CITY OF DELAWARE
CITY COUNCIL
MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
April 12, 2021

AGENDA

7:00 P.M. **REGULAR MEETING**

1. ROLL CALL

2. INVOCATION – Reverend Jon Powers, University Chaplain Emeritus, Ohio Wesleyan University

3. APPROVAL of the Motion Summary of the regular meeting of Council held on March 22, 2021, as recorded and transcribed.

4. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held on February 24, 2021, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Finance Committee meeting held on December 16, 2020, as recorded and transcribed.
   C. Acceptance of the Motion Summary of the Planning Commission meeting held on March 3, 2021, as recorded and transcribed and the Motion Summary of the Planning Commission work session held on March 17, 2021, as recorded and transcribed.
   D. Establish April 26, 2021 at 7:20 p.m. as a date and time for a public hearing and second reading for Ordinance No. 21-21, an ordinance adopting the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 – Master Plan of the City of Delaware Planning and Zoning Code and declaring an emergency and
   E. Establish April 26, 2021 at 7:30 p.m. as a date and time for a public hearing and second reading for Ordinance No. 21-22, an ordinance adopting the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the City of Delaware Planning and Zoning Code and declaring an emergency.
   F. Establish April 26, 2021 at 7:40 p.m. as a date and time for a public hearing and second reading for Ordinance No. 21-23, an ordinance for WEEE LLC., for approval of a Conditional Use Permit request to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive.

G. Establish May 10, 2021 at 7:30 p.m. as a date and time for a public hearing regarding a Designated Outdoor Refreshment Area (DORA) application that was submitted to Delaware City Council for consideration on March 22, 2021.

5. LETTERS, PETITIONS, AND PUBLIC COMMENTS

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: Emails, letters, and petitions received by 3 p.m. the date of the meeting will be presented to Council and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. **Name and address are required.**

- FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

6. COMMITTEE REPORTS

7. PRESENTATIONS

A. Proclamation recognizing Sexual Assault Awareness Month, Child Abuse and Prevention Month, and National Day of Silence presented to:
   - Felicia Robinson, Youth Empowerment, HelpLine
   - Lauren MacDade, Director of Sexual Assault and Victim Services, HelpLine
   - Nora Flanagan, SARN Coordinator, HelpLine
   - Brittany Shetler, Violence Prevention Educator, Helpline

B. Update from National Lime and Stone Company presented by:
   - Chad Doll, Vice-President-Corporate Relations and Development
   - Dan Mapes, Director of Administrative Services
   - Ron Wilke, Director of Southern Region Sales
   - Ben Smith, Superintendent

8. STAFF INTRODUCTION

A. Erin Wolfe, Watershed/Sustainability Coordinator

9. THIRD READING of Ordinance No. 21-18, an ordinance amending Section 917.21(B) of the City's Codified Ordinances relating to capacity

fees for sanitary sewer service permits.

10. THIRD READING of Ordinance No. 21-19, an ordinance amending Section 913.20(B) of the City's Codified Ordinances relating to capacity fees for water service permits.

11. THIRD READING of Ordinance No. 21-20, an ordinance authorizing the City Manager to execute a settlement agreement, supplementing the 2021 Appropriations.

12. SECOND READING of Ordinance No. 21-06, an ordinance accepting the annexation of 32.475± acres of land more or less, description and map are attached hereto as exhibits "A" and "B" for the annexation known as the Charles R. Davis Annexation by Michael R. Shade, agent for the petitioners. (Tabled from the February 8, 2021 meeting).

13. CONSIDERATION of Ordinance No. 21-21, an ordinance adopting the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 – Master Plan of the City of Delaware Planning and Zoning Code and declaring an emergency.

14. CONSIDERATION of Ordinance No. 21-22, an ordinance adopting the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the City of Delaware Planning and Zoning Code and declaring an emergency.

15. CONSIDERATION of Ordinance No. 21- 23, an ordinance for WEEE LLC., for approval of a Conditional Use Permit request to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive.

16. CONSIDERATION of Ordinance No. 21-24, an ordinance for WEEE LLC., for approval of a Preliminary Development Plan request for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive.

17. CONSIDERATION of Ordinance No. 21-25, an ordinance approving a Final Development Plan request by Pulte Homes for the Communities at Glenross Section 14 containing 44 single family lots on approximately 26.924 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed-Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

18. CONSIDERATION of Ordinance No. 21-26, an ordinance approving a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 14 containing 44 single family lots on approximately 26.924 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed-Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

19. CONSIDERATION of Ordinance No. 21-27, an ordinance approving a Final Development Plan request by Terra Alta LLC., for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One Family Residential District with a Planned Mixed-Use Overlay District).

20. CONSIDERATION of Ordinance No. 21-28, an ordinance approving a Final Subdivision Plat request by Terra Alta LLC., for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One Family Residential District with a Planned Mixed-Use Overlay District).

21. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action.

22. CITY MANAGER'S REPORT & COVID-19 UPDATE:

23. COUNCIL COMMENT

24. ADJOURNMENT

** This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

The regular meeting of Council held on March 8, 2021 and was called to order at 7:02 p.m. and was held remotely through Cisco Webex and streamed Live through Facebook due to the State of Emergency – Executive Order 2020-01D. The following members of Council were remotely present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Riggle who presided.

Staff Present Remotely: Sean Hughes, Economic Development Director, Dave Efland, Planning and Community Development Director, Justin Nahvi, Finance Director, Natalia Harris, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 2. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (1) personnel, Section 121.22 (G) (2) acquisition of property for public purpose, Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (5) matters required to be kept confidential by State statute.

ITEM 2. INVOCATION

The invocation was delivered by Pastor Kale Booher with Lifepoint Church.

ITEM 3: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on March 8, 2021, as recorded and transcribed.

Motion: Mrs. Keller motioned to approve the Motion Summary of the regular meeting of Council held on March 8, 2021, as recorded and transcribed, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 4: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Board of Zoning Appeals meeting held on December 9, 2020, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Planning Commission meeting held on February 3, 2021, as recorded and transcribed.
C. Resolution No. 21-12, a resolution authorizing the City Manager to enter into an agreement with the Ohio Department of Transportation to participate in the cooperative purchase of road salt through the ODOT Winter Salt Purchase Contract (018-22).
D. Resolution No. 21-13, a resolution authorizing the City Manager to enter into cooperation agreements with Delaware County to resurface Peachblow Road and Stratford Road.

Motion: Mr. Farrell motioned to approve the Consent Agenda, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

The following participants joined the meeting virtually:

Tanya Blalock
Via Cisco Webex
102 Muirwood Village Drive
Delaware, Ohio

Kevin Anderson
Via Cisco Webex
648 Holly Road
Delaware, Ohio

Deborah Guebert
265 West Fountain Avenue
Delaware, Ohio

ITEM 6: COMMITTEE REPORTS

Mr. Hoffman discussed having a meeting with residents in his ward to discuss their concerns related to the income tax credits. He reviewed the outcome from the recently held Board of Zoning Appeals meeting in which there was a decision to deny the variance. He also informed Council that there was interest in speed control devices for Hawthorn Boulevard.

Mr. Hellinger provided information on the upcoming Finance Committee Meeting.

Mayor Riggle informed Council that the Planning Commission held a work session to review the draft Comprehensive Plan.

ITEM 7: PRESENTATIONS

A. Proclamation for Severe Weather Week presented to Fire Chief John Donahue
B. Update on Cares Act Funding
   i. Delaware County Convention and Visitors Bureau, Destination Delaware – Tim Wilson, Executive Director
   ii. United Way of Delaware County – Brandon Feller, President

ITEM 8: CONSIDERATION OF NEW LIQUOR PERMIT

A. Ohio Springs Inc. DBA Sheetz Convenience Store, 1851 Columbus Pike, Delaware, Ohio 43015. Permit Classes: C1, C2, D6

Motion: Vice-Mayor Shafer motioned to approve the liquor permit with no objection, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 9: ORDINANCE NO. 21-18 [Public Hearing and Second Reading]

AN ORDINANCE AMENDING SECTION 917.21(B) OF THE CITY'S CODIFIED ORDINANCES RELATING TO CAPACITY FEES FOR SANITARY SEWER SERVICE PERMITS.

The Clerk read the ordinance for the second time. The Clerk informed Council that there was no request to participate, or letters/emails received for the public hearing. Ordinance No. 21-18 will be presented for a third reading.

ITEM 10: ORDINANCE NO. 21-19 [Public Hearing and Second Reading]

AN ORDINANCE AMENDING SECTION 913.20(B) OF THE CITY'S CODIFIED ORDINANCES RELATING TO CAPACITY FEES FOR WATER SERVICE PERMITS.

The Clerk read the ordinance for the second time. The Clerk informed Council that there was no request to participate, or letters/emails received for the public hearing. Ordinance No. 21-19 will be presented for a third reading.

ITEM 11: ORDINANCE NO. 21-20 [Second Reading]
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SETTLEMENT AGREEMENT, SUPPLEMENTING THE 2021 APPROPRIATIONS.

The Clerk read the ordinance for the second time. Ordinance No. 21-20 will be presented for a third reading.

ITEM 12: RESOLUTION NO. 21-14 [First Reading]
A RESOLUTION APPOINTING A MEMBER TO THE DELAWARE GENERAL HEALTH DISTRICT BOARD AND SPECIFYING THE TERM OF THE APPOINTMENT.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 21-14, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 13: FINANCE DIRECTOR'S REPORT
Mr. Nahvi discussed the extension deadline to file Federal Income Tax and that the City was unsure if the extension will be applied to City Income Tax filing as well.

ITEM 14: CITY MANAGER'S REPORT & COVID-19 UPDATE
Mr. Homan recommended to Council that staff defer discussions on energy aggregation until 2022. He discussed the plans for a opening of City Hall to the public from the renovations and the opening of the West Central Bike Path. Also discussed was the upcoming April 5 council work session.

Mr. Kridler provided an update on the process to renew the DORA application and recommended changes. Council did not voice opposition to the proposed changes.

ITEM 15: COUNCIL COMMENTS
Mr. Farrell expressed his desire to continue with discussions of energy aggregation in 2021.

Mr. Hoffman requested Parking and Safety discuss parking on one side of the street after concerns on snow removal. He also discussed options available to residents currently working at home that had wages withheld from the municipality of the company location. He discussed the diversity and bias training for the police department and his support to the training.

Mayor Riggle discussed a notification received regarding no current positive COVID-19 tests from students at Ohio Wesleyan University.

ITEM 16: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 8:28 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

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HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 24, 2021

ITEM 1. Roll Call
Chairman Coleman called the virtual meeting to order at 6:33 p.m.

Members Present: Cara Hering, Mark Reed, Mark Smiles, Sherry Riviera, Stephanie VanGundy, Chairman Joe Coleman

Member Absent: Councilwoman Lisa Keller

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Mr. Reed motioned to excuse Councilwoman Keller, seconded by Vice-Chair Riviera. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 27, 2021, as recorded and transcribed.

Motion: Mr. Smiles motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 27, 2021, as recorded and transcribed, seconded by Ms. VanGundy. Motion approved with a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2021-0332: A request by MOHIO Pizza for a Certificate of Appropriateness for a proposed rear permanent patio at 23 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther reviewed the staff report that was provided to the Commission. She reviewed that the Applicant had previously appeared before the Historic Preservation Commission at the January 27, 2021 meeting for an Informal Review. The Applicant is proposing to move forward to the construction of a rear permanent patio area. The applicant is proposing to use cable shade that will be suspended from a black metal grid support system attached to the rear building wall and black metal vertical posts within the patio area. The cable shades will be suspended from the top grid and the cable shades will be lengthened to drape over the western end of the patio to shield the sun from the patio patrons. To assist with screening the parking lot, dumpsters the applicant proposes a 6-foot-high black metal picket fence with horizontal wood slats to be affixed to the interior of the patio fence for additional screening.

Ms. Van Gundy and Chairman Coleman voiced a concern over the fence height and that it is a deviation from the current standards.

Mr. Reed informed the Commission that he spoke with the Applicant on the

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fence request and that it was to help with shielding the sun and the parking lot view.

The Applicant was not present for the virtual meeting.

Motion: Vice-Chairwoman Riviera motioned to approve 2021-0332 along with staff recommendations 1 and 2 and with the provision that fencing shall be consistent with architectural standards with respect to materials that is rod iron or similar and that the height should be no more than 36" and any deviation of the fence would require further consideration of the Commission, seconded by Ms. Van Gundy. Motion approved by a 6-0 vote.

B. 2021-0339: A request by Rylee Ltd for an Informal Review for the proposed demolition and reconstruction of 24-26 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther reviewed the staff report that was provided to the Commission. She reviewed that the applicant had previously appeared before the Historic Preservation Commission for an Informal Review on July 22, 2020 to seek input on the project. Due to the buildings deteriorating condition from aging and three major flooding events, the Applicant would like to demolish the building and reconstruct a new building in its place. Also reviewed were the report from the Chief Building Official.

APPLICANT:
Mark Lundquist
Rylee LTD
1110 Morse Road
Columbus, Ohio

Chairman Coleman discussed the concern on demolition, but that certain circumstances need to be factored. He indicated that he would not approve a demolition without an approved design.

Ms. Hering also discussed that the building could have merits for demolition, but also would need to have an approved design before making the decision. She requested to have formal architectural design and drawings presented to the Commission.

Ms. Riviera voiced concerns on a demolition and would prefer the applicant look at the potential to rehab the building.

Ms. VanGundy discussed that many buildings on the south side of Sandusky were affected by the flood and concerns that others would also want to demolish their buildings. She discussed her preference to rehab the building. She also requested if the applicant had spoken to adjourning owners.

Mr. Reed discussed he preference to have both front and back renderings of a proposed façade.

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Mr. Smiles discussed that each case for demolition should be on its own merit and the need to look at the recommendation of the Chief Building Official in the decision. He discussed that he would consider new construction.

The Commission discussed the proposed revised rendering that was provided. They discussed previous construction in the Historic District and that they did not try to replicate the building.

C. DISCUSSIONS
(1) Fiberglass-Clad Windows

Ms. Guenther reviewed the last discussion and request for methodology for replacement windows. The parameters of approval of a comparable window replacement are based on the National Park Services Preservation Brief 9: The Repair of Historic Wooden Windows. She reviewed this briefing and the section Window Replacement. She discussed that the Commission may want to create an appendix to the Architectural Standards outlining the factors and information. She discussed that each case will be different and may not require the same level of detail to be submitted based on age, architectural style, etc. Ms. Guenther to draft an amendment to include fiber-clad windows in the standards to present before the Commission.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: March 24, 2021

ITEM 7. ADJOURNMENT

Motion: Mr. Smiles moved to adjourn the meeting, seconded by Vice-Chairwoman Riviera. The Historic Preservation Commission meeting adjourned at 8:14 p.m.

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Joe Coleman
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Chairperson

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Elaine McCloskey
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Elaine McCloskey, Clerk

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FINANCE COMMITTEE
MOTION SUMMARY
December 16, 2020

ITEM 1. Roll Call

Chairman Hellinger called the Virtual Cisco Webex Finance Committee meeting to order at 4:00 p.m.

Members Present: Vice-Mayor Kent Shafer, Vice-Chairman Chris Jones and Chairman George Hellinger

Staff Present: Justin Nahvi, Finance Director, Alycia Ballone, Budget Analyst, Dave Efland, Planning and Community Development Director, Bill Ferrigno, Public Works Director and City Engineer, Kyle Kridler, Assistant City Manager, Tom Homan, City Manager

ITEM 2. Approval of the Motion Summary for the meeting held October 29, 2020, as recorded and transcribed.

Motion: Vice-Mayor Shafer moved to approve the Motion Summary from October 29, 2020, as recorded and transcribed, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 3. Public Comments

Brett Latta
Via Email
376 North Sandusky Street
Delaware, Ohio

The Clerk read Mr. Latta's email into the record recommending the reduction or elimination of the partial tax credit for income taxes paid to another city for annual street maintenance.

ITEM 4. Review of November Financial Report and 2020 Budget Gauge

Mr. Nahvi reviewed the November Financial Report to review the revenues and expenditures for the following funds: General Fund, Fire/EMS Income Tax Fund, Recreation Center Income Tax Fund, Stormwater Fund, Water Fund, Wastewater Fund and Refuse Fund. He did discuss second half real estate property taxes were received, intergovernmental receipts increase is attributed to the receipt of CARES Act reimbursement to the General Fund for administrative leave payroll expenditures incurred during the 2nd quarter of the current fiscal year. No changes to the Recreation Center fund. Stormwater Fund, Water Fund, Waster Water Fund, and Refuse Fund are performing as expected.

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A discussion was held relating to residents that are working remotely from home to change their income tax city withholding. Mr. Nahvi discussed lawsuits that have been happening relating to this topic and believes there will be state legislation changes. He recommended that residents contact their payroll department relating to the holdings and hold off on an announcement until a decision is made at the state level.

ITEM 5. Winterbrook Place (Grden) Public Infrastructure Financing Options: Update

Mr. Homan discussed the background request by Mr. Grden at the September Finance Committee meeting. Mr. Efland provided an overview over the approval process for Winterbrook Place, including the Preliminary Development Plan. He discussed the infrastructure needs for the development and that Winterbrook Road will be considered a major collector road. He also discussed surrounding communities and the connection of infrastructure. Mr. Ferrigno discussed the estimated cost of the road infrastructure and the need for a major collector road in the area.

Mr. Nahvi discussed the ability to use a TIF to assist with the infrastructure. Mr. Homan discussed that one of the TIF is considered is a school 75/10 TIF. Mr. Homan stated that they are not able to create a NCA due to the location of being in the Southern NCA boundaries. Mr. Nahvi reviewed a schedule of the development and shows what the TIF could generate over the 10 years. He also discussed the option to have a residential TIF and what it would generate. Mr. Homan discussed that he spoke with Olentangy City Schools relating to the potential TIF.

Vice-Mayor Shafer and Vice-Chair Jones were in support of the consideration of a school TIF. Chairman Hellinger questioned if there are ways to not cause loss to the school. Vice-Mayor Shafer voiced concerns that the non-school TIF would not generate enough revenue and discussed negotiating the percentage.

Motion: Vice-Mayor Shafer motioned to request staff to prepare a proposal to City Council relating to the TIF, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

PUBLIC PARTICIPATION:
Bob Grden
10590 Wellington Blvd
Delaware, Ohio

ITEM 6. Transportation Funding Options (see enclosed FAQs from Public Works Director/City Engineer, Bill Ferrigno

Mr. Homan discussed that Council had made transportation funding a top priority at their 2019 Council Retreat. Mr. Ferrigno provided an overview of the

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transportation funding gap to the Committee. He discussed the current conditions of roads and cost for maintenance compared to cost of resurfaced. He discussed that waiting on repairs can increase cost for repairs quickly. The cost to repair streets is not going down. Vice-Mayor Shafer and Vice-Chairman Jones voiced concerns relating to increase in taxes due to the financial effects of the pandemic on residents. Chairman Hellinger discussed that there is always a concern or a reason that a levy is not a good time. He discussed the need to get funding options to the public and have them vote on it and if it fails have them continue to bring it back until they approve. He compared the situation to how the schools will bring back a failed levy until it passes. He also discussed that Council consider that if the levy continues to fail then Council take action with the income tax credit. The Committee recommended that staff provide a report of options relating to a levy or income tax credit.

ITEM 7. Other Business

Mr. Homan provided an update on the renovations to City Hall and that a reappropriation will be needed. He also discussed the status of the Comprehensive Plan and that they are utilizing a consultant to provide a fiscal analysis.

ITEM 8. Member Comments
Vice-Mayor Shafer discussed a recent conversation with the Municipal Clerk and that due to changing circumstances it is estimated that by 2022 the courts will not be self-sustaining.

Vice-Chair Jones discussed his preference to hold the Finance Committee meetings in the mornings.

ITEM 9. Adjournment

Motion: Chairman Hellinger moved to adjourn the Finance Committee meeting. The Finance Committee meeting adjourned at 5:22 p.m.

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George Hellinger
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Chairman

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Elaine McCloskey
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Elaine McCloskey, Clerk

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PLANNING COMMISSION
MARCH 3, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:34 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle (exited meeting due to computer issues from 6:48 p.m. until 7:03 p.m.), Vice-Chairman George Mantzoros and Chairman Stacy Simpson

Staff Present Virtually: Carrie Fortman, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held February 3, 2021, as recorded and transcribed.

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on February 3, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Boulder Reserve

(1) 2021-0268: A request by T&R Properties for approval of a Final Development Plan for Boulder Reserve containing 90 single-family attached units on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.

(2) 2021-0269: A request by T&R Properties for approval of a Final Subdivision Plat for Boulder Reserve containing 90 single-family lots on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report including location and zoning of the property. This site is located in the Willowbrook Planned Unit Development within the Multi-Family 4 Area which allows 90 multi-family units. The proposed development has 90 single family attached units that would include 54 ranch and 36 townhomes. The development would be connected to the existing City bike path along the southside of Boulder Drive by an internal private sidewalk on the interior of Lennel Loop and be connected to Veteran's Park bike path located just west of the development by paths through two common open spaces located just west of Lennel Loop. This development would have a total of 38 overflow parking spaces

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for visitors and the like, three cluster mailbox locations and a dog park. Staff reviewed the width of the street and the requirement by the Fire Department that there be no parking on either side of the street.

b. Applicant Presentation

APPLICANT:
RJ Sabatino
2705 Donna Drive
Columbus, Ohio

c. Public comment (not a public hearing)

The Clerk informed the Commission that there was no request to speak, or emails provided for public input.

d. Commission Action

Mayor Riggle exited the meeting at 6:48 p.m. due to computer failure.

Motion: Mr. Prall motioned to approve 2021-0268, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Prall motioned to approve 2021-0269, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

B. Communities at Glenross – Section 17

(1) 2021-0275: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambrie Drive

(2) 2021-0276: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambria Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report including the property location and zoning. He discussed that the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 17 which consist of 27 single-family lots on 8.321 acres. He reviewed the access to Section 17, pedestrian connectivity, lot size and building design.

b. Applicant Presentation

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APPLICANT:
Joe Lamparyk
475 Metro Place South
Dublin, Ohio

c. Public comment (not a public hearing)

The Clerk informed the Commission that there was no request to speak or emails provided for public input.

d. Commission Action

Mayor Riggle rejoined the meeting at 7:03 p.m.

Motion: Mr. Prall motioned to approve 2021-0275, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0276, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

C. Communities at Glenross – Section 19

(1) 2021-0278: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.

(2) 2021-0280: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report for Communities at Glenross, Section 19. This section is proposed to have 36 single-family lots on 10.437 acres. He reviewed the current zoning and location of the property, as well as roads and access and pedestrian connectivity.

b. Applicant Presentation

APPLICANT:
Joe Lamparyk
475 Metro Place South
Dublin, Ohio

Mr. Lamparyk discussed the plans for cluster mailboxes and that they would like to not place directly in front a single-family home. He also discussed the plans to connect Winterbourne Drive with the construction

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of Section 14.

c. Public comment (not a public hearing)

The Clerk informed the Commission that there were no request to speak or emails provided for public input.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0278, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0280, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland discussed that there will be a special Planning Commission meeting held on March 17, 2021 to review the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik discussed the progress relating to the Sheetz construction.

Mr. Prall questioned if there were any plans for upcoming commercial development.

ITEM 6. NEXT REGULAR MEETING: April 7, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:43 p.m.

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Chairperson

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Elaine McCloskey
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Elaine McCloskey, Clerk

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PLANNING COMMISSION
MARCH 17, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:39 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros (arrived at 6:45 p.m.) and Chairman Stacy Simpson

Comprehensive Plan Committee Members Present: John Rybka, Jack Hilborn, Stephanie Hauck

Staff Present Virtually: Carrie Fortman, Project Engineer, Bill Ferrigno, Public Works Director/City Engineer, Jordan Selmek, Zoning Officer, Dianne Guenther, Development Planner, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. REVIEW and DISCUSSION of Draft Delaware Together Comprehensive Plan

Mr. Efland reviewed the agenda for the review of the Comprehensive Plan with will include setting the stage, public engagement, goals, objectives and actions, character and land use and implementation. Mr. Ferrigno provided an update on the Transportation Plan and how it coincides with the Comprehensive Plan.

He discussed that the purpose of the meeting is to share highlights of the Delaware Together process and receive feedback. The new plan is to help respond to current development trends and growth pressures, incorporated updated information, address new planning issues and integrate new technologies and best practices. Goals included manage growth and change, advance economic prosperity, build social cohesion and equity, promote housing quality and variety, leverage resources, infrastructure and amenities and ensure fiscal sustainability. He reviewed the key themes for each of these goals. He discussed the Implementation Matrix and the six areas of focus. He reviewed the next steps to finalize the plan and formal adoption with Council.

Mr. Ferrigno reviewed the Transportation/Thoroughfare Plan which includes completed and proposed roadway and intersection improvements. The Thoroughfare Plan is more focused on the highway road system. He discussed how the plan has completed roadway/intersection improvements, proposed and removed plans.

ITEM 3. ADJOURNMENT:

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Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:49 p.m.

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Chairperson

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Elaine McCloskey
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Elaine McCloskey, Clerk

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EST 1808
CITY OF
DELAWARE
OHIO

APPLICATION TO THE DELAWARE CITY COUNCIL:

DOWNTOWN DELAWARE DESIGNATED OUTDOOR REFRESHMENT AREA – UPDATED 2021

O.R.C. 4301.82

The Office of the City Manager of the City of Delaware, Ohio, respectfully submits the following application to the Delaware City Council to update, approve and enact the Downtown Delaware Designated Outdoor Refreshment Area, in accordance to O.R.C. 4301.82.

Submitted

By: DocuSigned by: 18D125B7D1204AD...

R. Thomas Homan, City Manager

March 22, 2021

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I. INTRODUCTION AND SUBMITTAL OF APPLICATION

The Office of the City Manager of Delaware, Ohio, Planning & Community Development Department, and the Economic Development Department respectfully submit the following application to City Council of Delaware, Ohio to approve the expansion of the Designated Outdoor Refreshment Area (hereinafter "DORA"), the Days & Hours of Operation and the allowance of mixed beverages and spiritous liquor pursuant to Ohio Revised Code ("ORC") § 4301.82. The proposed application meets all the state requirements.

A DORA is an area where the open carry restrictions do not apply at particular hours, and adults are permitted to possess and consume alcohol in public, with certain restrictions. The purpose of the City's DORA is for the economic betterment of businesses, residents, and property owners within the DORA, as well as the City of Delaware as a whole. The expansion of the DORA will allow for additional businesses and areas to benefit, as well as assist with social distancing guidelines due to Covid-19.

Resolution No. 17-57 was passed on October 23, 2017 establishing the original DORA for the City of Delaware. The boundaries for the DORA were approved to be Sandusky Street from Spring Street (not to include Spring Street) to Central Avenue and on William and Winter Streets from Franklin Street to Union Street. Over the past three years, the DORA has proven to be a safe and effective marketing tool to encourage residents and guests to visit the downtown shops and restaurants.

Therefore, the following application is being respectfully submitted to City Council for their consideration. The new application is being proposed to **expand previous established boundaries, create permanent, consistent, and easy to follow DORA days and hours, and allow for mixed beverages and spiritous liquor**.

For special events taking place in the DORA district, special event organizers will need to apply for a permit to hold an event downtown and then their plan for the DORA, if outside of the permanent hours proposed in this application. If non-profit entities planning special events plan to sell alcoholic beverages during their events, they must apply for an F2 permit with the Division of Liquor Control and follow the Division of Liquor Control's laws, rules and guidelines for such. Health and Safety will be considered and acted on by staff.

The application includes the following:

Section II. Boundaries

The proposed DORA district is north/ south Sandusky Street from Spring Street (including sidewalks on the southside of Spring Street after the temporary suspension is lifted) to Central Avenue and east/ west William and Winter Streets from Franklin Street to Union Street. This includes the east side of Franklin St. and the west side of Union St.

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Section III. Nature of Establishments

An example list of first-floor businesses located in the proposed DORA district and a general description of their business

Section IV. Qualifying Permit Holders

A list of all liquor permit holders in the proposed DORA district. The ORC requires a minimum of four. Staff has identified 23 in the proposed DORA district.

Section V. Hours of Operation

Days and hours where the DORA will be active

Section VI. Land Use & Zoning

A land use and zoning map of the proposed DORA district.

Section VII. Public Health & Safety

The Public Health and Safety Plan that will be implemented in the DORA district.

Section VIII. Signage

A preliminary design of the signs that will be placed at the DORA district boundaries during times the DORA is enacted.

Section IX. Qualifying Special Events

A list of Special Events that have taken place in the proposed DORA district that are to be considered by City Council to determine if the DORA district will be permitted to be used by the host entities.

Section X. Delaware DORA Container

Guidelines for acceptable containers and protocol

Section XI. Additional Rules & Requirements

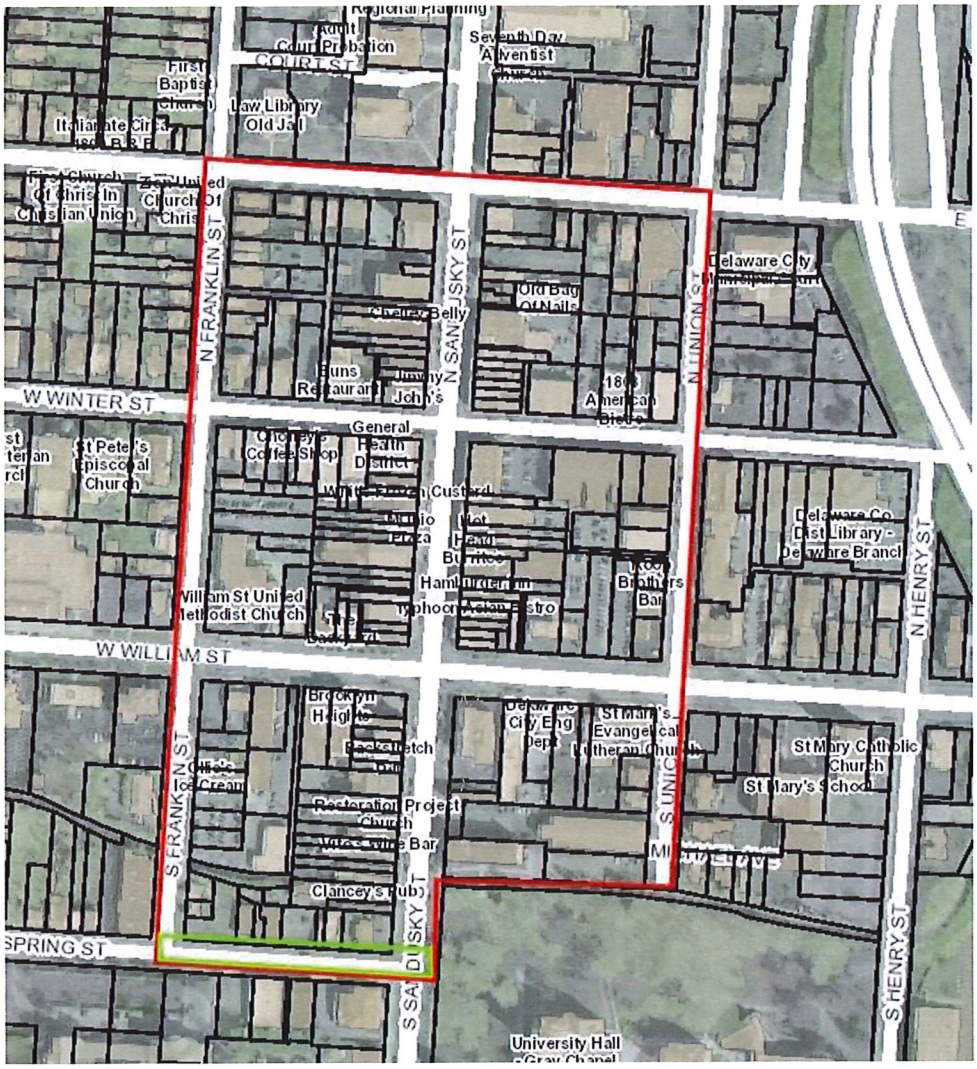
Section XII. Request to Temporarily Suspend a Portion of the DORA

Request to Council to suspend Spring Street and the sidewalk on the Southside of Spring Street until development has occurred if in alignment with the DORA.

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I. BOUNDARIES

In accordance to O.R.C. 4301.82(B)(1)(b), the boundaries of the DORA are depicted below:



The proposed DORA district is north/ south Sandusky Street from Spring Street (This includes the Southside of Spring Street) to Central Avenue and east/ west William and Winter Streets from Franklin Street to Union Street. This includes the west side of Franklin St. and the east side of Union St.

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The south side of Spring Street, outlined in green above, is temporarily suspended until directed otherwise by Delaware City Council. The lift of the suspension would likely coincide with the future development along Spring Street should Council elect to do so. Ohio Wesleyan University and the Delaware Police Department were both consulted regarding this boundary extension and are in support should the future development align with the use of the DORA.

II. NATURE OF ESTABLISHMENTS

In accordance with O.R.C. 4301.82(B)(2), the nature and types of establishments that will be located within the DORA are listed below. The DORA encompasses Delaware's Downtown Core Historic business district. The types of establishments located within or adjacent to the DORA district are primarily businesses in the retail, dining, entertainment, or services sectors. Examples of businesses on the first floor include:

Establishment	Address
Retail	
The Greater Gouda	12 N. Sandusky St., Delaware, OH 43015
Coffeeology	43 N. Sandusky St., Delaware, OH 43015
Second Sole Athletic Shoes	28 N. Sandusky St., Delaware, OH 43015
Dining	
Amato's Woodfired Pizza	6 S. Sandusky St., Delaware, OH 43015
1808 American Bistro	29 E. Winter St., Delaware, OH 43015
Staas Brewing Company	31 W. Winter St., Delaware, OH 43015

Establishment	Address
Service Sector	
The Upper Cut Barber Shop	9 E William St., Delaware, OH 43015
PNC Bank	40 N Sandusky St., Delaware, OH 43015
Edward Jones Investments	15 N. Sandusky St., Delaware, OH 43015
Government & Community	
Delaware City Hall	1 S. Sandusky Street, Delaware, OH 43015
Main Street Delaware	20 E. William St., Delaware, OH 43015
Central Ohio Symphony	24 E. Winter St. Delaware, OH 43015

III. QUALIFYING PERMIT HOLDERS

In accordance to O.R.C. 4301.82(B)(3), the DORA will encompass not fewer than four qualified permit holders.

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Delaware has identified 23 qualified permit holders that will likely be included in the DORA:

Permit Number	Business Name	DBA	Class	Street Address
04510260001	BARLEY HOPSTERS LLC	Barley Hopsters & Patio	D5	1 N. Sandusky St.
9133496	TYPHOON ASIAN FUSION BISTRO INC	Typhoon Asian Bistro	D5, D6	10 N. Sandusky St. Unit 100 BSMT & Patio
2791900	FLYING PIG ALE HOUSE LLC	The Flying Pig Alehouse	D5	12 S. Sandusky St.
0264226	ARKASA INC	Bun's Restaurant & Bakery	D5, D6	12-14 W. Winter St. & Patio
6272704	MEYERS STRETCH INC	The Backstretch and Patio	D1, D2, D3, D3A	14 S. Sandusky St.
3746533	EVA LLC	Speck Italian Eatery	D5, D6	15 E. Winter St.
5531553	MARIA FOOD SERVICE LLC	Opa Pub & Grill	D1, D2, D3	18 S. Sandusky St.
4949246	LA CABANA MEXICAN RESTAURANT LLC	Mi Cerrito Mexican Restaurant	D5, D6 (pending)	19 E. Winter St. 1st FLR ONLY
9115185	12 WEST LLC	12 West	D5, D6	12 W. William St.
8837576	DONALD C TEMPLE	Solar Saloon	D5, D6 (Pending)	2 1/2 N. Sandusky St.
6082470	MOHIO PIZZA CO LLC	Mohio Pizza	D5	23 N. Sandusky St.
2847816	FOUR FAT BS LLC	Restoration Brew Worx	A1A, A1C, D6	25 N. Sandusky St. & Patio
8633304	STRAND THEATRE & CULTURAL ARTS ASSN INC	Strand Theatre	D1, D3	26-28 E. Winter St.
1890265	DELSTEAK LLC	1808 American Bistro & Patio	D1, D2, D3, D3A, D6	29 E. Winter St. 1st FL & BSMT
9289273	VITOS WINE BAR LLC	Vito's Wine Bar, LLC	D1, D2, D3	30 S. Sandusky St.

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0003456	A & E 17 LLC	Roop Brothers Bar	D5, D6	17 N. Union St.
6539109	OLIVINA TAPROOM LLC	Olivina Taproom	C2, D2, D3, D6 (pending)	44 S. Sandusky St.
2111192	DEVOL HOLDINGS LLC	Son of Thurman	D1, D2, D3, D6 (pending)	5 N. Sandusky St.
71155910020	MICHAEL R PURDUM	Old Bag of Nails	D5, D6	66 N. Sandusky St. & Patio
8003650	740 GROUP LLC	Amato's Woodfired Pizza	D1, D2, D3, D6 (pending)	6-8 S. Sandusky St. 1st FL & Patio ONLY
52849751167	LOOM LODGE1167 DELAWARE	Moose Lodge	D4, D6	80 N. Sandusky St.
8474362	STAAS BREWING COMPANY LLC	Staas Brewing Company	A1, A2	31 W. Winter St.
46638180005	KIRBY VENTURES LLC	Oak & Brazen Wine Co.	A1, A2, B2, S	38 E. Winter St.

IV. HOURS OF OPERATION

In accordance with O.R.C. 4301.82(F)(1)(C), the hours of operation for the DORA district are:

Day	Start Time	End Time
Monday	11:00 a.m.	12:00 a.m.
Tuesday	11:00 a.m.	12:00 a.m.
Wednesday	11:00 a.m.	12:00 a.m.
Thursday	11:00 a.m.	12:00 a.m.
Friday	11:00 a.m.	12:00 a.m.
Saturday	11:00 a.m.	12:00 a.m.
Sunday	11:00 a.m.	12:00 a.m.

The applicant requests that City Council reserve the right to temporarily suspend or expand DORA operations for a period of up to seven (7) days in order to accommodate special events that may occur within the boundaries of the DORA.

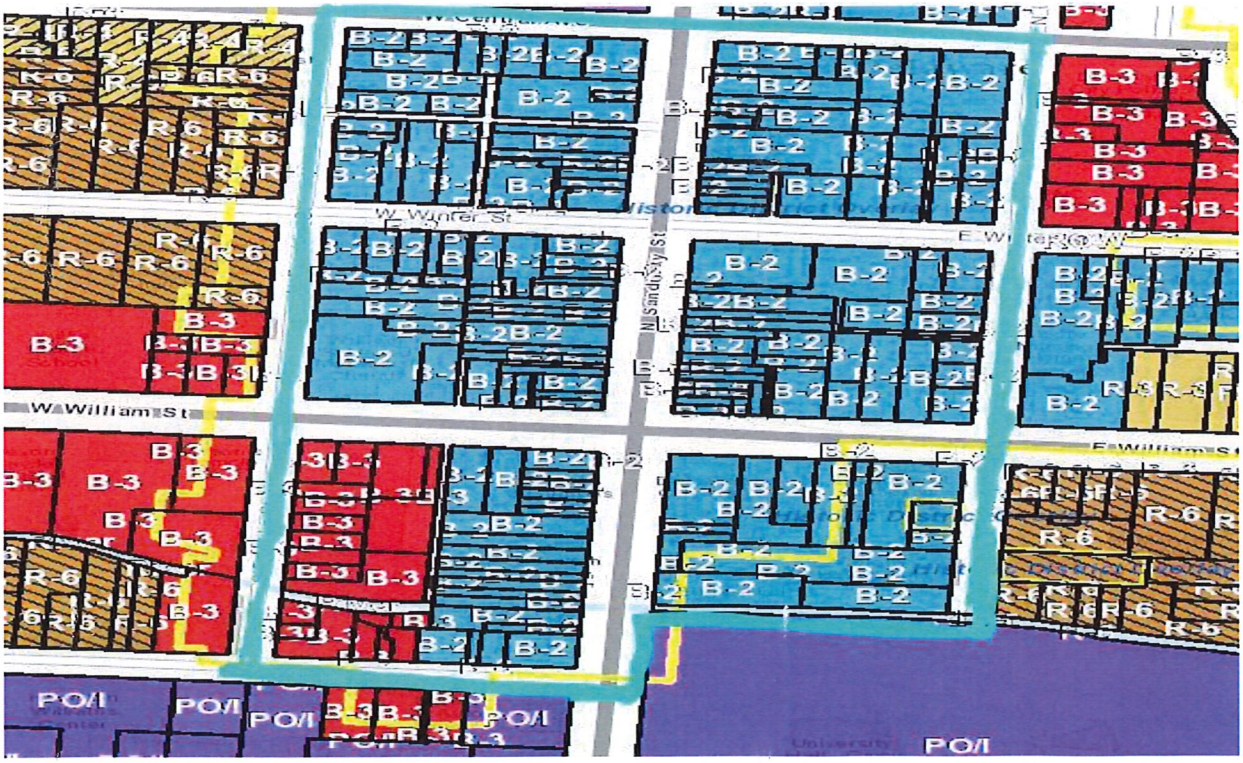
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LAND USE & ZONING

In accordance with O.R.C. 4301.82(B)(4), the uses of land within DORA are zoned B-2 (Central Business District) or B-3 (Community Business District).

- R-3 One-Family Residential District
- R-4 Medium Density Residential District
- R-5 Multi-Family Residential District
- R-6 Multi-Family Residential District
- R-7 Multi-Family Residential District
- R-8 Multi-Family Residential District
- PO/I Planned Office / Institutional District
- O Office District
- B-1 Neighborhood Business District
- B-2 Central Business District
- B-3 Community Business District
- B-4 General Business District
- B-5 Commercial Recreational District
- B-6 Motorists Service District

Zoning Districts



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V. PUBLIC HEALTH & SAFETY

The City of Delaware seeks to use a DORA district in its historic downtown. Current Public Safety personnel are adequate to maintain public safety within the DORA. The City of Delaware Police Department have multiple resources which will enable it to maintain public safety within the DORA

Non-profit entities planning special events that plan to sell alcoholic beverages during their events must apply for an F2 permit with the Division of Liquor Control and follow the Division of Liquor Control's laws, rules, and guidelines for such. These F2 permits will either create a special separated area for drinks that are sold by the host non-profit to be consumed.

City staff will ensure that adequate sanitation, signage, and public safety requirements are met for the DORA area. The necessity for portable bathrooms, handicap accessibility, pedestrian mobility, police, fire and emergency ingress and egress, crowd control, DORA boundary management and sanitation management will be addressed if needed. Event organizers will be required to pay for special duty officers or overtime for public service or safety workers if necessary, to ensure adequate health, public and safety requirements.

Wine, beer, mixed drinks and spiritous liquor may be carried through the DORA.

For special events in the DORA, the Chief of Police will dictate the need for additional police officers, at the expense of the host entity. In addition, the Chief of Police will establish the type of cup and markings to be used for the DORA event (see Section X, Delaware DORA Container).

Beginning with the commencement of the revised DORA, continuing for a period of six (6) months, the Chief of Police of the City of Delaware shall actively monitor and review the Safety Plan herein for the purpose of determining whether updates, modifications, or supplementation may be advisable or required, and in said event, such changes shall be presented to Council for consideration and implementation. The Chief of Police of the City of Delaware shall meet and review the Safety Plan as needed for any special events within the DORA or as other circumstances may require.

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VI. SIGNAGE

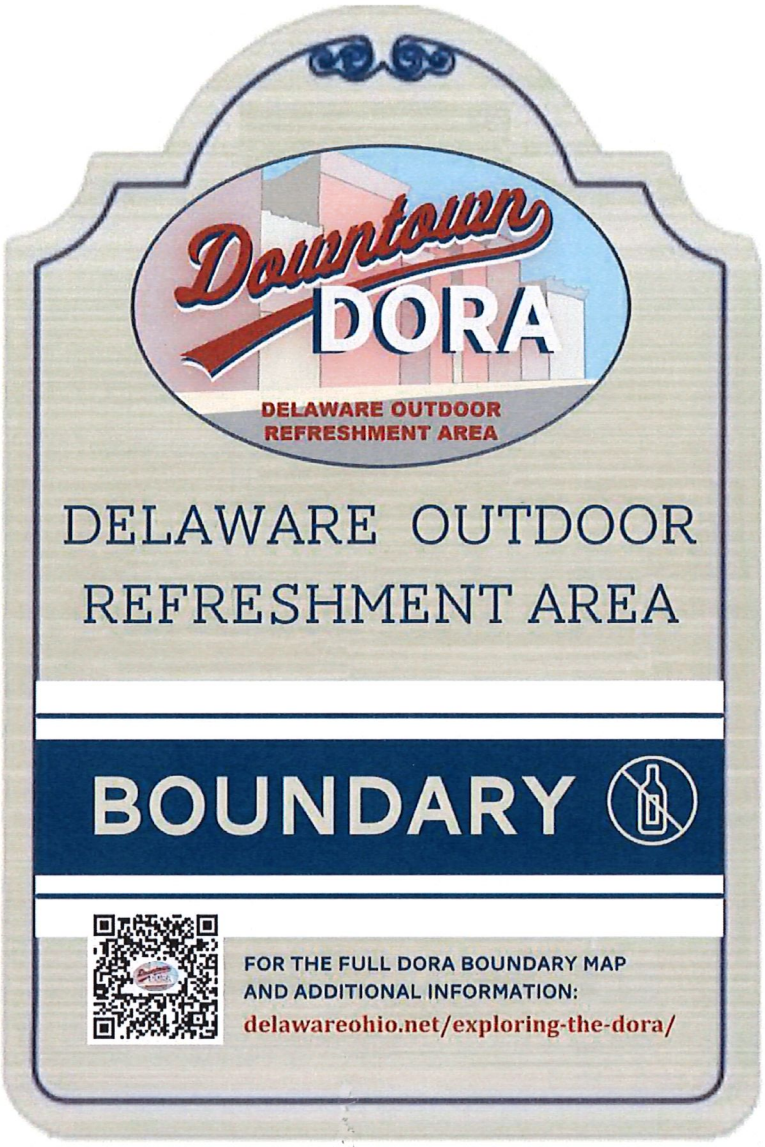
In accordance with the ORC § 4301.82 F(1)(b), there will be signs designating the boundary of the DORA.

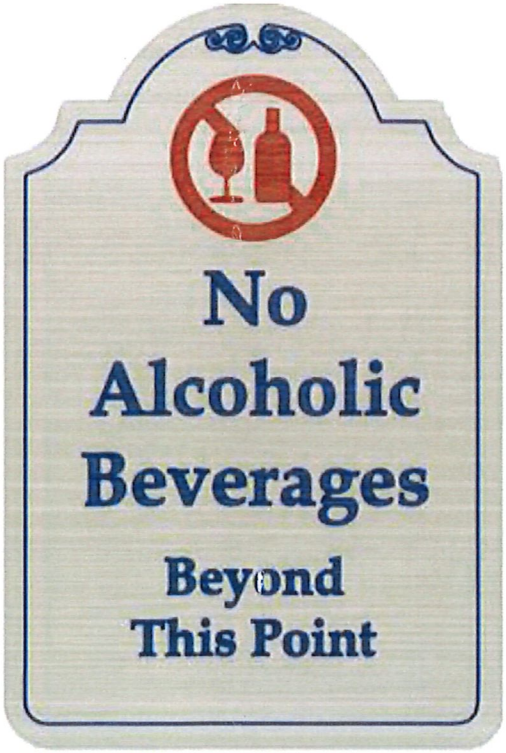
As part of the DORA update, we will create and erect new signage in the DORA zone.

At right is an example of new signage that will replace the old signage, pictured below.

The new signage will be branded with our DORA logo, and contain our official fonts and colors for a consistent look and feel.

The new signage will serve the same purpose as the old, distinguishing the DORA boundaries.





Also consistent with our current trash can wraps, the new signage will feature a QR code option so customers will be able to scan the code to find DORA information on the boundary map, times, and guidelines.

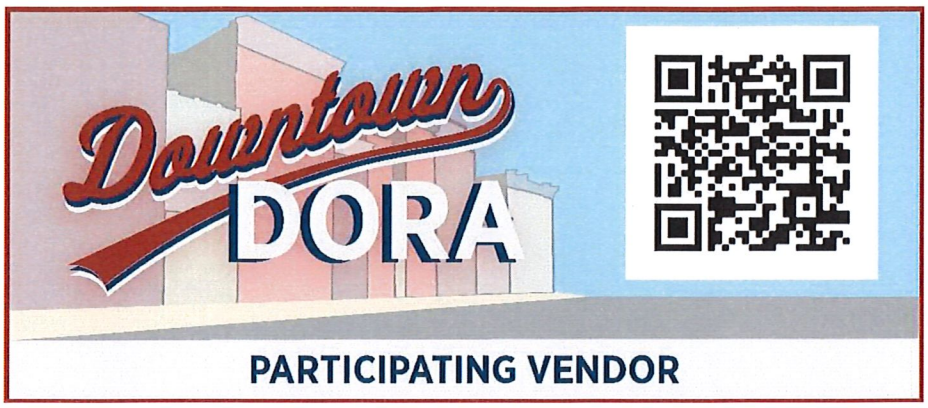
Cost and Implementation

We are researching two options: New printed facing, only, that will adhere to the existing metal signs, or new printed facing and signs. Either option likely will cost less than $1,000.

Public Works staff can remove and replace the signs.

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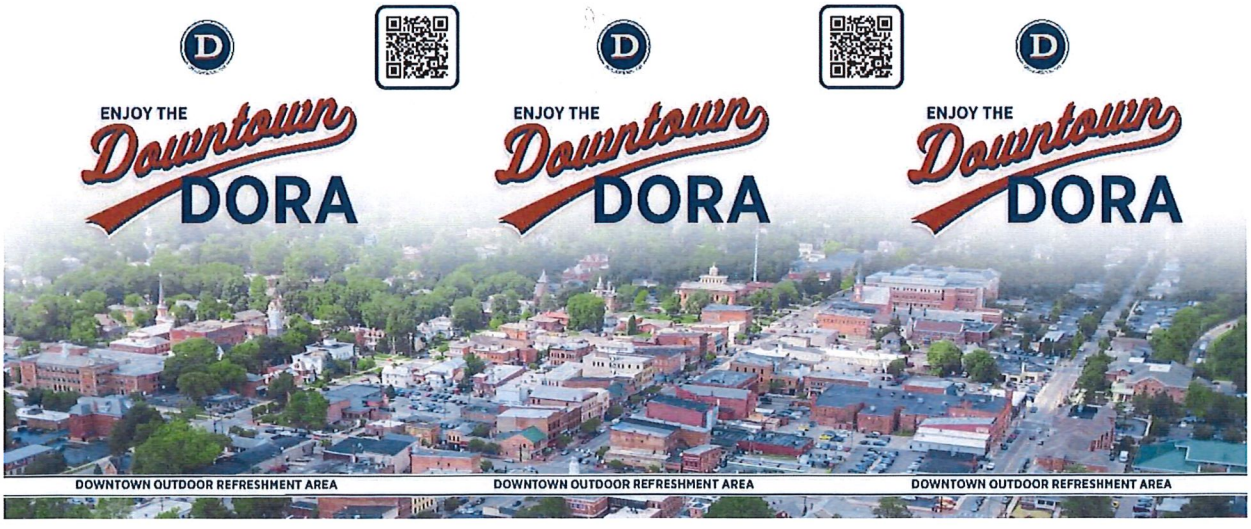
Window Decals of Participating Vendor



Window Decals of Participating Retailer



DORA Banner "Wrap" within the District



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VII. QUALIFYING SPECIAL EVENTS

This is not an event-based DORA, however, the City of Delaware staff may consider approval of additional events on a continual basis within the DORA. Additional events will be subject to Division of Liquor Control and local permitting processes and regulated by the approved boundaries and hours of operation established in this ordinance.

VIII. DELAWARE DORA CONTAINER

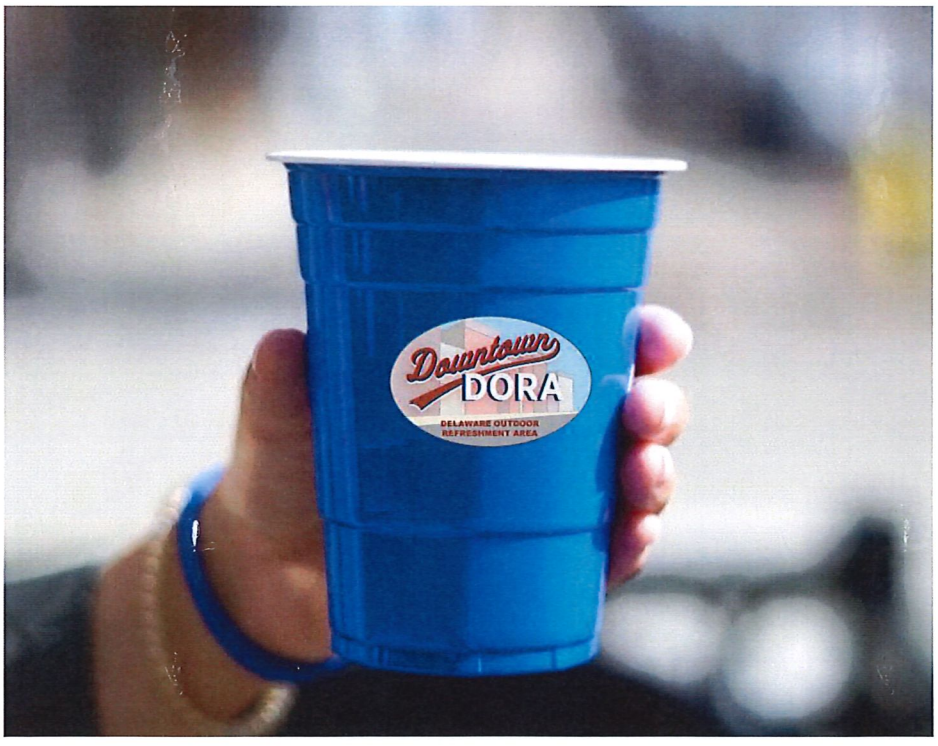
In accordance with ORC § 4301.82 (F)(1)(g), Wine, beer, mixed drinks and spiritous liquor shall only be consumed within the DORA as follows:

Wine, beer, mixed drinks and spiritous liquor shall only be served and consumed within the DORA area in DORA marked containers, provided by participating businesses.

The cups must be plastic and can not exceed 16 fluid ounces.

The cups must display the name or logo of the DORA approved establishment on one side of the container. Used containers must be disposed of before entering any establishment of a qualified permit holder.

Cups that are used in Special Event F2 permit areas that do not encompass the entire DORA boundary will not be allowed in the general DORA area and must be kept in that Special Event F2 permit area.



