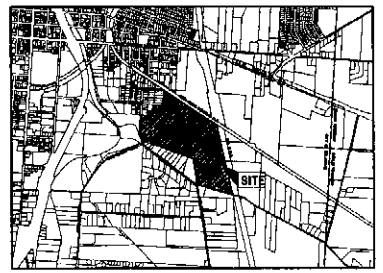
GENERAL CASTINGS SUBAREA 5

SUBDIVISION PLAT

PC 04-063

	DU	ACREAGE	GROSS DENSITY
Single Family	134	39.262	3.4
Twin Singles	26	6.099	4.3
Multi-Family (condo)	90	15.097	6.0
Senior Housing	?	4.005	?
Parkland		13.0	
Open Space		12.4	
Subtotal	250	89.863	2.8
Light Manufacturing		30.303	
Total		120.166	





VICINITY MAP
1"=2000'

APPROVAL

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

VINCE PAPSIDERO _____ DATE

PLANNING COMMISSION CHAIR

MARY JANE SANTOS _____ DATE

MAYOR

WINDELL WHEELER _____ DATE

EXISTING SOILS
BLOUNT (BoB, BoA)
PEWAMO (PwA)
GLYNWOOD (GwB)
UDORTHENTS (Ue)
LYBRAND (LyE2)
HEVERLO (HeF)

