CITY OF DELAWARE
PLANNING COMMISSION
MARCH 4, 2026

PC 26-2 CU
Olentangy High School 5

RESOLUTION

WHEREAS, Fanning Howey Architects, 5200 Upper Metro Place # 350 Dublin OH 43017, has filed an application for Conditional Use Approval for Olentangy High School #5 on 139.66 acres located on the north side of Bunty Station west of Sawmill Parkway, as described in "Exhibit A"

WHEREAS, a public hearing was held on March 4th, 2026 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Conditional Use Permit application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for conditional use approval as per §1105.21 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED by the City of Delaware Planning Commission:

SECTION 1. That the request for Conditional Use approval by Fanning Howey Architects for Olentangy High School #5 on 139.66 acres located on the north side of Bunty Station west of Sawmill Parkway, as described in "Exhibit A", is hereby confirmed, approved, and accepted with the following conditions and requirements:

SECTION 2. Conditions of Approval

1. The applicant shall plat the site to combine lots prior to the issuance of any certificates of building and zoning compliance.
2. All comments and concerns of the City Engineer, including any stormwater and utility requirements, must be addressed through the Engineering and Utilities Departments prior to the release of any permits for this development.
3. The site plan stamped "received 2/23/2026", shall be the approved site plan for this conditional use unless modified herein.

4. The lighting plan dated 2/26/26 shall be the approved lighting plan for this conditional use unless modified herein.

5. The applicant shall dedicate a 30-foot wide sanitary sewer easement and temporary construction easement at no cost to the City along the City's sanitary sewer extension located along the northern property boundary. Easement dedication can be either by the future plat or separate easement instrument.

6. A 25-foot buffer shall be maintained along the perimeter adjacent to any residentially used lot. Plantings, a mound, fence, masonry wall, or any combination of these shall be used within the buffer to screen the residential property to a height of six feet.

7. Any dumpster shall be screened by a masonry enclosure with gates. The enclosure shall contain complementary materials used in the building construction.

8. The landscape plan dated 02/23/2026 shall be the approved landscape plan for this development unless modified herein.

9. Perpetual maintenance of landscaping shall be provided, and any dead or diseased plants shall be replaced with similar types, species, and sizes as originally planted, within three months, weather permitting.

10. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.

11. For special events, (sports contests, extracurricular activities, graduations, etc.) A parking and traffic plan shall be created in consultation with the City of Delaware Fire and Police Departments. This plan will detail how traffic will be addressed for entry and exit to the site, and detail how clear access to locations were first responders may be required will be provided. Under review by the Fire and Police Chiefs