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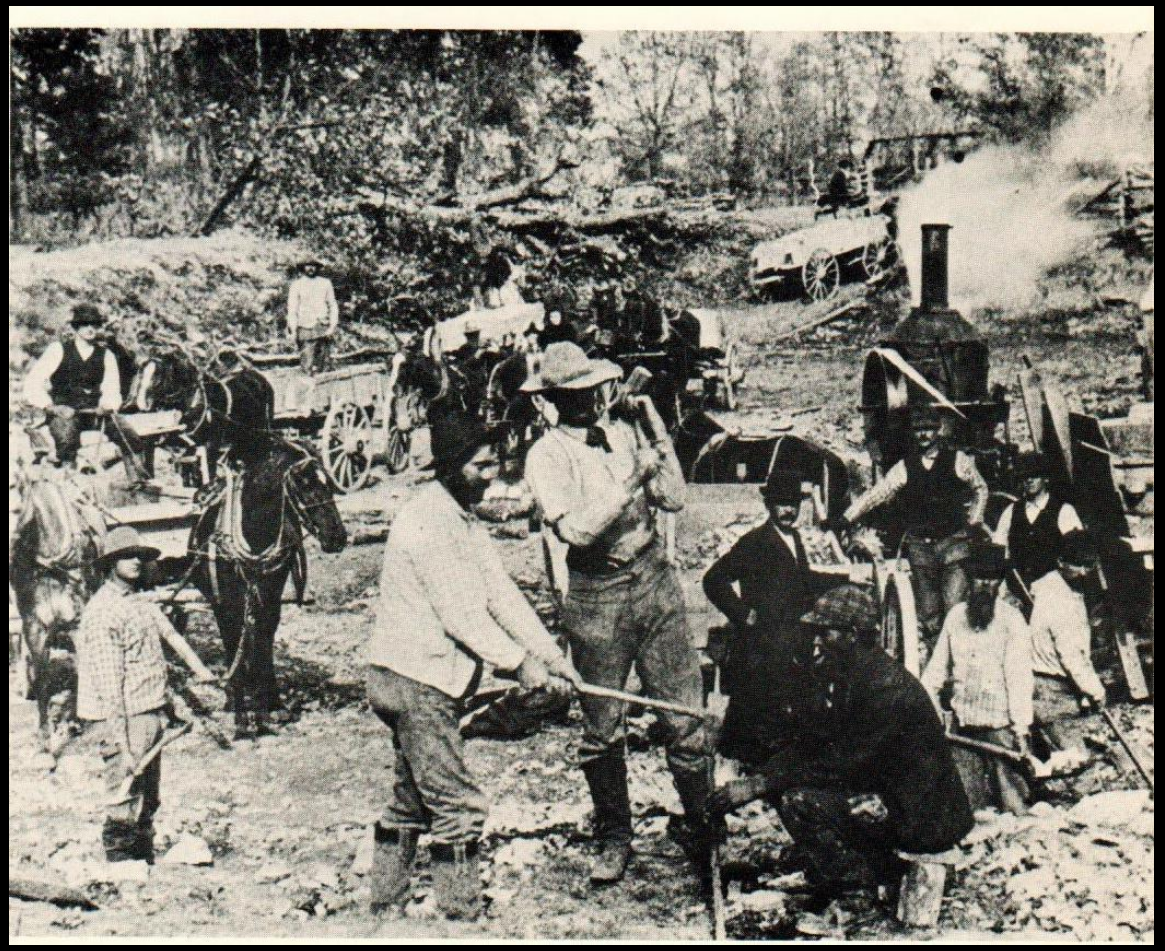
IX. ADDITIONAL RULE & REQUIREMENTS

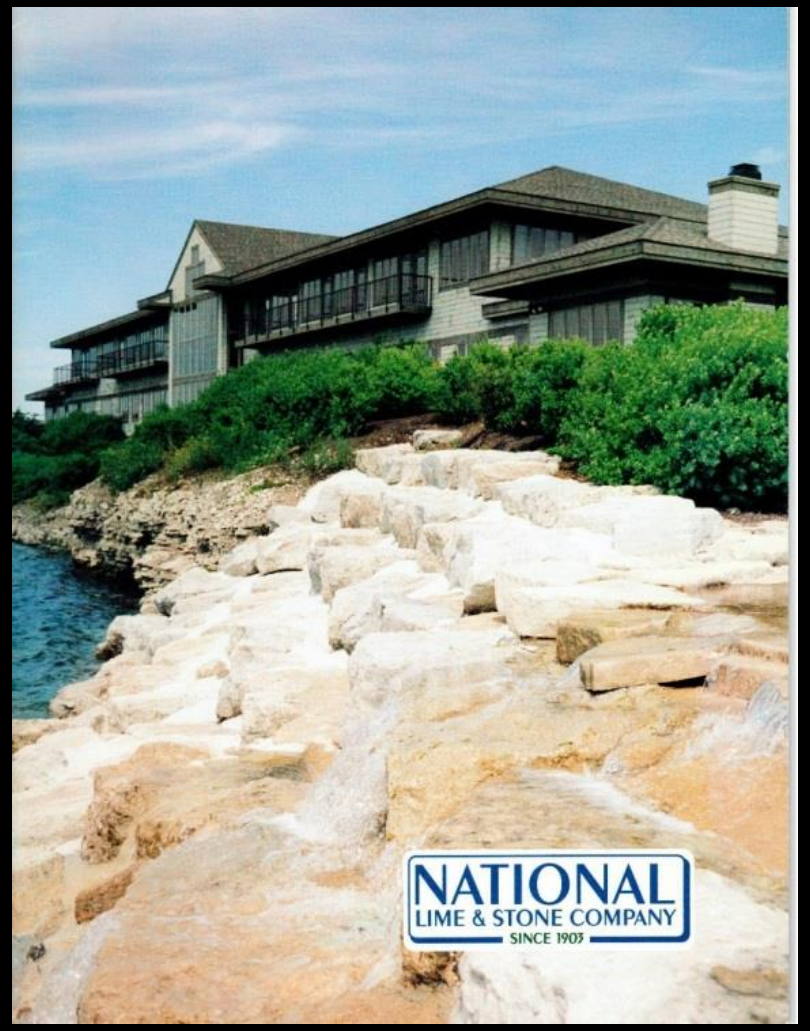
In accordance with ORC § 4301.82 (B)(5), and in conjunction with other rules, standards and requirements set forth in this application, additional rules, and requirements for the purpose of ensuring public safety and health within the DORA are as follows:

a. A person may have in the person's possession an open container of beer, wine, mixed drink or spirituous liquor at an outdoor location within the DORA if the open container of beer, wine, mixed drink or spirituous liquor was purchased from a qualified permit holder to which both of the following apply:
    i. The permit holder's premises are located within the DORA; and
    ii. The permit held by the permit holder has an outdoor refreshment area designation.
b. No person shall do any of the following:
    i. Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, mixed drink or spirituous liquor acquired elsewhere, or
    ii. Possess an open container of beer, wine, mixed drink or spirituous liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC § 4301.62.

X. REQUEST TO TEMPORARILY SUSPEND A PORTION OF THE DORA

The City requests that if this application is approved and the DORA is established, City Council also approve a temporary suspension of the portion of the DORA that encompasses Spring Street and the sidewalk directly to its south. Once this area of land is redeveloped, at the will of City Council, should it be compatible with the DORA, Council will have the option to allow this area into the DORA.

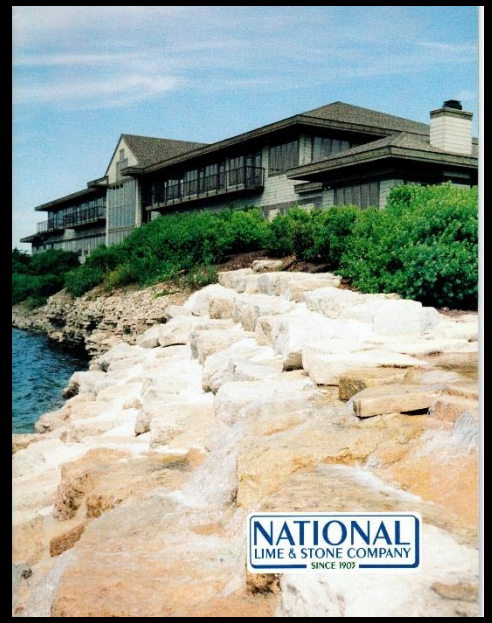




The National Lime and Stone Company

Since 1903

About The Company



14th Largest Construction Aggregates Producer In the United States

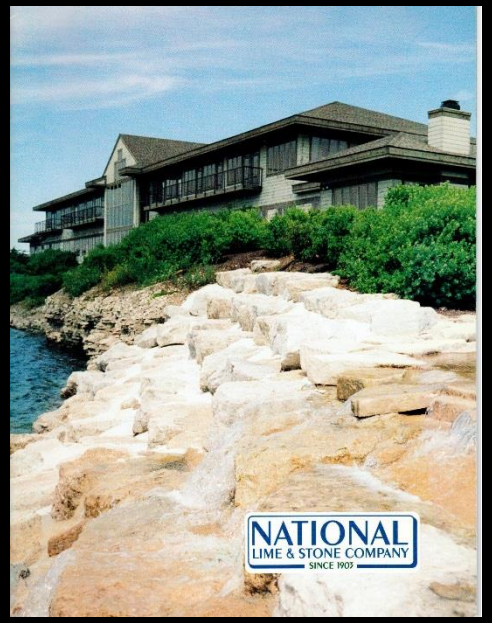
Largest Supplier of Glass Batch Dolomitic Limestone in the United States

The Largest Volume Aggregate Producing Plant In Ohio in 2020

Ready-Mix Division

NLS Asphalt, Paving and Transport Construction Division

About The Company



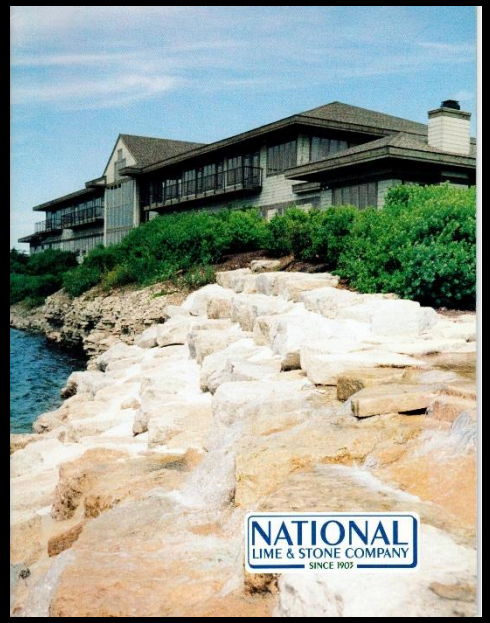
14 Limestone Quarries and Sand & Gravel Plants – Throughout Ohio

20 Sales Yards – Mostly In Eastern Ohio, West Virginia & Pa.

2 Ready Mix Plants – Findlay

4 Asphalt Plants – Southeastern Ohio

About The Company



2020 - Statistics

Over 10 Million Tons Produced

3.7 Million Tons Produced at the Delaware Plant

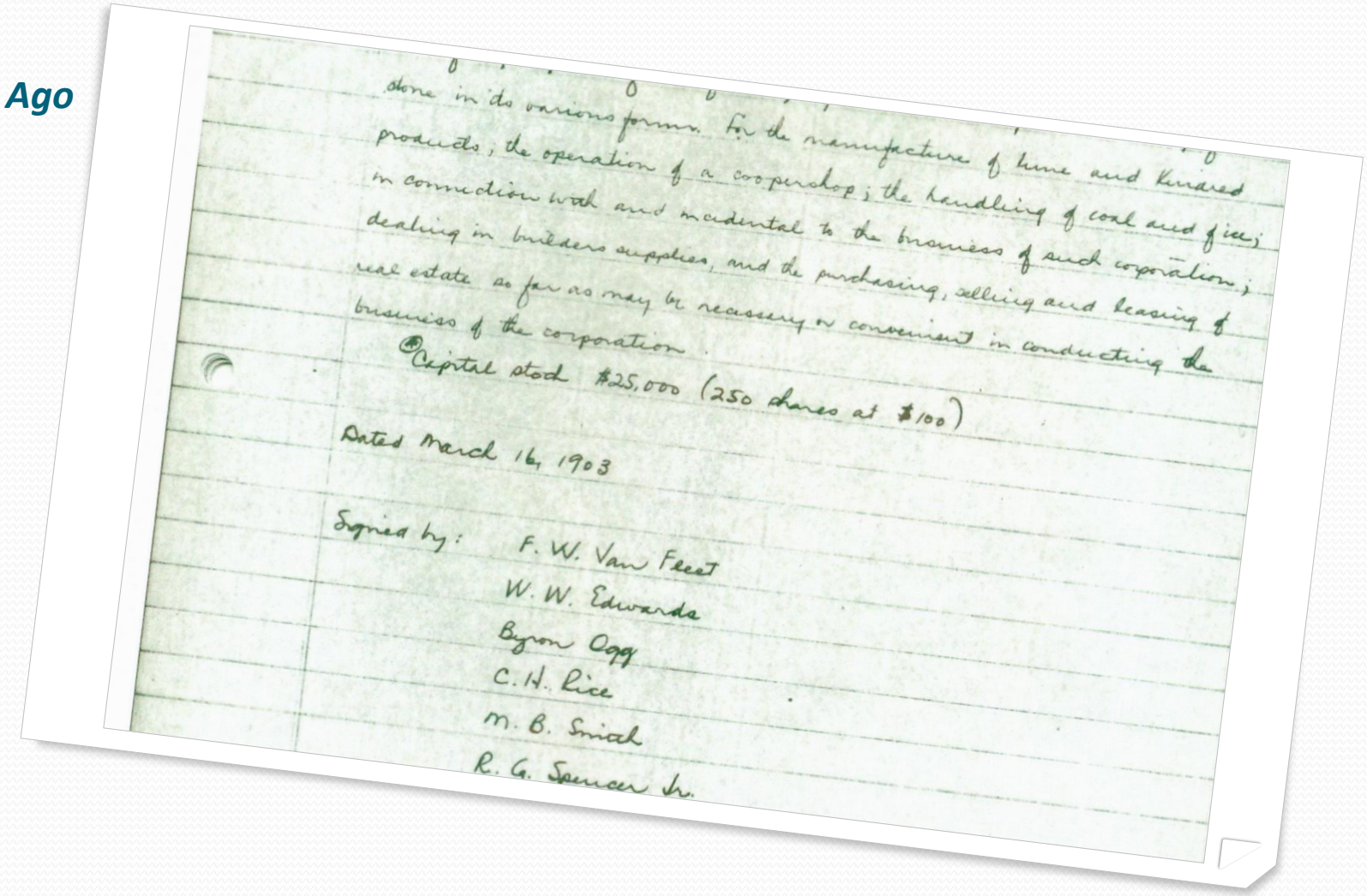
Over 35,000 Rail Cars Shipped Out of Locations

Over 50,000 Trucks Loaded

Very Humble Beginnings 117 Years Ago

Incorporated on March 17, 1903 as Van Fleet Lime and Stone

On August 6, 1903 the name was changed to The National Lime and Stone Company


stone in its various forms. For the manufacture of lime and kindred products; the operation of a cooperage; the handling of coal and ice; in connection with and incidental to the business of such corporation; dealing in builders supplies, and the purchasing, selling and leasing of real estate as far as may be necessary or convenient in conducting the business of the corporation.

Capital stock $25,000 (250 shares at $100)

Dated March 16, 1903

Signed by: F. W. Van Fleet
W. W. Edwards
Byron Ogg
C. H. Rice
M. B. Smith
R. G. Spencer Jr.


NATIONAL
& STONE COMPANY
SINCE 1903

Delaware Quarry
Purchased in 1961 from Scioto Lime & Stone Company

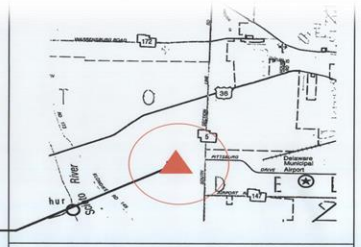


Aerial View





SITE



LOCATION MAP
1" = 3500'

ACREAGE SUMMARY

YEAR

	11	12	13	14	15	16	17	18	19	20
ACRES PROPOSED TO BE AFFECTED	A=5.4	A=5.4	A=11.8	A=11.8	A=11.8	A=11.8	A=11.8	A=11.8	A=11.8	A=205.0
ACTIVE ACRES										
AFFECTED ACRES TO BE RECLAIMED										A=10.2
ACRES RECLAIMED = GRADED										A=10.2
ACRES RECLAIMED = PLANTED										
ACRES COMPLETELY RECLAIMED	A=7.3	A=6.4	A=5.4					B=9.4	B=0.3 C=3.0	B=0.0 C=5.9
CUMULATIVE ACRES AFFECTED										
ACRES RECLAIMED & REAFFECTED		A=0.9		A=5.4					B=9.4	

ACREAGE SUMMARY

YEAR

	21	22	23	24	25	26	27	28	29	30
ACRES PROPOSED TO BE AFFECTED	A=150.2									
ACTIVE ACRES										
AFFECTED ACRES TO BE RECLAIMED	-	-	-	-	-	-	-	-	A=13.0	6.0
ACRES RECLAIMED = GRADED	-	-	-	-	-	-	-	-	13.0	6.0
ACRES RECLAIMED = PLANTED	-	-	-	-	-	-	-	-	-	-
ACRES COMPLETELY RECLAIMED	C=5.9	C=5.9	C=5.9	C=5.9	C=5.9	C=5.9	C=5.9	C=5.9	C=5.9	C=5.9
CUMULATIVE ACRES AFFECTED										
ACRES RECLAIMED & REAFFECTED	A=0.7		A=9.5							

ACREAGE SUMMARY

YEAR

	31	32	33	34	35	36	37	38	39	40
ACRES PROPOSED TO BE AFFECTED	A=30.1									
ACTIVE ACRES										
AFFECTED ACRES TO BE RECLAIMED	A=8.3			-						
ACRES RECLAIMED = GRADED	A=8.3			-						
ACRES RECLAIMED = PLANTED	A=4.6			-	A=8.0					
ACRES COMPLETELY RECLAIMED	A=4.2 C=5.9			A=4.2 C=5.9						
CUMULATIVE ACRES AFFECTED										
ACRES RECLAIMED & REAFFECTED	A=0.9			A=0.1	A=0.4	A=0.2	A=1.4	D=0.8		

ADDITIONAL PROPERTY OWNERS

1. D. & T. BEVAN
2. S. HUBBARD
3. B. ADAMS TRUSTEE
4. NATIONAL LIME & STONE COMPANY
5. S. & K. HENDERSON
6. E. & C. FORD
7. M. ROCKWELL

NOTE - No mining will occur within 50-feet of adjoining road Right of Ways or properties unless the appropriate "Consent" is submitted and approved.

PERMIT ACREAGE SUMMARY

PERMIT AREA	289.4 Acres
AMENDED PERMIT AREA (1989)	7.8 Acres
TOTAL	297.2 Acres
AMENDED PERMIT AREA (1992)	30.2 Acres
TOTAL	327.4 Acres
AMENDED PERMIT AREA (2000)	685.3 Acres
TOTAL	1,012.7 Acres
DELETED PERMIT AREA (2006)	- 18.9 Acres
TOTAL	993.8 Acres

ANN. MAP YR. 39
Insp.
Supvr.
Date 5/19/2016

RECEIVED
MAY 20 2016
ODNR, DMRM
New Philadelphia Office

LEGEND

BEGIN	BEGINNING POINT	TBR	TO BE RECLAIMED
	CONTOUR LINES		RECLAIMED AREAS REAFFECTED
	CUMULATIVE AREA AFFECTED		PREVIOUSLY SHOWN AS GRADED ONLY
	ELECTRICAL DISTRIBUTION LINE		PREVIOUSLY SHOWN AS TBR
-HV-	ELECTRICAL TRANSMISSION LINE		
END	ENDING POINT	P	POOR DEED DESCRIPTION
	EXISTING WATER IMPOUNDMENT	S	SURFACE OWNER
X X X	EXISTING HIGHWALL	M	MINERAL OWNER
	CROSS SECTION	L	LEASE
GAS	GAS WELL		SECTION LINE
	HAUL ROAD	OIL	OIL WELL
	MINING DIRECTION		PREVIOUSLY AFFECTED AREA
	UNOCCUPIED BUILDING		RESOILING MATERIAL STORAGE AREA
	OCCUPIED BUILDING	P	RECLAIMED - PLANTED
	DELETED PERMIT AREA		UTILITY LINE (TEL, ETC)
	PERMIT AREA		NATURAL DRAINAGE
PL	PROPERTY LINE		PREVIOUSLY RECLAIMED
	PROPOSED AFFECTED AREA		WETLAND AREAS
G	RECLAIMED - GRADED		
	STREAM		
TH#	SEDIMENT POND		
	TEST HOLE		
	AMENDMENT AREA		

NOTE: FOR ADDITIONAL SYMBOLS NOT SHOWN ON THIS LEGEND, SEE USGS TOPOGRAPHIC LEGEND SHEET AND NRim-I-16 OF THE OHIO SURFACE MINE RULES.

Property lines and other details have been plotted on a copy of the appropriate standard USGS 7 ½ ' quadrangle map with comparable accuracy. Such details have been compiled from county tax maps, surveys, deeds, lease descriptions, and other sources. The accuracy of original data sources is not guaranteed.

I, the undersigned, hereby certify that this map is correct, and shows to the best of my knowledge and belief all the information required by the surface mining laws of the state.

Acknowledged before me, a Notary Public, on this the 9 day of May 20 16.

SARAH GRUNDY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 9/17/2020

RECEIVED
MAY 13 2016
ODNR - DMRM
MT. VERNON

NOTARY PUBLIC

I.M. PERMIT # 207 (COLUMBUS/DELAWARE SITE)

39th ANNUAL MAP

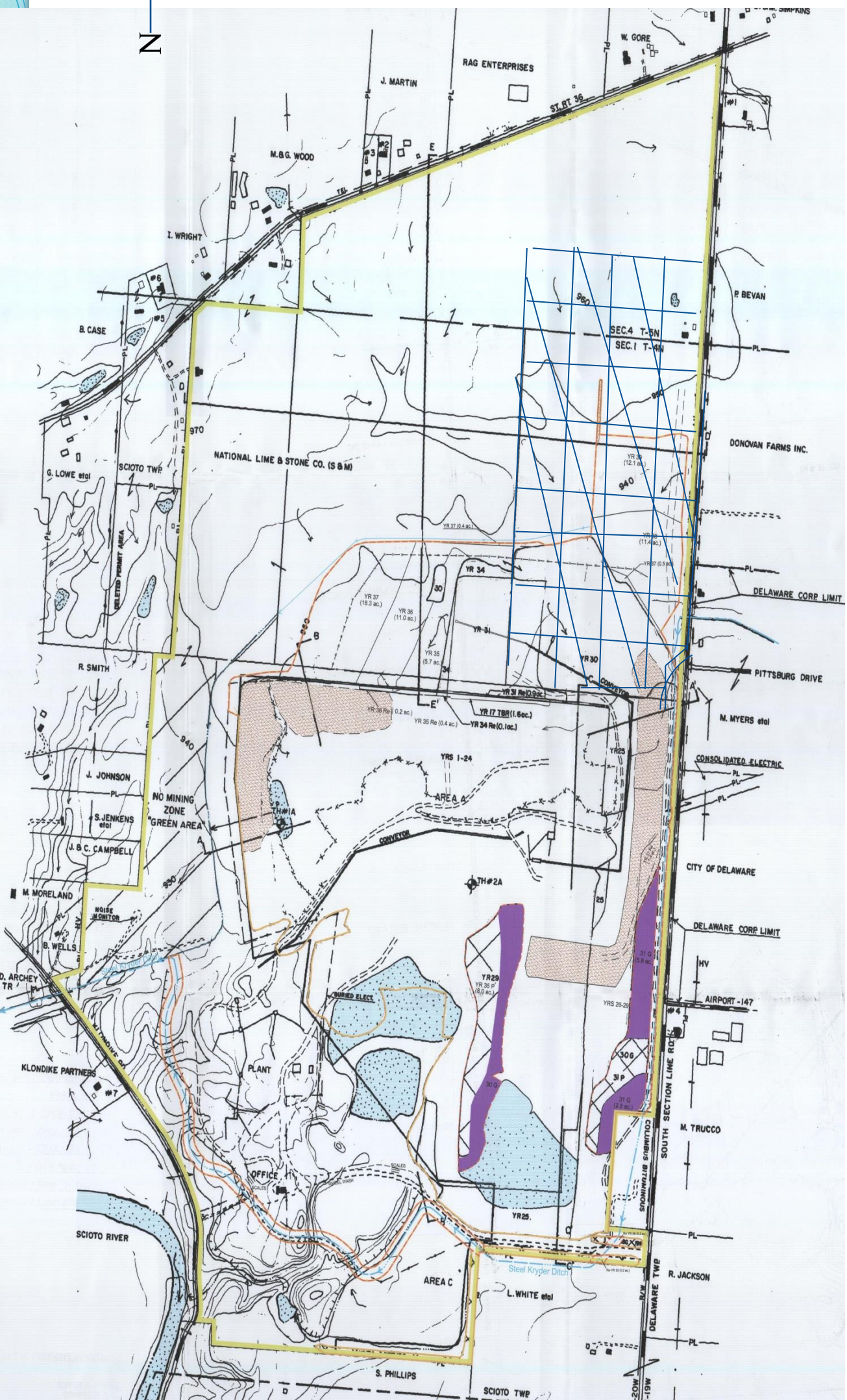
NATIONAL LIME & STONE COMPANY

DELAWARE COUNTY SCIOTO TOWNSHIP
LOTS T- 4N, 5N R - 20W, SECTIONS 1, 4
SCALE: 1" = 400' CONTOUR INTERVAL: 10' OSTRANDER U.S.G.S. QUAD
SP COORDINATES: 3279990N, 1822778E MUNICIPALITY:
DATE PREPARED: 1/15/2016 DATE REVISED: 5/5/2016

PREPARED BY:

MINE SERVICES COMPANY, INC.
7110 Whipple Ave NW (Suite A-101)
P.O. Box 2786 North Canton, Ohio 44720
office: 330-497-9393
www.mine-services.com

OPERATOR


N
RAG ENTERPRISES
J. MARTIN
W. GORE
ST. RT 36
M.&G. WOOD
I. WRIGHT
B. CASE
P. BEVAN
SEC.4 T-5N
SEC.1 T-4N
DONOVAN FARMS INC.
NATIONAL LIME & STONE CO. (S&M)
G. LOWE etal
SCIOTO TWP
DELETED PERMIT AREA
DELAWARE CORP LIMIT
PITTSBURG DRIVE
R. SMITH
M. MYERS etal
CONSOLIDATED ELECTRIC
J. JOHNSON
S. JENKENS etal
J. & C. CAMPBELL
NO MINING ZONE "GREEN AREA"
AREA A
CONVEYOR
TH#1A
TH#2A
CITY OF DELAWARE
M. MORELAND
B. WELLS
NOISE MONITOR
D. ARCHEY TR
BURIED ELECT.
AIRPORT - I47
KLONDIKE PARTNERS
PLANT
SOUTH SECTION LINE RD.
M. TRUCCO
OFFICE
SCIOTO RIVER
AREA C
Steel Kryder Ditch
L. WHITE etal
R. JACKSON
DELAWARE TWP
S. PHILLIPS
SCIOTO TWP










WARNING!
ACTIVE QUARRY
BLASTING
AREA
ABSOLUTELY
NO TRESPASSING




VOLVO
VOLVO














KOMATSU
WA500






The Earth Moves With
SAVKO
COLUMBUS, OHIO
The Earth Moves With
SAVKO
ROLLER COMPACTED CONCRETE
World's Largest RCC Contractors
www.nicksavko.com







Loading a blast hole



Quarry Highwall Blast



Vibratech Stationary Seismographs

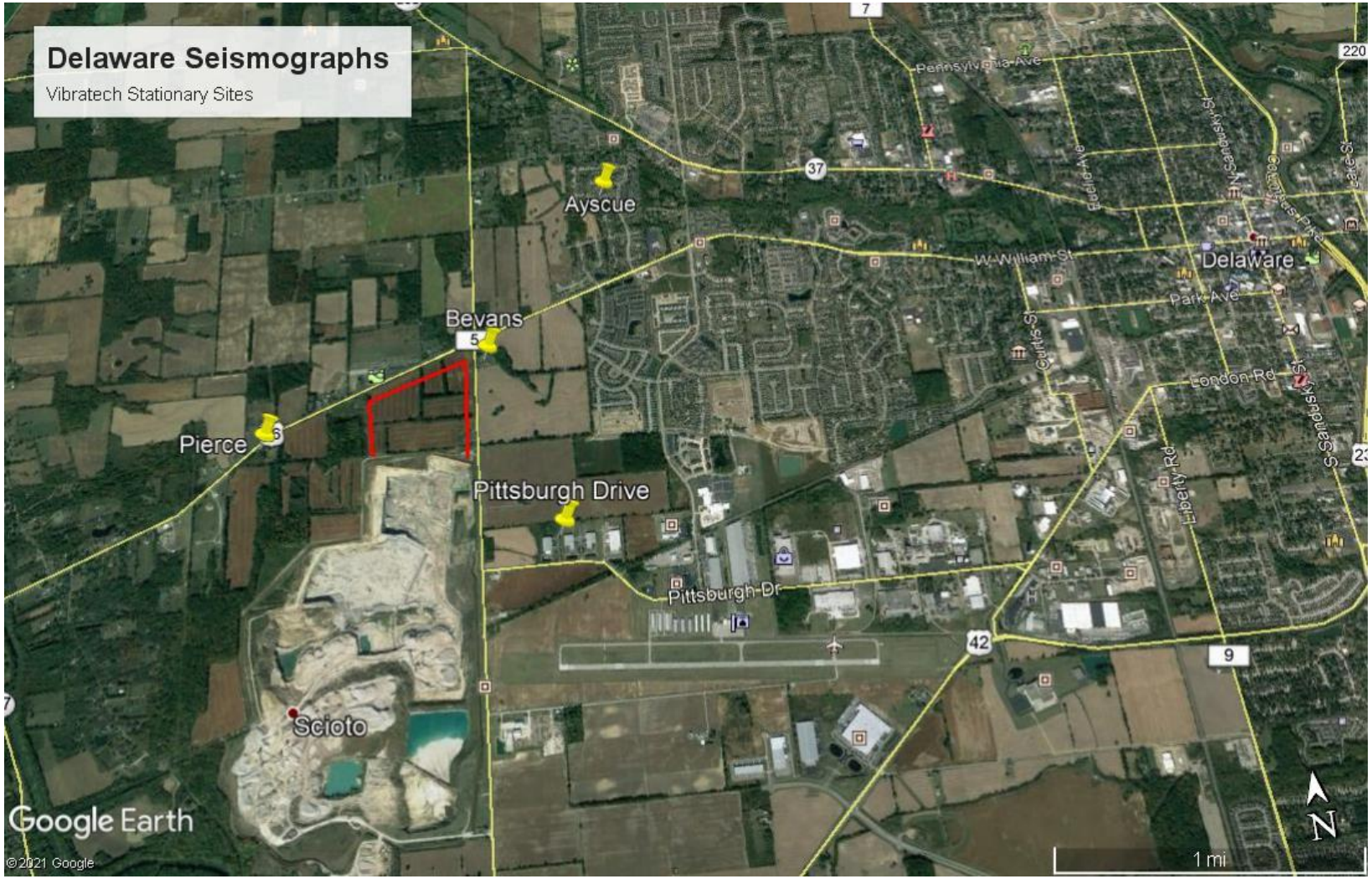
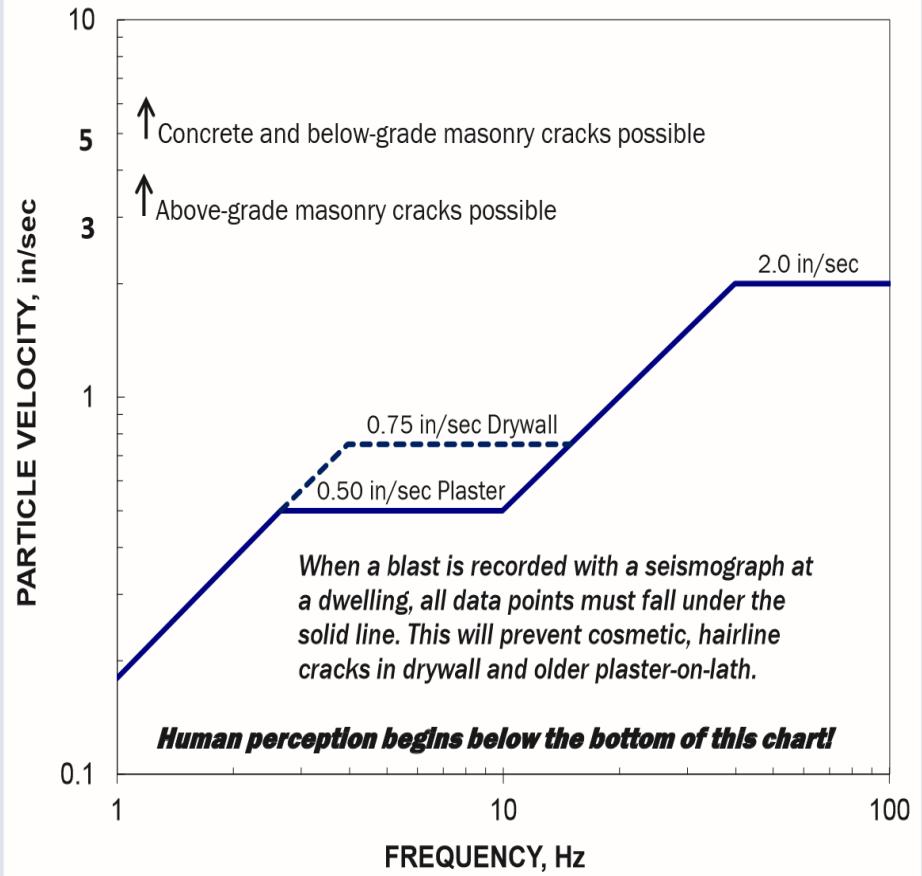


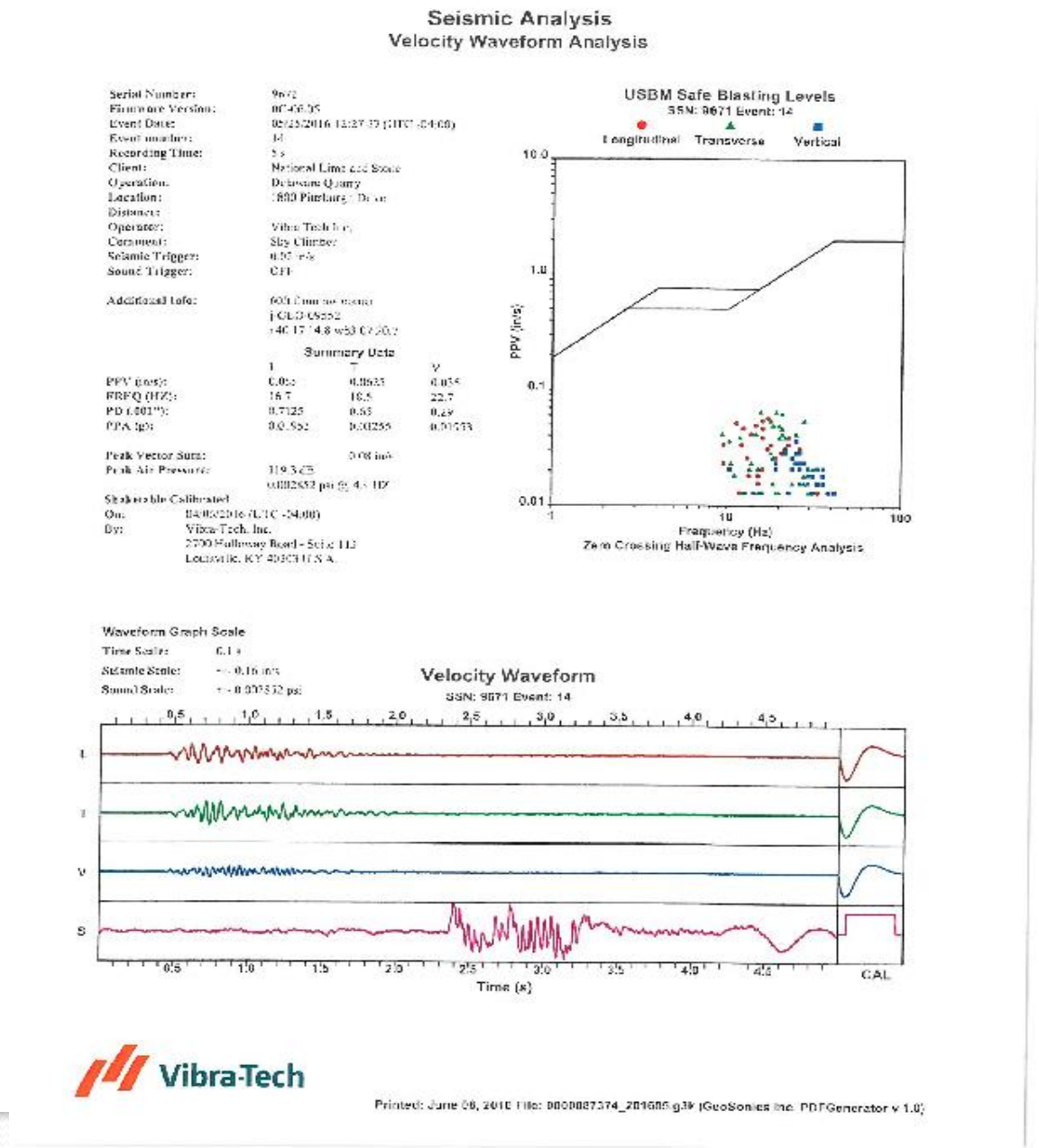
Figure 2.

Ground Vibration Limits for Ohio Coal and Industrial Minerals Permits



Seismic Records

3-30-21
Sectionline/36
Air-115dB
L- 0.215
T- 0.293
V- 0.135



3-30-21
Blaisdell Drive
Air - 104 dB
L- 0.013
T- 0.018
V- 0.015

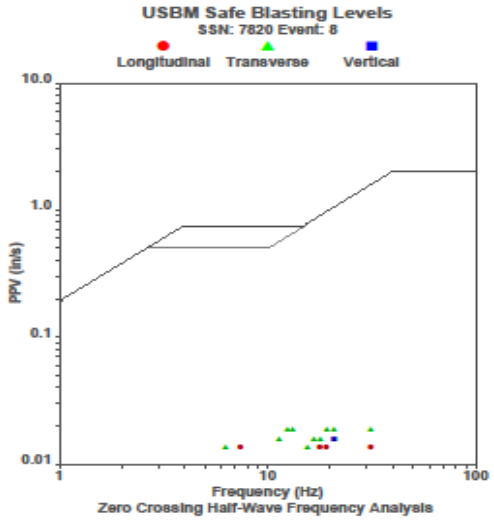
Seismic Analysis
Velocity Waveform Analysis

Serial Number:	7820
Firmware Version:	0C-06.13
Event Date:	03/30/2021 12:10:34 (UTC -04:00)
Event number:	8
Recording Time:	10 s
Client:	National Lime and Stone
Operation:	Delaware Quarry
Location:	Ayscue Residence
Distance:	
Operator:	Vibra-Tech Inc.
Comment:	454 Blaisdell Dr
Seismic Trigger:	0.015 in/s
Sound Trigger:	127 dB
Additional Info:	18ft W of SW Corner j-GEO-32720 N40 18 28.2 W83 06 59.6

Summary Data

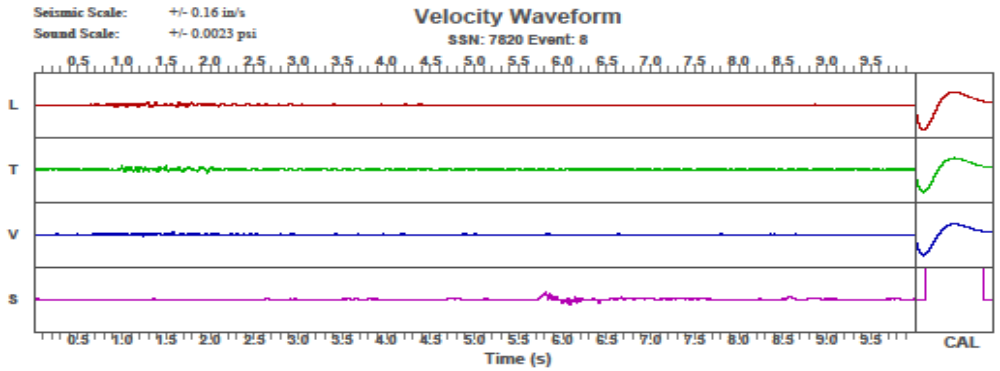
	L	T	V
PPV (in/s):	0.013	0.018	0.015
FREQ (HZ):	8.6	16.7	20.8
PD (.001"):	0.24	0.27	0.16
PPA (g):	0.013	0.013	0.007

Peak Vector Sum:	0.023 in/s
Peak Air Pressure:	104 dB 0.0005 psi @ 4.8 HZ
Shaketable Calibrated On:	06/11/2020 (UTC -04:00)
By:	Vibra-Tech, Inc. 2700 Holloway Road - Suite 113 Louisville, KY 40203 U.S.A.



Waveform Graph Scale

Time Scale:	0.1 s
Seismic Scale:	+/- 0.16 in/s
Sound Scale:	+/- 0.0023 psi



Vibra-Tech

Printed: April 05, 2021 File: 0000156256_202103.g3k (GeoSonics Inc. PDFGenerator v 1.0)

UNITED STATES DEPARTMENT OF THE INTERIOR
William P. Clark, Secretary

BUREAU OF MINES
Robert C. Horton, Director

Report of Investigations 8896

Effects of Repeated Blasting on a Wood-Frame House

By Mark S. Stagg, David E. Siskind,
Michael G. Stevens, and Charles H. Dowding

Two significant findings in RI 8896 were that: 1) human activity and changes in temperature and humidity caused strains in walls that were equivalent to those produced by ground motions up to 1.2 in/sec; and 2) when the entire house was mechanically shaken (after being pre-stressed by 587 mine blasts), the first crack appeared after 56,000 cycles, *the equivalent of 28 years of shaking by blast-generated ground motions of 0.5 in/sec twice a day.*

BLASTING IN OHIO'S QUARRIES AND SURFACE COAL MINES

Revised December 2018

Ohio Department of Natural Resources
Division of Mineral Resources Management Columbus 614.265.6633
minerals.ohiodnr.gov

On a typical workday in Ohio, over a quarter million pounds of explosives are safely detonated in quarries and surface coal mines.

The word "blasting" often conjures up visions of destruction - mushroom clouds, gigantic craters, high-rise buildings collapsing, bridges falling and cars exploding. However, on a typical workday in Ohio, over a quarter million pounds of explosives are safely detonated in quarries and surface coal mines. The Ohio Department of Natural Resources, Division of Mineral Resources Management is the agency responsible for regulating the environmental effects of mining and blasting. This article will address some of the commonly asked questions and misconceptions regarding blasting.

Why is blasting necessary?

Blasting is the most cost effective way to fracture rock so that it can be excavated by earth-moving equipment. This, in turn, reduces the costs of building materials, such as gravel and concrete, energy produced from coal, and many other products derived from limestone, coal and other minerals.

Is dynamite still used?

People living near quarries and coal mines often express concern about "the dynamiting going on over there." In fact, dynamite, a nitroglycerin-based explosive, is rarely used today in Ohio's quarries and surface coal mines. The most widely used explosives are ANFO, emulsions, and ANFO/emulsion blends. ANFO is a mixture of ammonium nitrate (AN) and fuel oil (FO). The AN is in the form of a prill (small, bead-like pellet), which absorbs the fuel oil. An emulsion is essentially a waterproof version of ANFO. Both are far less hazardous than dynamite and break more rock per unit of cost.

How far do fractures extend from a blasthole?

Blastholes are normally drilled vertically and arranged in a grid pattern. Typical blasthole diameters range from two to seven inches in quarries and five to nine inches in surface coal mines, with typical depths from 10 to 70 feet. Upon detonation, fracturing of rock generally occurs no greater than 20 to 30 feet from any blasthole, depending largely upon hole diameter and the densities of the rock and explosive. A common misconception is that fracturing extends far beyond the mine property - even miles from the blast site. If this were true, the blastholes could be placed much farther apart than the commonly used spacing of six to 18 feet in quarries and 12 to 25 feet in surface coal mines, and blasting would be much more economical since less drilling and explosives would be necessary. Another common misconception associated with blasting is that significant fracturing occurs far below the bottom of a blasthole. In fact, most of the gas pressure forces created by the detonation of the explosive radiate outward along the length of the cylindrical blasthole. Depending upon the hole diameter, type of explosive and nature of the rock, gas-pressure forces below the bottom of the

New Philadelphia 330.339.2207

blasthole are comparatively minimal and fracturing of rock is generally limited to several feet. In most surface coal mines, a buffer of only three to five feet between the bottom of the blastholes and the top of the coal seam adequately protects the coal (which is brittle to begin with) from being fractured and contaminated by the rock material immediately above it. Failure to protect the coal from fracturing can increase the cost of cleaning the coal and significantly reduce the mine operator's profits.

What causes ground vibration and how is it measured?

When a blast detonates, some of the explosive energy not utilized in breaking rock travels through the ground in all directions as wave motion, similar to the ripple created in a pond when a stone hits the water. This wave motion, or ground vibration, travels mainly along the surface at speeds of 5,000 to 20,000 feet per second, depending upon the density and thickness of the rock and soil. Its energy decreases rapidly with distance from the blast and normally decays to levels undetectable by humans beyond several thousand feet. Because explosives are expensive and vibration represents wasted energy, it is to the blaster's advantage to utilize as much of the energy as possible in fragmentation, thereby minimizing vibration.

Blasting seismographs are used to measure ground vibration in terms of particle velocity, which is the speed at which each particle in the ground oscillates as the wave motion passes. This would be similar to measuring the speed of a fishing bobber in a pond as it moves up and down when a ripple passes under it. Particle velocity is measured in inches per second, but beyond several hundred feet from a blast the actual movement of the ground, or displacement, is generally only a tiny fraction of an inch, about the thickness of a piece of paper, or less. So it is important to understand that a particle velocity reading expressed in inches per second refers to the speed at which the ground moved, and not the amount of movement.

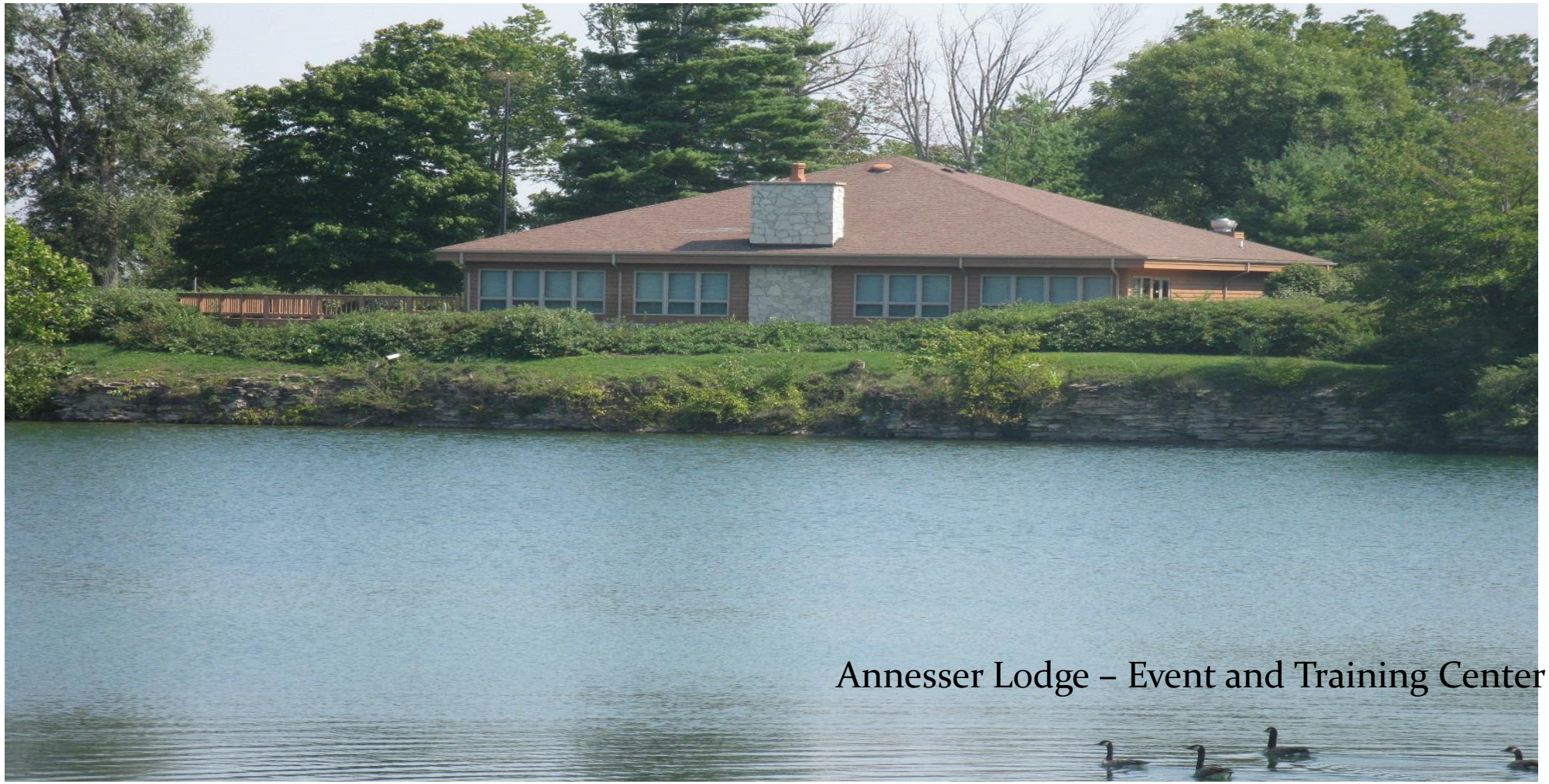
How is ground vibration controlled?

Blasters control ground vibration mainly by limiting the weight of explosives detonated within any instant of time. They do this by using millisecond delay detonators (blasting caps) to separate the firing time of each hole from adjacent

Final Use - Reclaimed Mine Site



Reclaimed Quarry for Company Events and Employee Recreation



Annesser Lodge – Event and Training Center

Post Quarry Development
Lake Cascades



Lake Cascades Development
Condominiums, Medical and Professional Offices



Today's Business Demands

- Complexity of Customer Requirements, Expectations and need for Higher Quality Products
- Meeting the Regulatory Demands from USEPA, OEPA, ODNR, MSHA, OSHA, DOT, USACE and more.
- Complexity of Internet, Intra-Net, and Cloud-Based Technical Systems
- Technical Nature of Equipment (Computer Control Systems, Remote Control)
- TPM based Mechanical Processes (Total Productive/Predictive Maintenance Systems)
- Highly Qualified Workforce
- Retirement Transitions - Loss of Experience and Extensive Knowledge Base

Questions or Comments



EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9

DATE: 04/07/2021

ORDINANCE NO: 21-18

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
March 22, 2021 @ 7:20 PM

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Blake Jordan, Director Public Utilities

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING SECTION 917.21(B) OF THE CITY'S CODIFIED ORDINANCES RELATING TO CAPACITY FEES FOR SANITARY SEWER SERVICE PERMITS.

BACKGROUND:
Pursuant to Section 197.01 of the codified ordinances, the City's fees and services charges are reviewed each year with the annual budget. No action is taken if, during the review, fees are found to be within reasonable need of the Fund. During recent annual review staff found that the need for official fee review was warranted. The adjustments in this legislation address sanitary sewer supply service capacity fees. 917.21(b.1) – One equivalent dwelling unit's average daily water consumption will be changed from 400 gallons to 360 gallons.
917.21(b.1.C) – Average sewer consumption will be divided by 360 gallons.
917.21(b.2) – The sanitary sewer capacity fee is now $3,145 per EDU, a decrease from the previous amount of $5,385 per EDU.
The new effective date of the fee changes is June 1, 2021.

REASON WHY LEGISLATION IS NEEDED:
Section 197.01(b) of the codified ordinances provides that an ordinance is needed to adjust fees outside of the budget process.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:
Previous capacity fee structure was based upon an "incremental cost approach," as additional facilities to serve new customers were being planned for. The new capacity fee structure is based upon a "combined approach" wherein current assets provide some capacity to accommodate new customers, but the capital improvement plan also identifies significant capital investment to add additional infrastructure.

PRESENTER(S):
R. Thomas Homan, City Manager
Blake Jordan, Public Utilities Director

RECOMMENDATION:
Approval

ATTACHMENT(S):
March 2, 2021 Raftelis Financial Consultants, Inc. Capacity Fee Evaluation PowerPoint

ORDINANCE NO. 21-18

AN ORDINANCE AMENDING SECTION 917.21(B) OF THE CITY'S CODIFIED ORDINANCES RELATING TO CAPACITY FEES FOR SANITARY SEWER SERVICE PERMITS.

WHEREAS, the City recognized an onset of significant growth in and around the City, anticipated continued significant growth in and around the City, and deemed it necessary to expand the City's sanitary sewer system ("Sewer Utility") to accommodate the increasing demand on Sewer Utility caused by the significant growth in and around the City in 2006; and

WHEREAS, the City retained Floyd Browne Group, Inc. ("FBG") who evaluated the cost of expanding the capacity of the Sewer Utility to accommodate future demands on the Sewer Utility and determined an equitable cost allocation method that fairly apportioned the cost of the Sewer Utility expansion to new customers of the Sewer Utility; and

WHEREAS, FBG completed its evaluation and delivered an Annual Utility Capacity Fee Update, dated February 17, 2006 ("the Report"), to the City wherein FBG revised capacity improvement calculations and advised that the current use of meter size as a ratio for determining capacity fees to non-residential development did not adequately reflect the full impact of high-end users on the Sewer Utility system and further recommended that the City implement the "equivalent dwelling unit method" ("EDU") to more accurately determine Sewer Utility capacity fees; and

WHEREAS, this Council reviewed the FBG Report, adopted FBG's findings and recommendations regarding capacity fees including the recommended change to the equivalent dwelling unit method of determining capacity fees for the Sewer Utility, and passed Ordinance No. 06-32, which repealed the then-existing versions of Delaware Codified Ordinance Sections 917.21(b) and 917.21(f) and amended the two sections, respectively; and

WHEREAS, the City's Codified Ordinances require the City to evaluate and update its capacity fees annually; and

WHEREAS, the necessity to keep current or take affirmative action to change or otherwise alter the City's capacity fees is determined during each annual review; and

WHEREAS, the City retained Raftelis Financial Consultants, Inc. ("Raftelis") to evaluate the City's capacity fees due to the changing economic climate; and

WHEREAS, Raftelis completed its evaluation and delivered a Capacity Fee Evaluation, dated March 2, 2021 ("Raftelis Report," attached), to the City wherein Raftelis recommended the City maintain the "equivalent dwelling unit" (EDU") method to determine Sewer Utility capacity fees and modify the baseline for an EDU.

WHEREAS, while the City's current capacity fees are supportable, exploring different methodologies for setting sanitary sewer and water supply services capacity fees provided the City an opportunity to reduce the capacity fees; and

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

SECTION 1. Section 917.21(b) of the City's Codified Ordinances is hereby amended to read as follows:

(b) The following capacity fee shall be charged for permits issued to connect into the City sanitary sewer system and shall be paid upon issuance of said permit.

(1) All properties connecting to the City of Delaware sanitary sewer system shall be assigned an Equivalent Dwelling Unit (EDU), or multiple thereof, with one (1) EDU being equal to average daily water consumption of ~~400~~ **360** gallons.

A. All single-family residential properties connecting to the sanitary sewer system are assigned one (1) EDU.

B. All master metered multi-family residential properties connecting to the sanitary sewer system shall be assigned, by the Public Utility Director (Director), an EDU multiple calculated by multiplying the number of multi-family residential units by the Single Family Equivalent (SFE) value that follows:

SINGLE FAMILY EQUIVALENT VALUES	
1 BEDROOM	.63
2 BEDROOMS	.75
3 BEDROOMS	.88
4 + BEDROOMS	1.0

This division will be calculated to the second decimal place and rounded according to mathematical convention.

C. All properties connecting to the sanitary sewer system which are not residential properties are to be assigned, by the Director, an EDU multiple based upon the properties' estimated daily water consumption (in gallons) divided by ~~400~~ **360** gallons (one EDU). This division will be calculated to the second decimal place and rounded according to mathematical convention. In no event shall a non-residential property be assigned an EDU of less than one (1).

(2) The Sanitary Sewer Capacity fee is ~~$5,385~~ **$3,145** per EDU which shall be effective from and after June 1, ~~2006~~ **2021.**

(3) The EDU multiple established for non-residential properties based on estimated water consumption shall be reviewed twelve (12) months after occupancy is obtained to determine if the estimated daily water consumption is accurate. The director may extend this 12-month time period if accurate consumption data is not available**.** Any increase or decrease in the EDU multiple based on actual water consumption which results in a capacity fee charge adjustment of more than $1,000 shall be communicated to the property owner in writing. Any additional capacity fee charge or any refund of a previously paid capacity fee charge shall be made within forty-five (45) days of the date of the amended EDU determination letter. An owner may contest the amended EDU assigned to the property by filing an appeal with the Director within forty-five (45) days of the date of the amended EDU determination letter. The appeal shall be in writing and shall state the grounds for the appeal. The Director shall cause an appropriate investigation to be made to determine whether an adjustment of the EDU multiple for the property is warranted. The appellant shall be notified in writing of the Director's determination with respect to the appeal and any resulting adjustment in the amount of the capacity fee charge. Any additional capacity fee charge or any refund of a previously paid capacity fee charge shall be made within forty-five (45) days or the date of the Director's written response to the appellant.

SECTION 2. Existing Section 917.21(b) of the Delaware Codified Ordinances is hereby repealed.

SECTION 3. 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.

SECTION 4. This Ordinance shall be in full force and effect on and after the earliest date allowed by law.