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DESIGNATED AS BEING OUTSIDE THE 500 YEAR FLOOD PLAIN DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3901480120J, DATED APRIL 2, 1999

LEGEND:

- EXISTING CONTOURS (1' INTERVAL)
- EXISTING BOUNDARY
- EXISTING TREE LINES
- EXISTING SOIL LINE
- EXISTING STREAM
- EXISTING SLAG PILES

APPLICANT:
COLTS RUN DEVELOPMENT, LLC
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

T & R LAND DEVELOPMENT COMPANY
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

ANTHONY AND PHILLIS AMATO
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

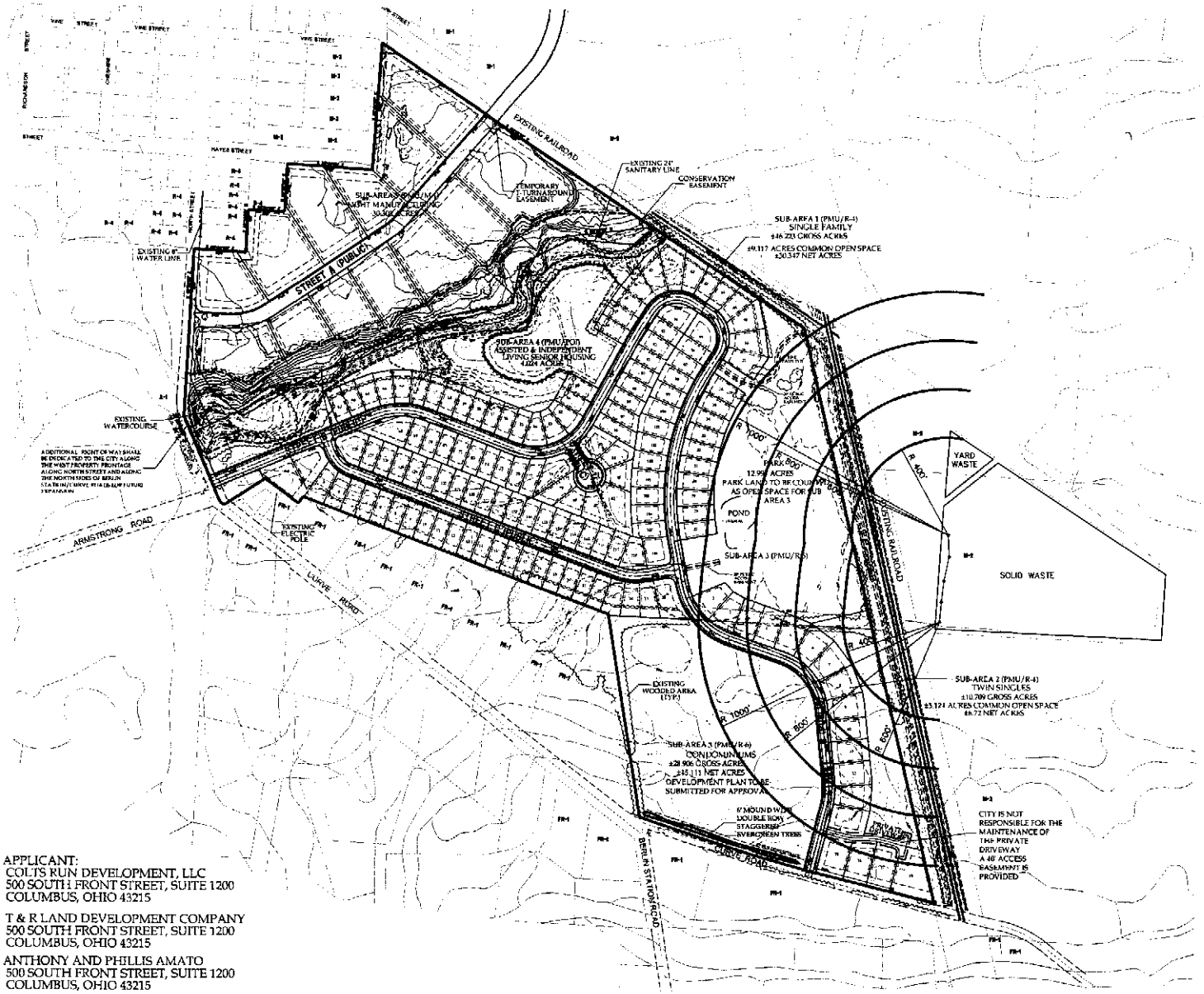
NORTH 0 100 200 400
SCALE: 1"=200' 11/22/04