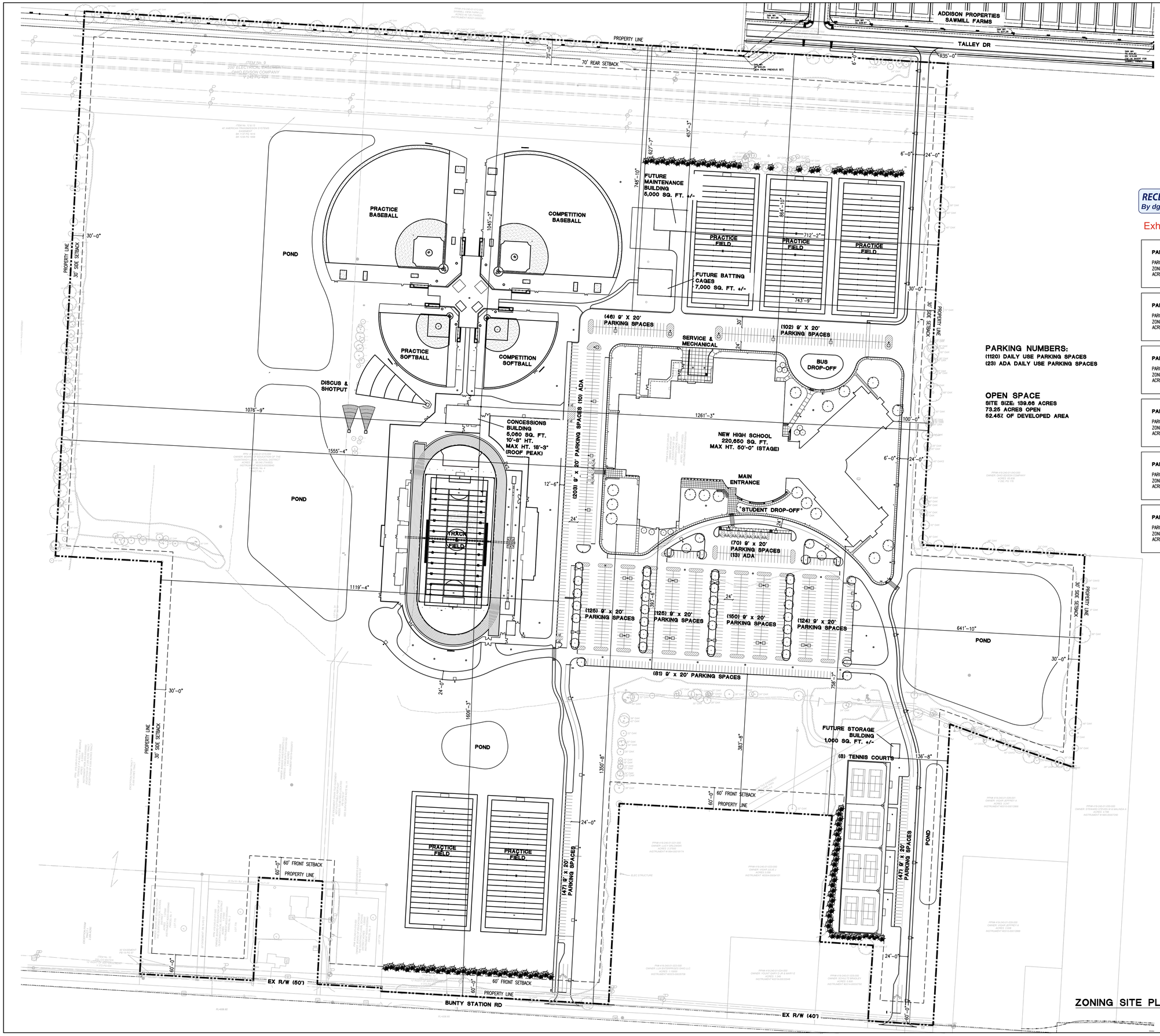
12. The applicant shall be responsible for any improvements and/or financial obligations required by the Traffic Impact Study (TIS) together with associated requirements of the City Engineer.

13. This conditional use shall only go into effect if the annexation of the property is approved by the City of Delaware. Should the annexation be denied, the conditional use becomes null and void.

PASSED: March 4, 2026 YEAS 6 NAYS 0 ABSTAIN 1

ATTEST: Sarah Divan
CITY CLERK

CHAIRMAN



ZONING SITE PLAN

SCALE: 1" = 100'-0"

PARKING NUMBERS:
(1120) DAILY USE PARKING SPACES
(23) ADA DAILY USE PARKING SPACES

OPEN SPACE
SITE SIZE: 139.66 ACRES
73.25 ACRES OPEN
52.45% OF DEVELOPED AREA

RECEIVED
By dgentile at 4:16 pm, Feb 23, 2026

Exhibit A

PARCEL INFORMATION:
PARCEL #: 41924001015000
ZONING CLASSIFICATION: FARM RESIDENTIAL DISTRICT (FR-1)
ACREAGE: 38.040 ACRES

PARCEL INFORMATION:
PARCEL #: 41924001020000
ZONING CLASSIFICATION: FARM RESIDENTIAL DISTRICT (FR-1)
ACREAGE: 48.750 ACRES

PARCEL INFORMATION:
PARCEL #: 41924001026000
ZONING CLASSIFICATION: FARM RESIDENTIAL DISTRICT (FR-1)
ACREAGE: 49.730 ACRES