PASSED: _____, 2021 YEAS____ NAYS____

ABSTAIN ____

ATTEST: _____ _____
MAYOR CITY CLERK

RAFTELIS

FINAL REPORT

March 2, 2021

Mr. Blake Jordan, P.E.
Director of Public Utilities
City of Delaware, Ohio
225 Cherry Street
Delaware, Ohio 43015

Dear Mr. Jordan:

Raftelis is pleased to submit this letter report presenting the findings of our Capacity Fee Evaluation for the City of Delaware (City).

Section I: Background

Capacity fees (also known as "system development fees" or "impact fees") are defined as one-time charges assessed against new development as a way to recover a proportional share of the costs of capital facilities constructed to provide service capacity for new customers connecting to the water and sewer utility systems. Typically, the cost basis for setting capacity fees is based on the major system components, or core system assets, that are necessary to serve, and that provide benefit to, all customers. These components typically include reservoirs, water treatment plants, storage tanks, major water transmission lines, wastewater treatment plants, and major wastewater interceptors.

There are four approaches for calculating water and sewer development fees that are recognized in the industry as cost-justified, as described below.

Capacity Buy-In Approach

The Buy-In Approach is most appropriate in cases where the existing system assets provide adequate capacity to provide service to new customers. Under this approach, the fee based upon the proportional cost of each user's share of existing plant capacity. The cost of the facilities is based on fixed assets records and usually includes escalation of the depreciated value of those assets to current replacement cost dollars. All core assets that provide benefit to the general transmission/collection and treatment systems are included, such as water and wastewater treatment plants, storage, major water transmission mains and wastewater interceptors, and pump/lift stations.

Incremental or Marginal Cost Approach

The Incremental Cost Approach, also referred to as the Marginal Cost Approach, focuses on the cost of adding additional facilities to serve new customers. It is most appropriate in a situation where existing facilities do not have adequate capacity to provide service to new customers, and the cost for new capacity can be tied to an approved capital improvement plan (CIP).

Combined Approach

A combined approach, which is a combination of the Buy-In and Incremental approaches, can also be used when the existing assets provide some capacity to accommodate new customers, but where the

capital improvement plan also identifies significant capital investment to add additional infrastructure to address future growth and capacity needs.

Equity Buy-In Approach

The Equity Buy-In Approach is an industry-accepted methodology more commonly used by water/sewer providers in the Western US. The methodology rests on the premise that customers requesting water service connection are entitled to service at the same price as existing customers. Essentially, the new customer pays an amount equal to the net investment already made by existing users. The key difference between the Equity Buy-In and the other approaches is that the net cost of system capacity is divided by the number of equivalencies currently served by the system.

Section II: Evaluation of Current Capacity Fees

The capacity fees currently assessed by the City were determined in a Capacity Fee Update performed by Floyd Browne Group in 2006[1]. At that time, the existing capacity in the City's water and sewer system was no longer adequate to serve new customers and it was clear that significant investments in the City's water and wastewater treatment plants were required to meet long-term capacity needs. For that reason, the fee was developed using the Incremental Cost Approach.

Cost of Future Capacity

Floyd Browne Group relied on several key assumptions in determining the cost to serve future customers, which are summarized below.

- *Water Treatment Plant* – Future project costs for the water treatment plant were not well defined at the time of the 2006 Study. Using an assumed $3 per gallon per day (GPD), the projected 12 million gallons per day (MGD) plant facility was estimated to cost $36 million. It was assumed that 70% of this cost would serve new capacity and 30% of the cost would be for renewal of existing assets and capacity. The water treatment plant expansion was completed in 2015 and booked at a cost of $29.4 million; however, the total capacity of the upgraded facility is 7.2 MGD, not 12 MGD as projected, and was built to enable future expansion to meet future capacity.
- *Storage and Distribution System* – In order to estimate the cost of infrastructure necessary to deliver the new capacity, a storage and distribution multiplier of 1.65 was applied to the estimated plant cost. This multiplier yields estimated storage and distribution investments of $41.6 million.
- *Wastewater Treatment Plant* – Preliminary project cost estimates of $25.7 million were available for the wastewater treatment plant. This project increased system capacity by 5 MGD to 10 MGD. The wastewater treatment plant upgrade was completed in 2008 at a cost of $26.8 million.
- *Collection System* – Collection infrastructure would be required to accommodate and deliver the capacity expansion so a multiplier of 1.0 was used to estimate those costs to the City. This results in $26.8 million of additional costs.

[1] City of Delaware, Ohio - *Utility Capacity Fee Update Report*, Prepared by Floyd Browne Group, dated February 17, 2006.

Once the all-in capacity cost was determined, it was assumed that the capital costs to expand the distribution and collection systems would be phased in over more than 20 years thereby reducing the cost to recover from capacity fees. Exhibit 1 shows the cost buildup of future capacity.

Exhibit 1: 2006 Study – Cost of New Capacity

Description	Water	Sewer
New Capacity (MGD)	6.0	5.0
Treatment Costs	$ 25,200,000	$ 25,700,000
Distribution & Collection Multiplier	1.65	1.00
= All-In System Costs	**$ 66,780,000**	**$ 51,400,000**
Amount to be Financed	*$ 46,000,000*	*$ 38,000,000*

Equivalent Connections

Before the 2006 Study, the City assessed capacity fees by using meter size capacity ratios to assess fees that increased by meter size. Given the capacity constraints at the time, it was determined that the capacity ratios may understate the potential demand that large users may have on the system. As such, the City changed to assessing fees on a per Equivalent Dwelling Unit (EDU) basis. This means they defined the level of demand associated with a typical, or average, residential customer and scaled it proportionally to match demand characteristics of new facilities.

Floyd Browne Group recommended that the City rely on the Ohio Environmental Protection Agency's (EPA) 1993 guidance of 400 GPD for a single-family home[2] as the EDU demand. They corroborated this estimate using City master planning per capita design criteria (134 GPD) and census data for the number of City residents per household (2.65). Based on the assumed new incremental capacities of 6 MGD for water and 5 MGD for sewer, the new facilities would be available to serve 15,000 and 12,500 new EDU's for water and sewer, respectively. Over a 20-year period this translates into 750 and 625 EDU per year for water and sewer, respectively.

In order to determine a fee, Floyd Browne Group assumed that all costs would be debt-financed[3]. The resulting annual payment was divided by the number of EDU's to be added each year, resulting in a capacity fee per EDU. Exhibit 2 breaks down the fee determination.

[2] Ohio Environmental Protection Agency. 1993. *Sewage: Collection, Treatment, & Disposal*. Appendix: Suggested Sewage Flow Guide.
[3] Debt assumptions: 20-year term, 6% interest rate.

Exhibit 2: 2006 Study – Fee Calculation

Description	Water	Sewer
Total Capacity Investment Costs	$46.0M	$38.6M
Annual Payment	$ 4,010,490	$ 3,365,324
Annual EDU's	750	625
Capacity Fee per EDU	**$ 5,347**	**$ 5,385**

Section III: Calculation of a New Capacity Fee

The following data and information was requested and provided by City staff to perform the update of the capacity fee calculation:

- Water and sewer fixed asset data as of December 31, 2019;
- Construction in progress as of December 31, 2019;
- Outstanding utility debt and associated debt service;
- Five-year capital improvement plan (2021-2026);
- Capacity in existing and future systems; and
- Water production and sewer flow information.

The City has made substantial investments in the existing systems to provide capacity to new and existing customers, but also planned several capacity-related projects based on its master plan to address future growth in the next five to ten years. To recognize the existing and future capacity to be provided by the systems, Raftelis calculated capacity fees under three different approaches: the Buy-In Approach, the Combined Approach, and the Equity Buy-In Approach. Each of the fee calculations is described in the following three subsections.

Section III.1: Buy-In Approach

The cost, or investment in, the current capacity available to provide utility services to existing and new customers was estimated to assess the capacity fees under the buy-in approach. This analysis was based on a review of fixed asset records and other information as of December 31, 2019. The depreciated value of the assets was first adjusted to reflect an estimated replacement cost to determine the "replacement cost new less depreciation" (RCNLD) value for the assets. The asset values were escalated using the Handy Whitman Index of Public Utility Construction Costs (for the North Central Region). The RCNLD value of the assets excludes non-core equipment, vehicles, and other administrative assets.

Several adjustments were then made to the RCNLD value, which were as follows:

- *Subtraction of Contributed Assets* – Typically, assets contributed by or paid for by developers are deducted from the calculation since these costs were not "paid" by the existing customers. Roughly $13 million and $28 million for water and sewer, respectively, was removed from the RCNLD value since it was categorized as "donated" or "contributed" capital.
- *Exclude Southeast Highland Sewer RCNLD* – The City made a substantial investment in 2007 for a major sewer conveyance line to expand service in the Southeast Highland area. To recover

the costs of this asset, the City assesses a separate connection surcharge to customers in this tributary area. The cost of this asset is excluded from the capacity charge calculations because it is separately recovered through this surcharge. Carrying costs for this asset are not included in the surcharge and are included in the buy-in calculation.

- *Debt Service Principal Credit* - Utilities often borrow funds to construct assets, and revenues from retail rates and charges can be used to make the payments on these borrowed funds. Typically, to ensure that new customers are not being double charged for these assets, once through the capacity fee and again through retail rates and charges, the proportion of the outstanding debt principal that is anticipated to be paid for through retail rates and charges is deducted from the capacity fee calculation. In the City's case, a portion of debt is paid with capacity fees and the rest through user charges. As such, the following adjustments were made:
  - 70% of the water treatment plant Ohio Water Development Authority (OWDA) loan is paid through user retail charges. As such, 70% of the principal on that loan was excluded from the fee.
  - 10% of the wastewater treatment plant OWDA loan is paid through user retail charges. As such, 10% of the principal on that loan was excluded from the fee.
  - To recognize the time value of money, the future applicable principal payments were discounted to a present value using the weighted average cost of capital[4] as the discount rate.
- *Debt Service Interest Cost* – Similar to the principal credit, the consideration of which charges recover future costs must be considered with regards to interest. To ensure that new customers are paying their fair share of financing costs related to existing assets, the proportion of the outstanding interest that is anticipated to be paid for through capacity fees is added to the capacity fee calculation.
  - 70% of the water treatment plant OWDA loan is paid through user retail charges. As such, 30% of the future interest on the treatment plant loan was included in the fee. In addition, interest on two other OWDA loans was included in the costs since the debt is serviced through the City's water capacity fee fund.
  - 10% of the wastewater treatment plant OWDA loan is paid through user retail charges. As such, 90% of the future interest on the wastewater treatment plant loan was included in the fee. In addition, interest on three other loans (including the Highland Sewer-related debt) is included in the fee since the debt is serviced through the City's sewer capacity fee fund.

The adjusted RCNLD value was then converted to a unit cost of capacity by dividing the RCNLD value by a basic unit measure of cost per gallon per day (GPD) for water and sewer capacity, as shown in Exhibit 3. An additional adjustment is made based on the assumed amount of non-revenue water (i.e. system flushing and backwashing, testing, line loss, etc.). The non-revenue water reduces the amount of capacity available to existing and future customers. The analysis performed herein assumes an average line-loss factor of 15% to adjust for the non-revenue water flows.

As with the loss in the water system, the wastewater system is impacted by inflow and infiltration (I&I) into the wastewater collection facilities. In essence, the impact of I&I reduces the level of capacity that

[4] Weighted Average Cost of Capital: 3.8% for water and 4.1% for sewer. Cost of debt based on weighted outstanding interest rate. Cost of equity based on Bond Buyer Revenue Bond Indebtedness + 2%.

is available for use by existing and future system customers. Pursuant to discussions with staff and based on typical I&I losses, the wastewater treatment capacity is adjusted for an assumed I&I impact of 20%.

Exhibit 3: Buy-In Cost per GPD of Core Utility Existing Assets

Utility	Water	Sewer
Total Assets (RCNLD)	$ 96,012,257	$ 101,554,305
Adjustments:		
Contributed Capital	(13,097,395)	(27,516,819)
Admin/Non-Core Assets	(375,261)	(553,954)
Principal Credit	(12,500,514)	(963,086)
Outstanding Interest	3,786,636	5,966,492
SE Highland Sewer	-	(17,336,624)
Net System Assets	**$ 73,825,723**	**$ 61,150,313**
Adjusted System Capacity (MGD)	6.12	8.00
Cost per Unit of Capacity (per gal)	**$ 12.06**	**$ 7.64**

The resulting cost per GPD of capacity becomes the basic building block or starting point for determining the cost-justified level of the capacity fees. Fees for different types of customers are based on this cost of capacity multiplied by the amount of capacity needed to serve each type or class of customer.

The next step is to define the level of demand associated with a typical, or average, residential customer, often referred to as an EDU. The level of demand associated with a typical residential customer is unique for each water and sewer provider. Typically, actual customer peak usage characteristics, master planning information, state guidance, or a combination is relied upon to determine the appropriate EDU-level. Each of these three parameters were considered to determine the recommended EDU-level for the capacity fees. The results of the EDU analyses are shown in Exhibit 4. Additional supporting information can be found in Appendix A.

Exhibit 4: Results of EDU Analysis

Methodology	Calculated Usage per EDU	Description
Actual Residential Usage	343 GPD	Estimates for peak residential usage are determined using actual 2019 usage and applying a series of peaking factors as prescribed in the AWWA M1 manual. Refer to Appendix A for more information.
Master Planning	331 GPD	The City designs the water and sewer systems to accommodate 120 GPD per person. According to the most recent census data, there is an average of 2.76 persons per household in the City of Delaware[5].
Ohio EPA Design Guidance	360 GPD	According to the census data, 3-Bedroom housing units account for over 40% of housing units in the City of Delaware[6]. This is applied to the Ohio EPA 120 GPD per bedroom guidance.
Existing EDU and Ohio EPA Design Guidance	400 GPD	Guidance from the Ohio EPA suggests 400 GPD for free standing homes.

Based on a review of the parameters above with the City, Raftelis recommends that the City consider using a daily peak flow per EDU of 343 gpd to 400 gpd. The lower end of this range will require the City to be diligent in monitoring the actual flow with peaking factor to determine if actual flows are generally being maintained. The higher end of this range is consistent with regulatory guidance and largely consistent with peak usage characteristics and master planning efforts. Relying on actual residential usage with peaking factors is uncommon and presents a risk that the calculation may result in a fee that is less than required if the actual usage increases. Raftelis has presented the calculations in this report based on 360 GPD as the baseline for an EDU.

The calculation of the capacity fee is based on the cost per GPD multiplied times the number of gallons per day required to serve each EDU, as shown below in Exhibit 5. The analysis provides a cost-justified level of capacity fees under a "Capacity Buy-In Approach" before consideration of future capacity-related projects.

[5] 2018 American Community Survey 5-Year Estimates: Statistics for the City of Delaware, OH, Population: 39,219, Occupied Households: 14,203.
[6] 2018 American Community Survey 5-Year Estimates: Statistics for the City of Delaware, OH, Total Housing Units: 15,073, 3-Bedroom Units: 6,120.

Exhibit 5: Residential Capacity Fee (Capacity Buy-in Approach)

Utility	Water	Sewer
Cost per GPD	$ 12.06	$ 7.64
GPD per EDU	360	360
Capacity Buy-In **Capacity Fee per EDU**	**$ 4,343**	**$ 2,752**
Existing Capacity Fee	*$ 5,650*	*$ 5,385*

Section III.2: Combined Approach

To ensure new customers equitably contribute to system expansion, future project costs were included consistent with the Marginal-Incremental Approach. Raftelis used the project costs identified in the City's five-year CIP that were specified as capacity-related by the City. The total project costs identified by the city for capacity fee recovery is $9.7 million for water and $8.7 million for sewer. The net project costs are then divided by the additional capacity to be provided by the capital projects. However, in the City's case, the projects do not add additional capacity but allow the City to deliver more of their current capacity and to do so more effectively.

In order to determine the fees under the Combined Approach, the adjusted RCNLD values and the net project costs are added together, representing the cost of existing and future capacity. This combined cost is divided by the existing and future adjusted water and sewer capacity which results in a weighted cost per gallon per day, as shown in Exhibit 6.

Exhibit 6: Combined Approach Cost per GPD

Utility	Water	Sewer
Cost of Existing Capacity[1]	$ 73,825,723	$ 61,150,313
Net Project Costs	9,675,000	8,740,000
Total Cost of Capacity	**$ 83,500,723**	**$ 69,890,313**
Adjusted System Capacity (MGD)	6.12	8.00
Cost per Gallon per Day	**$ 13.64**	**$ 8.74**

(1) Buildup for cost of existing capacity is shown in Exhibit 7.

Similar to the previous approaches, the cost per GPD is then multiplied by the same GPD per adjusted EDU. This calculation is demonstrated in Exhibit 7, and results in a combined fee of $8,057 per EDU for water and sewer service.

Exhibit 7 : Residential Capacity Fee (Combined Approach)

Utility	Water	Sewer
Cost per GPD	$ 13.64	$ 11.64
GPD per EDU	360	360
Combined Approach **Capacity Fee per EDU**	**$ 4,912**	**$ 3,145**
Existing Capacity Fee	*$ 5,650*	*$ 5,385*

Section III.3: Equity Buy-In Approach

The Equity Buy-In Approach builds up the cost of capacity in a similar manner to the Buy-In Approach. The RCNLD of system assets are adjusted for the outstanding principal credit, contributed capital, and administrative or non-core assets. The main difference is that reserve balances, representing existing customers' "equity" investment in the water and sewer systems, is included. Water and sewer reserve balances as of December 31, 2019 were used for fee development.

The denominator of the Equity Buy-In Approach differs from the Buy-In and combined approaches. Instead of using system capacity, current levels of service are used. The number of equivalencies currently served by the system is determined by using daily flows (maximum day for water and average day for wastewater) and dividing by the established EDU (360 GPD). Ultimately the system capacity costs are divided by the current number of equivalencies served. The calculation of fees under the Equity Buy-In approach is shown in Exhibit 8.

Exhibit 8: Residential Capacity Fee (Equity Buy-In Approach)

Utility	Water	Sewer
RCNLD of System Assets	$ 96,012,257	$ 101,554,305
Adjustments:		
Principal Credit	(12,500,514)	(963,086)
Contributed Capital	(13,097,395)	(27,516,819)
Admin/Non-Core Assets	(375,261)	(553,954)
Reserve Balances	13,864,484	12,345,072
Net System Capacity Costs	**$ 83,903,571**	**$ 67,528,893**
Daily Flows (MGD)[1]	4.6	4.4
GPD per EDU	360	360
Equivalencies (EDUs)	12,833	12,189
Capacity Fee per EDU	**$ 6,538**	**$ 5,540**

(1) Three-year average maximum daily treated flows for water and daily flows for sewer.

Section IV: Fee Administration

The EDU approach is a well-established basis for developing capacity fees in the water and wastewater industry. Raftelis recommends the City maintain the use of the EDU approach for administering fees for new customers. Multipliers to reduce the expected peak flows for multi-family dwellings is also a well-established basis for developing capacity fees for multi-family dwellings to recognize that a reduction in the number of bedrooms results in a decrease in peak demand.

The City currently applies a multiplier to multi-family units as described above. The current ratios applied to multi-family units offer a reduction to peak flows for every 1-, 2-, and 3-bedroom unit. The multipliers of 63%, 75%, and 88% for 1-, 2-, and 3-bedroom units, respectively, are consistent with benchmarking comparisons to other water providers. Raftelis recommends the City maintain the same multi-family multipliers but adjusted to be consistent with the 360 GPD per EDU. Commercial and industrial customers will continue being assessed charges based on estimated demand.

Section V: Conclusions and Recommendations

This study has explored several common approaches to determining capacity fees using current cost and capacity information. Based on the City's state of infrastructure development and plans for capacity improvements, Raftelis recommends the City move from the existing fees which were developed using the incremental cost approach to new capacity fees based on the combined cost approach. Raftelis further recommends the City utilize 360 gpd per EDU and revisit the EDU analysis in future capacity fee analyses, and that the City maintain its practice of assessing charges to commercial and industrial customers based on estimated demand. Exhibit 9 shows the cost-justified capacity fees by customer class under the combined approach.

Exhibit 9: Cost-Justified Capacity Fees by Customer Type

Customer Type	EDU	Water Fee	Sewer Fee	Combined Fee
Single Family Residential	1 EDU 360 GPD	$ 4,912	$ 3,145	$ 8,057
Multi-Family Residential (per Unit)	1 Unit, 227 GPD (63%)	$ 3,094	$ 1,981	$ 5,076
	2 Unit, 270 GPD (75%)	$ 3,684	$ 2,359	$ 6,043
	3+ Units, 317 GPD (88%)	$ 4,322	$ 2,768	$ 7,090
Commercial / Industrial	Varies (Estimated Usage ÷ 360)	$ 4,912	$ 3,145	$ 8,057

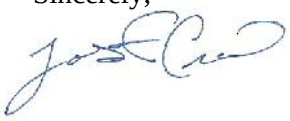
It is important to point out that the results shown above in Exhibit 9 are based on the cost justified amount for the City's Capacity Fees, as presented in this report. There is no requirement that this amount has to be charged, and the calculation only sets an amount that can be cost-justified and is within the range of capacity fee charges that are considered reasonable based on sound engineering and financial analysis.

The City must determine the amount to be charged based on considerations such as potential revenues to be generated, impacts on development, maintaining a competitive pricing structure with other regional utilities, and others.

The City should be aware that many variables exist that impact this financial analysis. Infrastructure costs and development units built annually change over time. Unanticipated projects may also be required to address capacity needs. Estimates for peak residential usage also change over time and can decrease or increase. Using historical industry standards provides a certain level of protection in the event estimated peak flows increase. Due to the number of variables, the City should be prepared to work with incoming development to provide for unanticipated projects and address changing variables to ensure the capacity funds are healthy. It is recommended that the City continue its practice of monitoring impacts that affect the capacity needs of the City.

It has been our pleasure working with and supporting the City in this engagement. Our primary focus is to ensure that all of your expectations are met or exceeded throughout this engagement. Do not hesitate to contact me, at 513-818-4145 or jcrea@raftelis.com with any questions.

Sincerely,



Joseph F. Crea
Vice President

EST 1808

CITY OF

DELAWARE

OHIO

Water/Wastewater Capacity Fees

Public Hearing

City Council Meeting 03/22/2021

Background

Capacity fees are evaluated every year as a part of the budget process

- They are based on sound engineering and financial analysis
- They are necessary for providing sewer and water services to development
- They are equitable, and are in line with other similarly sized Ohio communities

The review process for the proposed changes began in early 2019

- There is no one trigger that causes capacity fees to change
- After frequent evaluation of the City's utility systems and pace of development, a determination is made to involve industry experts to evaluate capacity fees

Analysis Results

The City's current capacity fees are supportable - but exploring different methodologies for setting fees has given the City an opportunity to reduce them.

- This reduction, however, will result in the need to more closely monitor our utility systems and pace of development to determine the long-term viability of capacity fee reductions.

- The City is committed to this effort and will adjust sewer and water capacity fees as necessary to maintain its level of service to utility customers and the development community.

- Consultant recommends the continuation of City's current multi-family multipliers.

New Rates

Water Capacity Fee

- Current Rate - $5,650/EDU(home)
- New Rate - $4,912/EDU

- **Change of $738/EDU (13%)**

Sewer Capacity Fee

- Current Rate - $5,385/EDU(home)
- New Rate - $3,145/EDU

- **Change of $2,240/EDU (41%)**

- Existing Combined - $11,035/EDU
- New Rate Combined - $8,057/EDU

- **Change of $2,978/EDU (27%)**

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10

DATE: 04/12/2021

ORDINANCE NO: 21-19

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
March 22, 2021 at 7:25 PM

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Blake Jordan, Director Public Utilities

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING SECTION 913.20(B) OF THE CITY'S CODIFIED ORDINANCES RELATING TO CAPACITY FEES FOR WATER SERVICE PERMITS

BACKGROUND:
Pursuant to Section 197.01 of the codified ordinances, the City's fees and services charges are reviewed each year with the annual budget. No action is taken if, during the review, fees are found to be within reasonable need of the Fund. During recent annual review staff found that the need for official fee review was warranted. The adjustments in this legislation address water supply service capacity fees. 913.20(b.1) – One equivalent dwelling unit's average daily water consumption will be changed from 400 gallons to 360 gallons.
913.20(b.1.C) – Average water consumption will be divided by 360 gallons.
913.20(b.2) – The water capacity fee is now $4,912 per EDU, a decrease from the previous amount of $5,650 per EDU.
The new effective date of the fee changes is June 1, 2021.

REASON WHY LEGISLATION IS NEEDED:
Section 197.01(b) of the codified ordinances provides that an ordinance is needed to adjust fees outside of the budget process.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:
Previous capacity fee structure was based upon an "incremental cost approach," as additional facilities to serve new customers were being planned for. The new capacity fee structure is based upon a "combined approach" wherein current assets provide some capacity to accommodate new customers, but the capital improvement plan also identifies significant capital investment to add additional infrastructure.

PRESENTER(S):
R. Thomas Homan, City Manager
Blake Jordan, Public Utilities Director

RECOMMENDATION:
Approval

ATTACHMENT(S):
March 2, 2021 Raftelis Financial Consultants, Inc. Capacity Fee Evaluation PowerPoint

ORDINANCE NO. 21-19

AN ORDINANCE AMENDING SECTION 913.20(B) OF THE CITY'S CODIFIED ORDINANCES RELATING TO CAPACITY FEES FOR WATER SERVICE PERMITS.

WHEREAS, the City recognized an onset of significant growth in and around the City, anticipated continued significant growth in and around the City, and deemed it necessary to expand the City's public water supply system ("Water Utility") to accommodate the increasing demand on Water Utility caused by the significant growth in and around the City in 2006; and

WHEREAS, the City retained Floyd Browne Group, Inc. ("FBG") who evaluated the cost of expanding the capacity of the Water Utility to accommodate future demands on the Water Utility and determined an equitable cost allocation method that fairly apportioned the cost of the Water Utility expansion to new customers of the Water Utility; and

WHEREAS, FBG completed its evaluation and delivered an Annual Utility Capacity Fee Update, dated February 17, 2006 ("the Report"), to the City wherein FBG revised capacity improvement calculations and advised that the current use of meter size as a ratio for determining capacity fees to non-residential development did not adequately reflect the full impact of high-end users on the Water Utility system and further recommended that the City implement the "equivalent dwelling unit method" ("EDU") to more accurately determine Water Utility capacity fees; and

WHEREAS, this Council reviewed the FBG Report, adopted FBG's findings and recommendations regarding capacity fees including the recommended change to the equivalent dwelling unit method of determining capacity fees for the Water Utility, and passed Ordinance No. 06-33, which repealed the then-existing versions of Delaware Codified Ordinance Sections 913.20(b) and 913.20(f) and amended the two sections, respectively; and

WHEREAS, the City's Codified Ordinances require the City to evaluate and update its capacity fees annually; and

WHEREAS, the necessity to keep current or take affirmative action to change or otherwise alter the City's capacity fees is determined during each annual review; and

WHEREAS, the City subsequently retained Raftelis Financial Consultants, Inc. ("Raftelis") to evaluate the City's capacity fees due to the changing economic climate; and

WHEREAS, Raftelis completed its evaluation and delivered a Capacity Fee Evaluation, dated March 2, 2021 ("Raftelis Report"), to the City wherein Raftelis recommended the City maintain the "equivalent dwelling unit" (EDU") method to determine Water Utility capacity fees and modify the baseline for an EDU.

WHEREAS, while the City's current capacity fees are supportable, exploring different methodologies for setting sanitary sewer and water supply services capacity fees provided the City an opportunity to reduce the capacity fees; and

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

SECTION 1. Section 913.20(b) of the City's Codified Ordinances is hereby amended to read as follows:

(b) The following capacity fee shall be charged for permits issued to connect into the City water system and shall be paid upon issuance of said permit.

(1) All properties connecting to the City of Delaware water system shall be assigned an Equivalent Dwelling Unit (EDU), or multiple thereof, with one (1) EDU being equal to average daily water consumption of ~~400~~ **360** gallons.

A. All single-family residential properties connecting to the sanitary sewer system are assigned one (1) EDU.

B. All master metered multi-family residential properties connecting to the water system shall be assigned, by the Public Utility Director (Director), an EDU multiple calculated by multiplying the number of multi-family residential units by the Single Family Equivalent (SFE) value that follows:

SINGLE FAMILY EQUIVALENT VALUES	
1 BEDROOM	.63
2 BEDROOMS	.75
3 BEDROOMS	.88
4 + BEDROOMS	1.0

This division will be calculated to the second decimal place and rounded according to mathematical convention.

C. All properties connecting to the water system which are not residential properties are to be assigned, by the Director, an EDU multiple based upon the properties' estimated daily water consumption (in gallons) divided by ~~400~~ **360** gallons (one EDU). This division will be calculated to the second decimal place and rounded according to mathematical convention. In no event shall a non-residential property be assigned an EDU of less than one (1).

(2) The Water Capacity fee is ~~$4,600~~ **$4,912** per EDU which shall be effective from ~~and after June 1, 2006 through December 31, 2006, and shall be $5,650 per EDU effective from and after January 1, 2007~~ **June 1, 2021**.

(3) The EDU multiple established for non-residential properties based on estimated water consumption shall be reviewed twelve (12) months after occupancy is obtained to determine if the estimated daily water consumption is accurate. The director may extend this 12 month time period if accurate consumption data is not available**.** Any increase or decrease in the EDU multiple based on actual water consumption which results in a capacity fee charge adjustment of more than $1,000 shall be communicated to the property owner in writing. Any additional capacity fee charge or any refund of a previously paid capacity fee charge shall be made within forty-five (45) days of the date of the amended EDU determination letter. An owner may contest the amended EDU assigned to the property by filing an appeal with the Director within forty-five (45) days of the date of the amended EDU determination letter. The appeal shall be in writing and shall state the grounds for the appeal. The Director shall cause an appropriate investigation to be made to determine whether an adjustment of the EDU multiple for the property is warranted. The appellant shall be notified in writing of the Director's determination with respect to the appeal and any resulting adjustment in the amount of the capacity fee charge. Any additional capacity fee charge or any refund of a previously paid capacity fee charge shall be made within forty-five (45) days or the date of the Director's written response to the appellant.

(4) The water utility system capacity fee charge for all properties connecting to the water system which are not residential

properties and whose estimated daily water consumption is greater than 50,000 gallons per day shall be determined based on an evaluation made of the specific impact on the water utility system for said connection.

SECTION 2. Existing Section 913.20(b) of the Delaware Codified Ordinances is hereby repealed.

SECTION 3. 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.

SECTION 4. This Ordinance shall be in full force and effect on and after the earliest date allowed by law.

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
MAYOR CITY CLERK

RAFTELIS

FINAL REPORT

March 2, 2021

Mr. Blake Jordan, P.E.
Director of Public Utilities
City of Delaware, Ohio
225 Cherry Street
Delaware, Ohio 43015

Dear Mr. Jordan:

Raftelis is pleased to submit this letter report presenting the findings of our Capacity Fee Evaluation for the City of Delaware (City).

Section I: Background

Capacity fees (also known as "system development fees" or "impact fees") are defined as one-time charges assessed against new development as a way to recover a proportional share of the costs of capital facilities constructed to provide service capacity for new customers connecting to the water and sewer utility systems. Typically, the cost basis for setting capacity fees is based on the major system components, or core system assets, that are necessary to serve, and that provide benefit to, all customers. These components typically include reservoirs, water treatment plants, storage tanks, major water transmission lines, wastewater treatment plants, and major wastewater interceptors.

There are four approaches for calculating water and sewer development fees that are recognized in the industry as cost-justified, as described below.

Capacity Buy-In Approach

The Buy-In Approach is most appropriate in cases where the existing system assets provide adequate capacity to provide service to new customers. Under this approach, the fee based upon the proportional cost of each user's share of existing plant capacity. The cost of the facilities is based on fixed assets records and usually includes escalation of the depreciated value of those assets to current replacement cost dollars. All core assets that provide benefit to the general transmission/collection and treatment systems are included, such as water and wastewater treatment plants, storage, major water transmission mains and wastewater interceptors, and pump/lift stations.

Incremental or Marginal Cost Approach

The Incremental Cost Approach, also referred to as the Marginal Cost Approach, focuses on the cost of adding additional facilities to serve new customers. It is most appropriate in a situation where existing facilities do not have adequate capacity to provide service to new customers, and the cost for new capacity can be tied to an approved capital improvement plan (CIP).

Combined Approach

A combined approach, which is a combination of the Buy-In and Incremental approaches, can also be used when the existing assets provide some capacity to accommodate new customers, but where the

capital improvement plan also identifies significant capital investment to add additional infrastructure to address future growth and capacity needs.

Equity Buy-In Approach

The Equity Buy-In Approach is an industry-accepted methodology more commonly used by water/sewer providers in the Western US. The methodology rests on the premise that customers requesting water service connection are entitled to service at the same price as existing customers. Essentially, the new customer pays an amount equal to the net investment already made by existing users. The key difference between the Equity Buy-In and the other approaches is that the net cost of system capacity is divided by the number of equivalencies currently served by the system.

Section II: Evaluation of Current Capacity Fees

The capacity fees currently assessed by the City were determined in a Capacity Fee Update performed by Floyd Browne Group in 2006[1]. At that time, the existing capacity in the City's water and sewer system was no longer adequate to serve new customers and it was clear that significant investments in the City's water and wastewater treatment plants were required to meet long-term capacity needs. For that reason, the fee was developed using the Incremental Cost Approach.

Cost of Future Capacity

Floyd Browne Group relied on several key assumptions in determining the cost to serve future customers, which are summarized below.

- *Water Treatment Plant* – Future project costs for the water treatment plant were not well defined at the time of the 2006 Study. Using an assumed $3 per gallon per day (GPD), the projected 12 million gallons per day (MGD) plant facility was estimated to cost $36 million. It was assumed that 70% of this cost would serve new capacity and 30% of the cost would be for renewal of existing assets and capacity. The water treatment plant expansion was completed in 2015 and booked at a cost of $29.4 million; however, the total capacity of the upgraded facility is 7.2 MGD, not 12 MGD as projected, and was built to enable future expansion to meet future capacity.
- *Storage and Distribution System* – In order to estimate the cost of infrastructure necessary to deliver the new capacity, a storage and distribution multiplier of 1.65 was applied to the estimated plant cost. This multiplier yields estimated storage and distribution investments of $41.6 million.
- *Wastewater Treatment Plant* – Preliminary project cost estimates of $25.7 million were available for the wastewater treatment plant. This project increased system capacity by 5 MGD to 10 MGD. The wastewater treatment plant upgrade was completed in 2008 at a cost of $26.8 million.
- *Collection System* – Collection infrastructure would be required to accommodate and deliver the capacity expansion so a multiplier of 1.0 was used to estimate those costs to the City. This results in $26.8 million of additional costs.

[1] City of Delaware, Ohio - *Utility Capacity Fee Update Report*, Prepared by Floyd Browne Group, dated February 17, 2006.

Once the all-in capacity cost was determined, it was assumed that the capital costs to expand the distribution and collection systems would be phased in over more than 20 years thereby reducing the cost to recover from capacity fees. Exhibit 1 shows the cost buildup of future capacity.

Exhibit 1: 2006 Study – Cost of New Capacity

Description	Water	Sewer
New Capacity (MGD)	6.0	5.0
Treatment Costs	$ 25,200,000	$ 25,700,000
Distribution & Collection Multiplier	1.65	1.00
= All-In System Costs	**$ 66,780,000**	**$ 51,400,000**
Amount to be Financed	*$ 46,000,000*	*$ 38,000,000*

Equivalent Connections

Before the 2006 Study, the City assessed capacity fees by using meter size capacity ratios to assess fees that increased by meter size. Given the capacity constraints at the time, it was determined that the capacity ratios may understate the potential demand that large users may have on the system. As such, the City changed to assessing fees on a per Equivalent Dwelling Unit (EDU) basis. This means they defined the level of demand associated with a typical, or average, residential customer and scaled it proportionally to match demand characteristics of new facilities.

Floyd Browne Group recommended that the City rely on the Ohio Environmental Protection Agency's (EPA) 1993 guidance of 400 GPD for a single-family home[2] as the EDU demand. They corroborated this estimate using City master planning per capita design criteria (134 GPD) and census data for the number of City residents per household (2.65). Based on the assumed new incremental capacities of 6 MGD for water and 5 MGD for sewer, the new facilities would be available to serve 15,000 and 12,500 new EDU's for water and sewer, respectively. Over a 20-year period this translates into 750 and 625 EDU per year for water and sewer, respectively.

In order to determine a fee, Floyd Browne Group assumed that all costs would be debt-financed[3]. The resulting annual payment was divided by the number of EDU's to be added each year, resulting in a capacity fee per EDU. Exhibit 2 breaks down the fee determination.

[2] Ohio Environmental Protection Agency. 1993. *Sewage: Collection, Treatment, & Disposal*. Appendix: Suggested Sewage Flow Guide.
[3] Debt assumptions: 20-year term, 6% interest rate.

Exhibit 2: 2006 Study – Fee Calculation

Description	Water	Sewer
Total Capacity Investment Costs	$46.0M	$38.6M
Annual Payment	$ 4,010,490	$ 3,365,324
Annual EDU's	750	625
Capacity Fee per EDU	**$ 5,347**	**$ 5,385**

Section III: Calculation of a New Capacity Fee

The following data and information was requested and provided by City staff to perform the update of the capacity fee calculation:

- Water and sewer fixed asset data as of December 31, 2019;
- Construction in progress as of December 31, 2019;
- Outstanding utility debt and associated debt service;
- Five-year capital improvement plan (2021-2026);
- Capacity in existing and future systems; and
- Water production and sewer flow information.

The City has made substantial investments in the existing systems to provide capacity to new and existing customers, but also planned several capacity-related projects based on its master plan to address future growth in the next five to ten years. To recognize the existing and future capacity to be provided by the systems, Raftelis calculated capacity fees under three different approaches: the Buy-In Approach, the Combined Approach, and the Equity Buy-In Approach. Each of the fee calculations is described in the following three subsections.

Section III.1: Buy-In Approach

The cost, or investment in, the current capacity available to provide utility services to existing and new customers was estimated to assess the capacity fees under the buy-in approach. This analysis was based on a review of fixed asset records and other information as of December 31, 2019. The depreciated value of the assets was first adjusted to reflect an estimated replacement cost to determine the "replacement cost new less depreciation" (RCNLD) value for the assets. The asset values were escalated using the Handy Whitman Index of Public Utility Construction Costs (for the North Central Region). The RCNLD value of the assets excludes non-core equipment, vehicles, and other administrative assets.

Several adjustments were then made to the RCNLD value, which were as follows:

- *Subtraction of Contributed Assets* – Typically, assets contributed by or paid for by developers are deducted from the calculation since these costs were not "paid" by the existing customers. Roughly $13 million and $28 million for water and sewer, respectively, was removed from the RCNLD value since it was categorized as "donated" or "contributed" capital.
- *Exclude Southeast Highland Sewer RCNLD* – The City made a substantial investment in 2007 for a major sewer conveyance line to expand service in the Southeast Highland area. To recover

the costs of this asset, the City assesses a separate connection surcharge to customers in this tributary area. The cost of this asset is excluded from the capacity charge calculations because it is separately recovered through this surcharge. Carrying costs for this asset are not included in the surcharge and are included in the buy-in calculation.

- *Debt Service Principal Credit* - Utilities often borrow funds to construct assets, and revenues from retail rates and charges can be used to make the payments on these borrowed funds. Typically, to ensure that new customers are not being double charged for these assets, once through the capacity fee and again through retail rates and charges, the proportion of the outstanding debt principal that is anticipated to be paid for through retail rates and charges is deducted from the capacity fee calculation. In the City's case, a portion of debt is paid with capacity fees and the rest through user charges. As such, the following adjustments were made:
  - 70% of the water treatment plant Ohio Water Development Authority (OWDA) loan is paid through user retail charges. As such, 70% of the principal on that loan was excluded from the fee.
  - 10% of the wastewater treatment plant OWDA loan is paid through user retail charges. As such, 10% of the principal on that loan was excluded from the fee.
  - To recognize the time value of money, the future applicable principal payments were discounted to a present value using the weighted average cost of capital[4] as the discount rate.
- *Debt Service Interest Cost* – Similar to the principal credit, the consideration of which charges recover future costs must be considered with regards to interest. To ensure that new customers are paying their fair share of financing costs related to existing assets, the proportion of the outstanding interest that is anticipated to be paid for through capacity fees is added to the capacity fee calculation.
  - 70% of the water treatment plant OWDA loan is paid through user retail charges. As such, 30% of the future interest on the treatment plant loan was included in the fee. In addition, interest on two other OWDA loans was included in the costs since the debt is serviced through the City's water capacity fee fund.
  - 10% of the wastewater treatment plant OWDA loan is paid through user retail charges. As such, 90% of the future interest on the wastewater treatment plant loan was included in the fee. In addition, interest on three other loans (including the Highland Sewer-related debt) is included in the fee since the debt is serviced through the City's sewer capacity fee fund.

The adjusted RCNLD value was then converted to a unit cost of capacity by dividing the RCNLD value by a basic unit measure of cost per gallon per day (GPD) for water and sewer capacity, as shown in Exhibit 3. An additional adjustment is made based on the assumed amount of non-revenue water (i.e. system flushing and backwashing, testing, line loss, etc.). The non-revenue water reduces the amount of capacity available to existing and future customers. The analysis performed herein assumes an average line-loss factor of 15% to adjust for the non-revenue water flows.

As with the loss in the water system, the wastewater system is impacted by inflow and infiltration (I&I) into the wastewater collection facilities. In essence, the impact of I&I reduces the level of capacity that

[4] Weighted Average Cost of Capital: 3.8% for water and 4.1% for sewer. Cost of debt based on weighted outstanding interest rate. Cost of equity based on Bond Buyer Revenue Bond Indebtedness + 2%.

is available for use by existing and future system customers. Pursuant to discussions with staff and based on typical I&I losses, the wastewater treatment capacity is adjusted for an assumed I&I impact of 20%.

Exhibit 3: Buy-In Cost per GPD of Core Utility Existing Assets

Utility	Water	Sewer
Total Assets (RCNLD)	$ 96,012,257	$ 101,554,305
Adjustments:		
Contributed Capital	(13,097,395)	(27,516,819)
Admin/Non-Core Assets	(375,261)	(553,954)
Principal Credit	(12,500,514)	(963,086)
Outstanding Interest	3,786,636	5,966,492
SE Highland Sewer	-	(17,336,624)
Net System Assets	**$ 73,825,723**	**$ 61,150,313**
Adjusted System Capacity (MGD)	6.12	8.00
Cost per Unit of Capacity (per gal)	**$ 12.06**	**$ 7.64**

The resulting cost per GPD of capacity becomes the basic building block or starting point for determining the cost-justified level of the capacity fees. Fees for different types of customers are based on this cost of capacity multiplied by the amount of capacity needed to serve each type or class of customer.

The next step is to define the level of demand associated with a typical, or average, residential customer, often referred to as an EDU. The level of demand associated with a typical residential customer is unique for each water and sewer provider. Typically, actual customer peak usage characteristics, master planning information, state guidance, or a combination is relied upon to determine the appropriate EDU-level. Each of these three parameters were considered to determine the recommended EDU-level for the capacity fees. The results of the EDU analyses are shown in Exhibit 4. Additional supporting information can be found in Appendix A.

Exhibit 4: Results of EDU Analysis

Methodology	Calculated Usage per EDU	Description
Actual Residential Usage	343 GPD	Estimates for peak residential usage are determined using actual 2019 usage and applying a series of peaking factors as prescribed in the AWWA M1 manual. Refer to Appendix A for more information.
Master Planning	331 GPD	The City designs the water and sewer systems to accommodate 120 GPD per person. According to the most recent census data, there is an average of 2.76 persons per household in the City of Delaware[5].
Ohio EPA Design Guidance	360 GPD	According to the census data, 3-Bedroom housing units account for over 40% of housing units in the City of Delaware[6]. This is applied to the Ohio EPA 120 GPD per bedroom guidance.
Existing EDU and Ohio EPA Design Guidance	400 GPD	Guidance from the Ohio EPA suggests 400 GPD for free standing homes.

Based on a review of the parameters above with the City, Raftelis recommends that the City consider using a daily peak flow per EDU of 343 gpd to 400 gpd. The lower end of this range will require the City to be diligent in monitoring the actual flow with peaking factor to determine if actual flows are generally being maintained. The higher end of this range is consistent with regulatory guidance and largely consistent with peak usage characteristics and master planning efforts. Relying on actual residential usage with peaking factors is uncommon and presents a risk that the calculation may result in a fee that is less than required if the actual usage increases. Raftelis has presented the calculations in this report based on 360 GPD as the baseline for an EDU.

The calculation of the capacity fee is based on the cost per GPD multiplied times the number of gallons per day required to serve each EDU, as shown below in Exhibit 5. The analysis provides a cost-justified level of capacity fees under a "Capacity Buy-In Approach" before consideration of future capacity-related projects.

[5] 2018 American Community Survey 5-Year Estimates: Statistics for the City of Delaware, OH, Population: 39,219, Occupied Households: 14,203.
[6] 2018 American Community Survey 5-Year Estimates: Statistics for the City of Delaware, OH, Total Housing Units: 15,073, 3-Bedroom Units: 6,120.

Exhibit 5: Residential Capacity Fee (Capacity Buy-in Approach)

Utility	Water	Sewer
Cost per GPD	$ 12.06	$ 7.64
GPD per EDU	360	360
Capacity Buy-In **Capacity Fee per EDU**	**$ 4,343**	**$ 2,752**
Existing Capacity Fee	*$ 5,650*	*$ 5,385*

Section III.2: Combined Approach

To ensure new customers equitably contribute to system expansion, future project costs were included consistent with the Marginal-Incremental Approach. Raftelis used the project costs identified in the City's five-year CIP that were specified as capacity-related by the City. The total project costs identified by the city for capacity fee recovery is $9.7 million for water and $8.7 million for sewer. The net project costs are then divided by the additional capacity to be provided by the capital projects. However, in the City's case, the projects do not add additional capacity but allow the City to deliver more of their current capacity and to do so more effectively.

In order to determine the fees under the Combined Approach, the adjusted RCNLD values and the net project costs are added together, representing the cost of existing and future capacity. This combined cost is divided by the existing and future adjusted water and sewer capacity which results in a weighted cost per gallon per day, as shown in Exhibit 6.

Exhibit 6: Combined Approach Cost per GPD

Utility	Water	Sewer
Cost of Existing Capacity[1]	$ 73,825,723	$ 61,150,313
Net Project Costs	9,675,000	8,740,000
Total Cost of Capacity	**$ 83,500,723**	**$ 69,890,313**
Adjusted System Capacity (MGD)	6.12	8.00
Cost per Gallon per Day	**$ 13.64**	**$ 8.74**

(1) Buildup for cost of existing capacity is shown in Exhibit 7.

Similar to the previous approaches, the cost per GPD is then multiplied by the same GPD per adjusted EDU. This calculation is demonstrated in Exhibit 7, and results in a combined fee of $8,057 per EDU for water and sewer service.

Exhibit 7 : Residential Capacity Fee (Combined Approach)

Utility	Water	Sewer
Cost per GPD	$ 13.64	$ 11.64
GPD per EDU	360	360
Combined Approach **Capacity Fee per EDU**	**$ 4,912**	**$ 3,145**
Existing Capacity Fee	*$ 5,650*	*$ 5,385*

Section III.3: Equity Buy-In Approach

The Equity Buy-In Approach builds up the cost of capacity in a similar manner to the Buy-In Approach. The RCNLD of system assets are adjusted for the outstanding principal credit, contributed capital, and administrative or non-core assets. The main difference is that reserve balances, representing existing customers' "equity" investment in the water and sewer systems, is included. Water and sewer reserve balances as of December 31, 2019 were used for fee development.

The denominator of the Equity Buy-In Approach differs from the Buy-In and combined approaches. Instead of using system capacity, current levels of service are used. The number of equivalencies currently served by the system is determined by using daily flows (maximum day for water and average day for wastewater) and dividing by the established EDU (360 GPD). Ultimately the system capacity costs are divided by the current number of equivalencies served. The calculation of fees under the Equity Buy-In approach is shown in Exhibit 8.

Exhibit 8: Residential Capacity Fee (Equity Buy-In Approach)

Utility	Water	Sewer
RCNLD of System Assets	$ 96,012,257	$ 101,554,305
Adjustments:		
Principal Credit	(12,500,514)	(963,086)
Contributed Capital	(13,097,395)	(27,516,819)
Admin/Non-Core Assets	(375,261)	(553,954)
Reserve Balances	13,864,484	12,345,072
Net System Capacity Costs	**$ 83,903,571**	**$ 67,528,893**
Daily Flows (MGD)[1]	4.6	4.4
GPD per EDU	360	360
Equivalencies (EDUs)	12,833	12,189
Capacity Fee per EDU	**$ 6,538**	**$ 5,540**

(1) Three-year average maximum daily treated flows for water and daily flows for sewer.

Section IV: Fee Administration

The EDU approach is a well-established basis for developing capacity fees in the water and wastewater industry. Raftelis recommends the City maintain the use of the EDU approach for administering fees for new customers. Multipliers to reduce the expected peak flows for multi-family dwellings is also a well-established basis for developing capacity fees for multi-family dwellings to recognize that a reduction in the number of bedrooms results in a decrease in peak demand.

The City currently applies a multiplier to multi-family units as described above. The current ratios applied to multi-family units offer a reduction to peak flows for every 1-, 2-, and 3-bedroom unit. The multipliers of 63%, 75%, and 88% for 1-, 2-, and 3-bedroom units, respectively, are consistent with benchmarking comparisons to other water providers. Raftelis recommends the City maintain the same multi-family multipliers but adjusted to be consistent with the 360 GPD per EDU. Commercial and industrial customers will continue being assessed charges based on estimated demand.

Section V: Conclusions and Recommendations

This study has explored several common approaches to determining capacity fees using current cost and capacity information. Based on the City's state of infrastructure development and plans for capacity improvements, Raftelis recommends the City move from the existing fees which were developed using the incremental cost approach to new capacity fees based on the combined cost approach. Raftelis further recommends the City utilize 360 gpd per EDU and revisit the EDU analysis in future capacity fee analyses, and that the City maintain its practice of assessing charges to commercial and industrial customers based on estimated demand. Exhibit 9 shows the cost-justified capacity fees by customer class under the combined approach.

Exhibit 9: Cost-Justified Capacity Fees by Customer Type

Customer Type	EDU	Water Fee	Sewer Fee	Combined Fee
Single Family Residential	1 EDU 360 GPD	$ 4,912	$ 3,145	$ 8,057
Multi-Family Residential (per Unit)	1 Unit, 227 GPD (63%)	$ 3,094	$ 1,981	$ 5,076
	2 Unit, 270 GPD (75%)	$ 3,684	$ 2,359	$ 6,043
	3+ Units, 317 GPD (88%)	$ 4,322	$ 2,768	$ 7,090
Commercial / Industrial	Varies (Estimated Usage ÷ 360)	$ 4,912	$ 3,145	$ 8,057

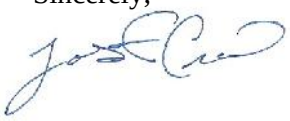
It is important to point out that the results shown above in Exhibit 9 are based on the cost justified amount for the City's Capacity Fees, as presented in this report. There is no requirement that this amount has to be charged, and the calculation only sets an amount that can be cost-justified and is within the range of capacity fee charges that are considered reasonable based on sound engineering and financial analysis.

The City must determine the amount to be charged based on considerations such as potential revenues to be generated, impacts on development, maintaining a competitive pricing structure with other regional utilities, and others.

The City should be aware that many variables exist that impact this financial analysis. Infrastructure costs and development units built annually change over time. Unanticipated projects may also be required to address capacity needs. Estimates for peak residential usage also change over time and can decrease or increase. Using historical industry standards provides a certain level of protection in the event estimated peak flows increase. Due to the number of variables, the City should be prepared to work with incoming development to provide for unanticipated projects and address changing variables to ensure the capacity funds are healthy. It is recommended that the City continue its practice of monitoring impacts that affect the capacity needs of the City.

It has been our pleasure working with and supporting the City in this engagement. Our primary focus is to ensure that all of your expectations are met or exceeded throughout this engagement. Do not hesitate to contact me, at 513-818-4145 or jcrea@raftelis.com with any questions.

Sincerely,



Joseph F. Crea
Vice President

EST 1808

CITY OF

DELAWARE

OHIO

Water/Wastewater Capacity Fees

Public Hearing

City Council Meeting 03/22/2021

Background

Capacity fees are evaluated every year as a part of the budget process

- They are based on sound engineering and financial analysis
- They are necessary for providing sewer and water services to development
- They are equitable, and are in line with other similarly sized Ohio communities

The review process for the proposed changes began in early 2019

- There is no one trigger that causes capacity fees to change
- After frequent evaluation of the City's utility systems and pace of development, a determination is made to involve industry experts to evaluate capacity fees

Analysis Results

The City's current capacity fees are supportable - but exploring different methodologies for setting fees has given the City an opportunity to reduce them.

- This reduction, however, will result in the need to more closely monitor our utility systems and pace of development to determine the long-term viability of capacity fee reductions.

- The City is committed to this effort and will adjust sewer and water capacity fees as necessary to maintain its level of service to utility customers and the development community.

- Consultant recommends the continuation of City's current multi-family multipliers.

New Rates

Water Capacity Fee

- Current Rate - $5,650/EDU(home)
- New Rate - $4,912/EDU

- **Change of $738/EDU (13%)**

Sewer Capacity Fee

- Current Rate - $5,385/EDU(home)
- New Rate - $3,145/EDU

- **Change of $2,240/EDU (41%)**

- Existing Combined - $11,035/EDU
- New Rate Combined - $8,057/EDU

- **Change of $2,978/EDU (27%)**

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11 | DATE: 04/12/2021

ORDINANCE NO: 21-20 | RESOLUTION NO:

READING: THIRD | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Natalia S. Harris, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SETTLEMENT AGREEMENT, SUPPLEMENTING THE 2021 APPROPRIATIONS.

BACKGROUND:
In 2020 T & R Properties, Inc. claimed damages for capacity fees paid to connect to the City's sanitary sewer and water supply systems in 2019, at which time the City was in the process of reviewing its capacity fees. The City maintains that the fees paid by T & R Properties, Inc. to connect to the City's sanitary sewer and water supply systems are supportable and defensible. After discussion, the City and T & R Properties, Inc. reached a negotiated agreement to settle their dispute to their satisfaction without the City admitting any liability or wrongdoing concerning fees charged by the City to connect to its sanitary sewer and water supply systems.

REASON WHY LEGISLATION IS NEEDED:
Pursuant to the City Charter, the City Manager needs authority from Council to execute the Settlement Agreement and an ordinance is needed to make the appropriation for the City's monetary obligation under the agreement.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S): A monetary payment of $279,540.00 will be made to T&R as part of the agreement.

POLICY CHANGES:

PRESENTER(S):
Natalia S. Harris, City Attorney

RECOMMENDATION:
Approval

ATTACHMENT(S):
Settlement Agreement

ORDINANCE 21-20

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SETTLEMENT AGREEMENT, SUPPLEMENTING THE 2021 APPROPRIATIONS.

WHEREAS, in 2020 T & R Properties, Inc. claimed damages for fees paid to connect to the City's sanitary sewer and water supply systems in 2019; and

WHEREAS, after review, assessment and consultation, the City maintains that the fees paid by T & R Properties, Inc. to connect to the City's sanitary sewer and water supply systems are supportable and defensible; and

WHEREAS, the City and T & R Properties, Inc. discussed their respective positions and reached a negotiated agreement to settle their dispute to the satisfaction of both the City and T & R Properties, Inc. without the City admitting any liability or wrongdoing concerning fees charged by the City to connect to its sanitary sewer and water supply systems.

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

SECTION 1: The City Manager is authorized to enter into a settlement agreement with T & R Properties, Inc.

SECTION 2: It is hereby appropriated from the unencumbered balance of the Water Capacity Fund (Fund 536) $143,127 to:

Capacity Fee Refund (53618400/560020) $143,127 for purpose of satisfying the City's obligation under the agreement referenced in Section 1 hereof.

SECTION 3: It is hereby appropriated from the unencumbered balance of the Wastewater Capacity Fund (Fund 546) $136,413 to:

Capacity Fee Refund (54619000/560020) $136,413 for purpose of satisfying the City's obligation under the agreement referenced in Section 1 hereof.

SECTION 4. 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.

PASSED: _____, 2021

YEAS____ NAYS____

ABSTAIN ____

ATTEST: _____

CITY CLERK

_____

MAYOR

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release ("Agreement") is made and entered into by and between the City of Delaware, Ohio ("City of Delaware") and T & R Properties, Inc. ("T & R"), and is effective on the date last executed below ("Effective Date"). The City of Delaware and T & R collectively are referred to as "Parties."