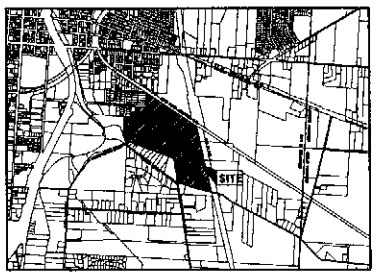
NO	REVISION DATA	DATE	BY	APP'D

GENERAL CASTINGS

CURVE ROAD, CITY OF DELAWARE

EXHIBIT F-1
ENVIRONMENTAL ANALYSIS MAP
EXISTING
CONDITIONS PAGE





VICINITY MAP
1"=2000'

SITE DATA:

TOTAL GROSS ACREAGE: 120.166 AC +/-
TOTAL COMMON OPEN SPACE: 12.241 AC +/-
TOTAL PARK: 12.998 AC +/-
CURRENT ZONING: HEAVY MANUFACTURING (M2)
RURAL RESIDENTIAL
AGRICULTURE (A)
PROPOSED ZONING: PLANNED MIXED USE DISTRICT
SUB AREA 1: SINGLE-FAMILY (PMU/R-4)
SUB-AREA 2: TWO-FAMILY (PMU/R-4)
SUB-AREA 3: CONDOMINIUMS (PMU/R-6)
SUB-AREA 4: SENIOR LIVING (PMU/POI)
SUB-AREA 5: LIGHT MANUFACTURING (PMU/M-1)

ESTIMATED WOODLANDS TO BE CLEARED: 14.55 ACRES

NOTE: SEE EXHIBIT E FOR TREE PRESERVATION AREAS
SEE SECTION 5 IN THE DEVELOPMENT TEXT FOR COMMUNITY IMPACT ASSESSMENT

APPROVAL

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

VINCE PAPSIDERO _____ DATE

PLANNING COMMISSION CHAIR

MARY JANE SANTOS _____ DATE

MAYOR

WINDELL WHEELER _____ DATE

LEGEND:

- EXISTING CONTOURS (1' INTERVAL)
- EXISTING BOUNDARY
- EXISTING SOIL LINE
- EXISTING TREE LINES
- PROPOSED PARKING SETBACKS
- PROPOSED BUILDING SETBACK

APPLICANT:
COLTS RUN DEVELOPMENT, LLC
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

T & R LAND DEVELOPMENT COMPANY
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

ANTHONY AND PHILLIS AMATO
500 SOUTH FRONT STREET, SUITE 1200
COLUMBUS, OHIO 43215

NORTH 0 100 200 400
SCALE: 1"=200' 11/22/04

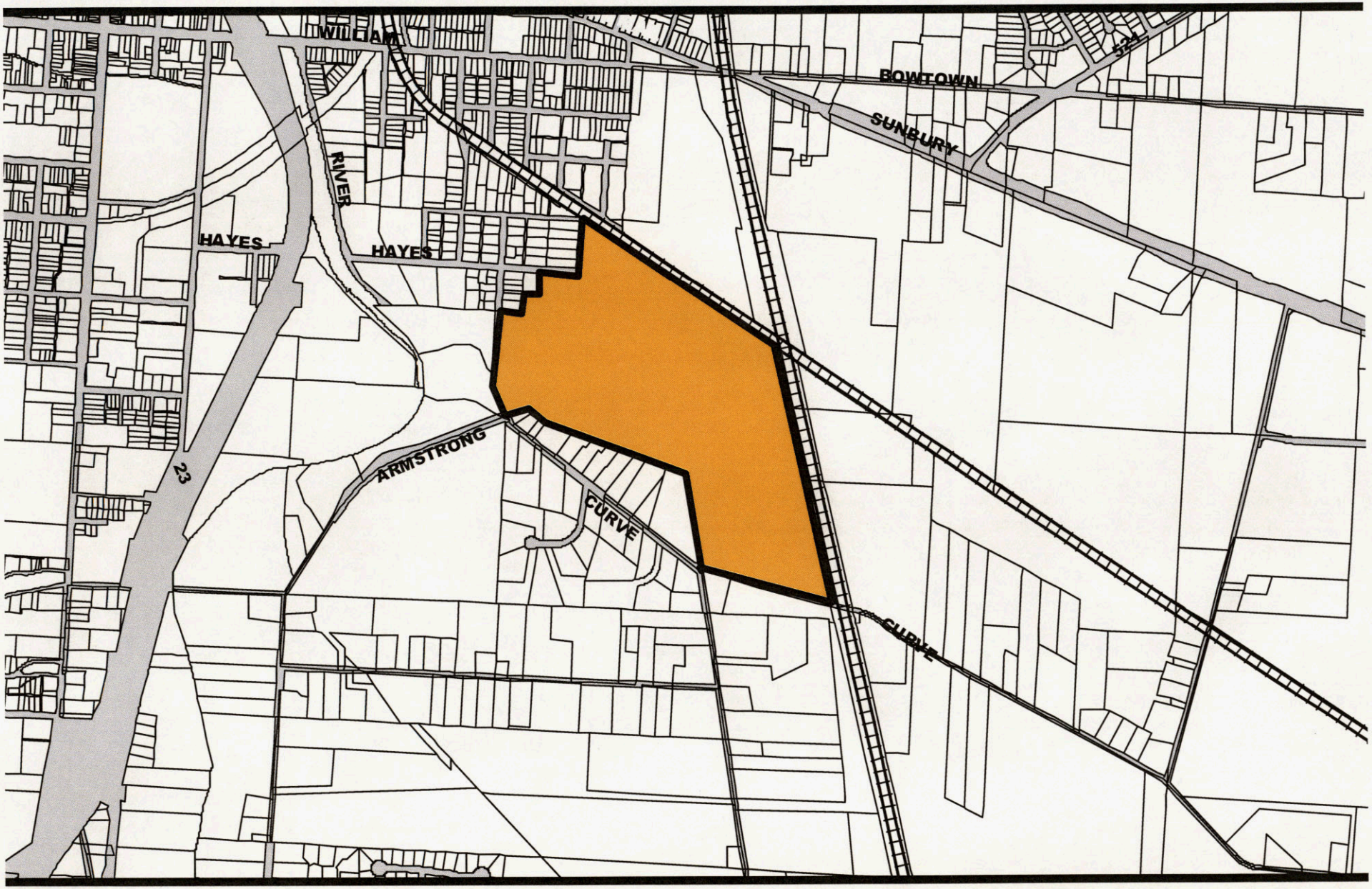
GENERAL CASTINGS

CURVE ROAD, CITY OF DELAWARE

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DESIGNATED AS BEING OUTSIDE THE 500 YEAR FLOOD PLAIN DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 390146012B, DATED APRIL 21, 1999