PARCEL INFORMATION:
PARCEL #: 41924001019000
ZONING CLASSIFICATION: FARM RESIDENTIAL DISTRICT (FR-1)
ACREAGE: 1.000 ACRE

PARCEL INFORMATION:
PARCEL #: 41924001017000
ZONING CLASSIFICATION: FARM RESIDENTIAL DISTRICT (FR-1)
ACREAGE: 1.070 ACRE

PARCEL INFORMATION:
PARCEL #: 41924001016000
ZONING CLASSIFICATION: FARM RESIDENTIAL DISTRICT (FR-1)
ACREAGE: 1.070 ACRE

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NEW HIGH SCHOOL #5

BUNTY STATION RD
DELAWARE, OH 43015

OLENTANGY LOCAL SCHOOL DISTRICT

ARCHITECT
FANNING HOWEY
614-764-4661 WWW.FHAI.COM
DUBLIN, OH

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

DRAWN BY: KNB
PROJECT NUMBER: 223109.00
PROJECT ISSUE DATE: May 1, 2026

REV. NO.	DESCRIPTION	DATE

ZONING SITE PLAN

AREA D

AREA F

AREA E

AREA F

SWALE

20' DRAIN TILE EASEMENT
DEED V568, P443
PLAT 19-4-2

PPN# 419-240-01-021-000
OWNER: LUCY ORLOWSKI
ACRES 2.37500
INSTRUMENT #1994-00018174

ELEC STRUCTURE

PPN# 419-240-01-023-000
OWNER: VIGAR JULIE J
ACRES 3.059
INSTRUMENT #2004-00054101

PPN# 419-240-01-022-000
OWNER: LUX ENTERPRISES OHIO LLC
ACRES 1.15000
INSTRUMENT #2023-00025709

PPN# 419-240-01-024-000
OWNER: YOUNT GARY D JR & MARY E
ACRES 1.349
INSTRUMENT #2019-00033546

PPN# 419-240-01-025-000
OWNER: SCHULTZ BRADLEY
ACRES 0.800
INSTRUMENT #2014-00032792

PA 31

PA 1

PA 13

TO 6

1

WM

TYP

NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

NOTE:
DO NOT CUT LEADER

NO. 10 OR 12 GUAGE GALV. WIRE WITH BRIGHTLY COLORED, PLASTIC FLAGGING; GUYING HOSE AS SPECIFIED

PLACE SOIL BALL SLIGHTLY HIGHER THAN FINISH GRADE

TURF OR PLANTING AS SPECIFIED

FINISH GRADE

CUT AND REMOVE BURLAP AND BINDINGS FROM STEM

STAKING
2" X 2" X 36" HARDWOOD STAKE; OR DUCKBILL ANCHORS.

4" SHREDDED BARK MULCH AFTER COMPACTION UNLESS OTHERWISE SPECIFIED.
(MULCH A 4' DIA. RING AROUND TREE TRUNK FOR TREES) WITHIN LAWN AREAS)

12" MINIMUM BACKFILL MIXTURE AS SPECIFIED (TREES WITH CAL. OVER 4" USE 24" BACKFILL MIXTURE AS SPECIFIED) MIX TO BE COMPRISED OF 75% APPROVED TOPSOIL AND 25% PEATMOSS. TOP 4" OF BACKFILL SHALL BE LOCAL TOPSOIL

INSTALL FERTILIZER TABLETS OR SPIKES

UNDISTURBED SUBGRADE

TYPICAL TREE PLANTING DETAIL

NTS

4" SHREDDED BARK MULCH AFTER COMPACTION UNLESS OTHERWISE SPECIFIED. MULCH ENTIRE BED

PLACE SOIL BALL SLIGHTLY HIGHER THAN EXISTING GRADE. MOUND SOIL OVER BALL.

FOR RHODODENDRENS AND ALL OTHER ERICACEOUS PLANTS PLACE ROOT BALL 1/3 OUT OF GROUND AND USE BACKFILL MIX OF 50% PEAT AND 50% COMPOST AND MULCH HEAVY (6").

FINISH GRADE

CUT AND REMOVE BINDINGS AND BURLAP FROM STEM

INSTALL FERTILIZER TABLETS OR SPIKES

6" MINIMUM BACKFILL MIX. AS SPECIFIED FOR TREES . TOP 4" TO LOCAL TOPSOIL

UNDISTURBED SUBGRADE

TYPICAL SHRUB PLANTING DETAIL

NTS

APPROVED
By David Gentile at 3:01 pm, Jun 10, 2026

verdantas
6397 EMERALD PKWY, SUITE 200
DUBLIN, OH 43016
TEL. 614.793.8777

DESIGNED BY
DRAWN BY
CHECKED BY
PROJECT NO.

CHK'D BY DATE

REVISION

No.

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

OLENTANGY LOCAL SCHOOL DISTRICT HIGH SCHOOL NO 5

BUNTY STATION ROAD. DELAWARE TWP.