RECITALS

WHEREAS, the City of Delaware, by and through its Codified Ordinances, requires all residential and non-residential property developments to pay sewer and water capacity fees (the combined fees considered the "Capacity Fees") in order to connect to the City of Delaware's public sewer and water systems; and

WHEREAS, T & R is a real estate development and property management company primarily engaged in developing multi-family housing developments, in addition to property management and developing mixed-use and commercial projects. T & R was established in 1983 and has overseen residential development projects within the City of Delaware since the company's establishment; and

WHEREAS, in 2019, after receiving all necessary approvals, T & R facilitated construction of a multi-family housing community in the City of Delaware, named the Flats on Houk Apartments (the "Flats on Houk"), and paid the required Capacity Fees to connect the Flats on Houk to the City's sewer and water systems; and

WHEREAS, on June 30, 2020, a lawsuit being Case No. 2:20 CV 3284 was filed in the United States District Court, Southern District of Ohio against the City of Delaware by a plaintiff real estate developer challenging the Capacity Fees, including the methodologies employed to calculate and assess the Capacity Fees, and alleging various causes of action arising from and exclusively related to the City of Delaware's Capacity Fees; and

WHEREAS, thereafter, beginning in July 2020, T & R, through legal counsel, made written demand to the City of Delaware and its officials for claimed monetary damages regarding the Capacity Fees paid for the Flats on Houk connection, in advance of potentially joining the lawsuit as either a co-plaintiff or class member, or filing an independent lawsuit; and

WHEREAS, specifically, T & R demanded, in advance of litigation, that the City of Delaware should lower the Capacity Fees moving forward and compensate T & R for the Capacity Fees it paid for the Flats on Houk; and

WHEREAS, after review, assessment, and consultation, the City of Delaware maintains that the Capacity Fees currently set forth in its Codified Ordinances are supportable and defensible, and that the claims raised in the pending lawsuit entirely lack merit; and

WHEREAS, without admitting any liability or wrongdoing, the City of Delaware, through legal counsel, engaged in extensive communications with T & R to discuss a proposed monetary settlement amount, in addition to discussions with City Council regarding a proposed legislative change and reduction to the current Capacity Fees; and

WHEREAS, the Parties have agreed to a final settlement amount of Two Hundred Seventy-Nine Thousand, Five Hundred Forty Dollars and No Cents ($279,540.00) to T & R, and to support legislation that will result in a reduction in Capacity Fees contingent on the following parameters; and

WHEREAS, assuming the necessary legislative approval by City Council, the City of Delaware will commit to a change in the Capacity Fees based on the advice and recommendations of industry experts that will result in, at minimum, a fifteen percent (15%) decrease in the Capacity Fees for all residential connections; and

WHEREAS, the Parties hereto, in good faith, and in the interests of full and final compromise, settlement, and satisfaction of all claims between them related to the City of Delaware's Capacity Fees, desire to resolve and settle their dispute outside of any formal litigation.

NOW, THEREFORE, in consideration of the exchange of valuable consideration and upon the mutual promises, covenants, and commitments, the sufficiency of which is agreed and acknowledged, the Parties hereby agree as follows:

1. **Authority.** The Parties represent and warrant that they have full and complete authority to make, sign, execute, and deliver this Agreement.

2. **Settlement Payment to T & R.** In consideration for all promises, covenants, representations, commitments, and releases contained in this Agreement, the City of Delaware shall directly pay to T & R Properties the total gross amount of Two Hundred Seventy-Nine Thousand, Five Hundred Forty Dollars and No Cents ($279,540.00) ("Settlement Payment").

3. **Prospective Legislative Change to Capacity Fees.** Subject to and contingent upon approval by City Council, the City of Delaware further agrees to commit to a legislative change in the Capacity Fees based upon the advice and recommendation of City administrative staff and separately-retained, City-selected industry experts. The upcoming legislation will result in a prospective decrease of, at minimum, fifteen percent (15%) in the Capacity Fees. Should this legislative change as stated herein not be enacted, this Agreement and all respective obligations herein shall be nullified.

4. **Legislative Discretion to Establish Capacity Fees.** By accepting the Settlement Payment and all terms set forth in this Agreement, T & R acknowledges and agrees that the City holds exclusive discretion to set the Capacity Fees, now and in the future, and this Agreement will not limit any future legislation to adjust the Capacity Fees.

5. **Affidavit.** In conjunction with issuing the Settlement Payment, the Parties shall agree on the form of an affidavit to be reviewed and signed under oath by T & R memorializing previous statements made by T & R regarding the fact that the Capacity Fees do not prevent T & R from creating affordable housing available for all racial populations.

6. **Execution of Agreement.** Upon mutual agreement on both the form of the affidavit referenced in Section 5 and all other terms set forth in this Agreement, the Parties shall simultaneously execute both on the Effective Date during a closing. Within twenty (20) days of the Effective Date, the City shall cause the Settlement Payment to be issued directly to T & R.

7. **Release and Waiver of Claims.** T & R, its agents, representatives, heirs, successors, assigns, attorneys, and other parties on whose behalf T & R could bring a legal action, hereby fully releases, acquits, and forever discharges the City of Delaware, its officials (elected and appointed), employees, agents, administrators, representatives, insurers, attorneys, successors and/or assigns, of and from any and all claims, demands, actions, causes of action, suits, debts, liens, contracts, liabilities, agreements, costs, expenses, or losses of any type, whether known or unknown, fixed or contingent, suspected or unsuspected, accrued or unaccrued, which T & R now has or may have related to, or arising out of, the City of Delaware's Capacity Fees and/or which is the subject of a lawsuit being Case No. 2:20 CV 3284, captioned *Seattle House, LLC (individually and on behalf of others similarly situated) vs. City of Delaware, Ohio,* filed in the United States District Court, Southern District of Ohio, including any and all claims which could have been asserted therein; provided, however, that this release shall not apply to any rights, duties, or obligations arising under, or actions to be taken pursuant to, this Agreement.

8. **Compromise Settlement.** This Agreement is the result of a compromise of disputed claims. Neither this Agreement nor any of the actions to be taken hereto shall ever at any time, for any reason or purpose, be construed as, or be deemed to be evidence of, an admission of liability, culpable conduct, or other wrongdoing on the part of the Parties.

9. **Application of Agreement.** All terms of this Agreement shall be applicable to and binding upon the Parties, their agents and related assigns. Nothing in this Agreement is intended to confer any benefit upon any third party unless expressly stated herein.

10. **Entire Agreement.** This Agreement constitutes and contains the entire agreement and understanding between the Parties as to the matters addressed herein and supersedes all prior and contemporaneous oral and written agreements, representations and discussions. The Parties intend for this Agreement to be complete and shall not be subject to any claim of mistake of fact or law. This Agreement is intended to avoid the uncertainty of litigation and to be final and complete.

11. **Applicable Law.** This Agreement shall be governed by the laws of the State of Ohio, without regard to any potential conflict of laws.

12. **Duty to Act in Good Faith.** The Parties shall act in good faith and in accordance with this Agreement, and not participate in, encourage, condone, or take any action to facilitate any challenge to the terms of this Agreement.

13. **No Assignment.** The Parties represent they have not assigned any rights or otherwise transferred or granted, or purported to assign, transfer or grant, to any person or entity any claim or right to assert any claim of any kind or character, or any portion thereof that they have against the opposing party.

14. **Amendment.** This Agreement shall not be amended or modified, except in writing, and signed by the Parties.

15. **Severability.** Should any provision or term of this Agreement be declared or determined by any court of competent jurisdiction to be illegal, invalid, unenforceable, or void, such declaration or determination shall not affect the remaining terms of this Agreement, which shall remain independent, fully legal, valid, and enforceable pursuant to the terms of this Agreement.

16. **Construction.** This Agreement shall be considered to have been jointly drafted by the Parties, and it is agreed that it shall be governed by and construed in accordance with the laws of the State of Ohio regardless of conflicts of laws rules.

17. **Disputes and Controversies among the Parties Concerning this Agreement.** The Parties agree that the Delaware County Court of Common Pleas shall have continuing jurisdiction to enforce this Agreement, if necessary. Any dispute or controversy among the Parties regarding the interpretation or enforcement of this Agreement or arising out of or concerning this Agreement shall be presented to the Court of Common Pleas, Delaware County, Ohio. It is further understood and agreed that if, at any time, a violation of any term of this Agreement is asserted by any Party hereto, that Party shall have the right to seek specific performance from that Court, which shall be in addition to any other relief to which the aggrieved Party is entitled.

18. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

19. **Acknowledgment**. The Parties acknowledge that they: have read carefully this Agreement; are satisfied with all of the Agreement's terms; had adequate time to review and consider this Agreement and to consult with their legal counsel with respect thereto; entered into this Agreement voluntarily and of their own free will; and agree to all provisions contained herein.

WHEREFORE, the Parties hereto have read all of the foregoing, understand the same, and agree to all of the provisions contained herein.

CITY OF DELAWARE, OHIO	**T & R PROPERTIES, INC.**
By: _____	By: _____
R. Thomas Homan	
Its: City Manager	Its:
Date: _____	Date: _____

APPROVED:

Approved as to form

_____
Natalia S. Harris
Delaware City Attorney

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12 | DATE: 04/12/2021

ORDINANCE NO: 21-06 | RESOLUTION NO:

READING: SECOND | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE ACCEPTING THE ANNEXATION OF 32.475± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CHARLES R. DAVIS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:

UPDATE FOR April 12, 2021:

Staff from multiple departments have been working with the applicant regarding a single family detached subdivision layout for this relatively small piece of property. Good progress has been made. However, a formal application is not ready at this time for zoning and subdivision. Once submitted formally this will take at least 2-3 months in formal process. Staff anticipates at this time these applications could potentially be ready for submission, review, and determination by City Council in the summer. The ORC dictates the timing requirements of annexations in Ohio. Likely, this places zoning and subdivision review after the last day to decide upon the annexation. Staff is working well with the applicant toward a single family detached subdivision on the property. The formal application for zoning and subdivision are not yet ready for submission and formal review. After passage, the annexation will take 30 days to become effective. Therefore, Staff recommends that City Council annex the property at this time to complete that

step of the process. City Council will still have the opportunity to review and decided upon zoning and subdivision in the coming months.

February 08, 2021:
Staff has discussed this annexation with the applicant prior to submission. The property is within the City's long-established utility boundary in this area. The property is adjacent to the developing Spring Woods Subdivision to the east which is within the City of Delaware. The general boundary for utility provision by the city today is Section Line Rd. to the west of the subject property.

The landowner is now moving forward with the Ohio Revised Code dictated annexation process. This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. This is the first City step in the process that requires the City to express its ability and intention to provide services to the property. This does not mean that the City will pay for or construct any, ultimately, required services or infrastructure, but rather simply that we have the ability to serve it. City Council has previously taken this action and the annexation is now in the final step of the process for acceptance. In discussions with Staff and the Applicant, it was noted that sanitary sewer to service the property exists a few properties to the east and across US36 to the south. Conceptually, Staff indicated that sanitary sewer service would come from the existing manhole east of Lehner Woods Blvd. (south side of US36) and a property to the east of the subject site. The City could contribute to the portion of the extension through and to the westernmost boundary of Springer Woods Subdivision, but the subject development will be required to, at their cost, continue utilities to the westernmost boundary line of their property in accordance with city policy and regulations. Staff also would note that due to geographic and annexation timing quirks of prior annexations which essentially left a small portion of the roadway frontage on US36 adjacent to Spring Woods not within the municipal corporation limit, this Davis annexation (which only has about 750 ft. of US 36 road frontage) will extend roadway maintenance responsibility by about one quarter mile. Arguably, the prior annexations could have already extended this responsibility partially but did not for a variety of reasons. Ultimately, annexing the few properties left within the city's long-standing utility boundary up to Section Line Rd. would likely require this maintenance regardless.

City Council has the opportunity during this next and final city step in the process to accept, accept with conditions, or reject the final annexation. The property would need to go through a zoning process upon or concurrent with annexation or be automatically zoned A-1 Agricultural District if no specific process is undertaken. Staff and the Applicant have discussed continuing the pattern of development in area with single family detached housing consistent with the adjacent Spring Woods subdivision and the city's current Comprehensive Plan for this relatively small piece of property. Staff and the

Applicant have continued preliminary discussions on the layout of the development and we would anticipate zoning and preliminary platting applications shortly. These may be able to coincide with the timing of the final annexation end date of May 24, 2021 as a result.

At this time, there is no objection from Staff as to the final annexation, however we would recommend City Council table the annexation until the meeting of April 12, 2021 to allow time for the zoning and platting applications to potentially be in process. However, given the small size and single family detached development type discussed to date, Staff would not have an objection to advancing the annexation if City Council deems it appropriate in advance of the zoning and platting applications. Staff would anticipate recommending that any final annexation be conditioned upon the following:

1. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to Applicant/Developer and as required by the City through the normal and customary development review process. During the anticipated development review process, the City and Applicant will formally agree to cost sharing for the portion of the extension of sanitary sewer through and to the westernmost boundary of the Springer Woods subdivision, but the subject development will be required to continue utilities at their cost across their site to the westernmost boundary line of their property in accordance with city policy and regulations

REASON WHY LEGISLATION IS NEEDED:
The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This legislation is the final City step in the process to formally accept the annexation of the property. The City has until the Council Meeting of May 24, 2021 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval at or before the May 24, 2021 City Council meeting.

UPDATE: Approval on April 12, 2021

ATTACHMENT(S)
Map

County Resolution
City Resolution
Petition

ORDINANCE NO. 21-06

AN ORDINANCE ACCEPTING THE ANNEXATION OF 32.475± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CHARLES R. DAVIS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 32.475 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Michael R. Shade, as agent for the petitioners on November 3, 2020 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on November 3, 2020; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation, which was completed when City Council passed a Resolution of Services on November 9, 2020 via Resolution 20-64; and

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on November 30, 2020 (See attached) The territory to be annexed is described in the attached Exhibits "A" and "B"; and

WHEREAS, the certified transcript of the proceedings for annexation, with an accurate map of the territory, together with the petition of annexation and other papers relating to the proceedings of the County Commissioners, are on file with the Clerk of Council, and have been for more than sixty days.

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

SECTION 1. That Council hereby accepts the annexation of 32.475 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Charles R. Davis Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

1. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to Applicant/Developer and as required by the City through the normal and customary development review process. During

the anticipated development review process, the City and Applicant will formally agree to cost sharing for the portion of the extension of sanitary sewer through and to the westernmost boundary of the Springer Woods subdivision, but the subject development will be required to continue utilities at their cost across their site to the westernmost boundary line of their property in accordance with city policy and regulations.

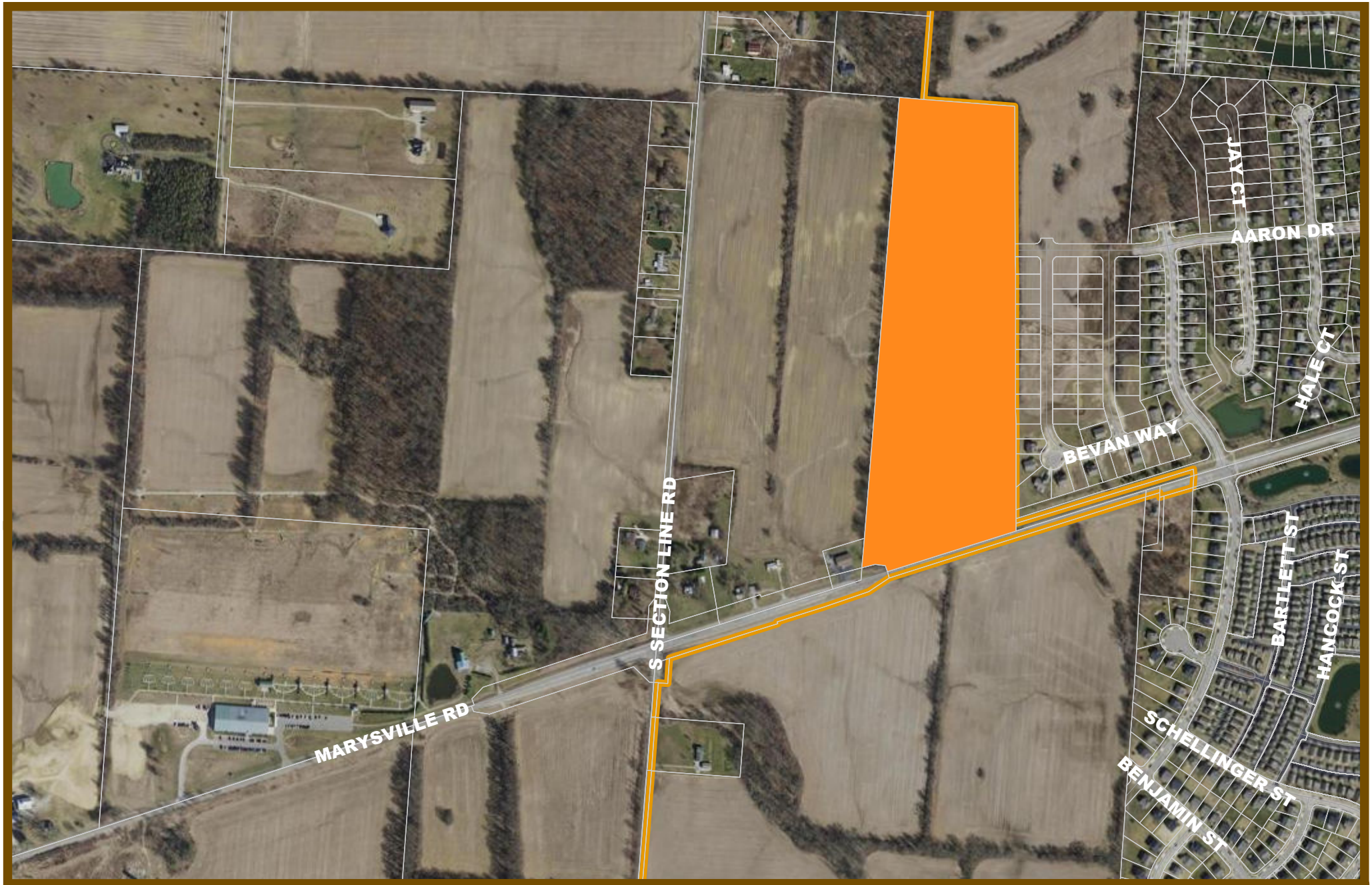
SECTION 2. That the Clerk of Council is directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the Secretary of State, and shall file notice of annexation with the Board of Elections, the County Auditor, the County Recorder, and the County Engineer within thirty days after it becomes effective, and the Clerk shall do all other things required by law.

SECTION 3. 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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR



EST 1808
CITY OF
DELAWARE
OHIO

Annexation

Davis Property ~32.475A

N

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

December 1, 2020

City of Delaware
Attn: Elaine McClosky
1 S. Sanduksy Street
Delaware, Ohio 43015

RE: Annexation of 32.475 acres
Delaware Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on November 30, 2020 adopted a Resolution granting Prayer of Petition for 32.475 acres, more or less, from Delaware Township to the City of Delaware.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution, a copy of the annexation petition and a copy of all other papers in the Commissioners' annexation folder.

If you have questions, please call me at 740-833-2105.

Sincerely,

Sarah Dinovo,
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

RESOLUTION NO. 20-1002

IN THE MATTER OF ACKNOWLEDGING RECEIPT OF ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, ATTORNEY-AT-LAW, REQUESTING ANNEXATION OF 32.475 ACRES OF LAND IN DELAWARE TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mrs. Lewis, seconded by Mr. Merrell to acknowledge that on November 3, 2020, the Clerk to the Board of Commissioners received a petition requesting annexation of 32.475 acres from Delaware Township to the City of Delaware.

Vote on Motion Mr. Benton Absent Mr. Merrell Aye Mrs. Lewis Aye

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted November 9, 2020 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

RESOLUTION NO. 20-1063

IN THE MATTER OF GRANTING ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, ATTORNEY-AT-LAW, REQUESTING ANNEXATION OF 32.475 ACRES OF LAND IN DELAWARE TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mrs. Lewis, seconded by Mr. Merrell to approve the following resolution:

WHEREAS, on November 3, 2020, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, Attorney-at- Law, agent for the petitioners, requesting annexation of 32.475 acres, more or less, from Delaware Township to the City of Delaware; and

WHEREAS, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

WHEREAS, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Delaware;

NOW, THEREFORE, BE IT RESOLVED that the Delaware County Board of Commissioners grants the petition requesting annexation of 32.475 acres, more or less, from Delaware Township to the City of Delaware.

Vote on Motion Mr. Benton Aye Mr. Merrell Aye Mrs. Lewis Aye

Jeff Benton
County Commissioner

Barb Lewis
County Commissioner

Gary Merrell
County Commissioner

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted November 5, 2020 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

EST 1808

CITY OF

DELAWARE

OHIO

RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 20-164 as passed on November 9, 2020 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

This Resolution Certification dated this 10 day of November in the year 2020.

RECEIVED
2020 NOV 10 PM 3:11
DELAWARE COUNTY
COMMISSIONERS

RESOLUTION NO. 20-64

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 32.475± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE ROUTE 36 PARTNERS LLC AND CHARLES R. DAVIS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 32.475 acres of land, more or less, the description and map are attached hereto; and

WHEREAS, Michael R. Shade, as agent for the petitioners on November 3, 2020 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on November 3, 2020; and

WHEREAS, the Ohio Revised Code, Section 709.023 (c), requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation.

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

SECTION 1. That upon annexation to the City of Delaware of 32.475± acres more or less as delineated on the attached Exhibits, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

(a) Water - upon acceptance of annexation
(b) Sanitary Sewer - upon acceptance of annexation
(c) Refuse – upon acceptance of annexation
(d) Fire – upon acceptance of annexation
(e) Police – upon acceptance of annexation
(f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. 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 Resolution 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.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

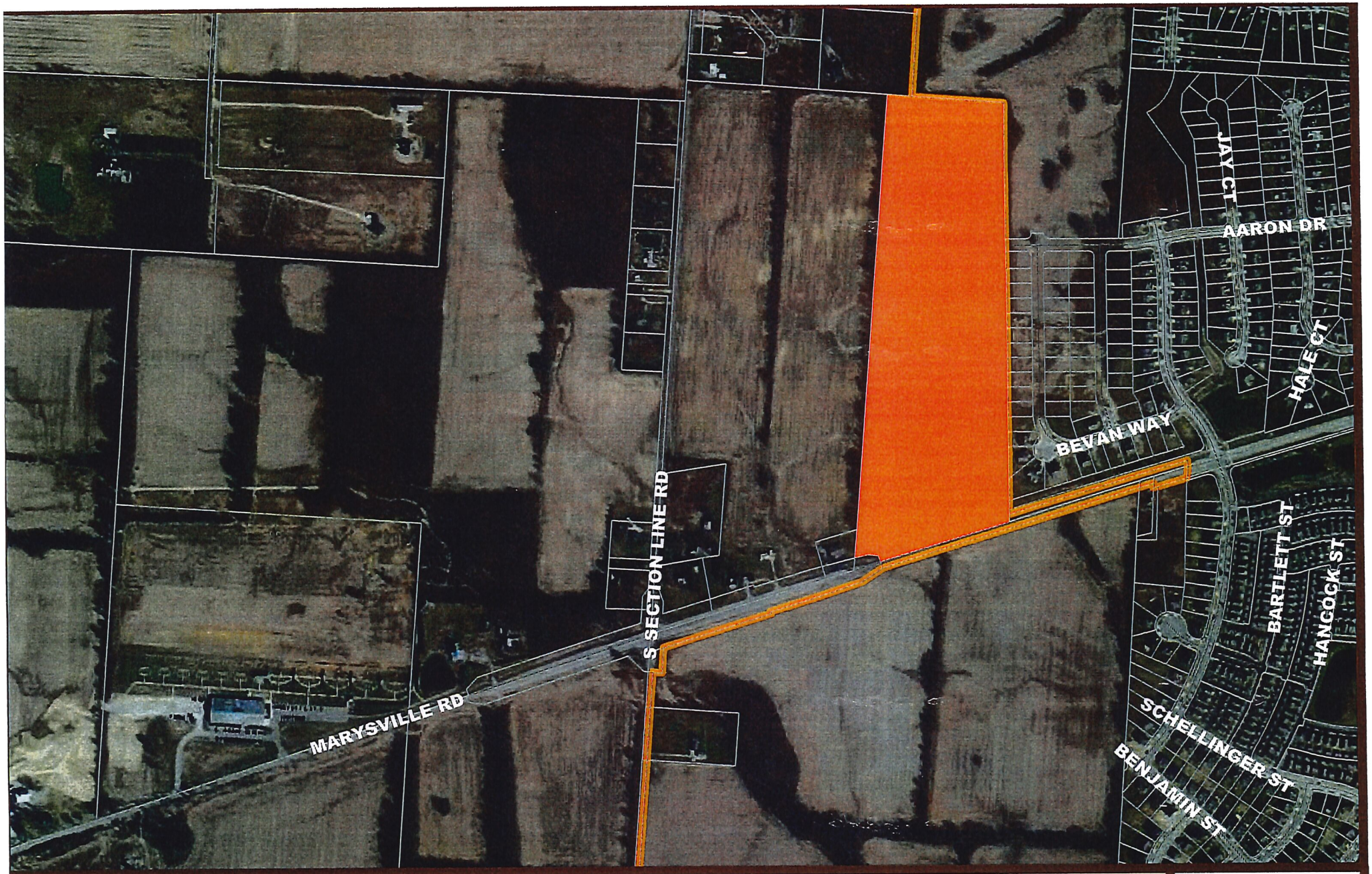
SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: November 9, 2020

YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCluskey
CITY CLERK

MAYOR



EST 1808
CITY OF
DELAWARE
OHIO

Annexation

Davis Property ~32.475A

N

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

CORRECTED
PETITION FOR
ROUTE 36 PARTNERS, LLC (1.638 ACRES INCLUSIVE OF ODOT ROW) AND
CHARLES R. DAVIS (30.837 ACRES INCLUSIVE OF ODOT ROW)
ANNEXATION AND CITY OF DELAWARE, OHIO
TO THE
CITY OF DELAWARE, OHIO
FROM THE
TOWNSHIP OF DELAWARE, DELAWARE COUNTY, OHIO
CONSISTING OF 32.475 ACRES:
EXPEDITED TYPE 2 ANNEXATION

Petitioners:

Route 36 Partners LLC
7221 Pineville Matthews Road
Charlotte, NC 28226

Charles R. Davis
7221 Pineville Matthews Road
Charlotte, NC 28226

Agent for Petitioners:

Michael R. Shade
Attorney at Law
Shade and Shade LLC
236 West Central Avenue
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740) 363-0146
Email: mrs@ss-dta.com

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

CORRECTED

PETITION FOR ROUTE 36 PARTNERS LLC (1.638 ACRES INCLUSIVE OF ODOT ROW) AND CHARLES R. DAVIS (30.837 ACRES INCLUSIVE OF ODOT ROW) ANNEXATION AND CITY OF DELAWARE, OHIO TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF DELAWARE, DELAWARE COUNTY, OHIO CONSISTING OF 32.475 ACRES: EXPEDITED TYPE 2 ANNEXATION

To: **The Board of County Commissioners of Delaware County, Ohio**

1. The undersigned petitioner ("the Petitioner" herein), being all of the owners of real estate in the following described territory consisting of 32.475 acres situated in the Townships of Delaware, County of Delaware, Ohio which area is contiguous with, adjacent to, and/or surrounded by the City of Delaware in part, to wit: see the legal description attached hereto as Exhibit A and the attached map, both of which are incorporated by reference herein ("described territory"), respectfully petition that the described territory be annexed to the City of Delaware, Ohio.

The description of the described territory ("the description" herein) and map were prepared by Matthew A. Kirk, P.S.., Professional Surveyor No. 7865, Evans, Mechwart, Hambleton & Tilton, Inc. Surveying Service Inc., for annexation purposes, from information of record in the Delaware County Courthouse and a new full survey of the subject premises. All record references, unless otherwise noted, are to public records on file at the Delaware County Recorder's Office; all statutory references, unless otherwise noted, are to the Ohio Revised Code.

2. In support of this Petition, the petitioners state that there are within the described territory sought to be annexed two (2) owners of the real estate. The real estate within area to be annexed and included in the description is owned as indicated on the following table:

Name of Petitioner	Address	Acreage Information	Deed Reference	Parcel ID No.

Rout 36 Partners, LLC	7221 Pineville Matthews Road Charlotte, NC 28226	Total Lands Owned is .42 ac. included in the ROW and 1.218 ac. of ODOT ROW **Total Lands Annexed is 1.638 acres.**	Official Record Book 962, Page 876	519-330-02-037-000
Charles R. Davis	221 Pineville Matthews Road Charlotte, NC 28226	Total Lands Owned or in ROW is 30.708 ac. Land Owned in the ROW included is .422 acres and .129 acres in the ODOT ROW. **Total Lands Annexed is 30.837 . acres.**	Official Record Book 807, Page 2146	519-330-01-005-000
	Total Lands to be Annexed	**32.475 Acres**		

All public road rights of way abutting any part of the described territory are not being annexed into and will not be in the City of Delaware, Ohio except where the annexation is over lands on both sides of any roadway as set forth above and per the Map of Territory to Be Annexed.

3. Michael R. Shade is hereby appointed Agent for the undersigned Petitioner ("the Agent" herein), as required by § 709.02 and the Agent's address is 236 West Central Avenue, Delaware, Ohio 43015. The agent is hereby authorized to make any amendment and/or decision which in his absolute and complete discretion is necessary or proper under the circumstances then existing and is specifically authorized to make any such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and Plat. Any such amendment shall be made by the presentation of an amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

4. An accurate map marked "Map of Territory to be Annexed to the City of Delaware" is attached hereto and made part of this petition.

5. A list containing the required information concerning all tracts, lots and parcels adjacent to or across the road from the area sought to be annexed is being filed by the Agent at the time of the filing of this Petition.

6. No island of unincorporated area is being created by this annexation.

7. This petition is filed as an Expedited II annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of annexation proceedings and is being submitted pursuant the provisions of § 709.021 when owners unanimously request annexation and § 709.023 when the area being annexed is not to be excluded from the township. The area sought to be annexed shall not upon the annexation be excluded from Delaware Township, Delaware County, Ohio in conformity with the provisions of § 709.023.

8. The City of Delaware, Ohio will pass and submit to the Board of County Commissioners of Delaware County, Ohio a resolution of services within twenty (20) days of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

9. The current zoning in the Township of Delaware, Delaware County, Ohio is presently Farm Residential District (FR-1) and is presently used as personal residence and Right of Way. The comprehensive plan duly adopted by the City of Delaware, Ohio did anticipate this area was in its last Comprehensive Plan and is designated as Low-Density Single Family. This proposed use may somewhat be an incompatible land uses to the Farm Residential District and other residential districts in the Township of Delaware, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The land surrounding on two (2) sides of the proposed annexed parcel is currently zoned R-3 in the City of Delaware, Ohio. The City of Delaware, Ohio will pass a resolution requiring that any buffering necessary as provided in Section 702.023 of the Ohio Revised Code shall be complied with and will follow the buffering requirements of the City of Delaware, Ohio Zoning Ordinances. Said resolution of services and buffering will be passed and submitted to the Board of County Commissioners of Delaware County, Ohio by the City of Delaware, Ohio within twenty (20) day of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR ROUTE 36 PARTNERS, LLC (.43 ACRES) AND CHARLES R. DAVIS (30.708 ACRES) ANNEXATION AND CITY OF DELAWARE, OHIO TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF DELAWARE, DELAWARE COUNTY, OHIO CONSISTING OF 31.138 ACRES: EXPEDITED TYPE 2 ANNEXATION

RECEIVED
DELAWARE COUNTY
COMMISSIONERS

Petitioners:

Route 36 Partners LLC
7221 Pineville Matthews Road
Charlotte, NC 28226

Charles R. Davis
7221 Pineville Matthews Road
Charlotte, NC 28226

Agent for Petitioners:

Michael R. Shade
Attorney at Law
Shade and Shade LLC
236 West Central Avenue
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740) 363-0146
Email: mrs@ss-dta.com

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR ROUTE 36 PARTNERS LLC (.43 ACRES) AND CHARLES R. DAVIS (30.708 ACRES) ANNEXATION AND CITY OF DELAWARE, OHIO TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF DELAWARE, DELAWARE COUNTY, OHIO CONSISTING OF 31.138 ACRES: EXPEDITED TYPE 2 ANNEXATION

To: **The Board of County Commissioners of Delaware County, Ohio**

1. The undersigned petitioner ("the Petitioner" herein), being all of the owners of real estate in the following described territory consisting of 31.138 acres situated in the Townships of Delaware, County of Delaware, Ohio which area is contiguous with, adjacent to, and/or surrounded by the City of Delaware in part, to wit: see the legal description attached hereto as Exhibit A and the attached map, both of which are incorporated by reference herein ("described territory"), respectfully petition that the described territory be annexed to the City of Delaware, Ohio.

The description of the described territory ("the description" herein) and map were prepared by Matthew A. Kirk, P.S.., Professional Surveyor No. 7865, Evans, Mechwart, Hambleton & Tilton, Inc. Surveying Service Inc., for annexation purposes, from information of record in the Delaware County Courthouse and a new full survey of the subject premises. All record references, unless otherwise noted, are to public records on file at the Delaware County Recorder's Office; all statutory references, unless otherwise noted, are to the Ohio Revised Code.

2. In support of this Petition, the petitioners state that there are within the described territory sought to be annexed two (2) owners of the real estate. The real estate within area to be annexed and included in the description is owned as indicated on the following table:

Name of Petitioner	Address	Acreage Information	Deed Reference	Parcel ID No.

Rout 36 Partners, LLC	7221 Pineville Matthews Road Charlotte, NC 28226	Total Lands Owned is .43 ac. included in the ROW **Total Lands Annexed is 0.430 acres.**	Official Record Book 962, Page 876	519-330-02-037-000
Charles R. Davis	221 Pineville Matthews Road Charlotte, NC 28226	Total Lands Owned or in ROW is 30.708 ac. Land Owned in the ROW included is .432 acres. **Total Lands Annexed is 30.708 . acres.**	Official Record Book 807, Page 2146	519-330-01-005-000
	Total Lands to be Annexed	**31.138 Acres**		

All public road rights of way abutting any part of the described territory are not being annexed into and will not be in the City of Delaware, Ohio except where the annexation is over lands on both sides of any roadway as set forth above and per the Map of Territory to Be Annexed.

3. Michael R. Shade is hereby appointed Agent for the undersigned Petitioner ("the Agent" herein), as required by § 709.02 and the Agent's address is 236 West Central Avenue, Delaware, Ohio 43015. The agent is hereby authorized to make any amendment and/or decision which in his absolute and complete discretion is necessary or proper under the circumstances then existing and is specifically authorized to make any such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and Plat. Any such amendment shall be made by the presentation of an amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

4. An accurate map marked "Map of Territory to be Annexed to the City of Delaware" is attached hereto and made part of this petition.

5. A list containing the required information concerning all tracts, lots and parcels adjacent to or across the road from the area sought to be annexed is being filed by the Agent at the time of the filing of this Petition.

6. No island of unincorporated area is being created by this annexation.

7. This petition is filed as an Expedited II annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of annexation proceedings and is being submitted pursuant the provisions of § 709.021 when owners unanimously request annexation and § 709.023 when the area being annexed is not to be excluded from the township. The area sought to be annexed shall not upon the annexation be excluded from Delaware Township, Delaware County, Ohio in conformity with the provisions of § 709.023.

8. The City of Delaware, Ohio will pass and submit to the Board of County Commissioners of Delaware County, Ohio a resolution of services within twenty (20) days of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

9. The current zoning in the Township of Delaware, Delaware County, Ohio is presently Farm Residential District (FR-1) and is presently used as personal residence and Right of Way. The comprehensive plan duly adopted by the City of Delaware, Ohio did anticipate this area was in its last Comprehensive Plan and is designated as Low-Density Single Family. This proposed use may somewhat be an incompatible land uses to the Farm Residential District and other residential districts in the Township of Delaware, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The land surrounding on two (2) sides of the proposed annexed parcel is currently zoned R-3 in the City of Delaware, Ohio. The City of Delaware, Ohio will pass a resolution requiring that any buffering necessary as provided in Section 702.023 of the Ohio Revised Code shall be complied with and will follow the buffering requirements of the City of Delaware, Ohio Zoning Ordinances. Said resolution of services and buffering will be passed and submitted to the Board of County Commissioners of Delaware County, Ohio by the City of Delaware, Ohio within twenty (20) day of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

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Signatures of Petitioner:

ROUTE 36 PARTNERS, LLC

Charles R. Davis, Managing Member

Dated: October 29, 2020

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of Petitioner:

Charles R. Davis

Dated: October 29, 2020

ANNEXATION DESCRIPTION
32.475± ACRES

FROM: DELAWARE TOWNSHIP

TO: CITY OF DELAWARE

Situated in the State of Ohio, County of Delaware, Township of Delaware, in Farm Lots 30, 32, 33 and 34, Quarter Township 3, Township 5, Range 19, United States Military District, being comprised of all of that 30.708 acre tract of land conveyed to Charles R. Davis by deed of record in Official Record 807, Page 2146, part of those 0.42 acre and 83.362 acre tracts of land conveyed to Route 36 Partners, LLC by deed of record in Official Record 962, Page 876, and that 1.42 acre tract of land conveyed to the State of Ohio by deed of record in Deed Book 407, Page 704 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a southwesterly corner of that 57.881 acre tract conveyed to Homewood Corporation by deed of record in Official Record 24, Page 2445, the southeasterly corner of that 5.500 acre tract conveyed to Jeffery D. Gearhart and Jennifer M. Gearhart by deed of record in Official Record 1454, Page 1742, in the northerly line of said 30.708 acre tract, at an angle point in the existing City of Delaware corporation line established by Ordinance Number 96-37, of record in Plat Cabinet 1, Slide 677;

Thence South 85° 53' 36" East, with the a southerly line of said 57.881 acre tract and said corporation line, a distance of 433.29 feet to a point;

Thence South 00° 02' 47" West, with a westerly line of said 57.881 acre tract, the westerly line of the subdivision entitled "Springer Woods Section 2, Phase 3", of record in Official Record 1771, Page 2166, the westerly line of the subdivision entitled "Springer Woods Section 2, Phase 1", of record in Official Record 1296, Page 1155, the westerly line of the subdivision entitled "Springer Woods Section 1, Phase 1", of record in Plat Cabinet 3, Slide 41, with said existing corporation line, and crossing Marysville Road (U.S. 36), a distance of 1954.10 feet to an angle point in said existing corporation line;

Thence North 72° 57' 15" East, with said existing corporation line, a distance of 870.55 feet to an angel point in the existing City of Delaware corporation line established by Ordinance Number 99-11, of record in Plat Cabinet 2, Slide 306;

Thence South 03° 09' 41" West, with said existing corporation line (Ordinance Number 99-11), crossing said Marysville Road and said 1.42 acre tract, a distance of 80.08 feet to a point in the southerly right-of-way line of said Marysville Road, the northwesterly corner of the subdivision entitled "Lehner Woods Subdivision Phase 1", of record in Plat Cabinet 3, Slide 90, and an angle point in the existing City of Delaware corporation line established by Ordinance Number 08-25, of record in Plat Cabinet 4, Slide 9;

Thence with said southerly right-of-way line and said existing corporation line (Ordinance Number 08-25), the following courses and distances:

South 72° 57' 15" West, a distance of 163.81 feet to a point;

North 02° 02' 23" East, a distance of 10.57 feet to a point; and

South 72° 57' 15" West, a distance of 1321.49 feet to the southeasterly corner of that 1.899 acre tract conveyed as Parcel 12-WD to the State of Ohio by deed of record in Official Record 758, Page 2059;

Thence North 17° 29' 32" West, crossing said Marysville Road, with the easterly line of said 1.899 acre tract and the easterly line of that 0.129 acre tract conveyed as Parcel 8-WD to the State of Ohio by deed of record in Official Record 758, Page 2054, a distance of 60.00 feet to a point in the northerly right of way line of said Marysville Road;

Thence North 82° 58' 34" West, with said northerly right of way line, a distance of 49.11 feet to a point;

Thence South 75° 28' 48" West, with said northerly right of way line, a distance of 62.37 feet to the southeasterly corner of that 0.717 acre tract conveyed to Keye L. Simpkins and Catherine Simpkins by deed of record in Official Record 328, Page 214;

Thence North 04° 25' 41" East, with the easterly line of said 0.717 acre tract and the easterly line of that 46.462 acre tract conveyed to Martha Simpkins by deeds of record in Official Record 492, Page 432 and Official Record 992, Page 2686, a distance of 2202.80 feet to a point in the southerly line of said 5.500 acre tract;

Thence South 85° 36' 10" East, with said southerly line, a distance of 118.62 feet to the POINT OF BEGINNING, containing 32.475 acres of land, more or less.

The information shown herein is based on the same information shown in the recorded documents referenced herein, and found in the Recorder's Office, Delaware County, Ohio.

This document is to be used for annexation purposes only.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk, Ohio No. 7865
Professional Surveyor

25 OCT 20
Date

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

County Engineer
Delaware County, Ohio

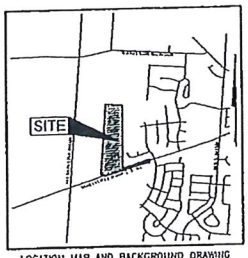
I hereby certify the within to be a true copy of the document that is on file in the Map Department

CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

By _____ Date 10/28/20

MAP OF TERRITORY TO BE ANNEXED
TO THE CITY OF DELAWARE FROM DELAWARE TOWNSHIP

FARM LOTS 30, 32, 33 AND 34, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

The information shown hereon is based on the same information shown on Official Record 807, Page 2148, Recorder's Office, Delaware County, Ohio.

EXISTING CITY OF DELAWARE CORP. LINE

PROPOSED CITY OF DELAWARE CORP. LINE

AREA TO BE ANNEXED

NOTES
This annexation does not create unincorporated islands

Total perimeter of annexation area is 2126.80 feet, of which 1113.76 feet is contiguous with the City of Delaware by Ordinance Numbers 96-13, 98-21 and 99-11. The calculated total percentage of perimeter contiguous with the annexation is 52%.

Length of County Road Within Annexed Area = 0'

Length of Township Road Within Annexed Area = 0'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°05'41"W	80.06'
L2	N07°07'23"E	19.37'
L3	N17°25'21"W	60.86'
L4	N82°58'21"W	49.31'
L5	S73°28'49"W	82.37'

EMHT
Date: October 23, 2020
Scale: 1" = 100'
Job No: 2020-0655
Sheet: 1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

CERTIFICATION
I, the undersigned, hereby certify that I have prepared this plat and that said plat is correct to the best of my knowledge and belief. Dimensions are shown in feet and decimal parts thereof.

Matthew A. Kirk
Professional Surveyor No. 7865
23 OCT 20
Date

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

County Engineer
Delaware County, Ohio
I hereby record the within to be a true copy of the document that was filed in my Office Department
[illegible]
Engineer
10/23/20

LIST OF PROPERTY OWNERS

South of Property to be Annexed	Acres	PIN
ROUTE 36 PARTNERS, LLC 7221 PINEVILLE MATTHEWS RD CHARLOTTE NC 28226	83.362	51933002037000
JOHN M HOPFINGER STATUTORY AGENT FOR ROUTE 36 PARTNERS LLC 5695 AVERY RD DUBLIN OH 43016		
DEDICATED ROAD RIGHT OF WAY		99999912000000
West of Property to be Annexed		
KEYE L. SIMPKINS CATHERINE SIMPKINS 3048 MARYSVILLE RD DELAWARE OH 43015	.520	51933001004000
MARTHA SIMPKINS 3134 MARYSVILLE RD DELAWARE OH 43015	45.494	51933001003000
North of Property to be Annexed		
JEFFERY D. GEARHART JENNIFER M. GEARHART 2891 WARRENSBURG RD DELAWARE OH 43015	5.500	51933201014001

HOMEWOOD CORPORATION 2700 E DUBLIN GRANVILLE RD COLUMBUS OH 43231	43.873	51933201012000

AMY JOHNSTON
STATUTORY AGENT FOR
HOMEWOOD CORPORATION
2700 EAST DUBLIN GRANVILLE ROAD
SUITE 300
COLUMBUS OH 43231

East of Property to be Annexed

HOMEWOOD CORPORATION 2700 E DUBLIN GRANVILLE RD COLUMBUS OH 43231	43.873	51933201012000

AMY JOHNSTON
STATUTORY AGENT FOR
HOMEWOOD CORPORATION
2700 EAST DUBLIN GRANVILLE ROAD
SUITE 300
COLUMBUS OH 43231

DR HORTON-INDIANA, LLC 9210 N MERIDIAN ST INDIANAPOLIS IN 46260	Lots 12817-12827	51933210015000- 51933210025000

CT CORPORATION SYSTEM
STATUTORY AGENT FOR
DR HORTON-INDIANA, LLC
4400 EASTON COMMONS WAY, SUITE 125
COLUMBUS OH 43219

KEYE L. SIMPKINS S CATHERINE L. SIMPKIN 161 BEVAN WAY DELAWARE OH 43015	Lot 10713	51933210011000
THOMAS JOHN KOVACH TAMMY LYNN KOVACH 167 BEVAN WAY DELAWARE OH 43015	Lot 10712	51933210012000
MITCHELL BLAKE VANHOOSE DOREEN JASMINE VANHOOSE 173 BEVAN WAY DELAWARE OH 43015	Lot 10711	51933210013000
BRIAN L STAMM LINDSAY NICOLE STAMM 179 BEVAN WAY DELAWARE OH 43015	Lot 10710	51933210014000

DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
165 N. UNION STREET
DELAWARE, OHIO
43015

CHRIS E. BAUSERMAN, P.E., P.S.
DELAWARE COUNTY ENGINEER

October 28, 2020

The Board of Delaware County Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

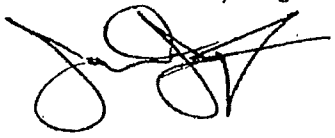
Re: Proposed 32.475 Acre Annexation in Delaware Township to the City of Delaware

Dear Honorable Board:

We have reviewed the attached Annexation Map and Written Description for the above referenced proposal. The content of said Map and Description does appear to meet or exceed the minimum information required by the Board of Delaware County Commissioner's Resolutions No. 02-955, dated July 1, 2002, which is entitled "Establishing General Orders for the Hearing of Annexation Petitions". The actual petition document itself was not submitted to this department and therefore its content was not part of this review.

Respectfully Submitted,

Chris E. Bauserman, P.E., P.S.
Delaware County Engineer



Jack Jennings, P.S.
Department Manager

Enclosures

OFFICE: 740-833-2450 (DELAWARE) OR 740-548-7313, EXT.2450 (COLUMBUS) - FAX: 740-833-2449 - EMAIL: DELCO_MAP@CO.DELAWARE.OH.US

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 04/12/2021

ORDINANCE NO: | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: YES
April 26, 2021 @ 7:20 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE ADOPTING THE DELAWARE TOGETHER COMPREHENSIVE PLAN AND AMENDMENTS TO CHAPTER 1101 – MASTER PLAN OF THE CITY OF DELAWARE PLANNING AND ZONING CODE AND DECLARING AN EMERGENCY.

BACKGROUND:

The City has been working on a new Comprehensive Plan and Thoroughfare Plan for the community for some time. The Comprehensive Plan, known as Delaware Together, has been a citizen driven effort with a formal Steering Committee appointed by City Council in June 2018. After a competitive application and selection process, a 31-person citizen Steering Committee was appointed to reflect diverse backgrounds, interests, and areas of the City. The Steering Committee worked closely with the national consultant team, Staff, and the community to guide the planning process. The work of Plan development included multiple opportunities for public engagement generating over 2,500 comments. Building upon the City of Delaware's well-managed growth strategies and strong planning tradition, Delaware Together has woven together technical analysis, citizen engagement, Steering Committee input, and best practices to reflect ideas and insights for the future in the broadest public policy document a community can create. It expresses the values and aspirations of who and what we want to become as a community over the next 10-15 years.

The Delaware Together planning process was designed to create a new city-wide plan that reflects community ideas and insights for the future. The resulting Comprehensive Plan puts forth a vision for the community for both the near and long

term. A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future. It considers the input of residents, workers, and other stakeholders. The Plan helps the City respond to change and acts as a guidebook for decision-makers. It can also serve as a marketing tool to clearly convey the community's values and priorities.
The Plan is composed of 8 chapters that resulted in 6 Goals, almost 60 Objectives, and over 230 individual actions that will be pursued, monitored, and adjusted as needed over time. The Plan was driven by the public through the Steering Committee as well as engagement processes that resulted in over 2,500 separate comments, thoughts, and input items.
It is meant to be a living document that will be revisited through the years and can be modified as needed while its core vision and goals continue to guide decision-making. Outcomes of the Plan can be measured individually, but the Plan also acknowledges and seeks to leverage the potential synergies between individual recommendations.

The Steering Committee unanimously recommended adoption of the Delaware Together Plan at its meeting of March 23, 2021.

Chapter 1101 - Master Plan of the Delaware City Planning and Zoning Code adopts the Comprehensive Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration. As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

The Planning Commission unanimously recommended adoption of the Delaware Together Comprehensive Plan and the Amendments to Chapter 1101 at its meeting of April 7, 2021; this was preceded by a work session on March 17.

REASON WHY LEGISLATION IS NEEDED:
Chapter 1101 of the Planning and Zoning Code of the City of Delaware adopts the Comprehensive Plan and outlines the amendments procedures. The Charter of the City of Delaware provides in Article XXI Section 103 for the official city plan and its update from time to time.

COMMITTEE RECOMMENDATION:
Delaware Together Steering Committee recommended unanimous approval on March 23, 2021.
The Planning Commission recommended approval 7-0 on April 7, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
This action will official adopt the new Comprehensive Plan (Official City Plan per the Charter) for the City of Delaware which will replace the current Comprehensive Plan 2003-2008 passed by Ordinance 04-24. Passage of an

Emergency Clause is needed to make the new Plan effective immediately upon passage and to ensure there is no overlap in Official Plans.

PRESENTER(S):

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

Staff Report with attachments.
Delaware Together Comprehensive Plan Executive Summary
Delaware Together Comprehensive Plan

ORDINANCE NO. 21-21

AN ORDINANCE ADOPTING THE DELAWARE TOGETHER COMPREHENSIVE PLAN AND AMENDMENTS TO CHAPTER 1101 – MASTER PLAN OF THE CITY OF DELAWARE PLANNING AND ZONING CODE AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission, at its meeting of April 7, 2021 recommended approval of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 (PC 2021-0812), and

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

SECTION 1. That the Delaware Together Comprehensive Plan be and the same is hereby approved and accepted.

SECTION 2. Existing version of Chapter 1101 of the Delaware Codified Ordinances is hereby repealed.

SECTION 3. Chapter 1101 of the Codified Ordinances is hereby replaced with the following language:

Chapter 1101 Comprehensive Plan

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Delaware Together Comprehensive Plan as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Master Plan for the City of Delaware, Ohio.

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager.

1101.03 AMENDING THE COMPREHENSIVE PLAN

A. Amendment Procedures. Amendments to the Comprehensive Plan may be initiated in one of the following ways:

(1) Applications to amend the Character & Focus Area Map may be filed by the record property owner or designee for the property located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.

(2) Applications to amend the text of the Comprehensive Plan may be filed by any individual or organization; or by any government official, unit or

bureau affected by such amendment.

(3) By the adoption of a motion by the Planning Commission.

(4) By the adoption of a resolution by the City Council.

B. Amendments to the Comprehensive Plan Initiated by Property Owner(s) or designee. An amendment initiated under Section 1101.03-A shall be submitted and reviewed according to the following:

(1) Submission Requirements. Applications for amendments shall contain the following information:

(a) The name, address and phone number of the applicant(s) and the property owner if other than the applicant.

(b) A tax map or survey as determined by the Director of Planning and Community Development showing the property lines of the subject property or properties or areas.

(c) A statement of reasons for the proposed amendment, including evidence that quantifiable and qualitative changes in the area or respective policy(s) in question support the proposed amendment.

(d) A statement on the ways in which the proposed amendment can be supported by the Comprehensive Plan's goals, objectives and actions, the Development Framework Chapter, the Character & Land Use Chapter, the Fiscal Sustainability Chapter, as well as the purposes and the intent of the Comprehensive Plan.

(e) Payment of the appropriate fees as set forth in the schedule of fees adopted by Council.

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be changed as determined by the then published records to the Delaware County Auditor's website and others that may have substantial interest in the case.

(2) Application Submission: Applications shall be submitted in accordance with the published schedule. The Director of Planning and Community Development shall have the authority to amend the schedule from time to time.

(3) Review for Completeness. The Director of Planning and Community Development shall review the submitted application for completeness and compliance with the applicable submission requirements within ten (10) days of receipt of such application. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant of the deficiencies and place the application on hold until complete. When the application is determined complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration.

(4) Transmittal to Planning Commission. After the filing of a completed application, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission or City Council. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered first by the Planning Commission who shall make a recommendation to City Council. Second, City Council shall review and consider the application after Planning Commission. The process for review shall be as set forth in this Chapter.

D. Planning Commission Process for Public Hearing and Review. Upon the receipt of an application or resolution or upon the passage of a motion, the Planning Commission shall set a date for a public hearing thereon. Notice of the public hearing shall comply with the following:

(1) Notice of the proposed amendment shall be given by the City in one or more newspapers of general circulation in the City or by posting on the City's website.

(2) Any such notice shall be made at least ten (10) days prior to the date of the required hearing.

(3) In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be amended under Section 1101.03-A-(1) as determined by the then published records to the Delaware County Auditor website.

(4) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested.

(5) Failure of delivery of any such notice shall not invalidate action taken on such application.

(6) For proposed amendments to the Character & Focus Area Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed in the amendment in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(7) The Planning Commission may continue or defer its consideration and no further or additional notice(es) shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

(b) That the amendment be granted as modified by the Planning Commission; or

(c) That the amendment be denied.

(2) If the Planning Commission does not make a recommendation on the

proposed amendment within the sixty (60) days, or an extended period as may be agreed upon by the applicant or City Council it shall be deemed that the recommendation of the Planning Commission is that the amendment be denied.

(3) The Planning Commission shall file with the Clerk of Council a report of the Planning Commission's action.

F. City Council Process for Public Hearing and Review. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing. The hearing shall be not more than thirty (30) days from the receipt of the recommendation. Notice of the public hearing shall be given by Council according to the following:

(1) Notice of the proposed amendment shall be given by the City in one or more newspapers of general circulation in the City or by posting on the City's website.

(2) Any such notice shall be made at least ten (10) days prior to the date of the required hearing.

(3) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested.

(4) Failure of delivery of any such notice shall not invalidate action taken on such application.

(5) For proposed amendments to the Character & Focus Area Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed to be rezoned in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(6) During the thirty (30) days prior to the public hearing, the text of the proposed amendment, maps if applicable, and the maps, plans and reports that constitute the recommendation of the Planning Commission, shall be on file for public examination in the Department of Planning and Community Development.

G. Final Action by Council. Following such hearing and after reviewing the recommendations of the Planning Commission thereon, Council shall consider such recommendations and vote on the passage of the proposed amendment to the Comprehensive Plan. Approval of such amendment shall take effect within 30 days. (Ord. 04-55, Passed 4-12-04; Ord 21-21, Passed XX-XX-2021)

SECTION 4. 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 Ohio Revised Code.

SECTION 5. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and to ensure that only one Comprehensive Plan is in full force and effect for the City of Delaware and as such will be in full force and effect immediately upon passage.

VOTE ON EMERGENCY CLAUSE: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0812 & 0814
REQUEST: Multiple Requests
PROJECT: Delaware Together Comprehensive Pan & 2020-2040 Thoroughfare Plan
MEETING DATE: April 7, 2021

APPLICANT/OWNER
City of Delaware

REQUEST
2021-0812: A request by the City of Delaware for adoption of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 of the Planning & Zoning Code of the City of Delaware.
2021-0814: A request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

BACKGROUND/PROPOSAL
The City has been working on a new Comprehensive Plan and Thoroughfare Plan for the community for some time. The Comprehensive Plan, known as Delaware Together, has been a citizen driven effort with a formal Steering Committee appointed by City Council in June 2018. After a competitive application and selection process, a 31-person citizen Steering Committee was appointed to reflect diverse backgrounds, interests, and areas of the City. The Steering Committee worked closely with the national consultant team, Staff, and the community to guide the planning process. The work of Plan development included multiple opportunities for public engagement generating over 2,500 comments. Building upon the City of Delaware's well-managed growth strategies and strong planning tradition, Delaware Together has woven together technical analysis, citizen engagement, Steering Committee input, and best practices to reflect ideas and insights for the future in the broadest public policy document a community can create. It expresses the values and aspirations of who and what we want to become as a community over the next 10-15 years.
The Thoroughfare Plan has been created with input from City staff, regional partners, and citizens through the Access Delaware process. It reflects completed improvements over the last planning period as well as future improvements needed for major roadways and intersections. Over 60 projects have been completed during the last planning period. This plan reflects over 100 future improvements to the transportation system in the community.