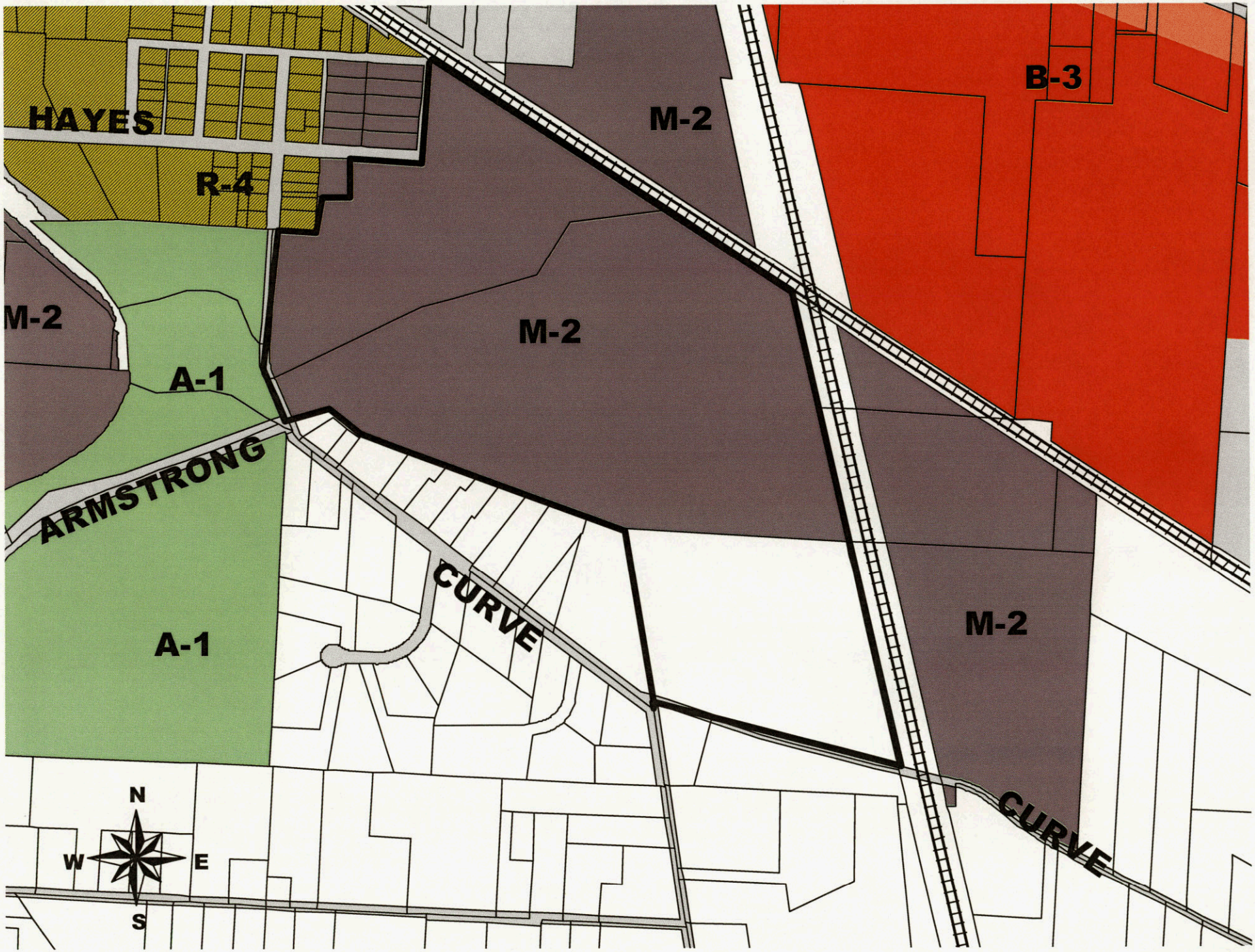
EXHIBIT F-2
ENVIRONMENTAL ANALYSIS MAP
PROPOSED DEVELOPMENT & MITIGATION PAGE

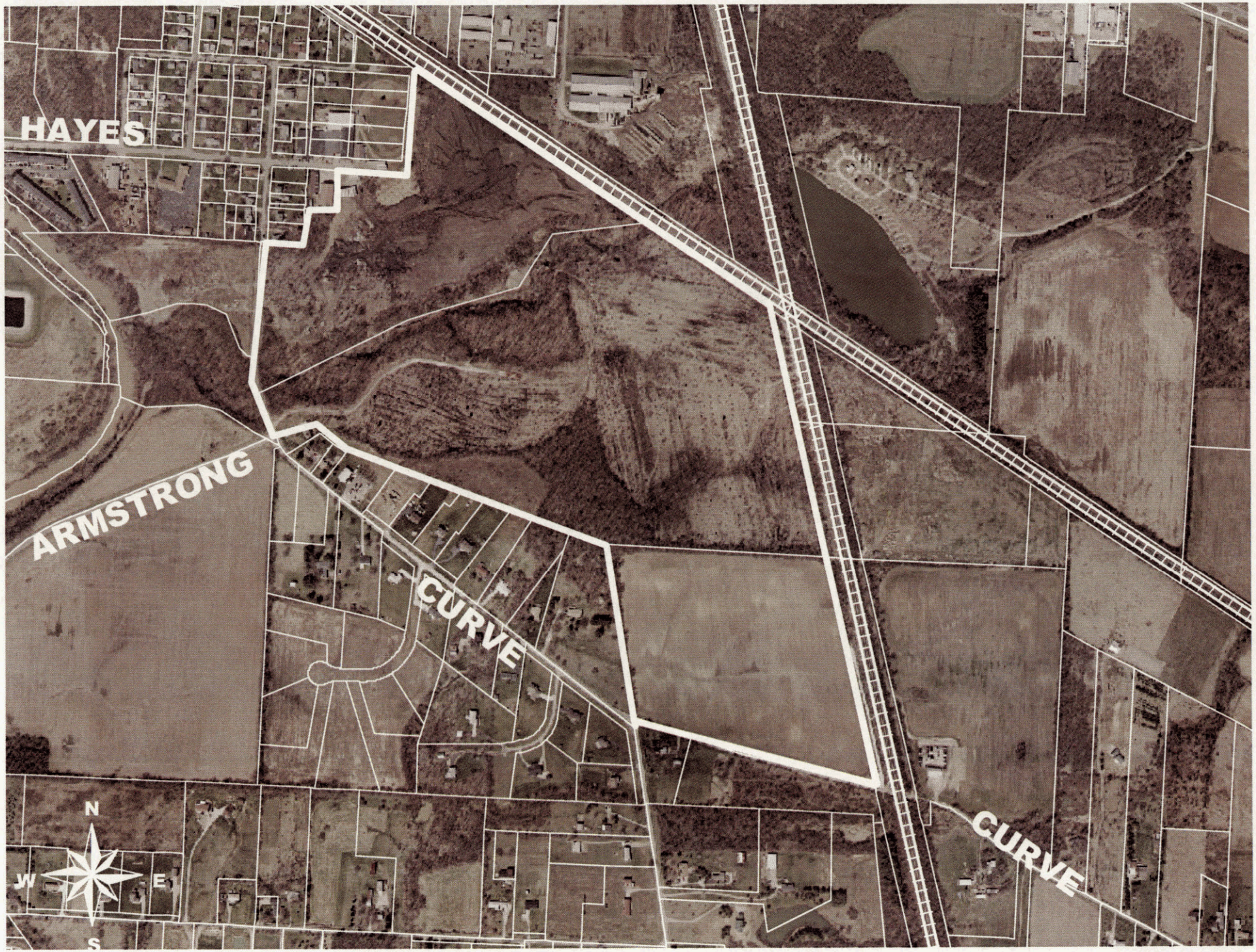


City of Delaware
GIS
Planning & Community Development

AMATO/GENERAL CASTINGS DEVELOPMENT
CURVE ROAD

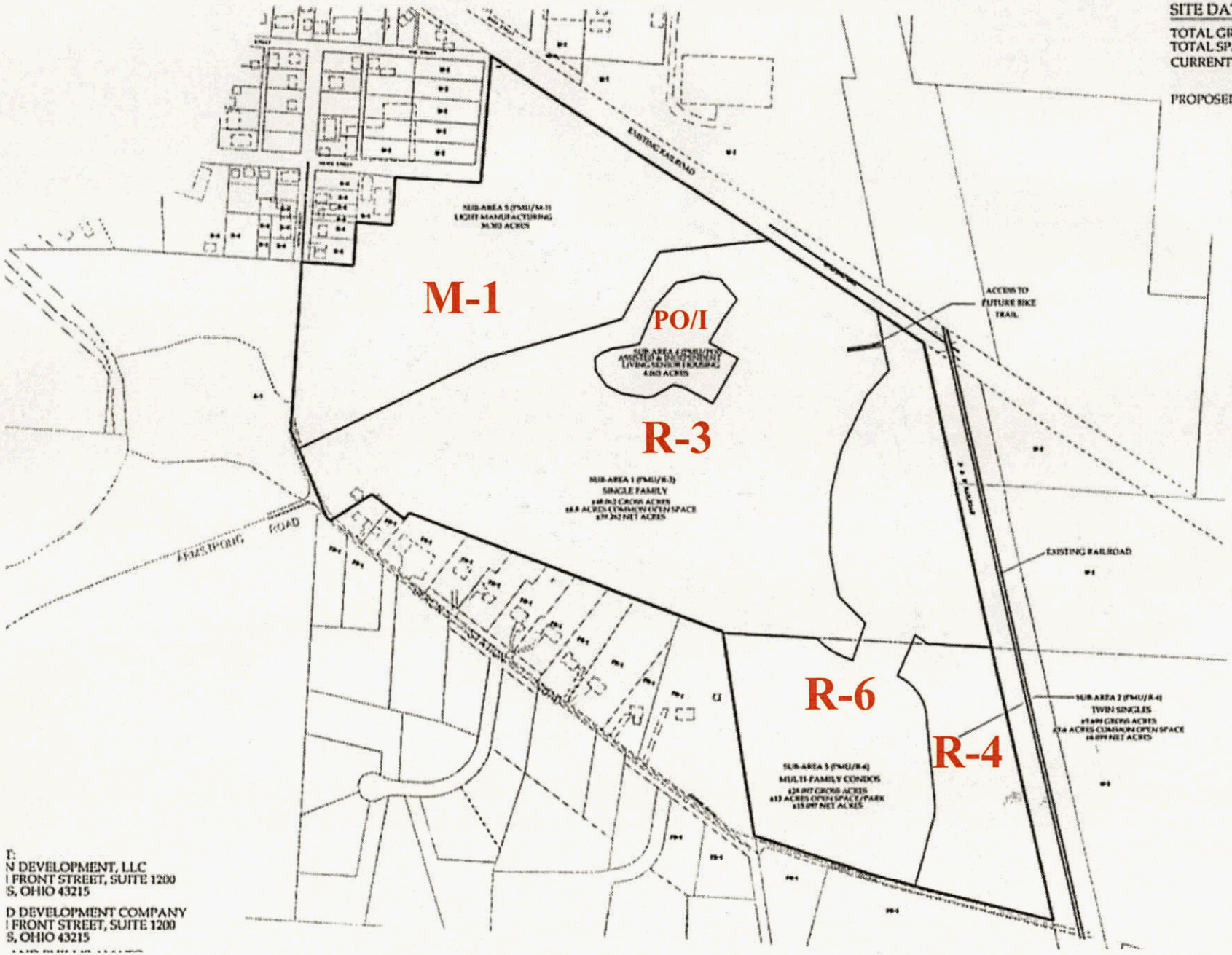
N
W E


HAYES
R-4
M-2
B-3
M-2
M-2
A-1
ARMSTRONG
CURVE
A-1
M-2
CURVE
N
W
E
S


HAYES
ARMSTRONG