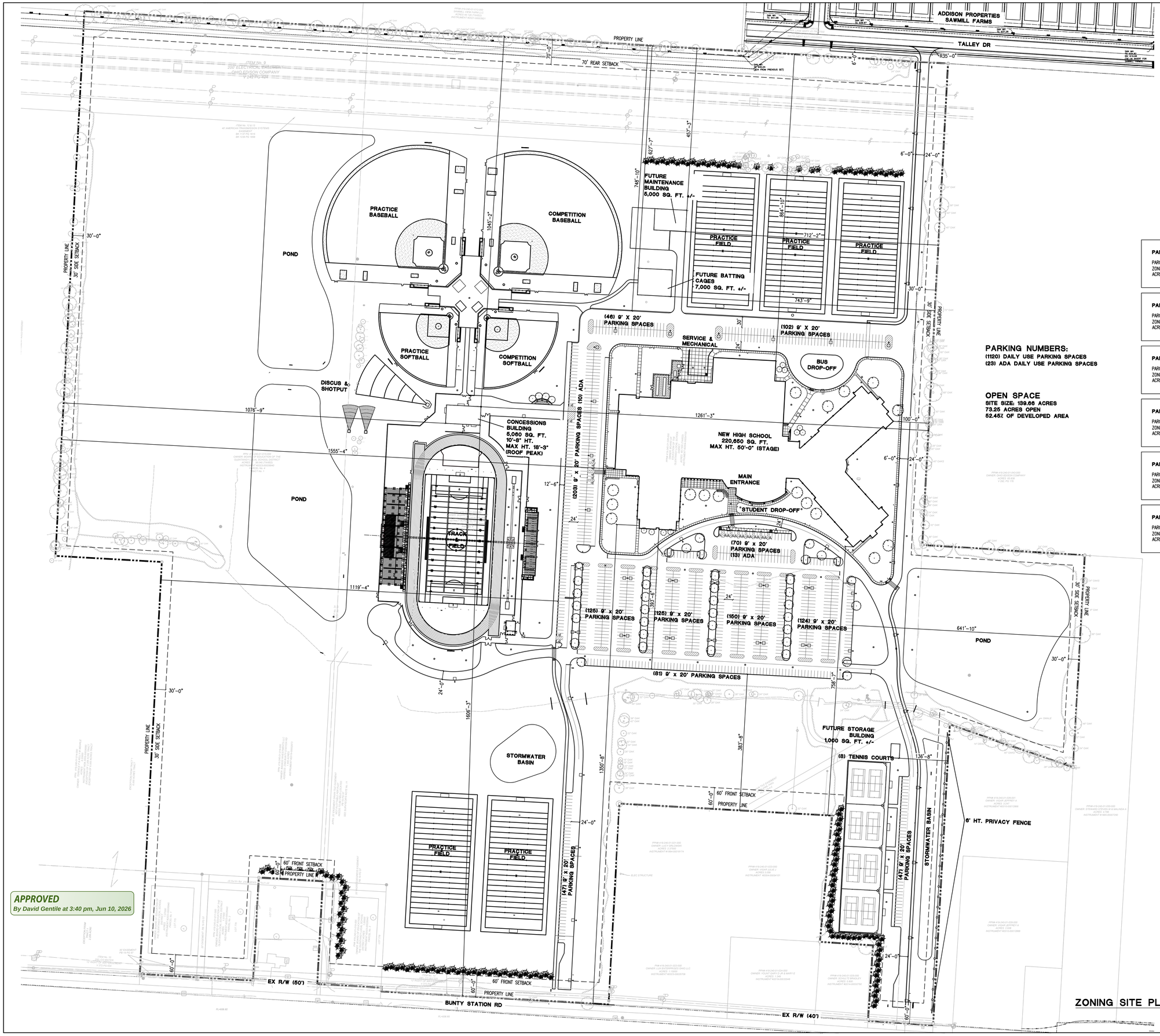
SITE LANDSCAPE PLAN 'AREA F' AND DETAILS

APPLICATION NO.

DATE

SCALE

SHEET
82



APPROVED
By David Gentile at 3:40 pm, Jun 10, 2026

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ACREAGE: 1.070 ACRE

NORTH

0 50' 100' 200'
SCALE: 1" = 100'-0"

ZONING SITE PLAN
SCALE: 1" = 100'-0"

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ARCHITECT
FANNING HOWEY
614-764-4661 WWW.FHAI.COM
DUBLIN, OH

EARLY SITE PACKAGE

DRAWN BY: KNB
PROJECT NUMBER: 223109.00
PROJECT ISSUE DATE: April 16, 2026

REV. NO.	DESCRIPTION	DATE

ZONING SITE PLAN