STAFF ANALYSIS

- The Delaware Together planning process was designed to create a new city-wide plan that reflects community ideas and insights for the future. The resulting Comprehensive Plan puts forth a vision for the community for both the near and long term. A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future. It considers the input of residents, workers, and other stakeholders. The Plan helps the City respond to change and acts as a guidebook for decision-makers. It can also serve as a marketing tool to clearly convey the community's values and priorities.

  The Plan is composed of 8 chapters that resulted in 6 Goals, almost 60 Objectives, and over 230 individual actions that will be pursued, monitored, and adjusted as needed over time. The Plan was driven by the public through the Steering Committee as well as engagement processes that resulted in over 2,500 separate comments, thoughts, and input items.

  It is meant to be a living document that will be revisited through the years and can be modified as needed while its core vision and goals continue to guide decision-making. Outcomes of the Plan can be measured individually, but the Plan also acknowledges and seeks to leverage the potential synergies between individual recommendations.

  The Steering Committee unanimously recommended adoption of the Delaware Together Plan at its meeting of March 23, 2021.

  Chapter 1101 - Master Plan of the Delaware City Planning and Zoning Code adopts the Comprehensive Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration.

As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

- The 2020-2040 Thoroughfare Plan has been developed using the Access Delaware process and led by the Public Works Department and City Engineer. It is critical that this plan is updated concurrently with the Delaware Together Plan as several sections of the City code as well as the Charter of the City of Delaware closely link and/or require these plans to be in place. The Plan documents over 60 completed projects over the last planning period as well as recommends over 100 street stub extensions, roadways, and intersection improvements in the future. This plan serves as a guide to require major transportation improvements and is intended to be used during project planning development, capital improvement planning, and other initiatives. It is anticipated that the Plan and its elements may be amended through the planning period as new studies, technologies, growth and development parameters, or other elements change and evolve. The Delaware Together Plan reflects the inputs and improvements noted within this Thoroughfare Plan and thus the Thoroughfare Plan is also recommended for formal adoption concurrent with the Comprehensive Plan.

  Chapter 1103 Thoroughfare Plan of the Delaware City Planning and Zoning Code adopts the Thoroughfare Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration. As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

STAFF RECOMMENDATION (2021-0812 – ADOPTION OF THE DELAWARE TOGETHER COMPREHENSIVE PLAN AND AMENDMENTS TO CHAPTER 1101 OF THE PLANNING & ZONING CODE OF THE CITY OF DELAWARE)

Staff recommends approval of a request by the City of Delaware for adoption of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 of the Planning & Zoning Code of the City of Delaware.

STAFF RECOMMENDATION (2021-0814 – ADOPTION OF THE 2020-2040 THOROUGHFARE PLAN AND AMENDMENTS TO CHAPTER 1103 OF THE PLANNING & ZONING CODE OF THE CITY OF DELAWARE)

Staff recommends approval of a request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: **4/1/21**

Delaware Together

Building on Tradition, Planning for Tomorrow

Executive Summary

City of Delaware
Comprehensive Plan

March 2021

DRAFT



PLANNING PROCESS

The Delaware Together Comprehensive Plan was developed through a process that integrated input from community members and key stakeholders with technical analysis. Participants offered thousands of ideas and suggestions that helped to shape the plan's recommended actions. This process began in early 2018 and culminated in Winter 2021.

STEERING COMMITTEE

A 31 member citizen Steering Committee helped guide the public process and creation of the plan's recommendations. Members were selected to reflect the City's diverse backgrounds and interests through an open application process.

FOCUS ON THE FUTURE

The first round of public workshops were conducted early on in the Delaware Together planning process and were used to gather input from the community through both individual work and small group brainstorming.

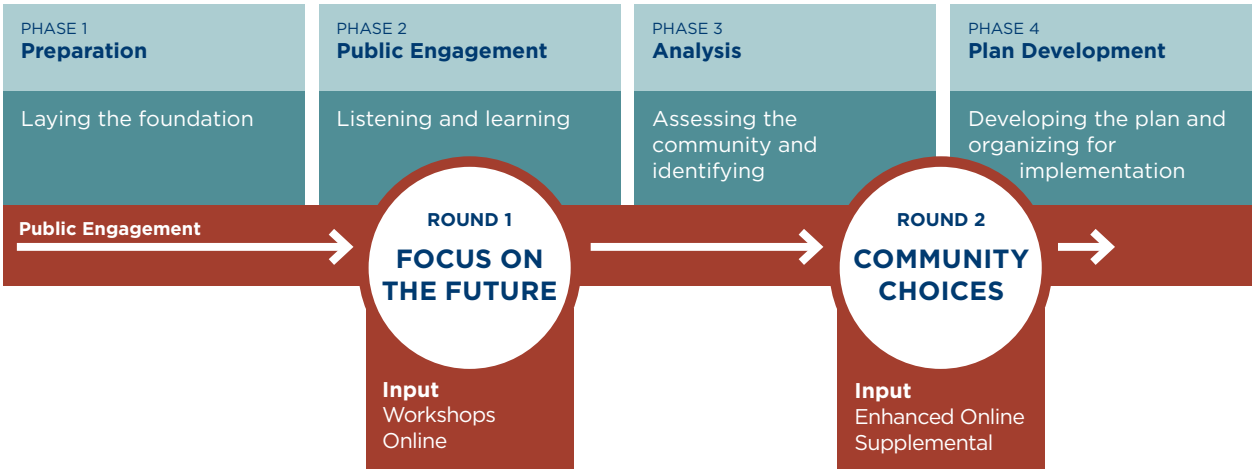
ONLINE AND SUPPLEMENTAL ENGAGEMENT

Additional opportunities were created to collect input outside of the formal workshop settings. This included both online engagement and face-to-face meetings with key stakeholders.

COMMUNITY CHOICES

The public was invited to view the draft plan and to provide any comments, with a focus on the Actions in Chapter 7. Based upon input collected the planning team revised recommendations and other plan content to reflect additional ideas and key priorities.

PROCESS DIAGRAM



VISION AND GOALS

The plan is guided by the vision statement below and includes six goals that reflect themes from the community input. Each goal is supported by several objectives that organize the over 230 actions.

VISION

The City of Delaware strives to promote a high quality of life for all community members, protecting its unique character while embracing positive change.

GOALS

Building off the vision, the six goals below articulate the highest level of desired outcomes for the plan.

A. MANAGE GROWTH AND CHANGE

> Direct, design and encourage new development to promote compatible land uses, create strong quality of place including a mix of uses where appropriate, support fiscal health and promote sustainability.

B. ADVANCE ECONOMIC PROSPERITY

> Provide economic opportunity for all residents and support diverse, successful and resilient business and industry.

C. BUILD SOCIAL COHESION AND EQUITY

> Foster Delaware's sense of community across geographies, income categories and demographic groups and provide stable foundations for a high quality of life.

D. PROMOTE HOUSING QUALITY AND VARIETY

> Ensure a broad spectrum of housing options to meet the current and future needs of the population.

E. LEVERAGE RESOURCES, INFRASTRUCTURE AND AMENITIES

> Preserve and enhance key historic buildings and neighborhoods, natural areas and open spaces, transportation and mobility options, and quality facilities and services.

F. ENSURE FISCAL SUSTAINABILITY

> Promote development, land use, infrastructure and other policies that will support a healthy fiscal position.

KEY CONDITIONS AND TRENDS

Over the past several decades, the City of Delaware has experienced significant changes with respect to people (population), place (physical environment), and prosperity (economics). Existing conditions and trends in the City and the region were analyzed and have informed the plan's goals, objectives and actions.

PEOPLE

- City and region growing
- All age demographics attracted to the community
- Diversifying population (age, race and ethnicity, household type, etc.)

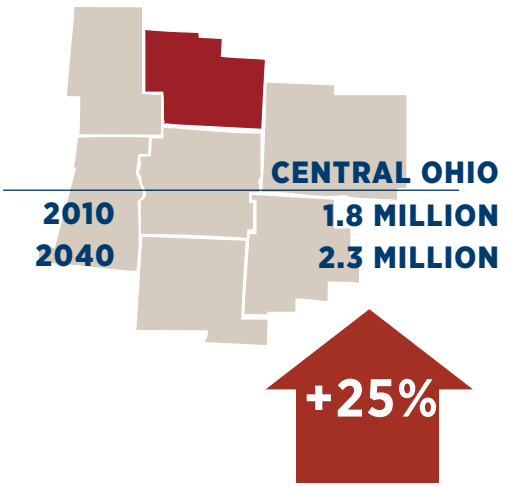
PLACE

- Significant residential development
- Thriving National Award-Winning Downtown
- Critical new roadways constructed and needed
- Demand for housing options growing
- Pockets on disinvestment

PROSPERITY

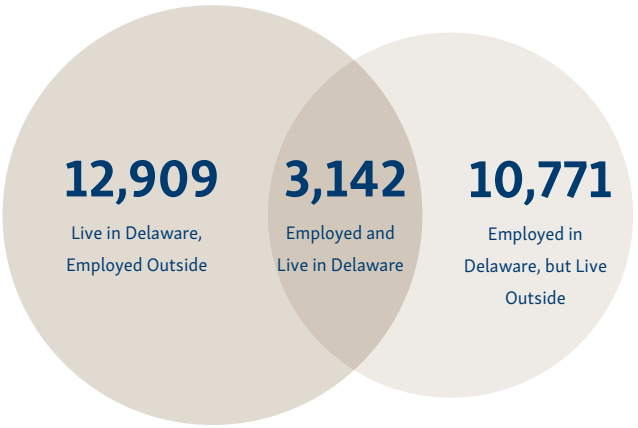
- Diverse economic base
- Mismatch between where people live and work
- Strong but changing industrial and business market
- Investment in infrastructure
- Emphasis on fiscal sustainability
- High quality of life and affordable housing stock

REGIONAL GROWTH PROJECTIONS



Source: insight2050, U.S. Census, American Community Survey 2012

EMPLOYMENT INFLOW-OUTFLOW



Source: US Census, 2015

THEMES

Key themes that emerged under each Goal for the Plan are summarized below and supported by specific actions.

A. MANAGE GROWTH AND CHANGE

- Encourage infill and redevelopment
- Target Focus Areas for new development / selected intensification
- Coordinate with infrastructure investments
- Promote housing options (affordable/ attainable)
- Leverage incentive-based tools (TIF, CIC, property tax-related etc.)
- Coordinate regionally
- Promote connectivity
- Update zoning for implementation

B. ADVANCE ECONOMIC PROSPERITY

- Focus on marketing / economic development brand
- Support small business / entrepreneurs
- Encourage mix of uses, flexible spaces and quality of places in Southwest
- Strengthen workforce development and align with residents
- Utilize tools / incentives
- Update zoning for implementation



C. BUILD SOCIAL COHESION AND EQUITY

- Make new residents feel welcome
- Make public spaces and events attractive and inviting for all
- Recognize our diversity
- Support age-friendly and accessibility initiatives and physical improvements
- Foster sense of Citywide togetherness and pride
- Address public health concerns (food access, public health-related, etc.)

D. PROMOTE HOUSING QUALITY AND VARIETY

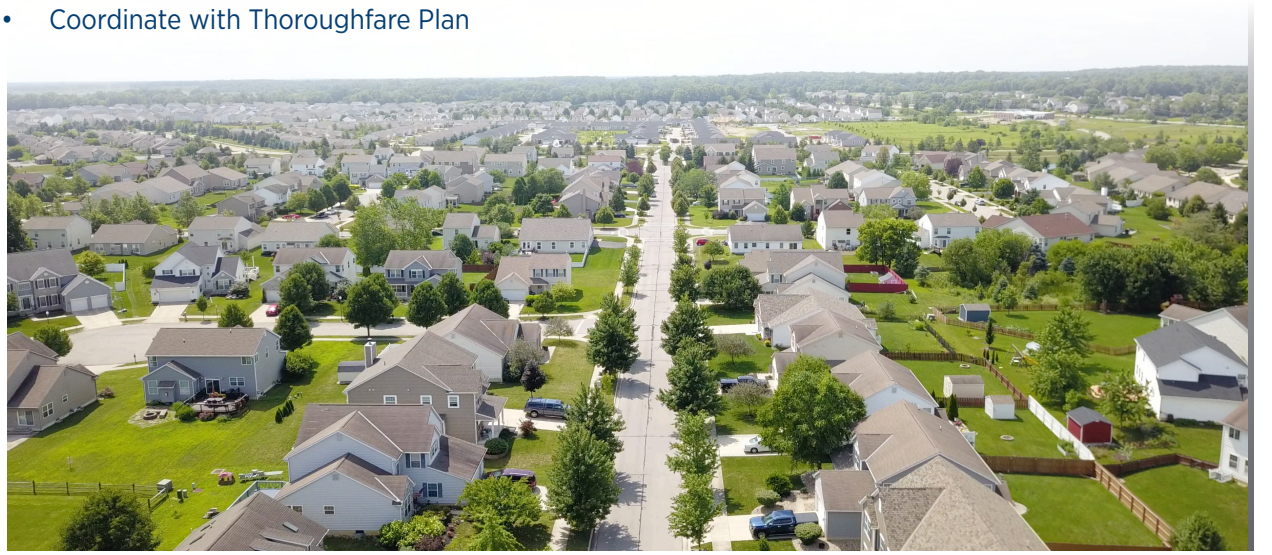
- Encourage variety of housing types, including “starter”, “empty nester”, attainable, and affordable
- Support housing inside long standing utility boundary
- Encourage connections between new housing developments
- Encourage mix of housing types and mixed use in identified areas

E. LEVERAGE RESOURCES INFRASTRUCTURE AND AMENITIES

- Continue Historic Preservation and leverage Downtown even more
- Enhance riverfront access
- Encourage greenways and open space access along with new development
- Focus on the Arts
- Encourage energy efficiency / sustainability
- Coordinate with Thoroughfare Plan

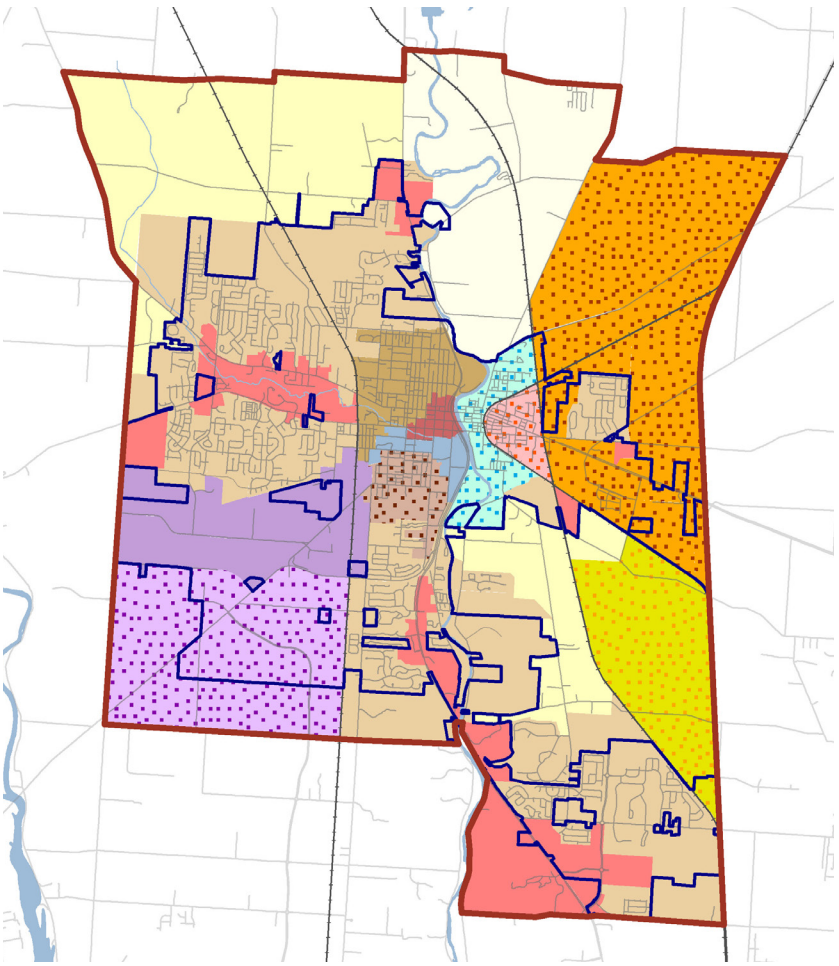
F. ENSURE FISCAL SUSTAINABILITY

- Maintain current high standard for fiscal management
- Develop strategy / study of fiscal implications of land uses
- Improve data collection / management
- Develop long-term funding sources for roadway infrastructure



CHARACTER AND LAND USE

The plan includes a character and land use map that includes Character Areas (expected to see development in the next ten years that will generally align with existing character) and Focus Areas (expected to see significant new development in the next ten years, that includes different and/or a greater mix of uses). Specific recommendations for each of the Focus Areas are included. For the Southeast and Southwest Focus Areas, creating Area Plans is also recommended.



CHARACTER AREAS

- Traditional Residential
- Suburban Residential
- Rural Residential
- Rural Conservation
- Activity District
- Downtown
- Business Campus
- OWU District

FOCUS AREAS

- Southeast
- Southwest
- Riverfront
- Near East Side Gateway
- South Sandusky Street
- Far East Side

SOUTHEAST

- Large (approximately 1,500 acres) area that is largely undeveloped and ideal for new development
- Envisioned as a mixed-use area, including a variety of housing types
- Planned infrastructure improvements (e.g. Glenn Parkway Extension) and adjacency to amenities
- Detailed area plan needed

SOUTHWEST

- Large (approximately 2,000 acres) area
- Has three areas that are loosely categorized or marketed as the "business parks" (Delaware Business Park, Innovation Park, Delaware Crossing Business Center
- Some areas have pre-existing industrial park character expected to largely remain
- South of the airport and US 42 presents opportunity for a more mixed-use environment
- Detailed area plan needed

RIVERFRONT / NEAR EAST SIDE GATEWAY

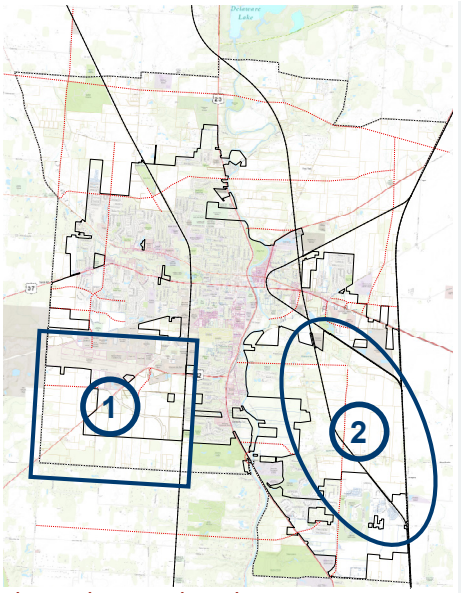
- Includes traditional / suburban residential development, major neighborhood and community scale commercial corridors, and railroad-oriented industrial / service
- Opportunity for riverfront access and development
- Infill housing potential (including attainable housing) and intensification of uses possible
- Detailed area plan needed

SOUTH SANDUSKY STREET

- Includes a traditional neighborhood and one of the City's earliest automotive corridors
- Capitalize on civic anchors (Woodward Elementary, cemetery, Second Ward Community Center, Delaware General Health District)
- Address obsolete commercial development by encouraging incremental redevelopment of commercial properties – encourage neighborhood grocery/food options
- Develop stronger gateways, promote pedestrian-oriented design and support housing

FAR EAST SIDE

- Includes two distinct parts: Near East Side Gateway and undeveloped area further north
- Near East Side Gateway provides opportunity to better knit built fabric together and improve quality of place (sidewalks, amenities, etc.)
- Farther area to the north offers long-term potential for limited residential growth and some economic development areas (not anticipated within next 10 years)
- Preserving corridors for planned transportation improvements is important



The Southwest and Southeast Focus Areas are recommended for more detailed Area Plans.

MANAGED GROWTH AND AREA PLANNING

① SOUTHWEST

The Southwest Focus Area is dominated by industrial and business uses, which fan along US Route 42 West and nearby streets. Older industrial areas within the "Central Industrial" triangle formed by London Road, Liberty Road, and U.S. Route 42 accommodate a handful of heavy industrial facilities alongside residential neighborhoods and under-utilized buildings and land. Newer areas south of the airport have attracted several light industrial, high-tech and business uses and plans for land along Sawmill Parkway have envisioned more industrial and business development further south. There are transitions and land uses to consider which differ between the west and east sides of US 42, south of the airport. Activity nodes and residential uses should be considered appropriate in this area.

② SOUTHEAST

The Southeast Focus Area is almost entirely agricultural with larger lots and some single family residential uses, mostly along Curve, Braumiller, and Berlin Station Roads. More intense development should be located around major transportation corridors such as the future Glenn Parkway with mixed-use nodes that transition to less intense uses.

IMPLEMENTATION AND NEXT STEPS

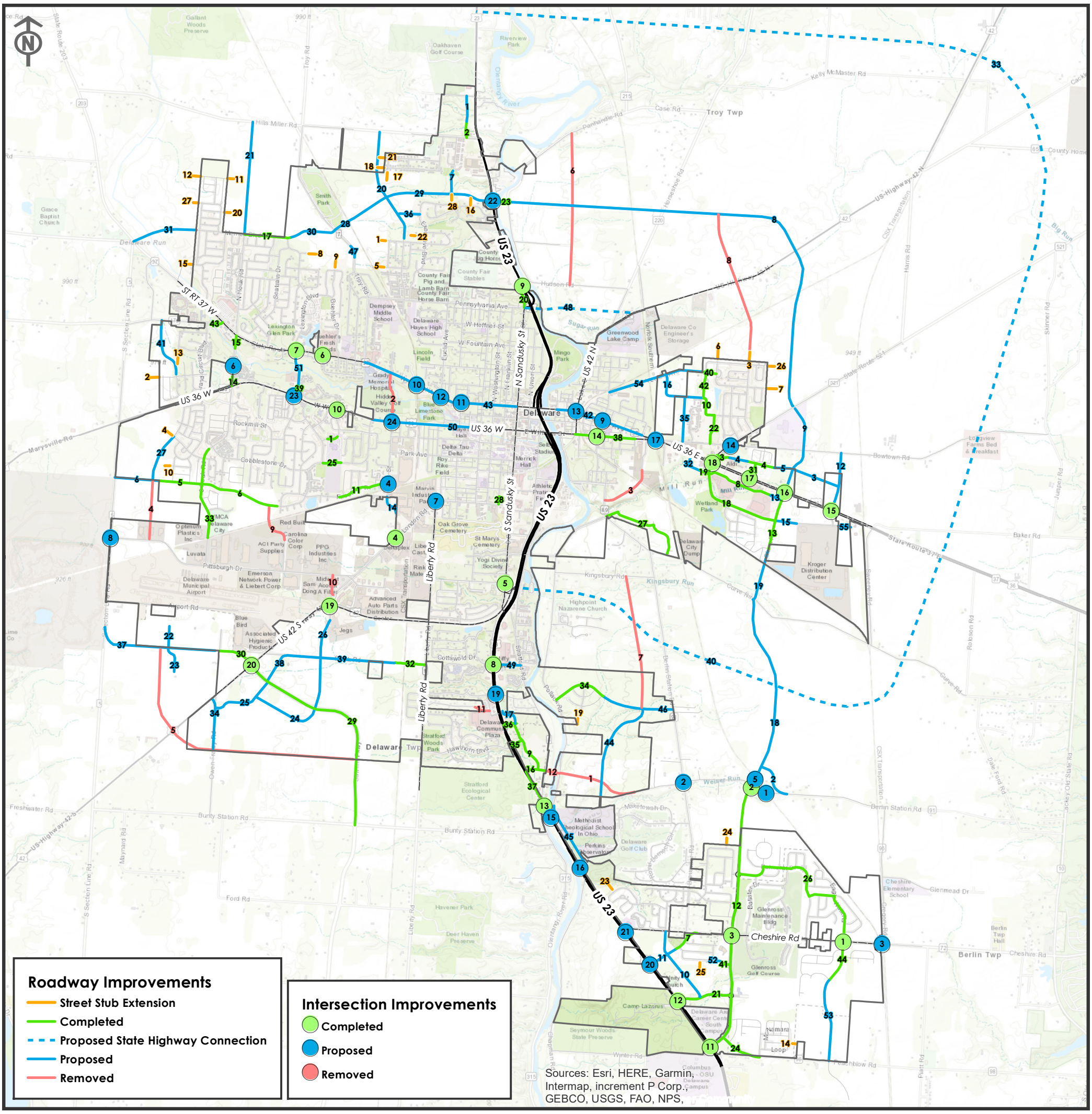
The plan includes an implementation matrix, which assigns responsibilities and timeframes for all Actions.

TIMEFRAMES

Of the Actions 65 are considered short-term (0-3 years), 71 are considered medium term (3-6 years), 19 are considered long term (6+ years) and 79 are considered ongoing. The Comprehensive Plan should be reviewed on an annual basis to assess progress on Actions and identify any adjustments that are needed.

RESPONSIBILITIES

Responsibility for implementing the actions will fall on multiple agencies, organizations and others, including but not limited to City Departments. Nearly half of all Actions will require leadership by more than one entity. The implementation process will require collaboration and commitment for many years to come, and may involve the establishment of working groups or task forces to focus on key topical areas.



Roadway Improvements

Proposed:

1 Backage Road Extension
2 Berlin Station Road Relocation
3 Biltmore Drive Extension
4 Biltmore Drive Extension
5 Biltmore Drive Extension
6 Boulder Drive Extension
7 Bruce Road Extension
8 Byxbe Parkway Extension
9 Byxbe Parkway Extension
10 Cheshire Crossing Drive Extension
11 Cheshire Road Extension
12 Commercial Connector Road
13 Commercial Frontage Road
14 Curtis Street Realignment
15 Davidson Lane Extension
16 Ferguson Avenue Extension
17 Frontage Road Extension
18 Glenn Parkway Extension
19 Glenn Road Improvement
20 Heritage Blvd. Extension
21 Houk Road Extension to Hills Miller Rd.
22 Industrial Access Drive (North)
23 Industrial Access Drive (South)
24 Industrial Backage Road Construction
25 Industrial Backage Road Construction
26 Jegs Blvd. Extension
27 Lehner Woods Blvd. Extension
28 Merrick Blvd. CSX RR Crossing
29 Merrick Blvd. Extension
30 Merrick Blvd. Extension (Cambridge to Troy)
31 Merrick Blvd. Extension West to SR 203
32 Mill Run Loop Extension
33 Northeast US36/SR37/US23 Bypass
34 Owen Fraley Road Realignment
35 Residential Connector Street
36 Residential Connector Street
37 Sawmill Parkway Extension Phase G
38 Slack Road Realignment
39 Slack Road Reconstruction
40 Southeast US23/US42 to US36/37 Bypass
41 Springer Woods Blvd Extension
42 SR37 (E Central Avenue) Improvement
43 SR37 (W Central Ave. Reconstruction)
44 Stockdale Farms Drive
45 Stratford Road Extension
46 Terra Alta Drive Extension
47 Troy Road Realignment
48 US 42 to US 23 Connector
49 US23/Stratford Connector
50 US36 (W William Street Reconstruction)
51 Valleyside Drive Extension
52 Vista Ridge Drive Extension
53 Winterbourne Drive Extension
54 Vernon Avenue Reconstruction
55 Nutter Farm Lane Extension (East)

Street Stub Extensions:

1 Rutherford Ave Extension
2 Aaron Drive Extension
3 Ashburn Drive Extension
4 Benjamin Street Extension
5 Birchard Ave Extension
6 Brittany Drive Extension
7 Brittany Drive Extension
8 Broadview Chase Dr Extension
9 Buehler Dr. Extension
10 Burgoyne Street Extension
11 Connaught Place Extension
12 Connaught Place Extension
13 Curly Smart Circle Extension
14 Ensigns Lane Extension
15 Farmland Drive Extension
16 Hayloft Dr Extension
17 Hope Lane Extension
18 Kensington Dr Extension
19 Prato Road Extension
20 Silversmith Lane Extension
21 Sylvan Lane Extension
22 Taylor Ave Extension
23 Unnamed Street Extension
24 Unnamed Street Extension
25 Unnamed Street Extension
26 Wallace Drive Extension
27 White Elm Drive Extension
28 Woodhaul Dr Extension

Complete:

1 Applegate Lane Extension
2 Backage Road
3 Biltmore Drive Extension
4 Biltmore Drive Extension
5 Boulder Drive Extension
6 Boulder Drive Extension (S Houk to Firestone)
7 Cheshire Road Relocation
8 Commercial Frontage Road
9 Coughlan Lane Extension
10 Ferguson Ave Extension
11 Firestone Drive Extension
12 Glenn Parkway Extension
13 Glenn Road Improvement
14 Houk Road Improvment
15 Houk Road Realignment
16 Meeker Way Construction
17 Merrick Blvd. Extension
18 Mill Run Crossing Construction
19 Mill Run Loop Extension
20 N Sandusky Street Extension
21 Ohio Health Blvd.
22 Old Colony Drive Extension
23 Panhandle Road Bridge Replacement
24 Peachblow Road Realignment
25 Penick Avenue Extension
26 Residential Loop Connection
27 Rochedale Run/Randall Rd.
28 S Washington St Extension
29 Sawmill Parkway
30 Sawmill Parkway Extension Phase F
31 Sky View Lane Construction
32 Slack Road Reconstruction
33 South Houk Road Extension
34 Terra Alta Drive
35 US23/Hawthorn Blvd. Intersection & Extension
36 US23/Penny Way Improvement
37 US23/SR315/Stratford Rd Intersection Improvement
38 US36 (E William) Widening
39 Valleyside Drive Extension
40 Vernon Avenue Extension
41 Vista Ridge Drive Extension
42 Wallace Drive Extension
43 Warrensburg/SR 37 Intersection
44 Winterbourne Drive

Removed:

1 Braumiller Road Realignment
2 Curtis Street Extension
3 East Point Crossing Extension
4 Industrial Connector Street
5 Industrial Loop Road
6 Neighborhood Collector Street
7 Neighborhood Collector Street
8 Neighborhood Collector Street
9 Neighborhood Connector Street
10 Pittsburgh Drive Connector
11 Pollyanna Drive Extension
12 Stratford-Pollock Road Connection

Intersection Improvements

Proposed:

1 Berlin Station Road Railway Crossing Removal
2 Braumiller/Berlin Station Intersection
3 Cheshire Road/CSX Crossing
4 Curtis St/Firestone Drive Intersection
5 Glenn Parkway Railroad Grade Separation
6 Houk Road/Greenlawn Drive Turn Lane
7 London Road/Liberty Road Intersection
8 Pittsburgh Drive/Section Line Road Intersection
9 SR37/Channing Street Intersection Improvement
10 SR37/CSX RR Bridge Clearance Improvement
11 SR37/Elizabeth Intersection Improvement
12 SR37/Euclid Ave. Intersection Improvement
13 SR37/US42 (Central/Lake) Intersection
14 SR521/Bowtown Intersection Modification
15 Stratford Road/US23 Intersection modification
16 Stratford/US23 Intersection
17 The Point Improvement
19 US 23/Hull Drive Intersection Modification
20 US23/Cheshire Road Intersection
21 US23/Cheshire Road Intersection Modification
22 US23/Merrick/Panhandle Intersection
23 US36/Carson Farms/Valleyside Dr. Signalization
24 US36/Curtis Street Intersection Improvement
25 US42/Owen Fraley Rd. Intersection Improvement

Complete:

1 Cheshire Road/Winterbourne Intersection
2 Glenn Parkway/Berlin Station Intersection
3 Glenn Parkway/Cheshire Road
4 London Road/Curtis Street Intersection
5 Sandusky/Belle Intersection Signalization
6 SR 37 (Central Ave.)
7 SR 37/Lexington Blvd. Intersection Signal
8 US 23/Cottswold Drive Intersection Modification
9 US 23/N Sandusky Intersection
10 US 36/Delaware Crossing Intersection
11 US23/Glenn Road/Winter Rd Intersection
12 US23/Ohio Health Blvd. Intersection
13 US23/SR315/Stratford Rd Intersection Improvement
14 US36/Cheshire Street Signal
15 US36/Davidson Lane Intersection
16 US36/Glenn Road Intersection Improvement
17 US36/Glenwood Commons Intersection
18 US36/SR521 Intersection Improvement
19 US42/Jegs Blvd. Intersection
20 US42/Sawmill Parkway Intersection

EST 1808 CITY OF DELAWARE OHIO

City of Delaware, Ohio 2020-2040 Thoroughfare Plan Project Summary

Adopted by City Ordinance: 21 – XX'
XX-XX-2021

Last Updated: 02/22/2021

City of Delaware Planning and Zoning Code

Proposed

Chapter 1101 – Master Plan

Repeal Chapter 1101 – Master Plan and replace it with the following:

Chapter 1101 Comprehensive Plan

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Delaware Together Comprehensive Plan as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Master Plan for the City of Delaware, Ohio.

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager.

1101.03 AMENDING THE COMPREHENSIVE PLAN

A. Amendment Procedures. Amendments to the Comprehensive Plan may be initiated in one of the following ways:
   (1) Applications to amend the Character & Focus Area Map may be filed by the record property owner or designee for the property located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.
   (2) Applications to amend the text of the Comprehensive Plan may be filed by any individual or organization; or by any government official, unit or bureau affected by such amendment.
   (3) By the adoption of a motion by the Planning Commission.
   (4) By the adoption of a resolution by the City Council.

B. Amendments to the Comprehensive Plan Initiated by Property Owner(s) or designee. An amendment initiated under Section 1101.03-A shall be submitted and reviewed according to the following:
   (1) Submission Requirements. Applications for amendments shall contain the following information:
      (a) The name, address and phone number of the applicant(s) and the property owner if other than the applicant.
      (b) A tax map or survey as determined by the Director of Planning and Community Development showing the property lines of the subject property or properties or areas.
      (c) A statement of reasons for the proposed amendment, including evidence that quantifiable and qualitative changes in the area or respective policy(s) in question support the proposed amendment.
      (d) A statement on the ways in which the proposed amendment can be supported by the Comprehensive Plan's goals, objectives and actions, the Development Framework Chapter, the Character & Land Use Chapter, the Fiscal Sustainability Chapter, as well as the purposes and the intent of the

Comprehensive Plan.

(e) Payment of the appropriate fees as set forth in the schedule of fees adopted by Council.

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be changed as determined by the then published records to the Delaware County Auditor's website and others that may have substantial interest in the case.

(2) Application Submission: Applications shall be submitted in accordance with the published schedule. The Director of Planning and Community Development shall have the authority to amend the schedule from time to time.

(3) Review for Completeness. The Director of Planning and Community Development shall review the submitted application for completeness and compliance with the applicable submission requirements within ten (10) days of receipt of such application. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant of the deficiencies and place the application on hold until complete. When the application is determined complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration.

(4) Transmittal to Planning Commission. After the filing of a completed application, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission or City Council. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered first by the Planning Commission who shall make a recommendation to City Council. Second, City Council shall review and consider the application after Planning Commission. The process for review shall be as set forth in this Chapter.

D. Planning Commission Process for Public Hearing and Review. Upon the receipt of an application or resolution or upon the passage of a motion, the Planning Commission shall set a date for a public hearing thereon. Notice of the public hearing shall comply with the following:

(1) Notice of the proposed amendment shall be given by the City in one or more newspapers of general circulation in the City or by posting on the City's website.

(2) Any such notice shall be made at least ten (10) days prior to the date of the required hearing.

(3) In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be amended under Section 1101.03-A-(1) as determined by the then published records to the Delaware County Auditor website.

(4) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested.

(5) Failure of delivery of any such notice shall not invalidate action taken on such application.

(6) For proposed amendments to the Character & Focus Area Map, the

petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed in the amendment in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(7) The Planning Commission may continue or defer its consideration and no further or additional notice(es) shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

(b) That the amendment be granted as modified by the Planning Commission; or

(c) That the amendment be denied.

(2) If the Planning Commission does not make a recommendation on the proposed amendment within the sixty (60) days, or an extended period as may be agreed upon by the applicant or City Council it shall be deemed that the recommendation of the Planning Commission is that the amendment be denied.

(3) The Planning Commission shall file with the Clerk of Council a report of the Planning Commission's action.

F. City Council Process for Public Hearing and Review. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing. The hearing shall be not more than thirty (30) days from the receipt of the recommendation. Notice of the public hearing shall be given by Council according to the following:

(1) Notice of the proposed amendment shall be given by the City in one or more newspapers of general circulation in the City or by posting on the City's website.

(2) Any such notice shall be made at least ten (10) days prior to the date of the required hearing.

(3) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested.

(4) Failure of delivery of any such notice shall not invalidate action taken on such application.

(5) For proposed amendments to the Character & Focus Area Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed to be rezoned in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the

date of the public hearing.

(6) During the thirty (30) days prior to the public hearing, the text of the proposed amendment, maps if applicable, and the maps, plans and reports that constitute the recommendation of the Planning Commission, shall be on file for public examination in the Department of Planning and Community Development.

G. Final Action by Council. Following such hearing and after reviewing the recommendations of the Planning Commission thereon, Council shall consider such recommendations and vote on the passage of the proposed amendment to the Comprehensive Plan. Approval of such amendment shall take effect within 30 days. (Ord. 04-55, Passed 4-12-04; Ord 21-XX, Passed XX-XX-2021)

Existing

City of Delaware Planning and Zoning Code

Chapter 1101 – Master Plan

Chapter 1103 – Thoroughfare Plan

The following pages contain the existing Chapters 1101 and 1103.

CODIFIED ORDINANCES OF DELAWARE

PART ELEVEN - PLANNING AND ZONING CODE

TITLE ONE - Planning

Chap. 1101. Master Plan.
Chap. 1103. Thoroughfare Plan.

CHAPTER 1101
Master Plan

1101.01 Master Plan adopted.
1101.02 Certification and file copy.
1101.03 Planning policy statement.

CROSS REFERENCES
Official City plan - see CHTR. Sec. 103
Procedure in plan legislation - see CHTR. Sec. 104

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Comprehensive Plan 2003-2008 as prepared by the City of Delaware Department of Planning and Community Development, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Plan for the City of Delaware, Ohio. (Ord. 04-24. Passed 3-8-2004.)

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager. (Ord. 04-24. Passed 3-8-2004.)

1101.03 AMENDING THE COMPREHENSIVE PLAN

A. Amendment Procedures. Amendments to the Comprehensive Plan may be initiated in one of the following ways:

(1) Applications to amend the Future Land Use Map may be filed by an owner or lessee located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.

(2) Applications to amend the text of the Comprehensive Plan may be filed by any individual or organization; or by any government official, unit or bureau affected by such amendment.

(3) By the adoption of a motion by the Planning Commission.

(4) By the adoption of a motion by the City Council.

B. Amendments to the Comprehensive Plan Initiated by Property Owner(s). An amendment initiated under the procedures established 1101.03A shall be submitted and reviewed according to the following:

(1) Submission Requirements. Applications for amendments shall contain the following information:

(a) The name, address and phone number of the applicant(s) and the property owner if other than the applicant.

(b) A tax map showing property lines and the proposed land use designation consistent with the categories as shown on the Future Land Use Map and/or a written proposal to modify the text, referencing the page and section number.

(c) A statement of reasons for the proposed amendment, including evidence that quantifiable and qualitative changes in the area or respective policy(s) in question support the proposed amendment.

(d) A statement on the ways in which the proposed amendment can be supported by the goals, objectives and strategies, as well as the purposes and the intent of the Comprehensive Plan.

(e) Payment of the appropriate fees as set forth in the schedule of fees adopted by Council.

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be rezoned and others that may have substantial interest in the case.

(2) Review for Completeness. The Director of Planning and Community Development shall review the submitted application for completeness and compliance with the applicable submission requirements within ten (10) days of receipt of such application. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant of the deficiencies and place the application on hold until complete. When the application is determined complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration.

(3) Transmittal to Planning Commission. After the filing of a completed application by an owner, lessee of property or developer with an option on such property, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered by the Planning Commission and Council according to the process set forth herein.

D. Public Hearing and Notice by the Planning Commission. Upon the receipt of an application or resolution or upon the passage of a motion, the Planning Commission shall set a date for a public hearing thereon. Notice of the public hearing shall comply with the following:

(1) Notice of the proposed amendment shall be published at least ten (10) days prior to the date of the required hearing, in one or more newspapers of general circulation in the City. The notice shall include the map of a proposed amendment to the Future Land Use Map.

In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be rezoned.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed in the amendment in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(4) The Planning Commission may continue or defer its consideration and no further written notice shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing required in Section 1130.05, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

(b) That the amendment be granted as modified by the Planning Commission; or

(c) That the amendment be denied.

(2) If the Planning Commission does not make a recommendation on the proposed amendment within the sixty (60) days, or an extended period as may be agreed upon by the applicant or City Council it shall be deemed that the recommendation of the Planning Commission is that the amendment be denied.

(3) The Secretary of the Planning Commission shall file with the Clerk of Council a report of the Planning Commission's action.

F. Public Hearing and Notice by Council. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing. The hearing shall be not more than thirty (30) days from the receipt of the recommendation. Notice of the public hearing shall be given by Council according to the following:

(1) Notice of the public hearing shall be given to at least one (1) or more newspapers of general circulation in the City. The notice shall be published at least ten (10) days before the date of the hearing. The notice shall include the map of a proposed amendment to the Future Land Use Map.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed to be rezoned in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(4) During the thirty (30) days prior to the public hearing, the text of the proposed amendment, maps if applicable, and the maps, plans and reports that constitute the recommendation of the Planning Commission, shall be on file for public examination in the Department of Planning and Community Development.

G. Final Action by Council. Following such hearing and after reviewing the recommendations of the Planning Commission thereon, Council shall consider such recommendations and vote on the passage of the proposed amendment to the Comprehensive Plan. Approval of such amendment shall take effect within 30 days. (Ord. 04-55, Passed 4-12-04)

CHAPTER 1103
Thoroughfare Plan

1103.01 Thoroughfare Plan accepted.
1103.02 Certification on Plan and file copy.
1103.03 Certification to County Recorder, Engineer and Director of Regional Planning Commission.

1103.01 THOROUGHFARE PLAN ACCEPTED.

The official plan for major streets and thoroughfares for the City of Delaware and for territory within three miles thereof, prepared by the firm of ms Consultants and titled Thoroughfare Plan – City of Delaware, Ohio, is hereby accepted, confirmed and certified.

1103.02 CERTIFICATION ON PLAN AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval and certification on the Thoroughfare Plan and cause such Plan, as certified, to be filed in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER AND DIRECTOR OF REGIONAL PLANNING COMMISSION.

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer and Director of the Regional Planning Commission.

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14

DATE: 04/12/2021

ORDINANCE NO: 21-22

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
April 24, 2021 @ 7:30 P.M.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE ADOPTING THE 2020-2040 THOROUGHFARE PLAN AND AMENDMENTS TO CHAPTER 1103 OF THE CITY OF DELAWARE PLANNING AND ZONING CODE AND DECLARING AN EMERGENCY.

BACKGROUND:

The City has been working on a new Comprehensive Plan and Thoroughfare Plan for the community for some time. The Thoroughfare Plan has been created with input from City staff, regional partners, and citizens through the Access Delaware process. It reflects completed improvements over the last planning period as well as future improvements needed for major roadways and intersections. Over 60 projects have been completed during the last planning period. This plan reflects over 100 future improvements to the transportation system in the community.

The 2020-2040 Thoroughfare Plan has been developed using the Access Delaware process and led by the Public Works Department and City Engineer. It is critical that this plan is updated concurrently with the Delaware Together Plan as several sections of the City code as well as the Charter of the City of Delaware closely link and/or require these plans to be in place. The Plan documents over 60 completed projects over the last planning period as well as recommends over 100 street stub extensions, roadways, and intersection improvements in the future. This plan serves as a guide to require major transportation improvements and is intended to be used during project planning development, capital improvement planning, and other initiatives. It is anticipated that the Plan and its elements may be amended through the planning

period as new studies, technologies, growth and development parameters, or other elements change and evolve. The Delaware Together Plan reflects the inputs and improvements noted within this Thoroughfare Plan and thus the Thoroughfare Plan is also recommended for formal adoption concurrent with the Comprehensive Plan.
Chapter 1103 Thoroughfare Plan of the Delaware City Planning and Zoning Code adopts the Thoroughfare Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration. As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

The Planning Commission held a work session to discuss the Thoroughfare Plan on March 17 at which time it was well received by the Commission. The Planning Commission unanimously recommended adoption of the 2020-2040 Thoroughfare Plan and the Amendments to Chapter 1103 at its meeting of April 7, 2021.

REASON WHY LEGISLATION IS NEEDED:
Chapter 1103 of the Planning and Zoning Code of the City of Delaware adopts the Thoroughfare Plan. The Charter of the City of Delaware provides in Article XXI Section 103 for the official city plan including roadways and its update from time to time.

COMMITTEE RECOMMENDATION:
The Planning Commission recommended approval 7-0 on April 7, 2021.

FISCAL IMPACT(S):

POLICY CHANGES:
This action will officially adopt the new Thoroughfare Plan (Official City Plan per the Charter includes roadways) for the City of Delaware which will replace the current Thoroughfare Plan Map passed by Ordinance 01-96. Passage of an Emergency Clause is needed to make the new Plan effective immediately upon passage and to ensure there is no overlap in Official Plans.

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
Staff Report with attachments.
2020-2040 Thoroughfare Plan Map

ORDINANCE NO. 21-22

AN ORDINANCE ADOPTING THE 2020-2040 THOROUGHFARE PLAN AND AMENDMENTS TO CHAPTER 1103 OF THE CITY OF DELAWARE PLANNING AND ZONING CODE AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission, at its meeting of April 7, 2021 recommended approval of the 2020-2040 Thoroughfare Plan (PC 2021-0814), and

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

SECTION 1. That the 2020-2040 Thoroughfare Plan be and the same is hereby approved and accepted.

SECTION 2. Existing version of Chapter 1103 of the Delaware Codified Ordinances is hereby repealed.

SECTION 3. Chapter 1103 of the Codified Ordinances is hereby replaced with the following language:

Chapter 1103 Thoroughfare Plan

1103.01 THOROUGH PLAN ADOPTED.

The 2020-2040 Thoroughfare Plan as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official thoroughfare plan for major streets and thoroughfares for the City of Delaware, Ohio and its long-range planning area.

1103.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Thoroughfare Plan and such Plan, as certified, shall be on file in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER, AND DIRECTOR OF REGIONAL PLANNING

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer, and Director of the Regional Planning Commission.

(Ord 21-22, Passed XX-XX-2021)

SECTION 4. 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 Ohio Revised Code.

SECTION 5. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and to ensure that only one Thoroughfare Plan is in full force and effect for the City of Delaware and as such will be in full force and effect immediately upon passage.

VOTE ON EMERGENCY CLAUSE: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0812 & 0814
REQUEST: Multiple Requests
PROJECT: Delaware Together Comprehensive Pan & 2020-2040 Thoroughfare Plan
MEETING DATE: April 7, 2021

APPLICANT/OWNER
City of Delaware

REQUEST
2021-0812: A request by the City of Delaware for adoption of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 of the Planning & Zoning Code of the City of Delaware.
2021-0814: A request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

BACKGROUND/PROPOSAL
The City has been working on a new Comprehensive Plan and Thoroughfare Plan for the community for some time. The Comprehensive Plan, known as Delaware Together, has been a citizen driven effort with a formal Steering Committee appointed by City Council in June 2018. After a competitive application and selection process, a 31-person citizen Steering Committee was appointed to reflect diverse backgrounds, interests, and areas of the City. The Steering Committee worked closely with the national consultant team, Staff, and the community to guide the planning process. The work of Plan development included multiple opportunities for public engagement generating over 2,500 comments. Building upon the City of Delaware's well-managed growth strategies and strong planning tradition, Delaware Together has woven together technical analysis, citizen engagement, Steering Committee input, and best practices to reflect ideas and insights for the future in the broadest public policy document a community can create. It expresses the values and aspirations of who and what we want to become as a community over the next 10-15 years.
The Thoroughfare Plan has been created with input from City staff, regional partners, and citizens through the Access Delaware process. It reflects completed improvements over the last planning period as well as future improvements needed for major roadways and intersections. Over 60 projects have been completed during the last planning period. This plan reflects over 100 future improvements to the transportation system in the community.

STAFF ANALYSIS

- The Delaware Together planning process was designed to create a new city-wide plan that reflects community ideas and insights for the future. The resulting Comprehensive Plan puts forth a vision for the community for both the near and long term. A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future. It considers the input of residents, workers, and other stakeholders. The Plan helps the City respond to change and acts as a guidebook for decision-makers. It can also serve as a marketing tool to clearly convey the community's values and priorities.

  The Plan is composed of 8 chapters that resulted in 6 Goals, almost 60 Objectives, and over 230 individual actions that will be pursued, monitored, and adjusted as needed over time. The Plan was driven by the public through the Steering Committee as well as engagement processes that resulted in over 2,500 separate comments, thoughts, and input items.

  It is meant to be a living document that will be revisited through the years and can be modified as needed while its core vision and goals continue to guide decision-making. Outcomes of the Plan can be measured individually, but the Plan also acknowledges and seeks to leverage the potential synergies between individual recommendations.

  The Steering Committee unanimously recommended adoption of the Delaware Together Plan at its meeting of March 23, 2021.

  Chapter 1101 - Master Plan of the Delaware City Planning and Zoning Code adopts the Comprehensive Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration.

As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

- The 2020-2040 Thoroughfare Plan has been developed using the Access Delaware process and led by the Public Works Department and City Engineer. It is critical that this plan is updated concurrently with the Delaware Together Plan as several sections of the City code as well as the Charter of the City of Delaware closely link and/or require these plans to be in place. The Plan documents over 60 completed projects over the last planning period as well as recommends over 100 street stub extensions, roadways, and intersection improvements in the future. This plan serves as a guide to require major transportation improvements and is intended to be used during project planning development, capital improvement planning, and other initiatives. It is anticipated that the Plan and its elements may be amended through the planning period as new studies, technologies, growth and development parameters, or other elements change and evolve. The Delaware Together Plan reflects the inputs and improvements noted within this Thoroughfare Plan and thus the Thoroughfare Plan is also recommended for formal adoption concurrent with the Comprehensive Plan.

  Chapter 1103 Thoroughfare Plan of the Delaware City Planning and Zoning Code adopts the Thoroughfare Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration. As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

STAFF RECOMMENDATION (2021-0812 – ADOPTION OF THE DELAWARE TOGETHER COMPREHENSIVE PLAN AND AMENDMENTS TO CHAPTER 1101 OF THE PLANNING & ZONING CODE OF THE CITY OF DELAWARE)

Staff recommends approval of a request by the City of Delaware for adoption of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 of the Planning & Zoning Code of the City of Delaware.