CURVE
CURVE
N
W
E
S


Mill
ENTANGY RIVER
NORFOLK & WESTERN RAIL

PROPOSED UNDERLYING ZONING DISTRICTS



SITE DATA:

TOTAL GROSS ACREAGE: ±120.166 /
TOTAL SPACE/PARK AND COMMO
CURRENT ZONING: HEAVY MANU
RURAL RESIDI
AGRICULTURI
PROPOSED ZONING: PLANNED MI
SUB AREA 1: S
SUB-AREA 2: T
SUB-AREA 3: M
SUB-AREA 4: S
SUB-AREA 5: L

PERMITTED USES:

SUB-AREA 1:
- SINGLE FAMILY DWELLINGS
- HOME OCCUPATION
- ACCESSORY USES PER CITY CO
- MODEL UNITS OR CONSTRUCT
- CITY CODE
- PARKLAND / OPEN SPACE

SUB AREA 2:
- TWO-FAMILY DWELLINGS
- HOME OCCUPATION
- ACCESSORY USES PER CITY CO
- MODEL UNITS OR CONSTRUCT
- CITY CODE
- PARKLAND/ OPEN SPACE
- COMMON WALL HOUSES PER C

SUB-AREA 3:
- CONDOMINIUMS
- HOME OCCUPATION
- ACCESSORY USES PER CITY CO
- MODEL UNITS OR CONSTRUCT
- CITY CODE
- DAY CARE CENTER