STAFF RECOMMENDATION (2021-0814 – ADOPTION OF THE 2020-2040 THOROUGHFARE PLAN AND AMENDMENTS TO CHAPTER 1103 OF THE PLANNING & ZONING CODE OF THE CITY OF DELAWARE)

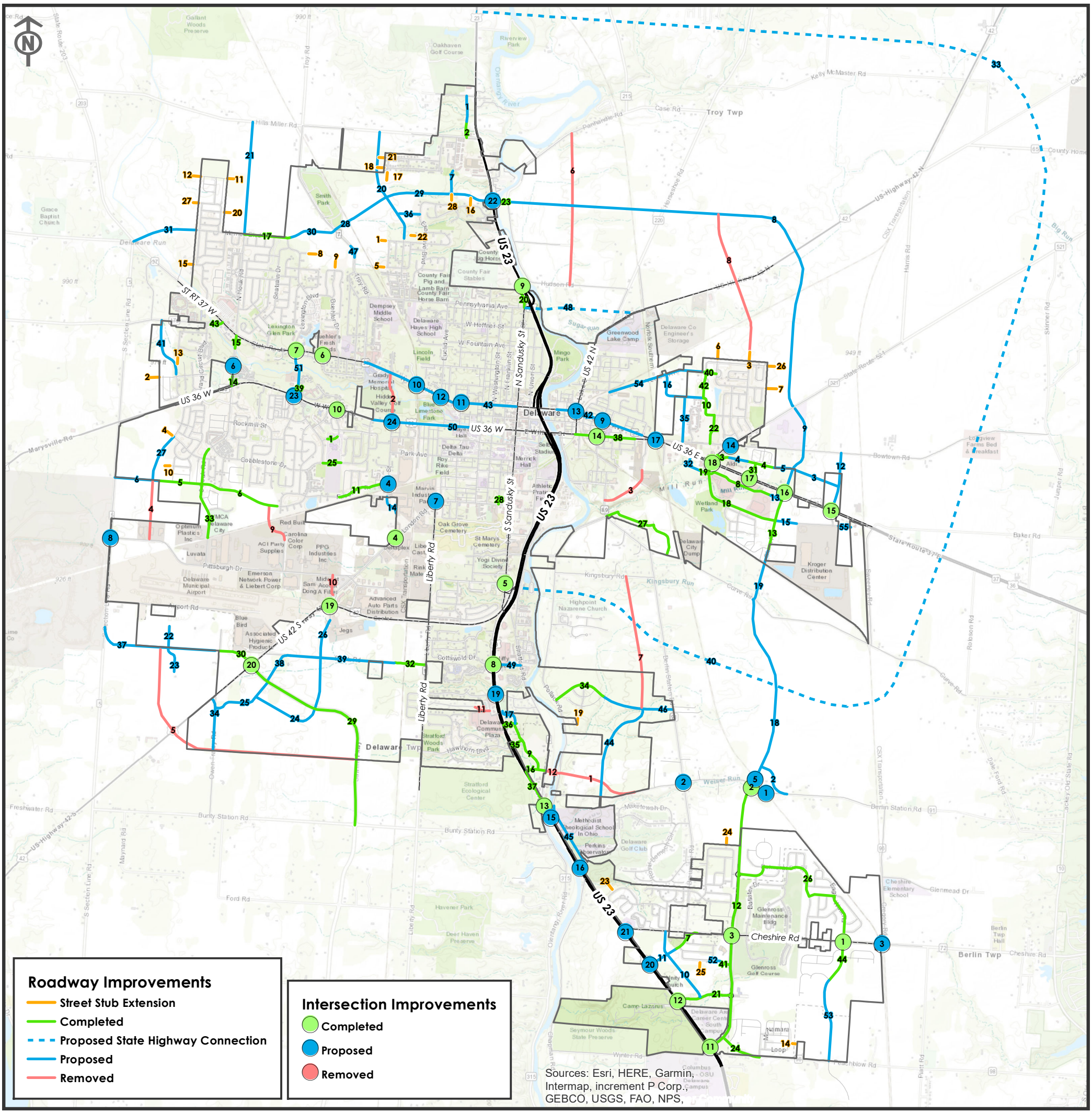
Staff recommends approval of a request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: **4/1/21**



Roadway Improvements

Proposed:

1 Backage Road Extension
2 Berlin Station Road Relocation
3 Biltmore Drive Extension
4 Biltmore Drive Extension
5 Biltmore Drive Extension
6 Boulder Drive Extension
7 Bruce Road Extension
8 Byxbe Parkway Extension
9 Byxbe Parkway Extension
10 Cheshire Crossing Drive Extension
11 Cheshire Road Extension
12 Commercial Connector Road
13 Commercial Frontage Road
14 Curtis Street Realignment
15 Davidson Lane Extension
16 Ferguson Avenue Extension
17 Frontage Road Extension
18 Glenn Parkway Extension
19 Glenn Road Improvement
20 Heritage Blvd. Extension
21 Houk Road Extension to Hills Miller Rd.
22 Industrial Access Drive (North)
23 Industrial Access Drive (South)
24 Industrial Backage Road Construction
25 Industrial Backage Road Construction
26 Jegs Blvd. Extension
27 Lehner Woods Blvd. Extension
28 Merrick Blvd. CSX RR Crossing
29 Merrick Blvd. Extension
30 Merrick Blvd. Extension (Cambridge to Troy)
31 Merrick Blvd. Extension West to SR 203
32 Mill Run Loop Extension
33 Northeast US36/SR37/US23 Bypass
34 Owen Fraley Road Realignment
35 Residential Connector Street
36 Residential Connector Street
37 Sawmill Parkway Extension Phase G
38 Slack Road Realignment
39 Slack Road Reconstruction
40 Southeast US23/US42 to US36/37 Bypass
41 Springer Woods Blvd Extension
42 SR37 (E Central Avenue) Improvement
43 SR37 (W Central Ave. Reconstruction)
44 Stockdale Farms Drive
45 Stratford Road Extension
46 Terra Alta Drive Extension
47 Troy Road Realignment
48 US 42 to US 23 Connector
49 US23/Stratford Connector
50 US36 (W William Street Reconstruction)
51 Valleyside Drive Extension
52 Vista Ridge Drive Extension
53 Winterbourne Drive Extension
54 Vernon Avenue Reconstruction
55 Nutter Farm Lane Extension (East)

Street Stub Extensions:

1 Rutherford Ave Extension
2 Aaron Drive Extension
3 Ashburn Drive Extension
4 Benjamin Street Extension
5 Birchard Ave Extension
6 Brittany Drive Extension
7 Brittany Drive Extension
8 Broadview Chase Dr Extension
9 Buehler Dr. Extension
10 Burgoyne Street Extension
11 Connaught Place Extension
12 Connaught Place Extension
13 Curly Smart Circle Extension
14 Ensigns Lane Extension
15 Farmland Drive Extension
16 Hayloft Dr Extension
17 Hope Lane Extension
18 Kensington Dr Extension
19 Prato Road Extension
20 Silversmith Lane Extension
21 Sylvan Lane Extension
22 Taylor Ave Extension
23 Unnamed Street Extension
24 Unnamed Street Extension
25 Unnamed Street Extension
26 Wallace Drive Extension
27 White Elm Drive Extension
28 Woodhaul Dr Extension

Complete:

1 Applegate Lane Extension
2 Backage Road
3 Biltmore Drive Extension
4 Biltmore Drive Extension
5 Boulder Drive Extension
6 Boulder Drive Extension (S Houk to Firestone)
7 Cheshire Road Relocation
8 Commercial Frontage Road
9 Coughlan Lane Extension
10 Ferguson Ave Extension
11 Firestone Drive Extension
12 Glenn Parkway Extension
13 Glenn Road Improvement
14 Houk Road Improvment
15 Houk Road Realignment
16 Meeker Way Construction
17 Merrick Blvd. Extension
18 Mill Run Crossing Construction
19 Mill Run Loop Extension
20 N Sandusky Street Extension
21 Ohio Health Blvd.
22 Old Colony Drive Extension
23 Panhandle Road Bridge Replacement
24 Peachblow Road Realignment
25 Penick Avenue Extension
26 Residential Loop Connection
27 Rochedale Run/Randall Rd.
28 S Washington St Extension
29 Sawmill Parkway
30 Sawmill Parkway Extension Phase F
31 Sky View Lane Construction
32 Slack Road Reconstruction
33 South Houk Road Extension
34 Terra Alta Drive
35 US23/Hawthorn Blvd. Intersection & Extension
36 US23/Penny Way Improvement
37 US23/SR315/Stratford Rd Intersection Improvement
38 US36 (E William) Widening
39 Valleyside Drive Extension
40 Vernon Avenue Extension
41 Vista Ridge Drive Extension
42 Wallace Drive Extension
43 Warrensburg/SR 37 Intersection
44 Winterbourne Drive

Removed:

1 Braumiller Road Realignment
2 Curtis Street Extension
3 East Point Crossing Extension
4 Industrial Connector Street
5 Industrial Loop Road
6 Neighborhood Collector Street
7 Neighborhood Collector Street
8 Neighborhood Collector Street
9 Neighborhood Connector Street
10 Pittsburgh Drive Connector
11 Pollyanna Drive Extension
12 Stratford-Pollock Road Connection

Intersection Improvements

Proposed:

1 Berlin Station Road Railway Crossing Removal
2 Braumiller/Berlin Station Intersection
3 Cheshire Road/CSX Crossing
4 Curtis St/Firestone Drive Intersection
5 Glenn Parkway Railroad Grade Separation
6 Houk Road/Greenlawn Drive Turn Lane
7 London Road/Liberty Road Intersection
8 Pittsburgh Drive/Section Line Road Intersection
9 SR37/Channing Street Intersection Improvement
10 SR37/CSX RR Bridge Clearance Improvement
11 SR37/Elizabeth Intersection Improvement
12 SR37/Euclid Ave. Intersection Improvement
13 SR37/US42 (Central/Lake) Intersection
14 SR521/Bowtown Intersection Modification
15 Stratford Road/US23 Intersection modification
16 Stratford/US23 Intersection
17 The Point Improvement
19 US 23/Hull Drive Intersection Modification
20 US23/Cheshire Road Intersection
21 US23/Cheshire Road Intersection Modification
22 US23/Merrick/Panhandle Intersection
23 US36/Carson Farms/Valleyside Dr. Signalization
24 US36/Curtis Street Intersection Improvement
25 US42/Owen Fraley Rd. Intersection Improvement

Complete:

1 Cheshire Road/Winterbourne Intersection
2 Glenn Parkway/Berlin Station Intersection
3 Glenn Parkway/Cheshire Road
4 London Road/Curtis Street Intersection
5 Sandusky/Belle Intersection Signalization
6 SR 37 (Central Ave.)
7 SR 37/Lexington Blvd. Intersection Signal
8 US 23/Cottswold Drive Intersection Modification
9 US 23/N Sandusky Intersection
10 US 36/Delaware Crossing Intersection
11 US23/Glenn Road/Winter Rd Intersection
12 US23/Ohio Health Blvd. Intersection
13 US23/SR315/Stratford Rd Intersection Improvement
14 US36/Cheshire Street Signal
15 US36/Davidson Lane Intersection
16 US36/Glenn Road Intersection Improvement
17 US36/Glenwood Commons Intersection
18 US36/SR521 Intersection Improvement
19 US42/Jegs Blvd. Intersection
20 US42/Sawmill Parkway Intersection

EST 1808 CITY OF DELAWARE OHIO

City of Delaware, Ohio 2020-2040 Thoroughfare Plan Project Summary

Adopted by City Ordinance: 21 – XX'
XX-XX-2021

Last Updated: 02/22/2021

City of Delaware Planning and Zoning Code

Proposed

Chapter 1103 – Thoroughfare Plan

Repeal Chapter 1103 – Thoroughfare Plan and replace it with the following:

Chapter 1103 Thoroughfare Plan

1103.01 THOROUGH PLAN ADOPTED.

The 2020-2040 Thoroughfare Plan as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official thoroughfare plan for major streets and thoroughfares for the City of Delaware, Ohio and its long-range planning area.

1103.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Thoroughfare Plan and such Plan, as certified, shall be on file in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER, AND DIRECTOR OF REGIONAL PLANNING

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer, and Director of the Regional Planning Commission.

(Ord 21-XX, Passed XX-XX-2021)

Existing

City of Delaware Planning and Zoning Code

Chapter 1101 – Master Plan

Chapter 1103 – Thoroughfare Plan

The following pages contain the existing Chapters 1101 and 1103.

CODIFIED ORDINANCES OF DELAWARE

PART ELEVEN - PLANNING AND ZONING CODE

TITLE ONE - Planning

Chap. 1101. Master Plan.
Chap. 1103. Thoroughfare Plan.

CHAPTER 1101
Master Plan

1101.01 Master Plan adopted.
1101.02 Certification and file copy.
1101.03 Planning policy statement.

CROSS REFERENCES
Official City plan - see CHTR. Sec. 103
Procedure in plan legislation - see CHTR. Sec. 104

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Comprehensive Plan 2003-2008 as prepared by the City of Delaware Department of Planning and Community Development, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Plan for the City of Delaware, Ohio. (Ord. 04-24. Passed 3-8-2004.)

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager. (Ord. 04-24. Passed 3-8-2004.)

1101.03 AMENDING THE COMPREHENSIVE PLAN

A. Amendment Procedures. Amendments to the Comprehensive Plan may be initiated in one of the following ways:

(1) Applications to amend the Future Land Use Map may be filed by an owner or lessee located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.

(2) Applications to amend the text of the Comprehensive Plan may be filed by any individual or organization; or by any government official, unit or bureau affected by such amendment.

(3) By the adoption of a motion by the Planning Commission.

(4) By the adoption of a motion by the City Council.

B. Amendments to the Comprehensive Plan Initiated by Property Owner(s). An amendment initiated under the procedures established 1101.03A shall be submitted and reviewed according to the following:

(1) Submission Requirements. Applications for amendments shall contain the following information:

(a) The name, address and phone number of the applicant(s) and the property owner if other than the applicant.

(b) A tax map showing property lines and the proposed land use designation consistent with the categories as shown on the Future Land Use Map and/or a written proposal to modify the text, referencing the page and section number.

(c) A statement of reasons for the proposed amendment, including evidence that quantifiable and qualitative changes in the area or respective policy(s) in question support the proposed amendment.

(d) A statement on the ways in which the proposed amendment can be supported by the goals, objectives and strategies, as well as the purposes and the intent of the Comprehensive Plan.

(e) Payment of the appropriate fees as set forth in the schedule of fees adopted by Council.

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be rezoned and others that may have substantial interest in the case.

(2) Review for Completeness. The Director of Planning and Community Development shall review the submitted application for completeness and compliance with the applicable submission requirements within ten (10) days of receipt of such application. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant of the deficiencies and place the application on hold until complete. When the application is determined complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration.

(3) Transmittal to Planning Commission. After the filing of a completed application by an owner, lessee of property or developer with an option on such property, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered by the Planning Commission and Council according to the process set forth herein.

D. Public Hearing and Notice by the Planning Commission. Upon the receipt of an application or resolution or upon the passage of a motion, the Planning Commission shall set a date for a public hearing thereon. Notice of the public hearing shall comply with the following:

(1) Notice of the proposed amendment shall be published at least ten (10) days prior to the date of the required hearing, in one or more newspapers of general circulation in the City. The notice shall include the map of a proposed amendment to the Future Land Use Map.

In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be rezoned.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed in the amendment in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(4) The Planning Commission may continue or defer its consideration and no further written notice shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing required in Section 1130.05, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

(b) That the amendment be granted as modified by the Planning Commission; or

(c) That the amendment be denied.

(2) If the Planning Commission does not make a recommendation on the proposed amendment within the sixty (60) days, or an extended period as may be agreed upon by the applicant or City Council it shall be deemed that the recommendation of the Planning Commission is that the amendment be denied.

(3) The Secretary of the Planning Commission shall file with the Clerk of Council a report of the Planning Commission's action.

F. Public Hearing and Notice by Council. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing. The hearing shall be not more than thirty (30) days from the receipt of the recommendation. Notice of the public hearing shall be given by Council according to the following:

(1) Notice of the public hearing shall be given to at least one (1) or more newspapers of general circulation in the City. The notice shall be published at least ten (10) days before the date of the hearing. The notice shall include the map of a proposed amendment to the Future Land Use Map.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed to be rezoned in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(4) During the thirty (30) days prior to the public hearing, the text of the proposed amendment, maps if applicable, and the maps, plans and reports that constitute the recommendation of the Planning Commission, shall be on file for public examination in the Department of Planning and Community Development.

G. Final Action by Council. Following such hearing and after reviewing the recommendations of the Planning Commission thereon, Council shall consider such recommendations and vote on the passage of the proposed amendment to the Comprehensive Plan. Approval of such amendment shall take effect within 30 days. (Ord. 04-55, Passed 4-12-04)

CHAPTER 1103
Thoroughfare Plan

1103.01 Thoroughfare Plan accepted.
1103.02 Certification on Plan and file copy.
1103.03 Certification to County Recorder, Engineer and Director of Regional Planning Commission.

1103.01 THOROUGHFARE PLAN ACCEPTED.

The official plan for major streets and thoroughfares for the City of Delaware and for territory within three miles thereof, prepared by the firm of ms Consultants and titled Thoroughfare Plan – City of Delaware, Ohio, is hereby accepted, confirmed and certified.

1103.02 CERTIFICATION ON PLAN AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval and certification on the Thoroughfare Plan and cause such Plan, as certified, to be filed in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER AND DIRECTOR OF REGIONAL PLANNING COMMISSION.

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer and Director of the Regional Planning Commission.

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15

ORDINANCE NO: 21-23

READING: FIRST

DATE: 04/12/2021

RESOLUTION NO:

PUBLIC HEARING: YES

April 26, 2021 @ 7:40 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR WEEE LLC., FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST TO ALLOW A PRD (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) FOR HOUK ROAD CONDOMINIUMS CONTAINING 42 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 18.28 ACRES ON PROPERTY ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED ON THE WEST SIDE OF HOUK ROAD AND JUST NORTH OF GREENLAWN DRIVE.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on April 7, 2021

FISCAL IMPACT(S):

N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-23

AN ORDINANCE FOR WEEE LLC., FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST TO ALLOW A PRD (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) FOR HOUK ROAD CONDOMINIUMS CONTAINING 42 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 18.28 ACRES ON PROPERTY ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED ON THE WEST SIDE OF HOUK ROAD AND JUST NORTH OF GREENLAWN DRIVE.

WHEREAS, the Planning Commission at its meeting of April 7, 2021 recommended approval of a Conditional Use Permit request to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road an just north of Greenlawn Drive (PC Case 2021-0589).

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

SECTION 1. That the Conditional Use Permit request to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive, is hereby confirmed, approved, and accepted with the following condition that:

1. Any new structure(s) or any change of land use shall require conformance with Chapter 1135 Planned Residential Development District and the approved development text and not be inconsistent with the submitted elevations.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 04/12/2021

ORDINANCE NO: 21-24 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR WEEE LLC., FOR APPROVAL OF PRELIMINARY DEVELOPMENT PLAN REQUEST FOR HOUK ROAD CONDOMINIUMS CONTAINING 42 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 18.28 ACRES ON PROPERTY ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) AND LOCATED ON THE WEST SIDE OF HOUK ROAD AND JUST NORTH OF GREENLAWN DRIVE.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on April 7, 2021

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-24

AN ORDINANCE FOR WEEE LLC., FOR APPROVAL OF PRELIMINARY DEVELOPMENT PLAN REQUEST FOR HOUK ROAD CONDOMINIUMS CONTAINING 42 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 18.28 ACRES ON PROPERTY ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) AND LOCATED ON THE WEST SIDE OF HOUK ROAD AND JUST NORTH OF GREENLAWN DRIVE.

WHEREAS, the Planning Commission at its meeting of April 7, 2021 recommended approval of a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road an just north of Greenlawn Drive (PC Case 2021-0591).

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

SECTION 1. That the Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive, is hereby confirmed, approved, and accepted with the following condition that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The western most access point on Greenlawn Drive shall be aligned with the driveways of the residential houses across Greenlawn Drive if possible.
3. The private streets shall be a minimum 24-feet-wide and built to public street standards per the City Engineer with no parking permitted except for the 35 parallel parking spaces that are located on the 9-foot-wide expanded paved area.

4. An internal sidewalk shall be located on one side of private streets.
5. A public sidewalk shall be installed on the north side of Greenlawn Drive from Houk Road to existing sidewalk just west of the site.
6. An 8-foot-wide multi- use path shall be installed along the Houk Road frontage from the right-in/right-out south to Greenlawn Drive.
7. A pedestrian crossing shall be required at Houk Road and Greenlawn Drive which includes curb ramps, signage, pavement markings and a rectangular flashing beacon (RRFB).
8. Due to Greenlawn Drive currently being a Township Road along this frontage, the County Engineer shall approve the proposed two curb cuts and may require improvements to Greenlawn Drive.
9. The lots and single-family attached units shall comply with the minimum bulk and setback requirements as shown on this plan.
10. The single-family attached units shall comply with building design requirements of the approved development text and residential design requirements in Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
11. The minimum single-family attached unit size shall be 1,500 square feet per the approved development text.
12. A morning/sunroom, deck and the like shall be permitted and shall extend a maximum depth of 12 feet from the rear of each unit.
13. The morning/sunroom, deck and the like building envelope shall be documented on the approved Final Development Plan and Final Subdivision Plat.
14. A 4 to 6 feet high mound with landscaping shall be installed along Greenlawn Drive.
15. A 4 to 6-foot-high mound with landscaping to provide a continuous screen shall be installed east and west of single-family house on Greenlawn Drive (Milner property).
16. A 6-foot-high opaque fence or the like shall be installed just south of the single-family house on Greenlawn Drive (Milner property).
17. Individual building landscaping shall be required per Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
18. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.
19. The developer is preserving 7,861 caliper inches of trees (746 trees) and only removing 5,391 caliper inches of trees (474 trees) for a surplus of 2,470 caliper inches which would achieve compliance with other recently approved planned districts, the proposed development text and be in conformance with Chapter 1168 Tree Preservation Regulations.
20. The 7.8-acre area on the northern portion of the site including the 100-year floodplain shall be dedicated to the City as a conservation

easement area.

21. A lighting plan shall be submitted, reviewed and approved by the City.
22. A sign permit application for the proposed entrance ground sign shall be submitted, reviewed and approved by staff.
23. The development shall achieve compliance with all fire department requirements.
24. All the common area, mounding, landscaping, etc., shall be the responsibility of a Homeowners Association.
25. The historic schoolhouse located on the southeastern corner of the site shall only be utilized as a single-family dwelling.
26. The submitted development text shall be revised to achieve compliance with all the conditions of this report.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2021-0589 & 0591
REQUEST: Multiple Requests
PROJECT: Houk Road Condominiums
MEETING DATE: April 7, 2021

APPLICANT/OWNER
WEEE LLC - George Rodman
1191 River Road
Ostrander, Ohio 43061

REQUEST
2021-0589: A request by WEEE LLC., for approval of a Conditional Use Permit to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive.
2021-0591 A request by WEEE LLC., for approval of a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive.

PROPERTY LOCATION & DESCRIPTION
The approximate 18.28 acres on four existing parcels is located on the west side of Houk Road, east of Hanover Court Condominiums and Troy Road Subdivision #3, south of Troy Road Subdivision #1 and #3 and north of Greenlawn Drive. The subject site is zoned R-3 (One-Family Residential District). The property to the north is zoned Planned Office/Intuitional, the property to the east is zoned B-1 with text limitations (Neighborhood Business District) and the property to the west is zoned R-4 (Medium Density Residential). The properties to the south are zoned residential in the Township.

BACKGROUND/PROPOSAL
The owner is proposing a planned residential development (PRD) with attached single-family dwellings (similar to Enclaves at Adalee type development) for the subject 18.28-acre site. Of the 18.28-acres, 7.8 acres are in the 100-year floodplain which will be preserved. The development would have 21 buildings (42 residential dwelling units for a density of 2.29 units per acre) which would be divided into 9 single story ranch type buildings with a full walkout lower level overlooking the stream and 12 single story ranch type buildings with a full basement. Attached single-family dwellings (two-family dwellings) are permitted for the R-3 district when part of a PRD (Planned Residential Development District) with Conditional Use Permit approval. Each unit would be on a individual fee simple lots with a property line along the common wall. The existing historic schoolhouse which is utilized as a single-family house on the southeastern portion of the site would be preserved and be leased or sold as such.

In 2001 (Ordinance 01-54), the previous owner of the westernmost nine-acre parcel had a Preliminary Development Plan approved for a 38-unit condominium development that was extended five times until it expired in 2009 because of development inactivity. In 2017, the current owner submitted a Concept Plan for review for a mixed-use development which included single-family homes, condominiums, and office buildings on the subject site. In 2020, the owner revised the Concept Plan to 42 attached dwelling units that the Planning Commission reviewed favorably, and the owner is currently pursuing Conditional Use Permit for a PRD and Preliminary Development Plan approval.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-3 which conditionally permits attached single-family units. A Planned Residential Development (PRD) is a conditionally permitted use in the R-3 (One-Family Residential District) which then permits the proposed single-family attached units. Planned Residential Developments are permitted in order to encourage and accommodate, in a unified project, creative and imaginative residential developments that utilize innovations in the technology of land development that are in the best interests of the City and to preserve sensitive natural areas and open space that contribute to the character of the City of Delaware. In order to accomplish this purpose, Planned Residential Developments provide for a variety of dwelling types, including single-family detached, clustered, and attached single-family units. These regulations are designed to achieve, among other elements, the following objectives:

- To allow flexible residential development on larger sites, especially sites that have natural features such as wetlands, natural ponds, marshes, steep slopes, rock outcroppings, floodplains and larger wooded areas, which contribute to the character of the City of Delaware.
- To promote economical and efficient use of land and reduce infrastructure costs through unified development.
- To permit the flexible spacing of buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting residential areas.
- To ensure that Planned Residential Developments are compatible with the surrounding single-family neighborhoods.

The proposed attached single-family units on this unique site with environmental characteristics achieves compliance with all the above objectives. The proposed supplementary development text shall be updated to reflect the conditions of this report and shall be part of the zoning requirement of this approval (if approved) as well as not inconsistent with preliminary submitted renderings. From a zoning procedural perspective, the development would require Conditional Use Permit approval to allow the PRD, Preliminary and Final Development Plan and Preliminary and Final Subdivision Plat approval by the Planning Commission and City Council.

- **COMPREHENSIVE PLAN:** The current Comprehensive Plan Map recommends a future land use of Medium Density Single Family (3.25 to 4.75 dwelling units per acre) on the eastern half of the site and Moderate Density Multi-Family (8 to 10 units per acre) on the western half of the site within the Delaware Run Sub-Area. Specific to the overall sub-area in which the properties are located, the current Comprehensive Plan contains the following land use recommendations that are applicable to this site:
  - LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.
  - LU27.4 Additional public parkland and private open space is supported along Delaware Run, including the construction of a bike path along the run in a public access easement. Bike paths will also be developed along major arterials and along the Norfolk Southern rail line.
  - LU27.9 Ravines and wooded tracts are preserved and integrated into developments to provide public access while maintaining natural preserves. Conservation easements are dedicated along all streams and ravines. Natural areas connect with the Olentangy River to provide wildlife corridors. Innovative storm water control measures should be used to clean the run-off before it gets to the Olentangy River.

  In summary, the proposed attached single-family dwelling use at a density of 2.29 units per acre is well under the density maximums for this area per the current land use plan. Therefore, the proposed planned residential development would be considered compatible because the development is of appropriate size, scale, buffering and building materials to the adjacent single-family residential development along Greenlawn Drive, to the south and west while preserving the environmental characteristics on the subject site.

  Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan (on tonight's agenda for Planning Commission approval). While not yet adopted, it should be noted that this proposed development would also meet the guidance of the "Delaware Together" Comprehensive Plan, in general terms. Per the potential future plan, this property would be located in a character area called an "Activity District" which is a node that provides local and regional destinations for the community. Some of the development types targeted for an Activity District would include, but not be limited to, "Suburban Mixed Residential" and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into a neighborhood with a mix of residential uses and also preserves a notable wooded area and flood plain. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or

change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck. Adequate water supplies and road infrastructure shall be in place prior to the beginning of building construction. Parking lanes shall be properly marked and required signage shall be in place before the issuance of any certificate of occupancy. The private hydrant system shall meet the fire flow requirements which includes annual maintenance and testing. The Fire Department recommends the installation of a fire sprinkler system for the residential buildings.
- **ROADS AND ACCESS:** The developer submitted a Traffic Access Study (TAS) that was reviewed by the City Engineer and yielded the following results. The site would have a right-in/right-out curb cut on South Houk Road and two full movement curb cuts on Greenlawn Drive. Due to Greenlawn Drive currently being a Township Road along this frontage, the County Engineer must approve these curb cuts and may require widening of Greenlawn Road. Staff strongly recommends that the western most access point on Greenlawn Drive should be aligned with the driveways of the residential houses across Greenlawn Drive if possible (the easternmost curb cut is essentially located adjacent to the property lines between the two houses). The 24-foot-wide internal roads would be private but would have to be constructed to public standards along with a sidewalk on one side of the private street. The development would provide 35 additional parallel parking spaces in which the private street is widened by nine feet in these areas (the east/west street and westernmost north/south street). Also, the City Engineer would require a contribution fee of $60,000 for turn lane improvements on Houk Road at Greenlawn Drive. Furthermore, the entire private street network would have to achieve compliance with the minimum engineering, public works and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** A bike path along the stream is proposed per the adopted Bicycle and Pedestrians Plan 2027 and the City would require an easement by the owner with the exact alignment to be determined by the Parks and Natural Resource and Engineering Departments (the bike path would be constructed by City in the future with likely grant money). A sidewalk on the north side of Greenlawn Drive from Houk Road to the existing sidewalk just west of the site shall be constructed. In addition, a multi- use path 8 feet wide shall be install along the Houk Road frontage from the right-in/right-out south to Greenlawn Drive. Furthermore, a pedestrian crossing is required at Houk Road and Greenlawn Drive including curb ramps, signage, pavement markings and a rectangular flashing beacon (RRFB). Also, a private sidewalk would be required on one side of the internal private streets.
- **SITE CONFIGURATION:** The overall layout of the development will protect the northern portion of the site which includes the 100-year flood plan within a proposed conservation easement area to be dedicated to the City while the southern portion of the site will contain the single family attached units and street network. As mentioned above, there are three access points into the development. The access point from Houk Road is a right-in/right-out only which will extend east to west across the site into a cul-de-sac. The two full movement access points from Greenlawn Drive will extend south to north to connect the site. A large detention basin will be located at the middle of the site and a second smaller detention basin will be located on the eastern edge of the site. The twenty-one single story buildings will be spaced evenly across the site along four private streets and two cul-de-sacs. Each unit would have a two-car garage and range in size between 1,500 to 2,000 square feet. Nine single-story buildings with a full walkout basement will be located along the northern side of the road network to preserve the site's topography. Along the main east/west private street and the western most north/south private street would be a total of 35 visitor parallel parking spaces. The existing historic schoolhouse which is single family residential unit on the southeastern corner of the site will be preserved and leased or sold as such.
- **BUILDING DESIGN:** The applicant proposes a cohesive and unified design throughout the development where each building will be consistent in overall design, color, material, and architectural pattern while varying unit to unit. Per the development text, similarities throughout the development would include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials and building massing. The maximum height of any building or structure with a walkout type of design shall not exceed one-story or 18 feet from the grade at the front of the subject building. If the building or structure does not have a walkout type of design, then the maximum height shall be 30 feet as measured from finish floor elevation to the highest point of the roof. The exterior material color palette shall consist of natural colors including white and while

additional colors may be used as accents, they shall not be high gloss colors. The exterior elevations shall include at least 25% natural materials on the front elevation of brick or stone. EIFS and stucco or similar products are prohibited, except as accents. Treated lumber shall be painted or stained to be consistent with the development's design. Trim board around all corners, windows, and doors shall be a minimum of 3.5 inches all around each building and if a shutter or shutters are used than no trim shall be required adjacent to that window. Frieze trim that is a minimum of 3.5 inches wide shall be required under all overhangs and gables. The roofs shall have dimensional asphalt shingles and the principal roof structure shall have an overhang with a minimum of 12 inches. The windows shall be of vertical or square proportion, but accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in pair. The rear and side elevations shall be required to have a minimum of one window. All dwelling units shall have a two-car garage at maximum and the garage doors shall be architecturally upgraded to include design elements consistent with the design of the development and submitted elevations.

- **LANDSCAPING & SCREENING:** Per Chapter 1166 Landscaping and Screening Requirements, the applicant is proposing a comprehensive landscape package that would include street trees, front yard trees, perimeter buffering, and screening adjacent to the recently constructed single family house along Greenlawn Drive that is surrounded on three sides by the proposed development. The north setback will have significant screening due to the 7.8-acre conservation area which will provide approximately 350 feet of buffering to the homes north of this development. To the west the applicant proposes a 50-foot buffer which will include existing preservation of mature trees to ensure a minimum 6-foot-high buffer. To the east and south, a 60-foot buffer is proposed in order to blend in with the existing setbacks along Greenlawn Drive and the condominiums east of Houk Road. Also, a mound 4 to 6 feet high with landscaping shall be installed along Greenlawn Drive. In addition adjacent to the single-family residence along Greenlawn Drive a 6-foot-high mound with landscaping consisting of a continuous screen of evergreen trees and/or opaque 6 foot high fence within a minimum 25 foot building setback shall be installed east and west of the subject house. To the north adjacent to the detention basin, the grade does not allow for a mound so a 6-foot-high opaque fence or the like shall be installed. All landscape plans would need to be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The site has wooded areas throughout the site and the applicant provided a tree survey for the entire site to document the total number of trees and caliper inches proposed to be preserved and removed. The developer is removing 5,391 caliper inches of trees (474 trees) while preserving 7,861 caliper inches of trees (746 trees) for a surplus of 2,470 caliper inches. Therefore, the development is preserving significantly more trees than being removed and achieves compliance with other recently approved planned districts, the proposed development text and Chapter 1168 Tree Preservation Regulations. Of the trees being preserved, 2,425 caliper inches (222 trees) would be located within the 7.8-acre conservation area which includes the 100-year flood plain and shall be dedicated as a conversation easement to the City. The sidewalk along the north side of Greenlawn Drive would likely require more trees to be removed but the large surplus would accommodate the removal while still achieving compliance with the proposed development text and Chapter 1168 Tree Preservation Regulations.
- **GATEWAYS & CORRIDORS PLAN:** Any ground signage would be required to achieve compliance with the adopted Gateways & Corridors Plan.
- **LIGHTING:** At this point in the process the lighting plans were not submitted, however, a plan would be required for the private streets at Final Development Plan submittal. All lighting plans would have to achieve compliance with the zoning code and be approved by the City.
- **COMMUNITY IMPACT ASSESSMENT:** A Community Impact Assessment (CIA) was submitted and is an attachment to the staff report.

STAFF RECOMMENDATION (2021-0589 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by WEEE LLC., for a Conditional Use Permit to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive, with the following condition that:

1. Any new structure(s) or any change of land use shall require conformance with Chapter 1135 Planned Residential Development District and the approved development text and not be inconsistent with the submitted elevations.

STAFF RECOMMENDATION (2021-0591 –PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of a request by WEEE LLC., for a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The western most access point on Greenlawn Drive shall be aligned with the driveways of the residential houses across Greenlawn Drive if possible.
3. The private streets shall be a minimum 24-feet-wide and built to public street standards per the City Engineer with no parking permitted except for the 35 parallel parking spaces that are located on the 9-foot-wide expanded paved area.
4. An internal sidewalk shall be located on one side of private streets.
5. A public sidewalk shall be installed on the north side of Greenlawn Drive from Houk Road to existing sidewalk just west of the site.
6. An 8-foot-wide multi- use path shall be installed along the Houk Road frontage from the right-in/right-out south to Greenlawn Drive.
7. A pedestrian crossing shall be required at Houk Road and Greenlawn Drive which includes curb ramps, signage, pavement markings and a rectangular flashing beacon (RRFB).
8. Due to Greenlawn Drive currently being a Township Road along this frontage, the County Engineer shall approve the proposed two curb cuts and may require improvements to Greenlawn Drive.
9. The lots and single-family attached units shall comply with the minimum bulk and setback requirements as shown on this plan.
10. The single-family attached units shall comply with building design requirements of the approved development text and residential design requirements in Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
11. The minimum single-family attached unit size shall be 1,500 square feet per the approved development text.
12. A morning/sunroom, deck and the like shall be permitted and shall extend a maximum depth of 12 feet from the rear of each unit.
13. The morning/sunroom, deck and the like building envelope shall be documented on the approved Final Development Plan and Final Subdivision Plat.
14. A 4 to 6 feet high mound with landscaping shall be installed along Greenlawn Drive.
15. A 4 to 6-foot-high mound with landscaping to provide a continuous screen shall be installed east and west of single-family house on Greenlawn Drive (Milner property).
16. A 6-foot-high opaque fence or the like shall be installed just south of the single-family house on Greenlawn Drive (Milner property).
17. Individual building landscaping shall be required per Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
18. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.
19. The developer is preserving 7,861 caliper inches of trees (746 trees) and only removing 5,391 caliper inches of trees (474 trees) for a surplus of 2,470 caliper inches which would achieve compliance with other recently approved planned districts, the proposed development text and be in conformance with Chapter 1168 Tree Preservation Regulations.
20. The 7.8-acre area on the northern portion of the site including the 100-year floodplain shall be dedicated

to the City as a conservation easement area.

21. A lighting plan shall be submitted, reviewed and approved by the City.
22. A sign permit application for the proposed entrance ground sign shall be submitted, reviewed and approved by staff.
23. The development shall achieve compliance with all fire department requirements.
24. All the common area, mounding, landscaping, etc., shall be the responsibility of a Homeowners Association.
25. The historic schoolhouse located on the southeastern corner of the site shall only be utilized as a single-family dwelling.
26. The submitted development text shall be revised to achieve compliance with all the conditions of this report.

COMMISSION NOTES:

FILE:
ORIGINAL: **3/30/21**
REVISED:

DEVELOPMENT TEXT

PROPOSED PLANNED RESIDENTAL DISTRICT
258 HOUK ROAD
DELAWARE, OHIO

April 1, 2021

1. DESCRIPTION OF DEVELOPMENT

The site is 18.73 acres with 7.8 acres in the 100 year floodplain. The property is zoned R3. The site is contiguous to commercial uses to the north, condominiums to the east and west and single family homes in the township to the south. Two-family dwellings are planned for the site. Two-family dwellings are an approved use in the R3 district. They are approved as a Planned Residential District (PRD). 21 buildings (42 units) are proposed. 9 buildings will be single story ranch type with full walkout lower level. 12 buildings will be single story ranch type with full basement. Units are 1500-2000sf/level, predominantly two bedroom with two car garage. A 25' full width driveway allows for two additional parking spaces per unit. Patios or decks (on walkout units) are proposed. 35 additional parallel parking spaces are provided on the private street. This site and architectural style and design offers a high quality "walkout" type of product that Delaware currently does not have.

2. ROADS AND ACCESS

Two full access points are proposed on Greenlawn Drive and one right in/ right out on Houk Road. Greenlawn is a Township Road and the County Engineer must approve curb cuts. A traffic study will be completed. The private road is 24' wide with corner and cul de sac radiuses per emergency vehicle standards. Trash will be collected by using "tip cans" per City standards. A traffic study will be completed.

3. PEDESTRIAN CONNECTIVITY

A bike path will be provided connecting Houk Road to the western edge of the property. The path will be located at the northern portion of the property, away from the proposed homes. Private internal sidewalks will be provided on one side of the private streets to allow for safe Pedestrian access throughout the development. A public sidewalk will be provided along Houk Road.

4. TREE REMOVAL AND REPLACEMENT

Trees in the 7.8 acre floodplain area will remain except where they will need to be removed for the new bike path. 5,391 caliper inches of trees (474 trees) will be removed in the PRD area. A conservation area or easement will be established in the 100 year floodplain area preserving 5,436 caliper inches of trees (526 trees). In addition 2,425 caliper inches of trees (222 trees) will be preserved in the PRD area. Any tree removal and replacement as a result of the proposed development shall meet the requirements of Chapter 1168 along with the following replacement and preservation schedule as approved in the development text: 1. Trees in poor condition shall not be replaced (dead, damaged or diseased); 2. Trees in fair condition shall be replaced at 50%; 3. Trees in good condition shall be replaced at 100%; 4. Ash trees, dead, damaged and diseased trees per the City Arborist shall not be counted toward replanting requirements. Therefore, the development is preserving significant more trees than being removed and achieves compliance with other recently approved planned districts, the proposed development text and Chapter 1168 Tree Preservation Regulations

5. OPEN SPACE

Common open space shall be provided per PRD regulations

6. LANDSCAPING, SCREENING, BUILDING SETBACKS AND BUFFERING

- Street trees shall be provided along private streets
- North buffer- Trees in the 7.8 acre preserve area provide buffering from homes 350' away
- South Buffer- 60' building setback (matching setback to existing homes south of Greenlawn).
  Effort to preserve existing trees and supplement with 6' high mounding consisting of evergreens and/or earthen mounding
- East Buffer- 50' building setback (similar to condominiums east of Houk).
  Existing trees to be preserved.
- West Buffer- 50'buiolding setback (condominiums to west appear to be 25')
  Effort to preserve existing trees.
- Milner Property- 25' building setback. 6' high mounding consisting of evergreens, earthen mound or opaque fencing on the east and west property lines. A 25' buffer on the north property line

7. LIGHTING

Building, site and accent lighting shall be provided in accordance with the current zoning and building code.

8. SIGNS

A comprehensive sign plan shall be provided and approved in accordance with Section 1165

9. BUILDING DESIGN

The intent of this regulation is to create a cohesive and unified design throughout the development. Each building shall be consistent in overall design, color, material and architectural pattern as determined through the Final Development Plan process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

- The architectural design/ patterns of the dwellings shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:1`2 roof pitches, use and mix of exterior materials and building massing
- Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high gloss colors.
- A minimum 25% of the front elevation shall be comprised of brick or stone.
- EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- Treated lumber shall be painted or stained
- Trim board around all corners, windows and doors shall be a minimum of 3.5" all around. If a shutter or shutters are used no trim is required adjacent to window.
- Frieze trim a minimum of 3.5" wide shall be required under all overhangs and gables.
- Roofs shall have dimensional asphalt shingles
- The principal roof structure shall have an overhang of not less than 12".
- Windows shall be of vertical or square proportion. Accent windows may be circular, half-round or octagonal and are limited to one per elevation unless used in pair. The rear and side elevations shall have a minimum of one window.
- All dwelling units shall have a two-car garage maximum. All garage doors facing a private street shall be architecturally upgraded to include design elements consistent with the design of the development.
- Each unit shall have a basement or walk out basement.

10. MAXIMUM BUILDING HEIGHT

The maximum height of any building or structure shall be 30' as measured from finish floor elevation to the highest point of the roof when the subject building does not have a walkout type of design. When the building has a walkout type design the height of the building shall not exceed one-story or 18' from the grade at the front of the subject building. The existing topography lends itself for the opportunity for walkout type building design.

11. PARKING SETBACKS

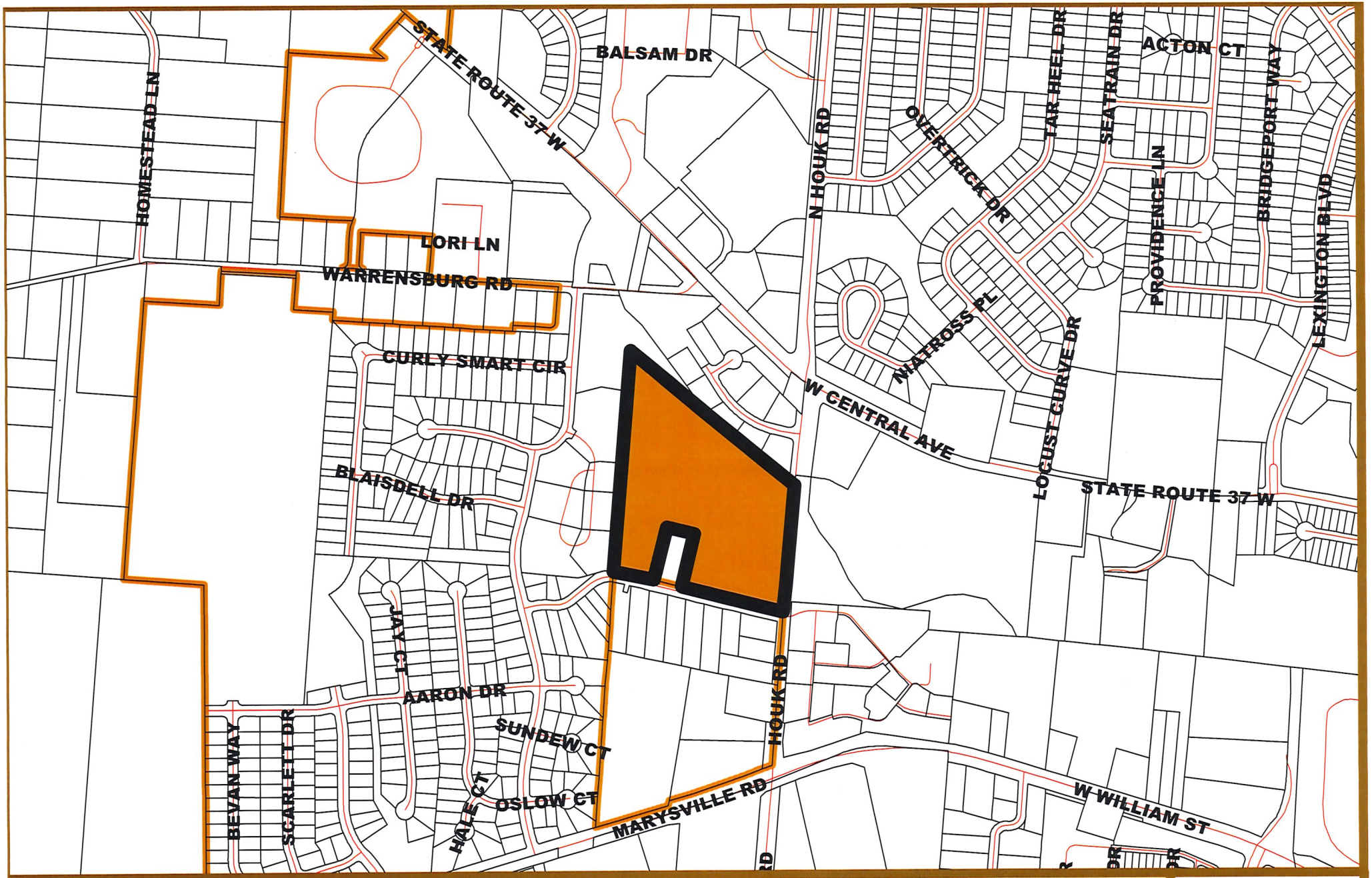
Parking setbacks from adjacent property lines shall be 30'.

12. UTILITIES

All new utilities to be constructed and/or extended will be private and comply with City minimum requirements.

13. STORM WATER MANAGEMENT

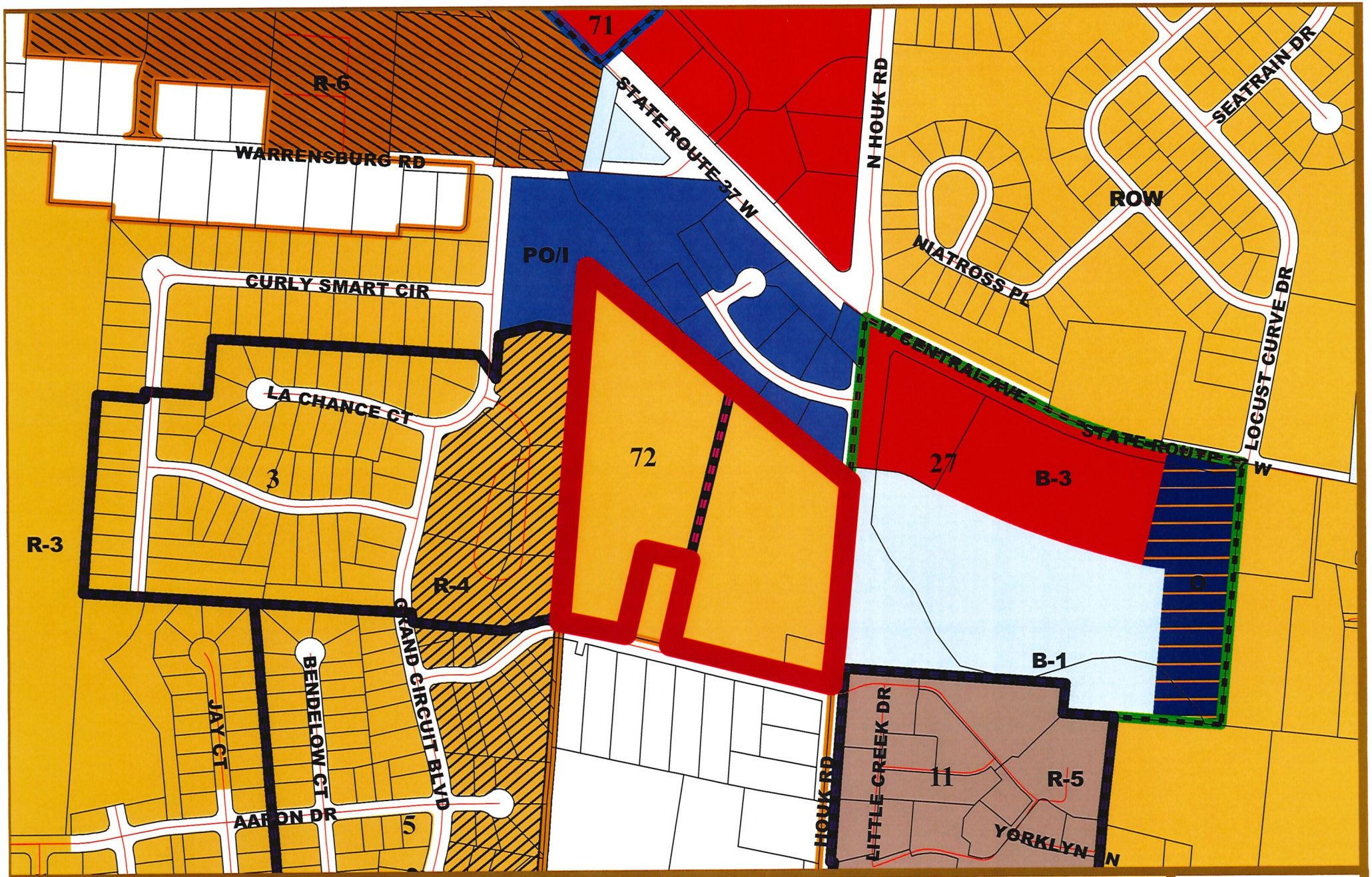
Preliminary grading plans and storm water calculations have been completed. Two detention basins will be required. Storm water management will comply with all City standards.



EST 1808
CITY OF
DELAWARE
OHIO

2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Zoning Map

N



EST 1808
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DELAWARE
OHIO

2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Aerial (2019) Map

N



houk road condos

preliminary site concepts
february 02, 2021

project brief

The houk road development is a buildout of 21 duplex condos (total 42 units) on a 18.73 acre site. As a site in which roughly a half of the site is in a floodplain and therefore unbuildable, we worked to best layout a new development that acts to best preserve unbuildable areas while creating a pleasant, human scaled neighborhood. A large topographical drop-off towards the rear of the property enables the condos on this slope to become 2 story rear walkout ranches. The rest of the buildings are to become 1 story ranch condos.

While designing our sample building masses, we looked to the surrounding rural character to influence the architecture. The condos themselves will be rustic/contemporary with lap siding, stone, and wood accents. While traditional in look and feel - the buildings will still be amendable to a contemporary lifestyle of its inhabitants.

table of contents

00.0 // cover
01.0 // existing site
01.1 // proposed site plan
02.0 // 3d massing
02.1 // 3d massing
02.2 // 3d massing
03.0 // floor plans
03.1 // floor plans

archall

© 2020 ARCHITECTURAL ALLIANCE



existing site

SCALE: 1" = 150'-0"

houk road condos

PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020

archall

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site data:

building types	
- type a (ranch walkouts)	9
- type b (standard ranch)	12
total buildings:	21
total units:	42
(total walkouts: 18)	
total acres (gross) //	18.73
units per acre //	2.25

N

proposed site

SCALE: 1" = 150'-0"

houk road condos

PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020

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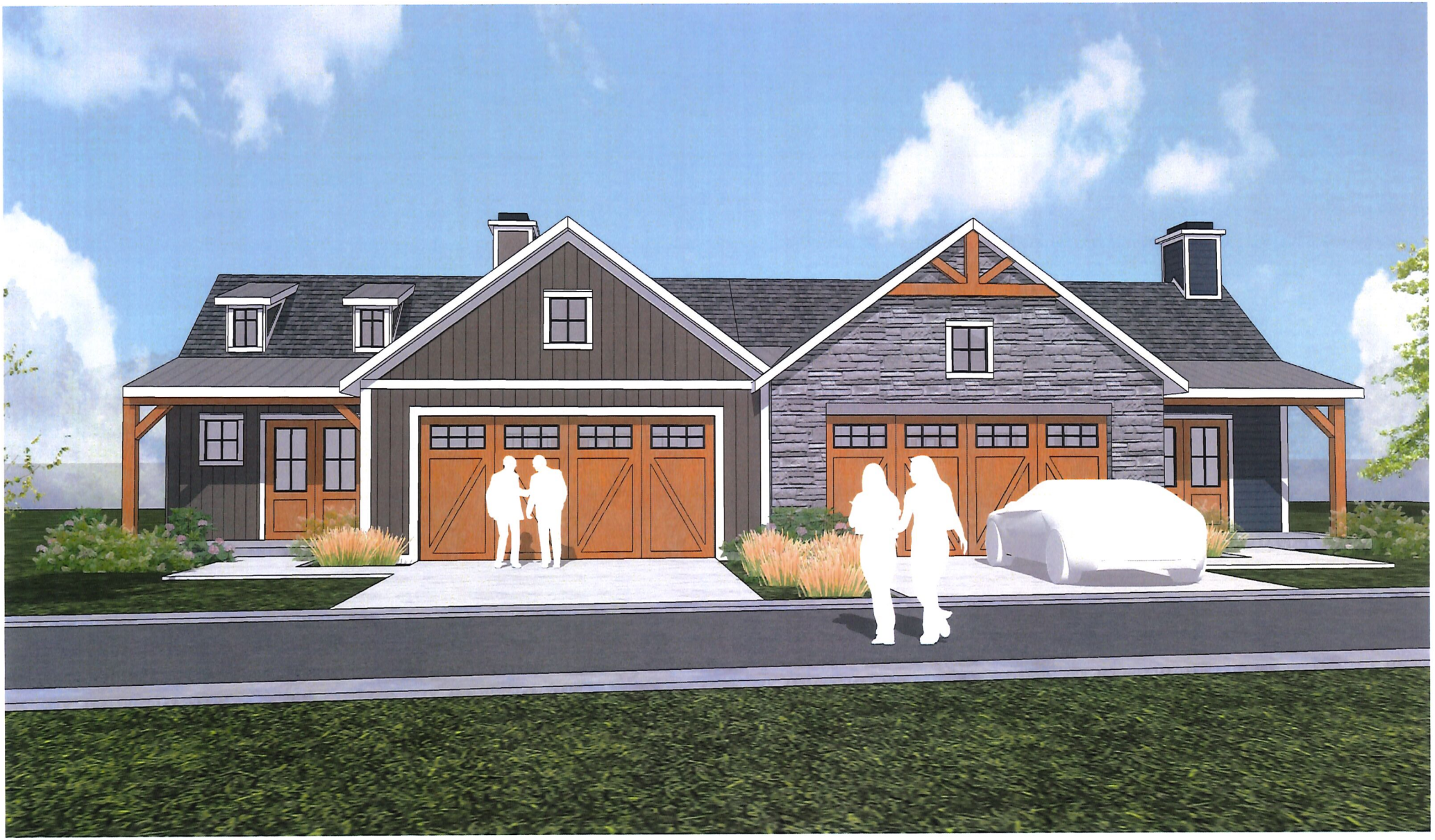
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01 **perspective** // sample duplex condo

houk road condos
PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020 | archall

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02 **perspective** // sample duplex condo

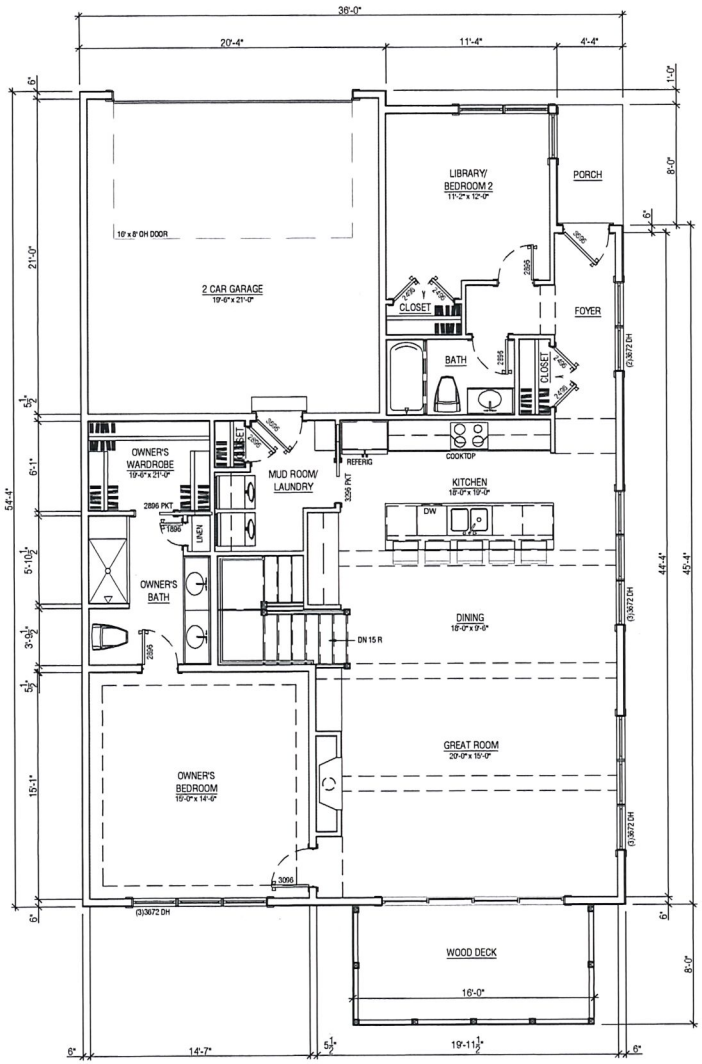
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03 **perspective** // sample duplex walk-out condo

houk road condos
PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020 | archall

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A 1ST FLOOR: TYPE A WALKOUT

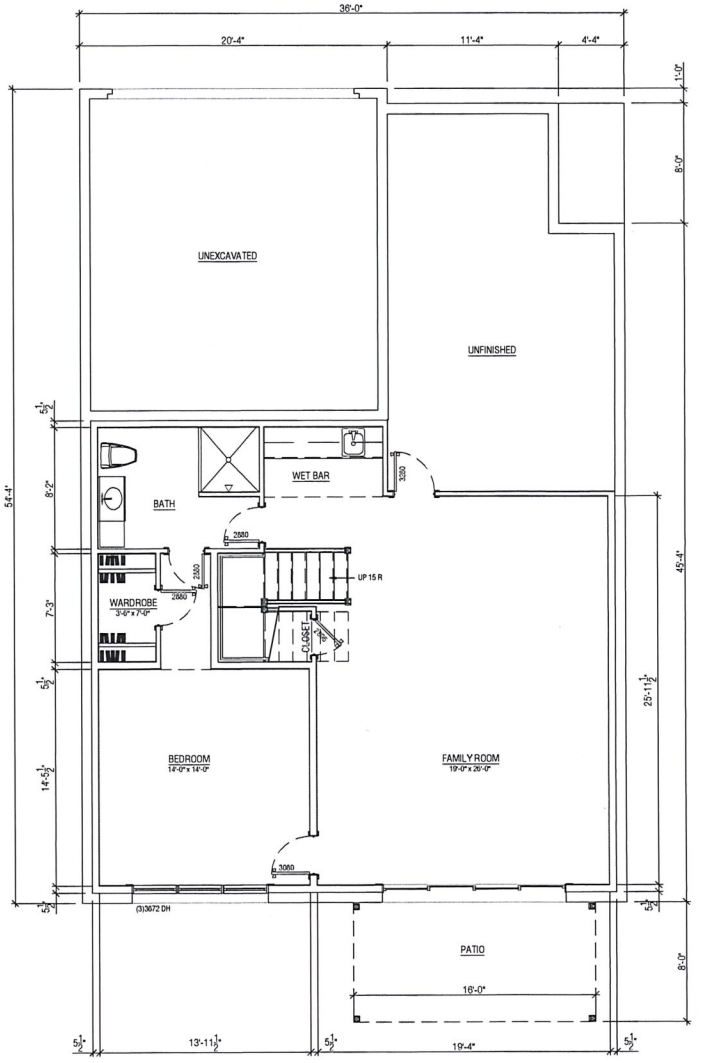
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,480 SF