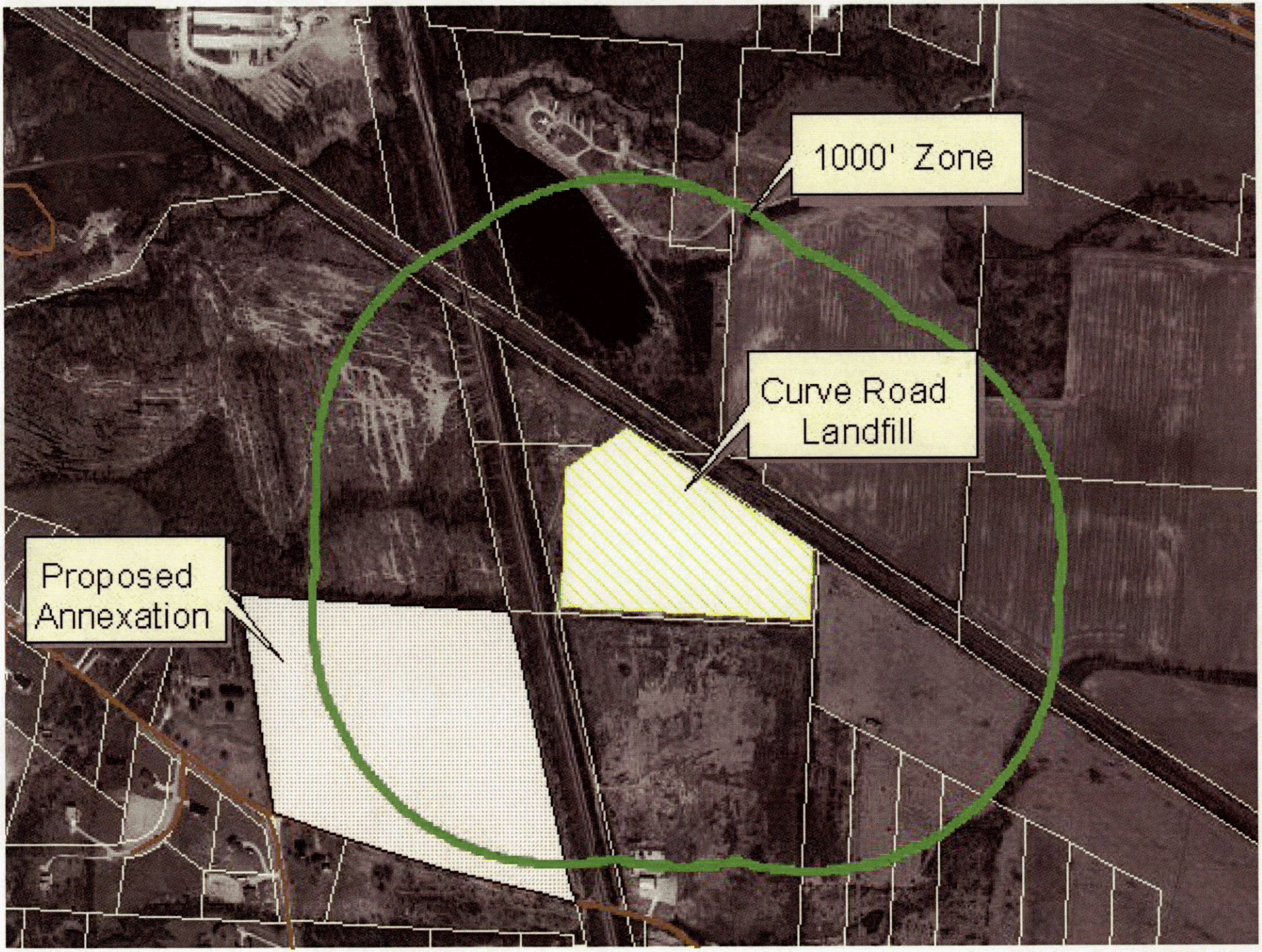
SUB-AREA 4:
- SENIOR LIVING
- RESIDENTIAL CARE FACILITY
- HOME OCCUPATION
- ACCESSORY USES PER CITY CO
- MODEL UNITS OR CONSTRUCT
- CITY CODE
- DAY CARE CENTER
- PARKLAND/ OPEN SPACE

SUB-AREA 5:
- LIGHT MANUFACTURING
- PERMITTED AND CONDITIONA
- DELAWARE CITY CODE SECTIO
- MANUFACTURING DISTRICT W
- TRUCK TERMINALS. STORAGE
- LIQUIDS IN EXCESS OF 55 GALL
- FIRE MARSHALL, AND WILL BE
- REQUIREMENTS OF THE FIRE M

NOTE:
SEE SECTION 2 OF T
LEGAL DESCRIPTIO

T:
N DEVELOPMENT, LLC
I FRONT STREET, SUITE 1200
S, OHIO 43215

D DEVELOPMENT COMPANY
I FRONT STREET, SUITE 1200
S, OHIO 43215


1000' Zone
Curve Road Landfill
Proposed Annexation