TOTAL= 1,905 SF



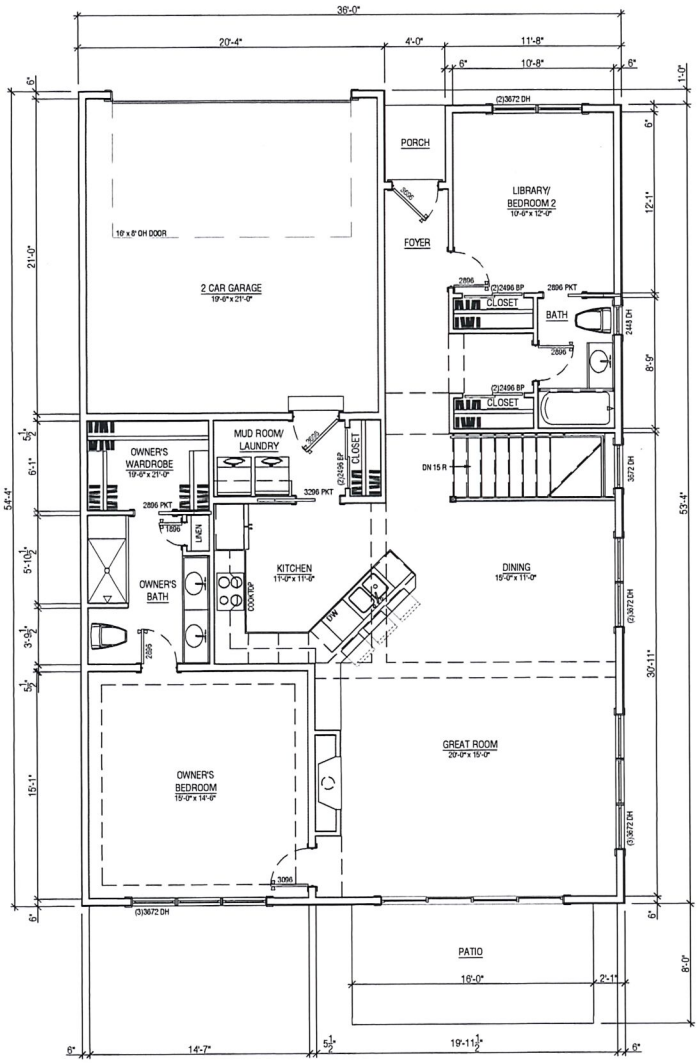
B LOWER LEVEL: TYPE A WALKOUT

SCALE 1/8" = 1'-0"

10 8 6 4 2 0

BASEMENT AREA= 1,365 SF

CONDITIONED AREA= 978 SF



A

1ST FLOOR: TYPE B

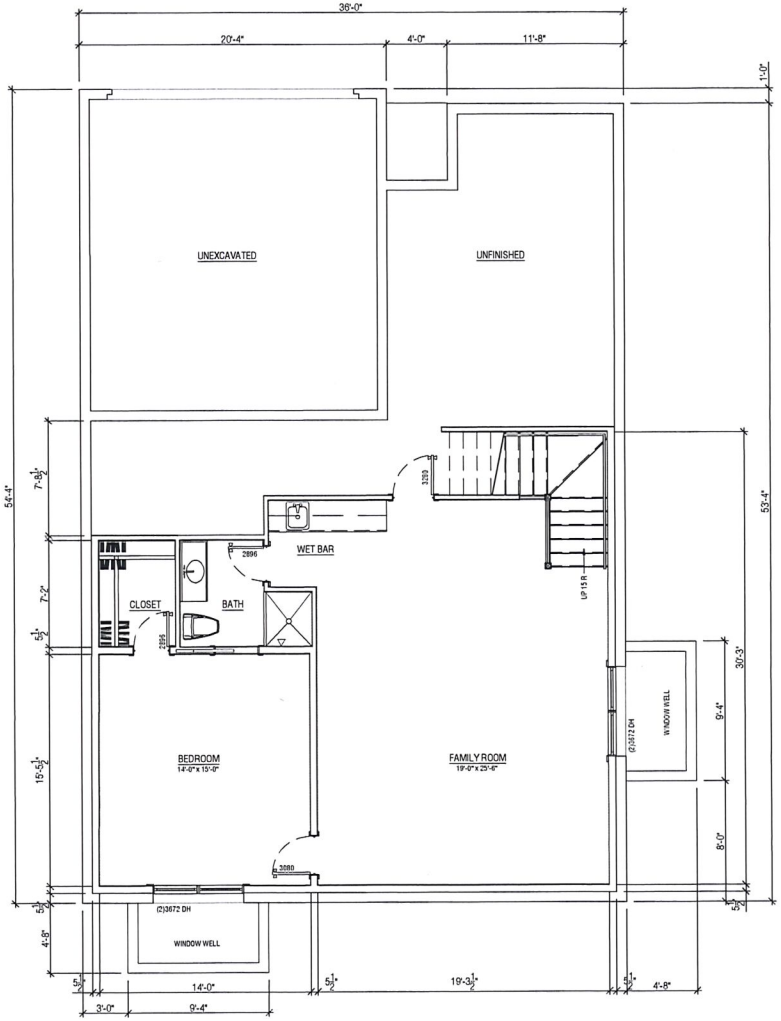
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,492 SF

TOTAL= 1,919 SF



B

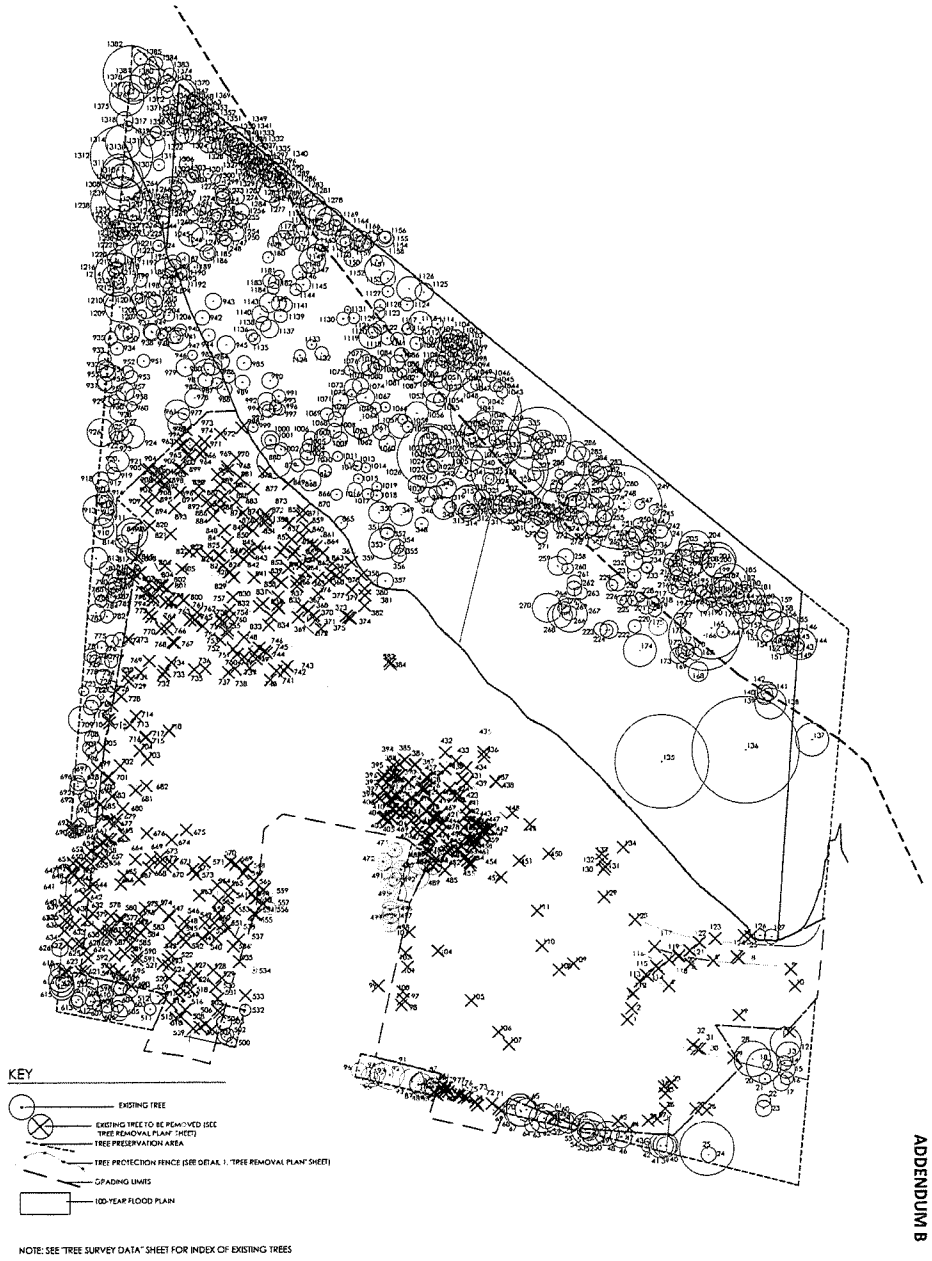
LOWER LEVEL: TYPE B

SCALE 1/8" = 1'-0"

10 8 6 4 2 0

BASEMENT AREA= 1,376 SF

CONDITIONED AREA= 865 SF



NOTE: SEE "TREE SURVEY DATA" SHEET FOR INDEX OF EXISTING TREES

ADDENDUM B

OVERALL TREE SURVEY PLAN DELAWARE, OH

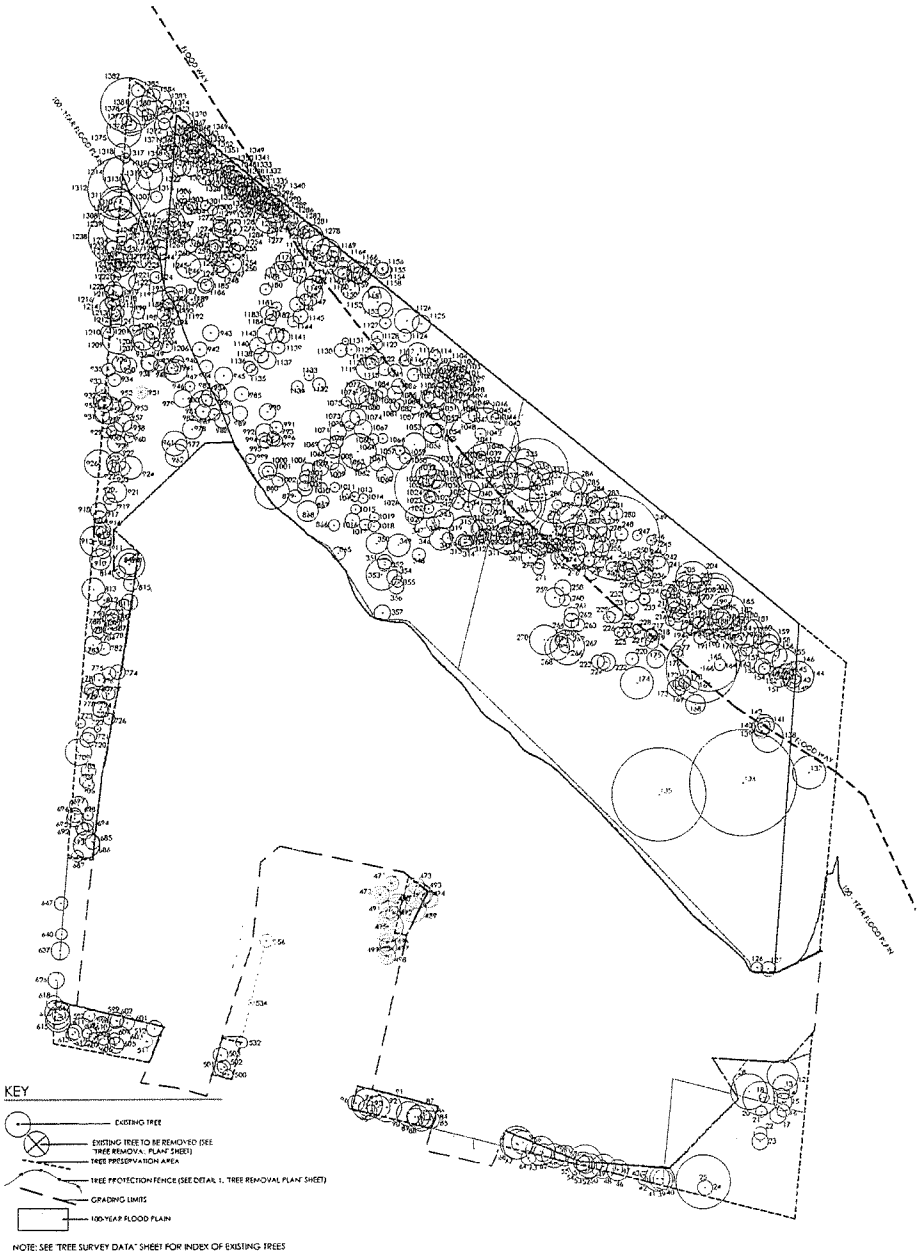
HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

NORTH
SCALE: 1"=100'

Faris Planning & Design



TREE PRESERVATION PLAN DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

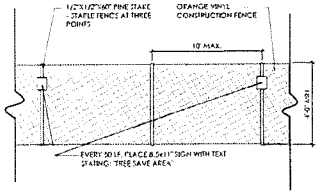
NORTH
SCALE: 1"=50'

0 25 50 100 150

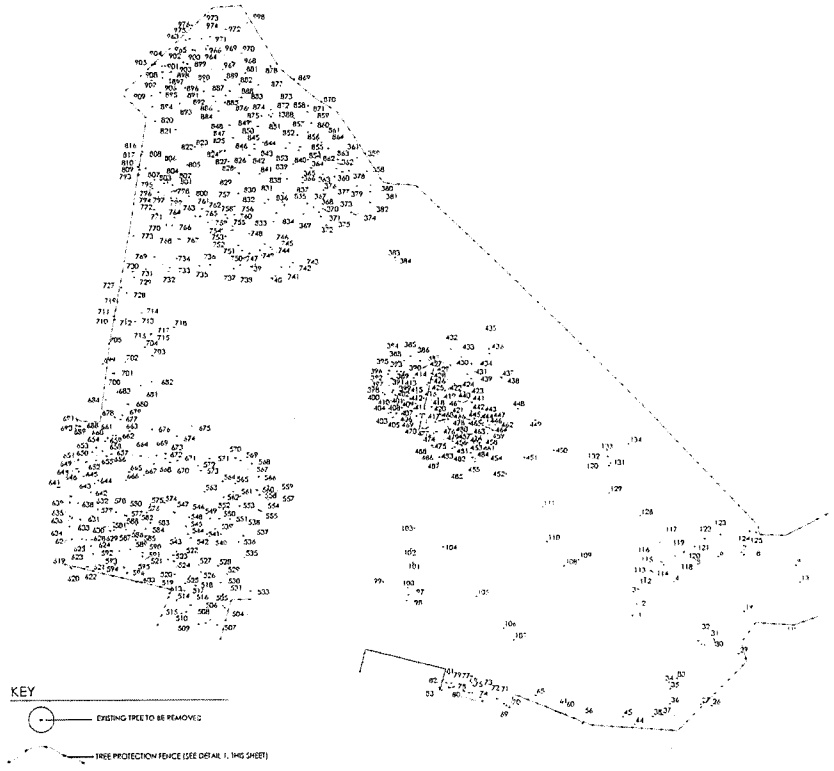
Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE

CAITLIN SMITH STREET Suite 410 COLUMBUS, OH 43215
p: (614) 487-1964 www.farisplanningdesign.com



1 TREE PROTECTION FENCE
N.T.S.



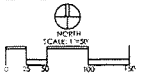
NOTE: SEE "TREE SURVEY DATA" SHEET FOR INDEX OF EXISTING TREES

TREE REMOVAL PLAN DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021



Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE

TREE #	SIZE	SPECIES	CONDITION	STATUS
1	7	CHERRY	GOOD	REMOVE
2	6	PINE	GOOD	REMOVE
3	31	MAPLE	GOOD	REMOVE
4	13	TREE	DEAD	REMOVE
5	26	HACKBERRY	GOOD	REMOVE
6	6	SPRUCE	POOR	REMOVE
7	6	TREE	DEAD	REMOVE
8	15	WALNUT	GOOD	REMOVE
9	39	WALNUT	GOOD	REMOVE
10	34	MAPLE	GOOD	REMOVE
11	30	MAPLE	GOOD	REMOVE
12	19	MAPLE	GOOD	PRESERVE
13	10	ASH	POOR	PRESERVE
14	9	MULBERRY	FAIR	PRESERVE
15	11	MULBERRY	POOR	PRESERVE
16	8	HACKBERRY	GOOD	PRESERVE
17	10	HACKBERRY	GOOD	PRESERVE
18	6	HICKORY	FAIR	PRESERVE
19	6	TREE	DEAD	REMOVE
20	21	HICKORY	FAIR	PRESERVE
21	7	APPLE	FAIR	PRESERVE
22	8	SPRUCE	GOOD	PRESERVE
23	10	SPRUCE	GOOD	PRESERVE
24	6	HACKBERRY	FAIR	PRESERVE
25	33	HACKBERRY	GOOD	PRESERVE
26	22	SPRUCE	GOOD	PRESERVE
27	18	SPRUCE	GOOD	REMOVE
28	22	PINE	GOOD	PRESERVE
29	21	SPRUCE	GOOD	REMOVE
30	13	PINE	FAIR	REMOVE
31	14	TREE	DEAD	REMOVE
32	15	PINE	FAIR	REMOVE
33	15	MULBERRY	POOR	REMOVE
34	11	PINE	GOOD	REMOVE
35	11	PINE	GOOD	REMOVE
36	25	PINE	GOOD	REMOVE
37	13	SWEETGUM	GOOD	REMOVE
38	13	SWEETGUM	GOOD	REMOVE
39	15	MULBERRY	FAIR	PRESERVE
40	12	MULBERRY	POOR	PRESERVE
41	15	PINE	GOOD	PRESERVE
42	6	HACKBERRY	FAIR	PRESERVE
43	12	TREE	DEAD	REMOVE
44	10	SWEETGUM	GOOD	REMOVE
45	10	SWEETGUM	GOOD	REMOVE
46	13	LOCUST	GOOD	PRESERVE
47	6	HACKBERRY	GOOD	PRESERVE
48	13	LOCUST	GOOD	PRESERVE
49	6	HACKBERRY	GOOD	PRESERVE
50	11	MULBERRY	FAIR	PRESERVE
51	11	MULBERRY	FAIR	PRESERVE
52	21	ASH	FAIR	PRESERVE
53	12	HOLLY	FAIR	PRESERVE
54	10	PINE	FAIR	PRESERVE
55	12	PINE	FAIR	PRESERVE
56	13	PINE	GOOD	PRESERVE
57	10	HACKBERRY	GOOD	PRESERVE
58	15	LOCUST	FAIR	PRESERVE
59	7	PINE	FAIR	REMOVE
60	11	PINE	GOOD	REMOVE
61	11	PINE	FAIR	PRESERVE
62	18	TREE	FAIR	PRESERVE
63	14	LOCUST	GOOD	REMOVE
64	13	WALNUT	GOOD	REMOVE
65	6	PINE	FAIR	PRESERVE
66	18	LOCUST	FAIR	PRESERVE
67	30	MULBERRY	FAIR	PRESERVE
68	*	ASH	GOOD	REMOVE
69	10	HACKBERRY	FAIR	REMOVE
70	9	APPLE	POOR	REMOVE
71	17	LOCUST	GOOD	REMOVE
72	17	LOCUST	FAIR	REMOVE
73	7	PINE	FAIR	REMOVE
74	16	PINE	FAIR	REMOVE
75	16	LOCUST	FAIR	REMOVE
76	14	LOCUST	GOOD	REMOVE
77	8	PINE	POOR	REMOVE
78	10	LOCUST	GOOD	REMOVE
79	6	PINE	GOOD	REMOVE
80	11	PINE	FAIR	REMOVE
81	11	PINE	FAIR	REMOVE
82	11	LOCUST	FAIR	REMOVE
83	11	MAPLE	FAIR	REMOVE
84	11	LOCUST	FAIR	PRESERVE
85	*	PINE	FAIR	PRESERVE
86	7	PINE	POOR	REMOVE
87	17	LOCUST	POOR	PRESERVE
88	30	LOCUST	FAIR	PRESERVE
89	11	LOCUST	FAIR	PRESERVE
90	13	LOCUST	FAIR	PRESERVE
91	18	LOCUST	GOOD	PRESERVE
92	14	PINE	FAIR	PRESERVE
93	7	PINE	FAIR	PRESERVE
94	19	LOCUST	GOOD	PRESERVE
95	10	LOCUST	FAIR	PRESERVE
96	7	PINE	FAIR	REMOVE
97	*	HACKBERRY	FAIR	REMOVE
98	10	HACKBERRY	GOOD	REMOVE
99	23	OAK	GOOD	REMOVE
100	30	COTTONWOOD	FAIR	REMOVE
101	30	PINE	GOOD	REMOVE
102	37	WALNUT	POOR	REMOVE
103	21	PINE	FAIR	REMOVE
104	34	MAPLE	FAIR	REMOVE
105	31	MAPLE	FAIR	REMOVE
106	7	MAPLE	POOR	REMOVE
107	21	SWEETGUM	FAIR	REMOVE
108	12	REDCEDAR	GOOD	REMOVE
109	7	MULBERRY	FAIR	REMOVE
110	13	APPLE	POOR	REMOVE
111	35	MAPLE	FAIR	REMOVE
112	12	SWEETGUM	FAIR	REMOVE
113	7	PINE	FAIR	REMOVE
114	7	PINE	FAIR	REMOVE
115	15	SPRUCE	GOOD	REMOVE
116	14	SWEETGUM	FAIR	REMOVE
117	15	PINE	FAIR	REMOVE
118	15	MAPLE	GOOD	REMOVE
119	9	SPRUCE	FAIR	REMOVE
120	7	SPRUCE	GOOD	REMOVE
121	10	TREE	DEAD	REMOVE
122	7	SPRUCE	FAIR	REMOVE
123	10	SPRUCE	GOOD	REMOVE
124	6	SPRUCE	GOOD	REMOVE
125	6	SPRUCE	POOR	REMOVE
126	7	SPRUCE	FAIR	REMOVE
127	9	SPRUCE	FAIR	PRESERVE **
128	25	PINE	FAIR	REMOVE
129	30	PINE	FAIR	REMOVE
130	12	MULBERRY	POOR	REMOVE
131	8	TREE	DEAD	REMOVE
132	12	PINE	GOOD	REMOVE
133	31	PINE	FAIR	REMOVE
134	31	PINE	GOOD	REMOVE
135	37	MAPLE	GOOD	PRESERVE
136	32	MAPLE	GOOD	PRESERVE
137	30	COTTONWOOD	FAIR	PRESERVE **
138	9	COTTONWOOD	POOR	PRESERVE **
139	9	COTTONWOOD	POOR	PRESERVE **
140	15	COTTONWOOD	FAIR	PRESERVE **
141	6	COTTONWOOD	FAIR	PRESERVE **
142	11	TREE	DEAD	PRESERVE **
143	7	COTTONWOOD	FAIR	PRESERVE **
144	9	LOCUST	FAIR	PRESERVE **
145	9	ASH	GOOD	PRESERVE **
146	11	ASH	GOOD	PRESERVE **
147	11	TREE	DEAD	PRESERVE **
148	12	COTTONWOOD	FAIR	PRESERVE **
149	7	HACKBERRY	POOR	PRESERVE **
150	10	WALNUT	FAIR	PRESERVE **
151	24	COTTONWOOD	FAIR	PRESERVE **
152	15	HACKBERRY	GOOD	PRESERVE **
153	14	LOCUST	GOOD	PRESERVE **
154	11	LOCUST	GOOD	PRESERVE **
155	11	LOCUST	FAIR	PRESERVE **
156	11	LOCUST	GOOD	PRESERVE **
157	14	HACKBERRY	GOOD	PRESERVE **
158	11	LOCUST	GOOD	PRESERVE **
159	16	HACKBERRY	GOOD	PRESERVE **
160	6	HACKBERRY	GOOD	PRESERVE **
161	7	WALNUT	FAIR	PRESERVE **
162	*	WALNUT	FAIR	PRESERVE **
163	7	ASH	GOOD	PRESERVE **
164	7	COTTONWOOD	GOOD	PRESERVE **
165	38	MAPLE	GOOD	PRESERVE **
166	43	MAPLE	GOOD	PRESERVE **
167	12	COTTONWOOD	FAIR	PRESERVE **
168	12	COTTONWOOD	POOR	PRESERVE **
169	7	COTTONWOOD	FAIR	PRESERVE **
170	7	COTTONWOOD	FAIR	PRESERVE **
171	11	MULBERRY	POOR	PRESERVE **
172	11	COTTONWOOD	POOR	PRESERVE **
173	10	MULBERRY	FAIR	PRESERVE **
174	30	ELM	GOOD	PRESERVE **
175	7	WALNUT	POOR	PRESERVE **
176	7	MAPLE	POOR	PRESERVE **
177	7	COTTONWOOD	FAIR	PRESERVE **
178	7	COTTONWOOD	FAIR	PRESERVE **
179	19	LOCUST	GOOD	PRESERVE **

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
181	10	HONEYSUCKLE	GOOD	PRESERVE **
182	8	TREE	DEAD	PRESERVE **
183	8	COTTONWOOD	FAIR	PRESERVE **
184	9	COTTONWOOD	GOOD	PRESERVE **
185	21	DOUGLAS FIR	FAIR	PRESERVE **
186	14	HACKBERRY	GOOD	PRESERVE **
187	11	LOCUST	GOOD	PRESERVE **
188	15	LOCUST	FAIR	PRESERVE **
189	7	ASH	FAIR	PRESERVE **
190	6	COTTONWOOD	FAIR	PRESERVE **
191	8	WALNUT	FAIR	PRESERVE **
192	5	WALNUT	FAIR	PRESERVE **
193	7	COTTONWOOD	FAIR	PRESERVE **
194	*	WALNUT	FAIR	PRESERVE **
195	7	COTTONWOOD	GOOD	PRESERVE **
196	8	ASH	FAIR	PRESERVE **
197	8	ASH	FAIR	PRESERVE **
198	7	COTTONWOOD	FAIR	PRESERVE **
199	6	HACKBERRY	GOOD	PRESERVE **
200	20	COTTONWOOD	GOOD	PRESERVE **
201	24	COTTONWOOD	GOOD	PRESERVE **
202	7	CHERRY	GOOD	PRESERVE **
203	9	LOCUST	GOOD	PRESERVE **
204	20	LOCUST	FAIR	PRESERVE **
205	9	ELM	GOOD	PRESERVE **
206	8	COTTONWOOD	GOOD	PRESERVE **
207	9	LOCUST	POOR	PRESERVE **
208	20	LOCUST	FAIR	PRESERVE **
209	20	LOCUST	GOOD	PRESERVE **
210	6	COTTONWOOD	FAIR	PRESERVE **
211	7	ASH	GOOD	PRESERVE **
212	13	WALNUT	GOOD	PRESERVE **
213	7	ASH	GOOD	PRESERVE **
214	7	WALNUT	FAIR	PRESERVE **
215	13	WALNUT	GOOD	PRESERVE **
216	6	COTTONWOOD	FAIR	PRESERVE **
217	8	ASH	FAIR	PRESERVE **
218	8	ASH	POOR	PRESERVE **
219	9	ASH	FAIR	PRESERVE **
220	8	ASH	FAIR	PRESERVE **
221	10	WALNUT	FAIR	PRESERVE **
222	7	COTTONWOOD	FAIR	PRESERVE **
223	8	ASH	POOR	PRESERVE **
224	8	ASH	POOR	PRESERVE **
225	6	WALNUT	FAIR	PRESERVE **
226	6	WALNUT	POOR	PRESERVE **
227	4	ASH	FAIR	PRESERVE **
228	6	ASH	POOR	PRESERVE **
229	8	WALNUT	FAIR	PRESERVE **
230	10	WALNUT	GOOD	PRESERVE **
231	8	WALNUT	FAIR	PRESERVE **
232	13	ELM	GOOD	PRESERVE **
233	6	ASH	GOOD	PRESERVE **
234	6	ASH	FAIR	PRESERVE **
235	6	WALNUT	GOOD	PRESERVE **
236	10	LOCUST	GOOD	PRESERVE **
237	10	ASH	FAIR	PRESERVE **
238	7	HACKBERRY	GOOD	PRESERVE **
239	11	HACKBERRY	GOOD	PRESERVE **
240	17	HACKBERRY	GOOD	PRESERVE **
241	18	WALNUT	GOOD	PRESERVE **
242	14	HACKBERRY	GOOD	PRESERVE **
243	10	HACKBERRY	GOOD	PRESERVE **
244	9	HACKBERRY	GOOD	PRESERVE **
245	10	HACKBERRY	FAIR	PRESERVE **
246	8	HACKBERRY	FAIR	PRESERVE **
247	8	ELM	FAIR	PRESERVE **
248	8	WALNUT	GOOD	PRESERVE **
249	52	WALNUT	GOOD	PRESERVE **
250	9	HACKBERRY	GOOD	PRESERVE **
251	9	HACKBERRY	GOOD	PRESERVE **
252	7	HACKBERRY	GOOD	PRESERVE **
253	7	HACKBERRY	FAIR	PRESERVE **
254	8	ASH	POOR	PRESERVE **
255	10	LOCUST	FAIR	PRESERVE **
256	8	WALNUT	GOOD	PRESERVE **
257	8	WALNUT	FAIR	PRESERVE **
258	8	COTTONWOOD	GOOD	PRESERVE **
259	17	COTTONWOOD	FAIR	PRESERVE **
260	9	ELM	POOR	PRESERVE **
261	9	WALNUT	GOOD	PRESERVE **
262	8	LOCUST	GOOD	PRESERVE **
263	9	HACKBERRY	FAIR	PRESERVE **
264	*	WALNUT	POOR	PRESERVE **
265	7	COTTONWOOD	GOOD	PRESERVE **
266	7	COTTONWOOD	GOOD	PRESERVE **
267	9	COTTONWOOD	GOOD	PRESERVE **
268	8	WALNUT	FAIR	PRESERVE **
269	6	COTTONWOOD	GOOD	PRESERVE **
270	7	COTTONWOOD	FAIR	PRESERVE **
271	7	COTTONWOOD	GOOD	PRESERVE **
272	8	HACKBERRY	GOOD	PRESERVE **
273	8	HACKBERRY	GOOD	PRESERVE **
274	18	WALNUT	GOOD	PRESERVE **
275	8	WALNUT	GOOD	PRESERVE **
276	28	LOCUST	GOOD	PRESERVE **
277	10	WALNUT	GOOD	PRESERVE **
278	10	ELM	GOOD	PRESERVE **
279	12	ASH	POOR	PRESERVE **
280	11	ELM	FAIR	PRESERVE **
281	11	HACKBERRY	FAIR	PRESERVE **
282	9	ASH	FAIR	PRESERVE **
283	14	HACKBERRY	FAIR	PRESERVE **
284	7	HACKBERRY	FAIR	PRESERVE **
285	10	HACKBERRY	GOOD	PRESERVE **
286	12	ELM	GOOD	PRESERVE **
287	9	HACKBERRY	GOOD	PRESERVE **
288	32	LOCUST	GOOD	PRESERVE **
289	6	HACKBERRY	FAIR	PRESERVE **
290	7	HACKBERRY	GOOD	PRESERVE **
291	9	HACKBERRY	GOOD	PRESERVE **
292	10	LOCUST	GOOD	PRESERVE **
293	13	LOCUST	FAIR	PRESERVE **
294	9	COTTONWOOD	GOOD	PRESERVE **
295	7	COTTONWOOD	FAIR	PRESERVE **
296	7	COTTONWOOD	FAIR	PRESERVE **
297	*	WALNUT	FAIR	PRESERVE **
298	10	HACKBERRY	FAIR	PRESERVE **
299	13	HACKBERRY	FAIR	PRESERVE **
300	7	COTTONWOOD	GOOD	PRESERVE **
301	10	COTTONWOOD	POOR	PRESERVE **
302	10	HACKBERRY	FAIR	PRESERVE **
303	8	HACKBERRY	GOOD	PRESERVE **
304	8	HACKBERRY	GOOD	PRESERVE **
305	8	HACKBERRY	POOR	PRESERVE **
306	8	HACKBERRY	GOOD	PRESERVE **
307	20	LOCUST	GOOD	PRESERVE **
308	11	HACKBERRY	FAIR	PRESERVE **
309	9	HACKBERRY	GOOD	PRESERVE **
310	14	HACKBERRY	FAIR	PRESERVE **
311	14	COTTONWOOD	POOR	PRESERVE **
312	8	HACKBERRY	FAIR	PRESERVE **
313	11	HACKBERRY	GOOD	PRESERVE **
314	11	HACKBERRY	GOOD	PRESERVE **
315	6	COTTONWOOD	GOOD	PRESERVE **
316	8	HACKBERRY	GOOD	PRESERVE **
317	8	HACKBERRY	FAIR	PRESERVE **
318	8	HACKBERRY	FAIR	PRESERVE **
319	18	COTTONWOOD	FAIR	PRESERVE **
320	10	HACKBERRY	GOOD	PRESERVE **
321	7	HACKBERRY	GOOD	PRESERVE **
322	11	HACKBERRY	GOOD	PRESERVE **
323	7	HACKBERRY	GOOD	PRESERVE **
324	7	HACKBERRY	GOOD	PRESERVE **
325	7	WALNUT	FAIR	PRESERVE **
326	23	HACKBERRY	GOOD	PRESERVE **
327	8	HACKBERRY	POOR	PRESERVE **
328	47	HACKBERRY	GOOD	PRESERVE **
329	8	HACKBERRY	FAIR	PRESERVE **
330	10	HACKBERRY	FAIR	PRESERVE **
331	7	HACKBERRY	FAIR	PRESERVE **
332	7	HACKBERRY	FAIR	PRESERVE **
333	15	CHERRY	GOOD	PRESERVE **
334	39	LOCUST	GOOD	PRESERVE **
335	11	ELM	GOOD	PRESERVE **
336	17	LOCUST	GOOD	PRESERVE **
337	11	HACKBERRY	FAIR	PRESERVE **
338	11	LOCUST	POOR	PRESERVE **
339	14	HACKBERRY	FAIR	PRESERVE **
340	13	HACKBERRY	FAIR	PRESERVE **
341	8	HACKBERRY	FAIR	PRESERVE **
342	8	ELM	FAIR	PRESERVE **
343	7	HACKBERRY	FAIR	PRESERVE **
344	8	HACKBERRY	FAIR	PRESERVE **
345	8	HACKBERRY	FAIR	PRESERVE **
346	14	HACKBERRY	GOOD	PRESERVE **
347	8	HACKBERRY	FAIR	PRESERVE **
348	8	HACKBERRY	FAIR	PRESERVE **
349	14	HICKORY	FAIR	PRESERVE **
350	13	MULBERRY	FAIR	PRESERVE **
351	8	HACKBERRY	FAIR	PRESERVE **
352	8	HAWTHORN	FAIR	PRESERVE **
353	19	HICKORY	FAIR	PRESERVE **
354	9	MAPLE	FAIR	PRESERVE **
355	7	ELM	FAIR	PRESERVE **
356	9	HACKBERRY	FAIR	PRESERVE **
357	8	WALNUT	FAIR	PRESERVE **
358	8	ASH	FAIR	REMOVE
359	8	PINE	POOR	REMOVE
360	9	TREE	DEAD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
361	18	PINE	GOOD	REMOVE
362	8	PINE	GOOD	REMOVE
363	7	PINE	GOOD	REMOVE
364	15	PINE	GOOD	REMOVE
365	7	PINE	FAIR	REMOVE
366	11	PINE	GOOD	REMOVE
367	7	PINE	POOR	REMOVE
368	9	PINE	FAIR	REMOVE
369	12	PINE	GOOD	REMOVE
370	9	PINE	FAIR	REMOVE
371	10	PINE	GOOD	REMOVE
372	30	PINE	GOOD	REMOVE
373	8	ELM	FAIR	REMOVE
374	10	ELM	FAIR	REMOVE
375	7	BIRCH	FAIR	REMOVE
376	6	HACKBERRY	FAIR	REMOVE
377	7	PINE	FAIR	REMOVE
378	7	ELM	FAIR	REMOVE
379	7	ELM	FAIR	REMOVE
380	13	PINE	GOOD	REMOVE
381	30	PINE	GOOD	REMOVE
382	10	HACKBERRY	GOOD	REMOVE
383	7	PINE	GOOD	REMOVE
384	40	TREE	DEAD	REMOVE
385	10	PINE	FAIR	REMOVE
386	19	PINE	FAIR	REMOVE
387	9	PINE	POOR	REMOVE
388	7	PINE	POOR	REMOVE
389	7	PINE	FAIR	REMOVE
390	8	PINE	FAIR	REMOVE
391	12	PINE	FAIR	REMOVE
392	10	PINE	GOOD	REMOVE
393	7	PINE	FAIR	REMOVE
394	18	PINE	GOOD	REMOVE
395	6	PINE	GOOD	REMOVE
396	7	PINE	FAIR	REMOVE
397	7	PINE	GOOD	REMOVE
398	7	PINE	POOR	REMOVE
399	11	PINE	FAIR	REMOVE
400	7	WALNUT	POOR	REMOVE
401	7	PINE	FAIR	REMOVE
402	11	PINE	GOOD	REMOVE
403	8	HACKBERRY	GOOD	REMOVE
404	9	ELM	FAIR	REMOVE
405	*	WALNUT	FAIR	REMOVE
406	*	HONEYSUCKLE	POOR	REMOVE
407	*	WALNUT	GOOD	REMOVE
408	8	TREE	DEAD	REMOVE
409	11	PINE	POOR	REMOVE
410	10	ELM	GOOD	REMOVE
411	6	ELM	GOOD	REMOVE
412	6	ELM	FAIR	REMOVE
413	8	PINE	GOOD	REMOVE
414	9	PINE	GOOD	REMOVE
415	10	PINE	GOOD	REMOVE
416	10	PINE	FAIR	REMOVE
417	5	PINE	POOR	REMOVE
418	6	CHERRY	FAIR	REMOVE
419	10	HACKBERRY	GOOD	REMOVE
420	10	ASH	GOOD	REMOVE
421	7	CHERRY	FAIR	REMOVE
422	14	PINE	GOOD	REMOVE
423	10	CHERRY	FAIR	REMOVE
424	10	TREE	DEAD	REMOVE
425	9	PINE	FAIR	REMOVE
426	9	PINE	FAIR	REMOVE
427	10	PINE	FAIR	REMOVE
428	10	PINE	FAIR	REMOVE
429	8	CHERRY	FAIR	REMOVE
430	9	PINE	GOOD	REMOVE
431	9	PINE	FAIR	REMOVE
432	11	PINE	GOOD	REMOVE
433	11	PINE	FAIR	REMOVE
434	11	PINE	POOR	REMOVE
435	11	PINE	GOOD	REMOVE
436	7	MULBERRY	FAIR	REMOVE
437	10	TREE	DEAD	REMOVE
438	8	WALNUT	FAIR	REMOVE
439	8	ELM	FAIR	REMOVE
440	7	MULBERRY	FAIR	REMOVE
441	7	CHERRY	FAIR	REMOVE
442	7	MULBERRY	FAIR	REMOVE
443	7	CHERRY	FAIR	REMOVE
444	8	CHERRY	FAIR	REMOVE
445	8	HACKBERRY	FAIR	REMOVE
446	8	ASH	GOOD	REMOVE
447	*	HACKBERRY	FAIR	REMOVE
448	7	PINE	FAIR	REMOVE
449	7	PINE	FAIR	REMOVE
450	18	PINE	FAIR	REMOVE
451	11	PINE	FAIR	REMOVE
452	18	WALNUT	FAIR	REMOVE
453	8	PINE	GOOD	REMOVE
454	19	PINE	GOOD	REMOVE
455	8	ASH	FAIR	REMOVE
456	8	PINE	FAIR	REMOVE
457	10	ELM	GOOD	REMOVE
458	10	HICKORY	FAIR	REMOVE
459	8	ELM	FAIR	REMOVE
460	*	CHERRY	FAIR	REMOVE
461	*	ASH	FAIR	REMOVE
462	8	ASH	FAIR	REMOVE
463	8	PINE	GOOD	REMOVE
464	8	PINE	GOOD	REMOVE
465	8	PINE	GOOD	REMOVE
466	8	HACKBERRY	GOOD	REMOVE
467	10	PINE	POOR	REMOVE
468	16	PINE	GOOD	REMOVE
469	16	HACKBERRY	GOOD	REMOVE
470	10	PINE	POOR	REMOVE
471	*	PINE	POOR	OFF SITE
472	*	PINE	FAIR	OFF SITE
473	10	PINE	FAIR	PRESERVE
474	9	PINE	GOOD	REMOVE
475	9	PINE	GOOD	REMOVE
476	10	PINE	GOOD	REMOVE
477	8	HACKBERRY	FAIR	REMOVE
478	8	ASH	GOOD	REMOVE
479	11	PINE	GOOD	REMOVE
480	8	CHERRY	GOOD	REMOVE
481	11	PINE	GOOD	REMOVE
482	7	ELM	POOR	REMOVE
483	7	PINE	FAIR	REMOVE
484	10	PINE	FAIR	REMOVE
485	10	PINE	FAIR	REMOVE
486	8	HACKBERRY	GOOD	REMOVE
487	10	PINE	POOR	REMOVE
488	11	PINE	GOOD	REMOVE
489	16	HACKBERRY	GOOD	PRESERVE
490	7	PINE	FAIR	REMOVE
491	11	PINE	GOOD	REMOVE
492	11	PINE	GOOD	REMOVE
493	11	PINE	GOOD	PRESERVE
494	18	PINE	GOOD	PRESERVE
495	19	PINE	GOOD	REMOVE
496	11	PINE	FAIR	OFF SITE
497	11	PINE	FAIR	OFF SITE
498	11	PINE	FAIR	OFF SITE
499	8	CHERRY	FAIR	OFF SITE
500	8	LOCUST	POOR	PRESERVE
501	8	LOCUST	POOR	PRESERVE
502	7	PINE	FAIR	PRESERVE
503	7	PINE	FAIR	REMOVE
504	10	PINE	GOOD	REMOVE
505	A	HACKBERRY	GOOD	REMOVE
506	14	PINE	GOOD	REMOVE
507	8	LOCUST	FAIR	REMOVE
508	8	ELM	GOOD	REMOVE
509	11	HICKORY	FAIR	REMOVE
510	14	PINE	GOOD	REMOVE
511	7	MAPLE	GOOD	PRESERVE
512	10	ASH	POOR	PRESERVE
513	A	HACKBERRY	GOOD	REMOVE
514	9	PINE	POOR	REMOVE
515	10	PINE	POOR	REMOVE
516	7	PINE	FAIR	REMOVE
517	10	MAPLE	GOOD	REMOVE
518	10	MAPLE	GOOD	REMOVE
519	14	WALNUT	GOOD	REMOVE
520	8	CHERRY	GOOD	REMOVE
521	8	AILANTHUS	FAIR	REMOVE
522	9	PINE	POOR	REMOVE
523	11	CHERRY	POOR	REMOVE
524	8	WALNUT	GOOD	REMOVE
525	8	HACKBERRY	GOOD	REMOVE
526	11	MULBERRY	POOR	REMOVE
527	8	WALNUT	GOOD	REMOVE
528	7	ASH	FAIR	REMOVE
529	7	HACKBERRY	GOOD	REMOVE
530	7	HICKORY	POOR	REMOVE
531	7	ELM	FAIR	REMOVE
532	7	HICKORY	GOOD	REMOVE
533	7	HACKBERRY	GOOD	REMOVE
534	9	TREE	DEAD	REMOVE
535	9	WALNUT	POOR	REMOVE
536	7	HICKORY	POOR	REMOVE
537	16	WALNUT	FAIR	REMOVE
538	7	MAPLE	GOOD	REMOVE
539	6	WALNUT	POOR	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
541	7	HACKBERRY	GOOD	REMOVE
542	5	ELM	GOOD	REMOVE
543	7	MAPLE	GOOD	REMOVE
544	7	MAPLE	GOOD	REMOVE
545	9	WALNUT	POOR	REMOVE
546	23	MAPLE	GOOD	REMOVE
547	8	ELM	FAIR	REMOVE
548	9	ELM	POOR	REMOVE
549	8	MAPLE	GOOD	REMOVE
550	7	ELM	FAIR	REMOVE
551	7	ELM	FAIR	REMOVE
552	8	MULBERRY	FAIR	REMOVE
553	7	ELM	FAIR	REMOVE
554	13	HACKBERRY	GOOD	REMOVE
555	15	MULBERRY	FAIR	REMOVE
556	8	ASH	FAIR	REMOVE
557	8	WALNUT	FAIR	REMOVE
558	8	WALNUT	GOOD	REMOVE
559	8	HACKBERRY	GOOD	REMOVE
560	6	ELM	FAIR	REMOVE
561	7	ASH	FAIR	REMOVE
562	7	ELM	GOOD	REMOVE
563	10	CHERR

TREE #	SIZE	SPECIES	CONDITION	STATUS
721	9	CHERRY	FAIR	PRESERVE
722	10	ASH	DEAD	PRESERVE
723	6	HACKBERRY	GOOD	PRESERVE
724	9	PINE	GOOD	PRESERVE
725	10	ELM	GOOD	PRESERVE
726	7	ELM	FAIR	PRESERVE
727	7	ELM	FAIR	REMOVE
728	24	CHERRY	FAIR	REMOVE
729	8	ELM	FAIR	REMOVE
730	9	ELM	FAIR	REMOVE
731	10	WALNUT	GOOD	REMOVE
732	9	WALNUT	GOOD	REMOVE
733	10	WALNUT	GOOD	REMOVE
734	10	WALNUT	FAIR	REMOVE
735	7	WALNUT	GOOD	REMOVE
736	6	WALNUT	GOOD	REMOVE
737	7	OAK	GOOD	REMOVE
738	15	PINE	FAIR	REMOVE
739	12	PINE	FAIR	REMOVE
740	16	PINE	GOOD	REMOVE
741	10	PINE	GOOD	REMOVE
742	11	PINE	GOOD	REMOVE
743	15	PINE	GOOD	REMOVE
744	7	HONEYSUCKLE	FAIR	REMOVE
745	13	PINE	FAIR	REMOVE
746	16	WILLOW	GOOD	REMOVE
747	6	HONEYSUCKLE	FAIR	REMOVE
748	10	PINE	GOOD	REMOVE
749	7	PINE	FAIR	REMOVE
750	10	PINE	FAIR	REMOVE
751	10	PINE	FAIR	REMOVE
752	17	PINE	GOOD	REMOVE
753	12	OAK	GOOD	REMOVE
754	13	PINE	GOOD	REMOVE
755	10	ASH	FAIR	REMOVE
756	10	PINE	FAIR	REMOVE
757	9	PINE	FAIR	REMOVE
758	10	PINE	FAIR	REMOVE
759	7	ELM	FAIR	REMOVE
760	7	ELM	FAIR	REMOVE
761	8	WALNUT	GOOD	REMOVE
762	9	WALNUT	FAIR	REMOVE
763	9	WALNUT	GOOD	REMOVE
764	7	ELM	FAIR	REMOVE
765	7	ELM	FAIR	REMOVE
766	10	HACKBERRY	GOOD	REMOVE
767	8	WALNUT	GOOD	REMOVE
768	8	PINE	GOOD	REMOVE
769	8	PINE	FAIR	PRESERVE
770	8	PINE	POOR	PRESERVE
771	8	PINE	GOOD	REMOVE
772	10	PINE	GOOD	REMOVE
773	8	ELM	FAIR	REMOVE
774	8	ELM	FAIR	REMOVE
775	9	PINE	GOOD	REMOVE
776	9	PINE	GOOD	REMOVE
801	8	PINE	FAIR	REMOVE
802	8	PINE	FAIR	REMOVE
803	35	LOCUST	FAIR	REMOVE
804	17	LOCUST	FAIR	REMOVE
805	7	PINE	GOOD	REMOVE
806	13	LOCUST	GOOD	REMOVE
807	8	LOCUST	GOOD	REMOVE
808	9	LOCUST	GOOD	REMOVE
809	8	LOCUST	GOOD	REMOVE
810	10	LOCUST	GOOD	REMOVE
811	10	PINE	GOOD	PRESERVE
812	9	PINE	GOOD	PRESERVE
813	14	LOCUST	GOOD	PRESERVE
814	8	LOCUST	GOOD	PRESERVE
815	9	LOCUST	FAIR	PRESERVE
816	13	LOCUST	GOOD	REMOVE
817	9	ELM	FAIR	REMOVE
818	19	LOCUST	FAIR	PRESERVE
819	13	LOCUST	FAIR	PRESERVE
820	8	ELM	FAIR	REMOVE
821	9	ELM	FAIR	REMOVE
822	9	ELM	FAIR	REMOVE
823	9	LOCUST	FAIR	REMOVE
824	8	HACKBERRY	FAIR	REMOVE
825	9	LOCUST	GOOD	REMOVE
826	9	LOCUST	GOOD	REMOVE
827	12	PINE	GOOD	REMOVE
828	7	ELM	FAIR	REMOVE
829	15	PINE	GOOD	REMOVE
830	8	HACKBERRY	GOOD	REMOVE
831	11	WALNUT	POOR	REMOVE
832	13	PINE	FAIR	REMOVE
833	9	HONEYSUCKLE	POOR	REMOVE
834	13	ELM	FAIR	REMOVE
835	16	PINE	FAIR	REMOVE
836	6	HONEYSUCKLE	FAIR	REMOVE
837	15	PINE	POOR	REMOVE
838	21	ELM	FAIR	REMOVE
839	6	ELM	FAIR	REMOVE
840	12	PINE	POOR	REMOVE
841	12	PINE	POOR	REMOVE
842	5	HACKBERRY	FAIR	REMOVE
843	9	LOCUST	POOR	REMOVE
844	9	HACKBERRY	GOOD	REMOVE
845	7	HACKBERRY	FAIR	REMOVE
846	5	HACKBERRY	GOOD	REMOVE
847	11	ASH	POOR	REMOVE
848	10	ELM	GOOD	REMOVE
849	10	ELM	FAIR	REMOVE
850	8	LOCUST	FAIR	REMOVE
851	8	HONEYSUCKLE	FAIR	REMOVE
852	10	PINE	FAIR	REMOVE
853	10	PINE	FAIR	REMOVE
854	14	PINE	GOOD	REMOVE
855	15	PINE	GOOD	REMOVE
856	11	PINE	GOOD	REMOVE
857	11	PINE	FAIR	REMOVE
858	11	PINE	FAIR	REMOVE
859	10	WALNUT	POOR	REMOVE
860	7	PINE	FAIR	REMOVE
861	6	PINE	GOOD	REMOVE
862	12	PINE	GOOD	REMOVE
863	8	HACKBERRY	FAIR	PRESERVE **
864	8	HONEYSUCKLE	FAIR	PRESERVE **
865	8	HACKBERRY	FAIR	PRESERVE **
866	8	HACKBERRY	FAIR	PRESERVE **
867	10	OAK	POOR	REMOVE
868	18	LOCUST	GOOD	REMOVE
869	10	WALNUT	GOOD	REMOVE
870	8	OAK	GOOD	REMOVE
871	8	ELM	GOOD	REMOVE
872	8	PINE	FAIR	REMOVE
873	15	PINE	GOOD	REMOVE
874	8	OAK	POOR	REMOVE
875	6	HACKBERRY	FAIR	PRESERVE **
876	33	LOCUST	FAIR	PRESERVE **
877	11	PINE	FAIR	REMOVE
878	9	ASH	FAIR	REMOVE
879	11	HONEYSUCKLE	POOR	REMOVE
880	9	HONEYSUCKLE	POOR	REMOVE
881	11	ASH	FAIR	REMOVE
882	9	ELM	GOOD	REMOVE
883	7	ELM	GOOD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
901	7	ELM	FAIR	REMOVE
902	10	PINE	GOOD	REMOVE
903	10	PINE	GOOD	REMOVE
904	7	ELM	FAIR	REMOVE
905	7	MAPLE	GOOD	REMOVE
906	18	PINE	GOOD	REMOVE
907	7	ELM	FAIR	REMOVE
908	7	MAPLE	FAIR	REMOVE
909	7	ELM	FAIR	REMOVE
910	13	LOCUST	FAIR	REMOVE
911	9	HACKBERRY	FAIR	PRESERVE
912	9	LOCUST	GOOD	PRESERVE
913	7	ELM	GOOD	PRESERVE
914	8	ELM	GOOD	PRESERVE
915	8	ELM	GOOD	PRESERVE
916	10	LOCUST	GOOD	PRESERVE
917	8	HACKBERRY	GOOD	PRESERVE
918	10	HACKBERRY	GOOD	PRESERVE
919	10	HACKBERRY	GOOD	PRESERVE
920	7	CHERRY	FAIR	PRESERVE
921	13	HACKBERRY	FAIR	PRESERVE
922	8	CHERRY	FAIR	PRESERVE
923	7	PINE	GOOD	PRESERVE
924	14	LOCUST	GOOD	PRESERVE
925	8	ELM	GOOD	PRESERVE
926	17	LOCUST	GOOD	PRESERVE
927	12	PINE	GOOD	PRESERVE
928	11	HACKBERRY	GOOD	PRESERVE
929	6	HACKBERRY	FAIR	PRESERVE
930	9	HACKBERRY	LOCU	PRESERVE
931	9	LOCUST	FOOR	PRESERVE
932	11	HACKBERRY	FAIR	OFF SITE
933	8	HACKBERRY	GOOD	OFF SITE
934	8	ASH	FAIL	PRESERVE
935	8	HACKBERRY	GOOD	PRESERVE
936	11	HACKBERRY	GOOD	PRESERVE
937	103	CHERRY	FAIR	PRESERVE
938	10	CHERRY	FAIL	PRESERVE
939	6	HACKBERRY	GOOD	PRESERVE
940	7	HACKBERRY	GOOD	PRESERVE
941	6	CHERRY	FAIR	PRESERVE
942	9	WALNUT	FAIR	PRESERVE **
943	10	ELM	FAIR	PRESERVE **
944	8	HACKBERRY	FAIR	PRESERVE **
945	11	LOCUST	GOOD	PRESERVE **
946	9	HACKBERRY	FAIR	PRESERVE
947	14	CHERRY	GOOD	PRESERVE
948	8	CHERRY	FAIR	PRESERVE
949	8	CHERRY	FAIR	PRESERVE
950	10	LOCUST	FAIR	PRESERVE
951	6	ALANTHUS	FAIR	PRESERVE
952	8	HACKBERRY	FAIR	PRESERVE
953	13	LOCUST	FAIR	PRESERVE
954	9	HACKBERRY	GOOD	PRESERVE
955	15	LOCUST	GOOD	PRESERVE
956	17	LOCUST	FAIR	PRESERVE
957	17	LOCUST	GOOD	PRESERVE
958	10	ASH	GOOD	PRESERVE
959	10	CHERRY	FAIR	PRESERVE
960	8	ELM	FAIR	PRESERVE
961	15	PINE	FAIR	REMOVE
962	11	PINE	FAIR	REMOVE
963	7	HONEYSUCKLE	FAIR	REMOVE
964	18	LOCUST	FAIR	REMOVE
965	13	LOCUST	GOOD	REMOVE
966	10	LOCUST	DEAD	REMOVE
967	14	LOCUST	FAIR	REMOVE
968	16	PINE	GOOD	REMOVE
969	13	PINE	GOOD	REMOVE
970	11	LOCUST	POOR	REMOVE
971	10	LOCUST	POOR	REMOVE
972	15	MAPLE	GOOD	REMOVE
973	15	PINE	GOOD	REMOVE
974	15	PINE	FAIR	REMOVE
975	13	LOCUST	FAIR	REMOVE
976	15	PINE	FAIR	REMOVE
977	7	HONEYSUCKLE	POOR	PRESERVE
978	12	CHERRY	GOOD	PRESERVE
979	8	HACKBERRY	FAIR	PRESERVE
980	8	HACKBERRY	FAIR	PRESERVE
981	9	CHERRY	GOOD	PRESERVE
982	19	CHERRY	GOOD	PRESERVE
983	10	CHERRY	POOR	PRESERVE **
984	6	HACKBERRY	FAIR	PRESERVE **
985	8	HACKBERRY	FAIR	PRESERVE **
986	9	CHERRY	FAIR	PRESERVE **
987	6	HACKBERRY	GOOD	PRESERVE **
988	6	HONEYSUCKLE	POOR	PRESERVE **
989	6	CHERRY	GOOD	PRESERVE **
990	10	HONEYSUCKLE	POOR	PRESERVE **
991	8	WALNUT	GOOD	PRESERVE **
992	11	LOCUST	FAIR	PRESERVE **
993	7	HONEYSUCKLE	FAIR	PRESERVE **
994	8	ALANTHUS	FAIR	PRESERVE **
995	8	HONEYSUCKLE	POOR	PRESERVE **
996	5	ALANTHUS	FAIR	PRESERVE **
997	7	HONEYSUCKLE	FAIR	PRESERVE **
998	6	HACKBERRY	GOOD	PRESERVE **
999	8	CHERRY	FAIR	PRESERVE **
1000	10	HONEYSUCKLE	FAIR	PRESERVE **
1001	8	ALANTHUS	FAIR	PRESERVE **
1002	11	LOCUST	FAIR	PRESERVE **
1003	9	HONEYSUCKLE	FAIR	PRESERVE **
1004	8	WALNUT	GOOD	PRESERVE **
1005	9	LOCUST	GOOD	PRESERVE **
1006	8	ELM	FAIR	PRESERVE **
1007	8	WALNUT	GOOD	PRESERVE **
1008	10	WALNUT	GOOD	PRESERVE **
1009	9	ELM	GOOD	PRESERVE **
1010	8	WALNUT	POOR	PRESERVE **
1011	6	WALNUT	FAI	PRESERVE **
1012	6	WALNUT	FAIR	PRESERVE **
1013	8	WALNUT	FAIR	PRESERVE **
1014	8	WALNUT	FAIR	PRESERVE **
1015	6	LOCUST	FAIR	PRESERVE **
1016	7	ELM	FAIR	PRESERVE **
1017	7	HACKBERRY	GOOD	PRESERVE **
1018	8	HACKBERRY	FAIR	PRESERVE **
1019	6	HACKBERRY	GOOD	PRESERVE **
1020	11	HACKBERRY	GOOD	PRESERVE **
1021	6	HACKBERRY	FAIR	PRESERVE **
1022	8	HACKBERRY	GOOD	PRESERVE **
1023	7	HACKBERRY	FAIR	PRESERVE **
1024	8	HACKBERRY	GOOD	PRESERVE **
1025	14	HACKBERRY	FAIR	PRESERVE **
1026	20	HACKBERRY	POOR	PRESERVE **
1027	7	HACKBERRY	POOR	PRESERVE **
1028	7	HACKBERRY	GOOD	PRESERVE **
1029	8	HACKBERRY	FAIR	PRESERVE **
1030	12	HACKBERRY	GOOD	PRESERVE **
1031	13	HACKBERRY	GOOD	PRESERVE **
1032	10	ELM	FAIR	PRESERVE **
1033	30	HACKBERRY	GOOD	PRESERVE **
1034	7	HACKBERRY	FAIR	PRESERVE **
1035	24	HACKBERRY	GOOD	PRESERVE **
1036	7	HACKBERRY	FAIR	PRESERVE **
1037	7	ELM	POOR	PRESERVE **
1038	6	ELM	FAIR	PRESERVE **
1039	6	ELM	FAIR	PRESERVE **
1040	8	HACKBERRY	GOOD	PRESERVE **
1041	41	LOCUST	GOOD	PRESERVE **
1042	7	HACKBERRY	FAIR	PRESERVE **
1043	7	HACKBERRY	GOOD	PRESERVE **
1044	9	CHERRY	FAIR	PRESERVE **
1045	8	HACKBERRY	FAIR	PRESERVE **
1046	8	HACKBERRY	FAIR	PRESERVE **
1047	10	HACKBERRY	GOOD	PRESERVE **
1048	10	HACKBERRY	GOOD	PRESERVE **
1049	5	HACKBERRY	GOOD	PRESERVE **
1050	12	HACKBERRY	GOOD	PRESERVE **
1051	8	LOCUST	GOOD	PRESERVE **
1052	8	LOCUST	GOOD	PRESERVE **
1053	14	HACKBERRY	GOOD	PRESERVE **
1054	8	HACKBERRY	GOOD	PRESERVE **
1055	14	OAK	GOOD	PRESERVE **
1056	9	HACKBERRY	FAIR	PRESERVE **
1057	15	LOCUST	GOOD	PRESERVE **
1058	13	ASH	GOOD	PRESERVE **
1059	10	WALNUT	FAIR	PRESERVE **
1060	10	LOCUST	GOOD	PRESERVE **
1061	6	ELM	GOOD	PRESERVE **
1062	8	WALNUT	GOOD	PRESERVE **
1063	22	WALNUT	GOOD	PRESERVE **
1064	7	HACKBERRY	GOOD	PRESERVE **
1065	11	CHERRY	POOR	PRESERVE **
1066	9	WALNUT	POOR	PRESERVE **
1067	8	HACKBERRY	FAIR	PRESERVE **
1068	8	WALNUT	GOOD	PRESERVE **
1069	10	WALNUT	GOOD	PRESERVE **
1070	9	CHERRY	FAIR	PRESERVE **
1071	15	HACKBERRY	GOOD	PRESERVE **
1072	10	WALNUT	GOOD	PRESERVE **
1073	6	CHERRY	FAIR	PRESERVE **
1074	10	WALNUT	GOOD	PRESERVE **
1075	6	WALNUT	GOOD	PRESERVE **
1076	15	CHERRY	FAIR	PRESERVE **
1077	13	HACKBERRY	FAIR	PRESERVE **
1078	9	CHERRY	GOOD	PRESERVE **
1079	7	CHERRY	FAIR	PRESERVE **
1080	7	ELM	FAIR	PRESERVE **

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
1081	6	HACKBERRY	GOOD	PRESERVE **
1082	6	WALNUT	GOOD	PRESERVE **
1083	7	CHERRY	GOOD	PRESERVE **
1084	6	CHERRY	GOOD	PRESERVE **
1085	9	HACKBERRY	FAIR	PRESERVE **
1086	7	HACKBERRY	GOOD	PRESERVE **
1087	8	WALNUT	GOOD	PRESERVE **
1088	18	LOCUST	GOOD	PRESERVE **
1089	7	HACKBERRY	FAIR	PRESERVE **
1090	13	WALNUT	GOOD	PRESERVE **
1091	6	HACKBERRY	GOOD	PRESERVE **
1092	6	HACKBERRY	GOOD	PRESERVE **
1093	11	HACKBERRY	GOOD	PRESERVE **
1094	9	HACKBERRY	FAIR	PRESERVE **
1095	14	WALNUT	GOOD	PRESERVE **
1096	7	HACKBERRY	FAIR	PRESERVE **
1097	6	HACKBERRY	GOOD	PRESERVE **
1098	14	COTTONWOOD	FAIR	PRESERVE **
1099	8	HACKBERRY	GOOD	PRESERVE **
1100	9	HACKBERRY	GOOD	PRESERVE **
1101	6	COTTONWOOD	GOOD	PRESERVE **
1102	8	HACKBERRY	GOOD	PRESERVE **
1103	7	HACKBERRY	GOOD	PRESERVE **
1104	6	HACKBERRY	GOOD	PRESERVE **
1105	10	HACKBERRY	GOOD	PRESERVE **
1106	7	HACKBERRY	GOOD	PRESERVE **
1107	7	HACKBERRY	GOOD	PRESERVE **
1108	6	HACKBERRY	FAIR	PRESERVE **
1109	6	HACKBERRY	GOOD	PRESERVE **
1110	8	HACKBERRY	GOOD	PRESERVE **
1111	8	ELM	FAIR	PRESERVE **
1112	7	HACKBERRY	FAIR	PRESERVE **
1113	7	ELM	FAIR	PRESERVE **
1114	8	HACKBERRY	GOOD	PRESERVE **
1115	14	ELM	FAIR	PRESERVE **
1116	7	HACKBERRY	FAIR	PRESERVE **
1117	6	HACKBERRY	FAIR	PRESERVE **
1118	14	CHERRY	FAIR	PRESERVE **
1119	14	CHERRY	FAIR	PRESERVE **
1120	7	CHERRY	FAIR	PRESERVE **
1121	8	CHERRY	FAIR	PRESERVE **
1122	8	CHERRY	FAIR	PRESERVE **
1123	7	OAK	GOOD	PRESERVE **
1124	8	OAK	GOOD	PRESERVE **
1125	7	WALNUT	GOOD	PRESERVE **
1126	15	HACKBERRY	GOOD	PRESERVE **
1127	7	CHERRY	GOOD	PRESERVE **
1128	7	WALNUT	GOOD	PRESERVE **
1129	7	CHERRY	GOOD	PRESERVE **
1130	8	CHERRY	FAIR	PRESERVE **
1131	8	ELM	DEAD	PRESERVE **
1132	8	LOCUST	FAIR	PRESERVE **
1133	8	CHERRY	FAIR	PRESERVE **
1134	7	HONEYSUCKLE	FAIR	PRESERVE **
1135	7	AILANTHUS	FAIR	PRESERVE **
1136	7	CHERRY	FAIR	PRESERVE **
1137	11	CHERRY	FAIR	PRESERVE **
1138	8	CHERRY	GOOD	PRESERVE **
1139	8	CHERRY	POOR	PRESERVE **
1140	10	CHERRY	POOR	PRESERVE **
1141	8	HONEYSUCKLE	FAIR	PRESERVE **
1142	9	CHERRY	GOOD	PRESERVE **
1143	8	CHERRY	FAIR	PRESERVE **
1144	7	ASH	GOOD	PRESERVE **
1145	9	WALNUT	GOOD	PRESERVE **
1146	9	LOCUST	POOR	PRESERVE **
1147	8	WALNUT	GOOD	PRESERVE **
1148	18	WALNUT	FAIR	PRESERVE **
1149	8	WALNUT	GOOD	PRESERVE **
1150	11	COTTONWOOD	FAIR	PRESERVE **
1151	8	HACKBERRY	GOOD	PRESERVE **
1152	19	COTTONWOOD	FAIR	PRESERVE **
1153	9	LOCUST	FAIR	PRESERVE **
1154	10	LOCUST	GOOD	OFF SITE
1155	8	HACKBERRY	POOR	OFF SITE
1156	7	HACKBERRY	FAIR	OFF SITE
1157	7	HACKBERRY	FAIR	OFF SITE
1158	8	HACKBERRY	GOOD	OFF SITE
1159	10	HACKBERRY	FAIR	PRESERVE **
1160	11	HACKBERRY	FAIR	PRESERVE **
1161	11	HACKBERRY	POOR	PRESERVE **
1162	8	WALNUT	GOOD	PRESERVE **
1163	19	CHERRY	GOOD	PRESERVE **
1164	8	HACKBERRY	FAIR	PRESERVE **
1165	9	HACKBERRY	FAIR	PRESERVE **
1166	13	HACKBERRY	FAIR	PRESERVE **
1167	9	HACKBERRY	FAIR	PRESERVE **
1168	7	HACKBERRY	FAIR	PRESERVE **
1169	11	COTTONWOOD	POOR	PRESERVE **
1170	8	TREE	DEAD	PRESERVE **
1171	8	WALNUT	POOR	PRESERVE **
1172	11	HACKBERRY	FAIR	PRESERVE **
1173	12	HACKBERRY	GOOD	PRESERVE **
1174	12	HACKBERRY	GOOD	PRESERVE **
1175	9	WALNUT	FAIR	PRESERVE **
1176	11	WALNUT	FAIR	PRESERVE **
1177	8	WALNUT	FAIR	PRESERVE **
1178	8	HACKBERRY	FAIR	PRESERVE **
1179	13	WALNUT	FAIR	PRESERVE **
1180	7	HACKBERRY	FAIR	PRESERVE **
1181	6	OAK	GOOD	PRESERVE **
1182	8	WALNUT	GOOD	PRESERVE **
1183	7	HACKBERRY	FAIR	PRESERVE **
1184	7	CHERRY	FAIR	PRESERVE **
1185	10	CHERRY	FAIR	PRESERVE **
1186	7	CHERRY	POOR	PRESERVE **
1187	8	CHERRY	POOR	PRESERVE
1188	7	CHERRY	FAIR	PRESERVE **
1189	5	ASH	GOOD	PRESERVE **
1190	7	ELM	FAIR	PRESERVE **
1191	11	CHERRY	FAIR	PRESERVE
1192	11	CHERRY	POOR	PRESERVE
1193	8	OAK	FAIR	PRESERVE
1194	10	OAK	FAIR	PRESERVE **
1195	10	ASH	POOR	PRESERVE **
1196	10	ASH	POOR	PRESERVE **
1197	6	ELM	FAIR	PRESERVE
1198	8	ELM	FAIR	PRESERVE
1199	8	CHERRY	FAIR	PRESERVE
1200	5	WALNUT	FAIR	PRESERVE
1201	8	WALNUT	POOR	PRESERVE
1202	6	ASH	GOOD	PRESERVE
1203	9	CHERRY	FAIR	PRESERVE
1204	8	ASH	GOOD	PRESERVE
1205	7	ASH	GOOD	PRESERVE
1206	7	ASH	GOOD	PRESERVE
1207	6	HONEYSUCKLE	FAIR	PRESERVE
1208	13	CHERRY	GOOD	PRESERVE
1209	18	CHERRY	GOOD	PRESERVE
1210	8	WALNUT	GOOD	OFF SITE
1211	6	HACKBERRY	GOOD	PRESERVE
1212	6	HACKBERRY	FAIR	PRESERVE
1213	13	LOCUST	GOOD	PRESERVE
1214	8	HACKBERRY	FAIR	PRESERVE
1215	24	LOCUST	GOOD	PRESERVE
1216	7	HACKBERRY	GOOD	PRESERVE
1217	6	HACKBERRY	GOOD	PRESERVE
1218	8	HACKBERRY	GOOD	PRESERVE
1219	11	HACKBERRY	GOOD	PRESERVE
1220	6	HACKBERRY	GOOD	PRESERVE
1221	4	HACKBERRY	GOOD	PRESERVE
1222	6	HACKBERRY	FAIR	PRESERVE
1223	6	HACKBERRY	FAIR	PRESERVE
1224	6	HACKBERRY	FAIR	PRESERVE
1225	6	HACKBERRY	FAIR	PRESERVE
1226	6	HACKBERRY	FAIR	PRESERVE
1227	6	HACKBERRY	FAIR	PRESERVE
1228	6	HACKBERRY	FAIR	PRESERVE
1229	6	HACKBERRY	FAIR	PRESERVE
1230	6	HACKBERRY	FAIR	PRESERVE
1231	6	HACKBERRY	FAIR	PRESERVE
1232	6	HACKBERRY	FAIR	PRESERVE
1233	6	HACKBERRY	FAIR	PRESERVE
1234	6	HACKBERRY	FAIR	PRESERVE
1235	6	HACKBERRY	FAIR	PRESERVE
1236	8	CHERRY	GOOD	PRESERVE
1237	6	HACKBERRY	GOOD	PRESERVE
1238	34	HACKBERRY	GOOD	PRESERVE
1239	7	CHERRY	GOOD	PRESERVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
1241	6	CHERRY	POOR	PRESERVE
1242	7	CHERRY	FAIR	PRESERVE **
1243	10	CHERRY	FAIR	PRESERVE **
1244	8	OAK	GOOD	PRESERVE **
1245	15	WALNUT	GOOD	PRESERVE **
1246	15	ELM	POOR	PRESERVE **
1247	8	CHERRY	FAIR	PRESERVE **
1248	7	WALNUT	GOOD	PRESERVE **
1249	7	CHERRY	FAIR	PRESERVE **
1250	10	HACKBERRY	POOR	PRESERVE **
1251	6	HACKBERRY	GOOD	PRESERVE **
1252	6	CHERRY	GOOD	PRESERVE **
1253	6	CHERRY	GOOD	PRESERVE **
1254	6	CHERRY	FAIR	PRESERVE **
1255	7	CHERRY	FAIR	PRESERVE **
1256	10	ELM	FAIR	PRESERVE **
1257	7	CHERRY	POOR	PRESERVE **
1258	6	CHERRY	GOOD	PRESERVE **
1259	6	HACKBERRY	FAIR	PRESERVE **
1260	5	CHERRY	FAIR	PRESERVE **
1261	7	TREE	DEAD	PRESERVE **
1262	5	ASH	POOR	PRESERVE **
1263	8	WALNUT	FAIR	PRESERVE **
1264	12	CHERRY	POOR	PRESERVE **
1265	6	ASH	FAIR	PRESERVE **
1266	6	CHERRY	FAIR	PRESERVE **
1267	6	CHERRY	FAIR	PRESERVE **
1268	6	WALNUT	FAIR	PRESERVE **
1269	6	CHERRY	FAIR	PRESERVE **
1270	7	HACKBERRY	POOR	PRESERVE **
1271	9	CHERRY	GOOD	PRESERVE **
1272	6	CHERRY	FAIR	PRESERVE **
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1275	10	CHERRY	GOOD	PRESERVE **
1276	6	CHERRY	FAIR	PRESERVE **
1277	6	ASH	FAIR	PRESERVE **
1278	14	LOCUST	GOOD	PRESERVE **
1279	6	HACKBERRY	GOOD	PRESERVE **
1280	7	COTTONWOOD	GOOD	PRESERVE **
1281	7	OAK	GOOD	PRESERVE **
1282	11	OAK	FAIR	PRESERVE **
1283	12	LOCUST	GOOD	PRESERVE **
1284	12	LOCUST	GOOD	PRESERVE **
1285	8	HACKBERRY	FAIR	PRESERVE **
1286	8	LOCUST	GOOD	PRESERVE **
1287	9	HACKBERRY	GOOD	PRESERVE **
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1289	8	HACKBERRY	FAIR	PRESERVE **
1290	9	HACKBERRY	GOOD	PRESERVE **
1291	14	COTTONWOOD	GOOD	PRESERVE **
1292	6	LOCUST	FAIR	PRESERVE **
1293	15	LOCUST	GOOD	PRESERVE **
1294	9	HACKBERRY	GOOD	PRESERVE **
1295	15	LOCUST	GOOD	PRESERVE **
1296	8	WALNUT	FAIR	PR

COMMUNITY IMPACT ASSESSMENT

Project Name	To be Determined
Applicant	George Rodman Designated Manager
Owner	WEEE, LLC
Zoning Requested	R-3 with Planned Residential District Overlay (CUP)

A. General Provisions and Requirements:		
	1. Acreage	18.28 Acres Inclusive of Existing Right-Of-Way of Houk Road and Exclusive of Greenlawn Right of Way
	2. Pin Nos.	519-331-02-003-000; 519-331-02-005-000 and 519-331-02-006-000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate See Exhibits 1A, 1B and 1C for Auditor Parcel Information
	3. Current Zoning	R-3
B. Specific Information		
	1. Legal Description	WEEE, LLC currently owns a total of 18.28 acres of which approximately.3802 acres is the road right of way of Houk Road. See Exhibit 2 for the Legal Description.
	a. Reference	Official Record Book 346, Pages 237-238, Official Record Book 483, Pages 2655-2656, Official Record Book 569, Pages 1238-1239 and Official Record Book 1527, Pages 562-565, Recorders

	Office, Delaware County, Ohio See Exhibit 3 attached hereto. Milner Deed, Official Record Vol. 596, Pages 381-382, as exception is also attached as Exhibit 3A.
b. Current Land Assessment	There appears to no assessments pertaining the parcels identified in A 2. above.
c. Adjacent Parcels/ Including Ownership	51933103001000 E ANNE STOVER 51933103002000 FRANK STASCHIAK ADRIANA STASCHIAK 51933103003000 GARY N DAUBENSPECK BETTY L DAUBENSPECK 51933103004000 RUTH ANN FISHER 51933103005000 RUTH M LANDON 51933103006000 KENNETH H BAKER 51933102004000 GARY L MILNER 51933103007000 THOMAS R PICKETT 51933103008000 PAUL N CLARK 51933204005000 JOSHUA BLAKE PENNINGTON HALEY NICOLE LANHAM 51933204006000 CHRISTOPHER K JONES DAWN R HARDWICK 51933204004000 MATTHEW C FERRELL JENNIFER D FERRELL 51933102002511 JAMES F KEEFER 51933102002510 SANDRA K EDWARDS 51933102002509 WILLIAM S KEESEE SHIRLEY M KEESE 51933102002508 AMY WELCH, TRUSTEE 51933102002507 HERBERT H WILLIAMS, TRUSTEE 51933102002506 CYNTHIA D HAEBERLE 51933104004505 TERESA OCONNELL 51933104004504 ROBERT PACKHAM KATHLEEN A PACKHAM 51933104004503 EDWARD LENTZ ANDREA D LENTZ 51933104004502 ELIZABETH W FLETCHER

	51933104004501	PHYLLIS A MOORE
	51933104004500	DEBORAH K PETTENGER
	51933104003503	LLOYD S LAUVER
		PATRICIA A LAUVER
	51933104003502	JAYNE MARCUM
	51933104003501	GARY A SALYER
		SONDRA J SALYER
	51933104003500	SUZANNE J CARROLL
	51933104002505	JEFFREY A RICH
		AMANDA A RICH
	51933104002504	RAY L MYERS
	51933104002503	LARRY G WADE, TRUSTEE
	51933104002502	MARY CATHERINE BILLS
	51933104002501	AMES W WILLIAMS
		EDNA S WILLIAMS
	51933104002500	J THOMAS SHONEBARGER
		CHERYL E SHONEBARGER
		ROBERT PACKHAM
		STATUTORY AGENT
		HANOVER COURT
		CONDOMINIUM ASSOC.
	51933102001000	DELCO PARTNERS LTD
		STEPHEN D HOLZER
		STATUTORY AGENT
	51933102011001	BARRET HAYDEN ENTERPRISES
		LLC
		CHRISTINA S LECHNER
		STATUTORY AGENT
	51933102011000	ANTHONY L JONES
		CAROL Y JONES
	51933102015000	DAVID W ZEHNDER, TRUSTEE
	51933102016000	JAN H LARSON
		NANCY LARSON
	51933102007000	JAMES E HALTER
		ROSALIE HALTER
	51933102008000	
	51933102009000	

	51933102010000 51933101022001 CVS 6164 OH LLC 51933101022000 LOCUST CURVE PARTNERS LLC JOHN J VLAHOS STATUTORY AGENT 51933101022002 CITY OF DELAWARE OHIO 51933101012500 ANGELA P DELEWESE DONALD A DELEWESE 51933101012501 DENISE CLAYTOR 51933101012502 KEITH A RADICK K&C SERVICE CORPORATION STATUTORY AGENT See Exhibit 4 attached hereto.
d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present
2. Location and Access	The entire property is located west of Houk Road. All access is presently to the east on Houk Road with location and access from Greenlawn Drive along the south property line onto the Township and city road system to the west and south on the Greenlawn Drive extension and point connecting to Grand Circuit Blvd. and Warrensburg Road. Also, if the development is approved some road improvement will be required on Houk Road on the east.

3. Adjacent Lands	**North** - City of Delaware is PO/I-Planned Office/Institutional District; **East** - City of Delaware is B-1:Limited Business District and B-3: Community Business District with Text Limitations and R-5: Single-Family Cluster and Attached Residential District with PUD; **South** – Township of Delaware FR-1 Housing with Office and a church complex; **West** - City of Delaware is R-4: Single- and Two-Family Residential District with a PUD and PO/I-Planned Office/Institutional District.
4. Existing Site Land Use	Current use of lands in the City of Delaware and is currently zoned R-3 Single-Family Residential District.
95. Maps, Charts	See Exhibit 5 attached hereto
6. Utility Availability	See Exhibit 6 attached hereto
6. Environmental Impacts	A Phase One Environmental has been conducted and is attached as Addendum A.
	a. Topography and Drainage: Drainage flow on the property is from west/ southwest to the northeast/east toward the Delaware Run then to the Olentangy River. The entire property is sloped towards and part of the Olentangy River Watershed District. See Exhibit 7 attached hereto.
	b. Vegetation: This parcel of land has a vegetation in the form of significant trees in the north are area of the property most of which is currently in the 100-year floodplain. The balance of the acreage has been a single residence least 40 years. The remainder of the property has several trees, but most are in the old fence line areas. See Exhibit 8 attached hereto. See Addendum B attached hereto.

	c. Soils: Map of soils is attached hereto as Exhibit 9
	d. Ecology: Land over the years was in its natural state except for the areas where structures existed. No unusual vegetation.
	e. Flood Plain: See Exhibit 10 attached hereto;
7. Air and Noise Pollution	No site activity or uses will be included that will generate any unusual noise or air pollution. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction. Noise from traffic and pollution from existing traffic on Houk Road US 36 and SR 37 will override any proposed uses that will take place on this property. Most of the traffic will be residential vehicle traffic.
8. Sanitary Sewers & Storm Drainage	At present, drainage is provided by farm tiles and county tiling systems of the 1920's. With development, drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and is available to be either from the west or the north. Water is available from the east, south, and north.
9. Traffic and Parking	A traffic study is prepared by Gina Michelle Balsamo, Project Engineer, Carpenter/Marty Transportation. The traffic study is complete it will be submitted by a separate submission upon coordinating the traffic studies from differ commercial and residential projects in the vicinity in coordination with Delaware City Engineer. See Addendum C attached hereto or by separate submission.

10. View Interference	Because of the size of the land, its topography and its proposed use and the distance from existing structures planned both to the North, East, South and West. No significant view interference is expected.
11. Historic Sites	None that applicant is aware of at the present time. Old Brick House is on the .5 acres tract but is not listed on the National Registry of Historic Places as determined by the Delaware County Historical Society.
12. Compatibility	The proposed residential development should enhance and compliment development to the north; Hanover Court to the west; farm residential development to the south and southeast. Land to the east is commercial but at a significant distance with large open areas in between.

C. Impact on Public Services.

1. Tax Effect	It is difficult to ascertain the overall tax effect of this project. This may be a phased project with various residential uses. Income tax shall be generated from both the Construction Phase and the End Use Phase with residential components, over (2) or possibly three (3) phases. See Addendum D attached hereto. Addendum D includes no income tax projections for the construction phases. A Municipal Impact Fee will be charged as each building permit for each lot is pulled on the project.

2. Police & Fire	City of Delaware has annexed lands to the north, west and east. No more impact on police and fire is expected than usual police and fire service to the north, east, west, and south of the property and the residential property to the east. A fire station is currently located within one mile on Central Avenue A second station is located at the southern end of Pittsburg Drive to the southeast. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction.
3. Schools	The entire project is in the Delaware City School District. The residential nature of the project should have no more impact on schools under the residential uses currently being developed on the north, west, and southwest of the project as well as future residential projects planned for the west and south of the project.
4. Parks and Recreation	The primary development plan will set forth location acreage both for recreation and open space throughout the project. Parks & Recreation Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction.
5. Traffic Control	Traffic coming from the north will be able to access the property at the northern most right in/right out Access points as well as a right turn on to Greenlawn Drive. Traffic from the south will be able to turn left on to Greenlawn though the possible use and construction of a left turn lane, if warranted. Ingress and Egress access is also available from the west and south via Grand Circuit Blvd from US 36 or Warrensburg Road. Internal roads will also assist with internal traffic movement in the project.

D. General Requirements	
1. Financial Interest	The expected value of the project at build out at current average sale price is $11,650,000.00 for housing improvements and lot land value. See Addendum D attached hereto.
2. Coordination	All coordination of services has been with the City of Delaware, Ohio. Access improvements on Houk Road on the east will require input and coordination with City of Delaware Engineer's Office.
3. Economic Impact	Demands for police and fire services should be like all existing residential developments in the City of Delaware. Economic benefits to the community will be significant to the general retail stores and centers presently in the City and County.
4. Construction Scheduling	It seems likely that this project will be phased in its development once the preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner.
5. Adjacent Development	See Item B.1. c. above

6. Alternatives	It appears given the surrounding land uses and the City Masterplan and pre-annexation negotiations, the best use of this land is a residential use with buffering along the west property line and possibly limited along the south property line abutting Greenlawn Drive as well as around the Milner where applicable.

Respectfully submitted,

Michael R. Shade
Attorney at Law

EXHIBIT 1A

519-331-02-003-000

GREENLAWN DR

Auditor's Home Page
Owner Search
Address Search
Parcel Number Search
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Property Report
Sex Offender Search

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Property Information

Parcel Number	519-331-02-003-000
Owner Name	WEEE LLC
Owner Address	GREENLAWN DR DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	501 Resid Unplat 0-09.99 acres
Acres	9.78000
Description	LANDS 19 5 3 31

Property Address:
GREENLAWN DR

DELAWARE OH 43015

Tax Payer Address:
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$131,500
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$0
Divided Property	N	Total	$131,500
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$2,932.66
Other Assessments	N	Paid To Date	$2,932.66
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card **Card 1 of 0** Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch



Property Photos



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EXHIBIT 1B

519-331-02-005-000

258 HOUK RD

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Auditor's County Page

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Property Information

Parcel Number	519-331-02-005-000
Owner Name	WEEE LLC
Owner Address	258 HOUK RD DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	511 Single family Dwlg Unplat 0-09.99 acres
Acres	0.50000
Description	LANDS 19 5 3 31

Property Address:
258 HOUK RD

DELAWARE OH 43015

Tax Payer Address.
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$31,100
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$49,400
Divided Property	N	Total	$80,500
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$1,795.42
Other Assessments	N	Paid To Date	$1,795.42
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

Above Grade	864	Room Count	4	Fireplace(s)	0
Below Grade	0	Story Height	1	Year Built	1897
Finished Basement	No	# Bedrooms	1	Year Remodeled	0
Basement Type	Crawl	Full Baths	1	Style	Convention
*See Improvements Tab For More Detail On Fields Shown Above		Half Baths	0	Ext Walls	Siding w/Masonry 5
		Heating	Yes		
		Air Cond	Central		

Card - 1

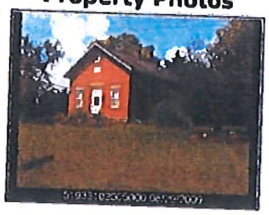
Property Sketch and Photos -- Card 1

Property Sketch



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Delaware County GIS

George Kaitsa, MBA, County Auditor

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Robert Parsons, GIS Director

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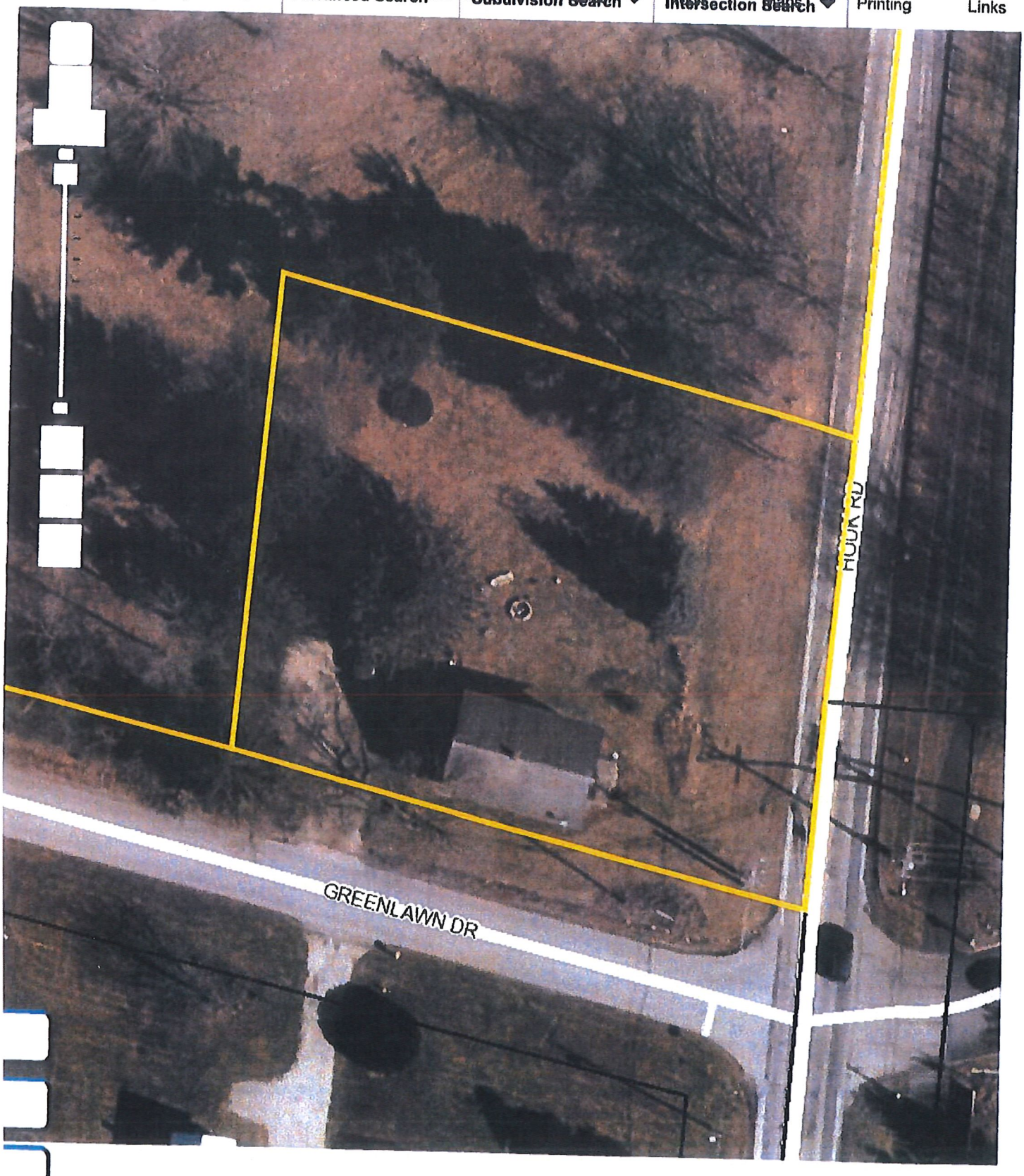


EXHIBIT 1C

519-331-02-006-000

305 HOUK RD

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Owner Search
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Property Information

Parcel Number	519-331-02-006-000
Owner Name	WEEE LLC
Owner Address	305 HOUK RD DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	512 Single family Dwlg Unplat 10-19.99 acres
Acres	8.00000
Description	LANDS 19 5 3 31,26

Property Address:
305 HOUK RD

DELAWARE OH 43015

Tax Payer Address:
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$149,700
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$101,200
Divided Property	N	Total	$250,900
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$5,595.20
Other Assessments	N	Paid To Date	$5,595.20
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

Above Grade	1934	Room Count	7	Fireplace(s)	1
Below Grade	0	Story Height	1	Year Built	1963
Finished Basement	No	# Bedrooms	3	Year Remodeled	0
Basement Type	None	Full Baths	2	Style	Convention
*See Improvements Tab For More Detail On Fields Shown Above		Half Baths	0	Ext Walls	Siding w/Masonry 1
		Heating	Yes		
		Air Cond	Central		

Card - 1

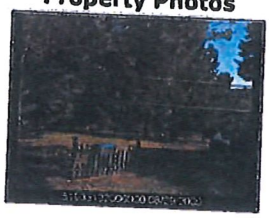
Property Sketch and Photos -- Card 1

Property Sketch



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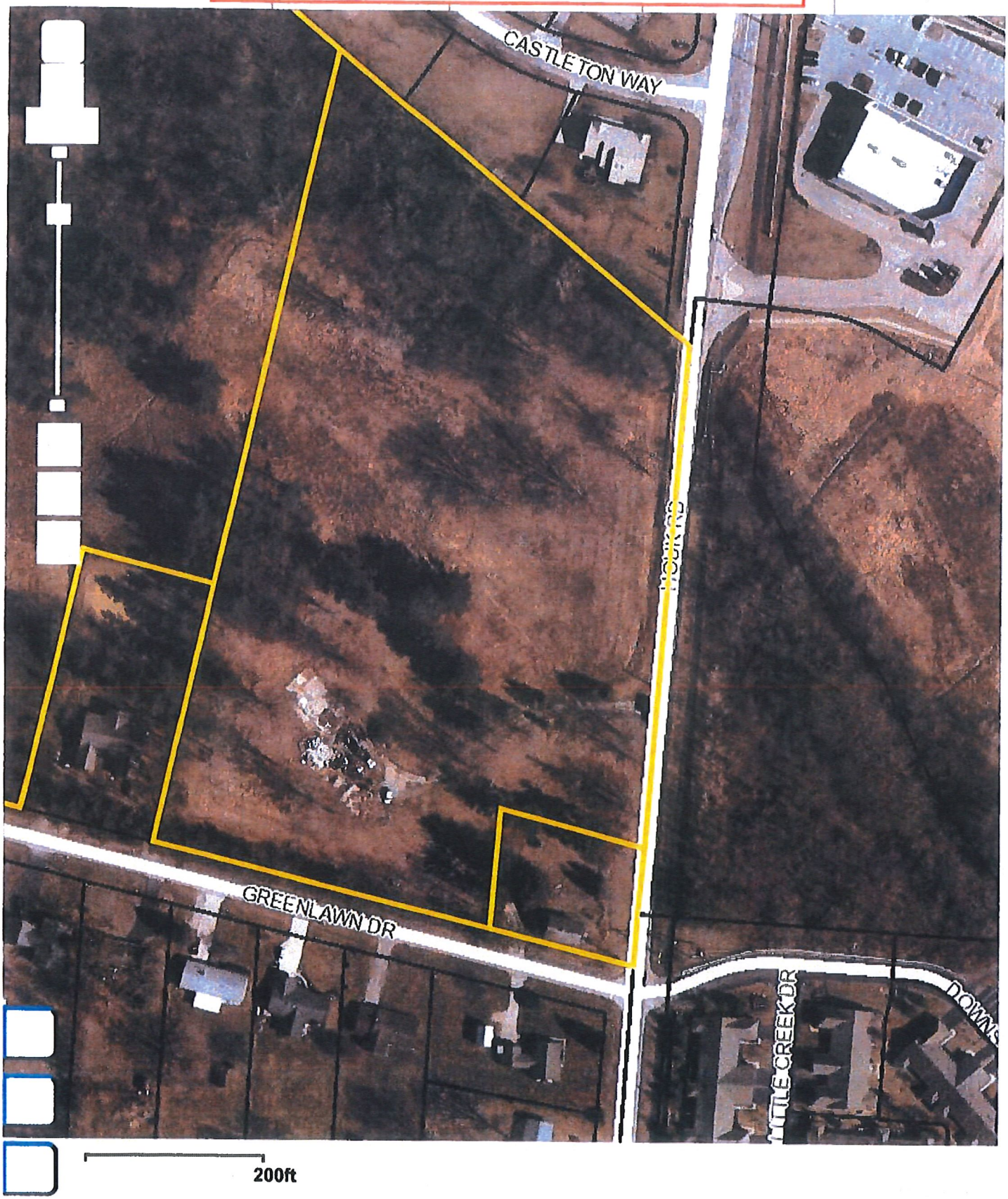


EXHIBIT 2

Tract 1:

Situated in the City of Delaware, Delaware County, Ohio; Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralleling a country road 518.8 feet; thence N. 76° 20' W. 165.0 feet to a 1/2 inch pipe, passing over another ½ inch pipe at 18.26 feet; thence S. 3° 53' W. 132.0 feet to a ¾ inch pipe; thence N. 76° 36' W. 762.5 feet to the PLACE OF BEGINNING and **containing 18.78 acres** of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

ALSO EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556.

There remains, after said exceptions, a total of 9.78 ACRES, more or less.

Tract 2:

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 58.12 feet to a railroad spike found at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73° 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marion L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06° 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73° 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements, restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06° 41' 45" East), taken from Plat Book 10, pages 19-27.

Tract 3:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

EXHIBIT 3

SURVIVORSHIP DEED
(Statutory Form, Section 5302.17, Ohio Revised Code)

200300026579
SHADE & SHADE

M Dale Nelson, Jr., unmarried, and Darlene D. Nelson, also known as Stevie Nelson, unmarried, for valuable consideration paid, grant with general warranty covenants to George A. Rodman, husband of Lori L. Rodman, and Lori L. Rodman, wife of George A. Rodman, for their joint lives, remainder to the survivor of them whose tax-mailing address is 1191 River Road, Ostander, Ohio 43061, the real estate described in Exhibit A attached hereto.

Parcel No. 519-331-02-006-000.

This deed is executed by the Grantors and accepted by the Grantees subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference see deed of record in Deed Book 560, Page 275, Recorder's Office, Delaware County, Ohio. The Grantors each release their respective right of dower herein.

Grantor has executed this instrument this 8th day of May, 2003.

M. Dale Nelson, Jr.

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 8th day of May, 2003, before me, a notary public in and for said County and State, appeared M Dale Nelson, Jr., Grantor in the foregoing deed and acknowledged that he did examine and read the same and did sign the foregoing instrument, and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

STATE OF OHIO

DAVID C. SHADE, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
Section 147.03 R.C.

NOTARY PUBLIC

Grantor has executed this instrument this 9th day of May, 2003.

200300026579
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
05-09-2003 At 12:57 PM.
DEED 14.00
OR Book 346 Page 237 - 238

Stevie Nelson
FKA Darlene D Nelson
Darlene D. Nelson, also known as
Stevie Nelson

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 9th day of May, 2003, before me, a notary public in and for said County and State, appeared Darlene D. Nelson, also known as Stevie Nelson, Grantor in the foregoing deed and acknowledged that she did examine and read the same and did sign the foregoing instrument, and that the same is her free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

STATE OF OHIO

DAVID C. SHADE, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
Section 147.03 R.C.

NOTARY PUBLIC

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 5/09/03 Transfer Tax Paid 912.00
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By Melanie Hoy

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015-0438
W:\CARLA-D\DEEDS\DOCUMENT\NELSON.RODMAN.DOC 03-178

EXHIBIT A

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and art of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the true place of beginning; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the true place of beginning.

The tract as surveyed and described by registered surveyor Steve A. Stole, S-6194, contains 8.000 acres, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

W:\CARLA-D\Descriptions\NELSON.RODMAN.DOC 03-178

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☐ Municipal Approval Required
Delaware County Engineer

APPROVED FOR
Transfer
Chris Bauserman
Delaware County Engineer
WFS

VOL 0483 PAGE 2655

SURVIVORSHIP DEED
(Statutory Form, Section 5302.17, Ohio Revised Code)

Brian T. Cotterman and Heather White-Cotterman, husband and wife, for valuable consideration paid, grant with general warranty covenants to George A. Rodman, husband of Lori L. Rodman, and Lori L. Rodman, wife of George A. Rodman, for their joint lives, remainder to the survivor of them whose tax-mailing address is 1191 River Road, Delaware, Ohio 43015 the real estate described in Exhibit A attached hereto.

Parcel No. 519-331-02-005-000.

Property known as 258 Houk Road, Delaware, Ohio 43015

This deed is executed by the Grantor and accepted by the Grantees subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference see deed of record in O.R. Vol. 29, Page 1059, Recorder's Office, Delaware County, Ohio. The Grantors each release their respective right of dower herein.

Grantor has executed this instrument this 25th day of March, 2004.

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

Brian T. Cotterman

Heather White-Cotterman

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 25th day of March, 2004, before me, a notary public in and for said County and State, appeared Brian T. Cotterman and Heather White-Cotterman, Grantors in the foregoing deed and acknowledged that they did examine and read the same and did sign the foregoing instrument, and that the same is their free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

NOTARY PUBLIC

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P O. Box 438, Delaware, Ohio 43015-0438.

W:\CARLA-D\DEEDS\COTTERMAN.RODMAN.DOC 04-057

200400013011
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
03-26-2004 At 03:34 pm.
DEED 28.00
OR Book 483 Page 2655 - 2656

200400013011
SHADE & SHADE
Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 3/26/04 Transfer Tax Paid $360
TRANSFERRED OR [redacted]
Delaware County Auditor By

Exhibit "A" Attachment

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06 deg. 41' 45" West, a distance of 58.12 feet to a railroad spikefound at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73 deg. 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marion L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06 deg. 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

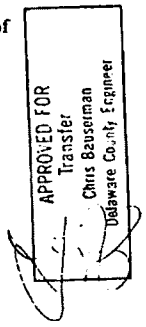
thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73 deg. 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

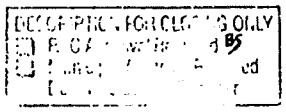
thence along the centerline of said Houk Road, South 06 deg. 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements , restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06 deg. 41' 45" East), taken from Plat Book 10, pages19-27.





VOL 0569 PAGE 1238

200400054736
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
12-14-2004 At 09:53 am.
DEED 28.00
OR Book 569 Page 1238 - 1239

LAWYERS TITLE AGENCY OF DELAWARE, INC.
4396

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT THOMAS A. LAWSON AND ANISSA F. LAWSON, husband and wife, of Delaware County, Ohio, for valuable consideration paid, grant with general warranty covenants, to GEORGE A. RODMAN AND LORI L. RODMAN, husband and wife, for their joint lives, remainder to the survivor of them, the following REAL PROPERTY:

See Exhibit "A" attached hereto.

200400054736
LAWYERS TITLE-SCOTT MILLER

Property Address: 9.78 acres, more or less, Greenlawn Drive, Delaware, Ohio

PIN 519-331-02-003-000

This deed is executed and delivered by Grantors and accepted by Grantees subject to all legal highways and subject to and with all restrictions, easements, conditions, limitations, and reservations of record and to zoning restrictions which have been imposed thereon. Also excepting all taxes and assessments, if any, pro-rated to the date hereof and after which Grantees assume and agree to pay.

Prior Instrument Reference: OR Volume 24, Page 2141 of Deed Records of Delaware County, Ohio.

Grantors release all rights of dower therein.

Executed on this 10th day of December, 2004.

THOMAS A. LAWSON

ANISSA F. LAWSON

STATE OF OHIO
COUNTY OF DELAWARE, SS:

BE IT REMEMBERED, that on this 10 day of December, 2004, before me, the subscriber, a notary public in and for said county and state, personally came THOMAS A. LAWSON and ANISSA F. LAWSON the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary acts and deeds.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.

NOTARY PUBLIC STATE OF OHIO

CAROLYN KAY RIGGLE
Notary Public, State of Ohio
My Commission Expires
10-21-08

Notary Public

THIS INSTRUMENT PREPARED BY: G. SCOTT MILLER, ATTORNEY AT LAW, DELAWARE, OHIO

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 12-13-04 Transfer Tax Paid 975.00
TRANSFERRED ~~OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By Melissa Hayes

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

MB C:\Documents and Settings\user1\My Documents\Deeds\Lawson to Rodman WD.DOC

Page 2 of 2

VOL 0569 PAGE 1239

Exhibit "A"

Situated in the City of Delaware, Delaware County, Ohio, Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralling a country road 518.8 feet, thence N. 76° 20' W. 165.0 feet to a ½ inch pipe, passing over another ½ inch pipe at 18.26 feet, thence S. 3° 53' W. 132.0 feet to a ¾ inch pipe; thence N. 76° 36' W. 762.5 feet to the place of beginning and containing 18.78 acres of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson, S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING

Situated in the City of Delaware, Delaware County, Ohio; in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455), and being bounded and described as follows

Beginning for reference at a railroad spike found in County Road 15 (Houck Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25, thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the true place of beginning; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet), thence with the run South 40° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to iron pipe; thence South 3° 53' 00" West, 132.00 feet to the true place of beginning.

A tract as surveyed and described (5-6-77) by registered surveyor Steve A. Stolte, S-6194, contains 8.00 acres, more or less, but subject to the legal road right-of-way and all easements of record.

EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the True Point of Beginning of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the True Point of Beginning.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556

LEAVING A TOTAL OF 9.78 ACRES, MORE OR LESS

APPROVED FOR
Transfer
Chris Bauserman
Delaware County Engineer

Delaware County
Transfer Tax Not Required Pursuant To Section 319.202 Of The R.C.
Date 9/14/17 Transfer Tax $ 0
TGH

Doc ID: 011614500004 Type: OFF
Kind: DEED
Recorded: 09/14/2017 at 02:11:09 PM
Fee Amt: $44.00 Page 1 of 4
Workflow# 0000149279-0005
Delaware County, OH
Melissa Jordan County Recorder
File# 2017-00026323
BK 1527 PG 562-565
SHADE & SHADE BOX

GENERAL WARRANTY DEED
(Statutory Form, Sections 5302.05 - .06, Ohio Revised Code)

George A. Rodman and Lori L. Rodman, husband and wife, for valuable consideration paid, grants with general warranty covenants to **Weee LLC, an Ohio limited liability company,** the real estate more particularly described in attached Exhibit A including all appurtenances including easements benefiting such real estate:

Parcel Numbers: 519-331-02-003-000, 519-331-02-005-000 and 519-331-02-006-000
Tax-billing address: 1191 River Road, Ostrander, Ohio 43061

This deed is executed by the Grantors and accepted by the Grantee subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference, see deed of record in OR 346, Page 237, OR 483, Page 2655, and OR 569, Page 1238, Recorder's Office, Delaware County, Ohio. The Grantors each release their right of dower herein.

The Grantors have executed this instrument this 22nd day of May, 2017.

George A. Rodman
George A. Rodman

Lori L. Rodman
Lori L. Rodman

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 22nd day of May, 2017, before me, a notary public in and for said County and State, appeared George A. Rodman and Lori L. Rodman, husband and wife, Grantors in the foregoing deed and acknowledged that they did examine and read the same and did sign the foregoing instrument, and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

DAVID C. SHADE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
SECTION 147.03 R.C.

NOTARY PUBLIC

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015-0438.

EXHIBIT A

Tract 1:

Situated in the City of Delaware, Delaware County, Ohio; Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralleling a country road 518.8 feet; thence N. 76° 20' W. 165.0 feet to a 1/2 inch pipe, passing over another ½ inch pipe at 18.26 feet; thence S. 3° 53' W. 132.0 feet to a ¼ inch pipe; thence N. 76° 36' W. 762.5 feet to the PLACE OF BEGINNING and **containing 18.78 acres** of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

ALSO EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:



Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556.

There remains, after said exceptions, a total of 9.78 ACRES, more or less.

Tract 2:

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 58.12 feet to a railroad spike found at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73° 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marlon L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06° 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73° 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements, restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06° 41' 45" East), taken from Plat Book 10, pages 19-27.

Tract 3:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000** acres, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

EXHIBIT 3A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT The Delaware County Bank and Trust Company, an Ohio corporation, of Delaware County, Ohio, for valuable consideration paid, grants with general warranty covenants to Gary L. Milner, unmarried, whose tax mailing address is 168 Trestle Tree Court, Delaware, Ohio 43015, the following REAL PROPERTY:

Situated in the County of Delaware, in the State of Ohio and in the City of Delaware and bounded and described as follows:

See Exhibit "A" attached

This conveyance made subject to all restrictions, reservations, conditions, easements, taxes and assessments of record.

Prior Instrument Reference: Volume 546, Page 197.

WITNESS OUR HANDS THIS 6th day of November, 1995.

Signed and acknowledged in the presence of:

THE DELAWARE COUNTY BANK AND TRUST COMPANY

BY: Michael J. Nagy

ITS: Vice President

STATE OF OHIO, COUNTY OF DELAWARE, SS;

Before me, a Notary Public, in and for said county and state, personally appeared the above named The Delaware County Bank and Trust Company by Michael J. Nagy, its Vice-President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Delaware, Ohio, this 6th day of November, 1995.

Notary Public

THOMAS R. WHITNEY, ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date
Sec. 147.03 O.R.C.

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 11-8-95 Transfer Tax Paid $ 540.00
TRANSFERRED ON TRANSFER RECORD NECESSARY
Jon M. Peterson, Auditor By

19622 NOV 8 1995 8:32 FILED FOR RECORD
DELAWARE COUNTY, OHIO
RECORDED Nov 14 1995 at 2:25 P.M. RECORD.
VOL. 596 PAGE 381 FEE $ 14.00
COUNTY RECORDER

This instrument was prepared by Thomas R. Whitney, Attorney at Law
163 North Sandusky Street, Suite 101, Delaware, Ohio 43015
(614) 363-5040

a/milner.fa

VOL 0596 PAGE 381

EXHIBIT A

VOL 0596 PAGE 382

Situated in the County of Delaware, in the State of Ohio and in the City of Delaware and bounded and described as follows:

Situated in the City of Delaware, being part of Farm Lot 31 in Section 3, Township 5, Range 19 of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of GreenLawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, a long the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING;

containing 1.00 acres, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612, on September 22, 1988. Basis of Barings is Deed Book 416, Page 556.

APPROVED FOR TRANSFER FRED L. STULTS Delaware County Engineer

APPROVED FOR TRANSFER FRED L. STULTS Delaware County Engineer

EXHIBIT 4



Delaware County GIS
George Kaitsa, MBA, County Auditor
About the Auditor

Robert Parsons, GIS Director
Report an Issue

Select | Identify | Layers | Sales Report | Refresh | Tools | Measure | Printing | Links

Property Search | Advanced Search | Subdivision Search | Intersection Search





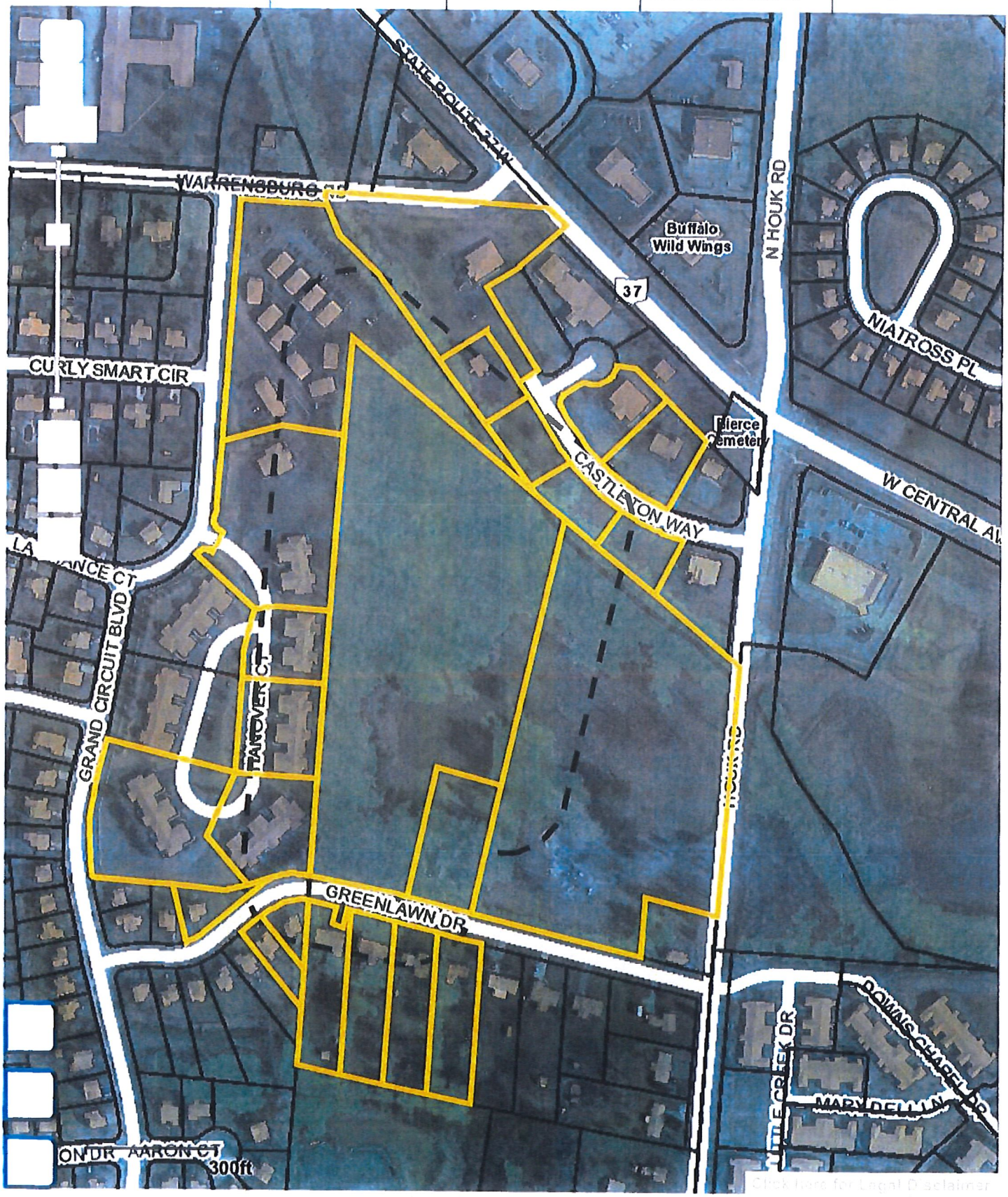
Delaware County GIS

George Kaitsa, MBA, County Auditor
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Robert Parsons, GIS Director
Report an Issue

Select | Identify | Layers | Sales Report | Refresh | Tools | Measure | Printing | Links

Property Search | Advanced Search | Subdivision Search | Intersection Search



Click here for Legal Disclaimer



Delaware County GIS

George Kaitsa, MBA, County Auditor

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Robert Parsons, GIS Director

Report an Issue

Select | Identify | Layers | Sales Report | Refresh | Tools | Maps | Printing | Links

Property Search | Advanced Search | Subdivision Search | Intersection Search



Click here for Legal Disclaimer



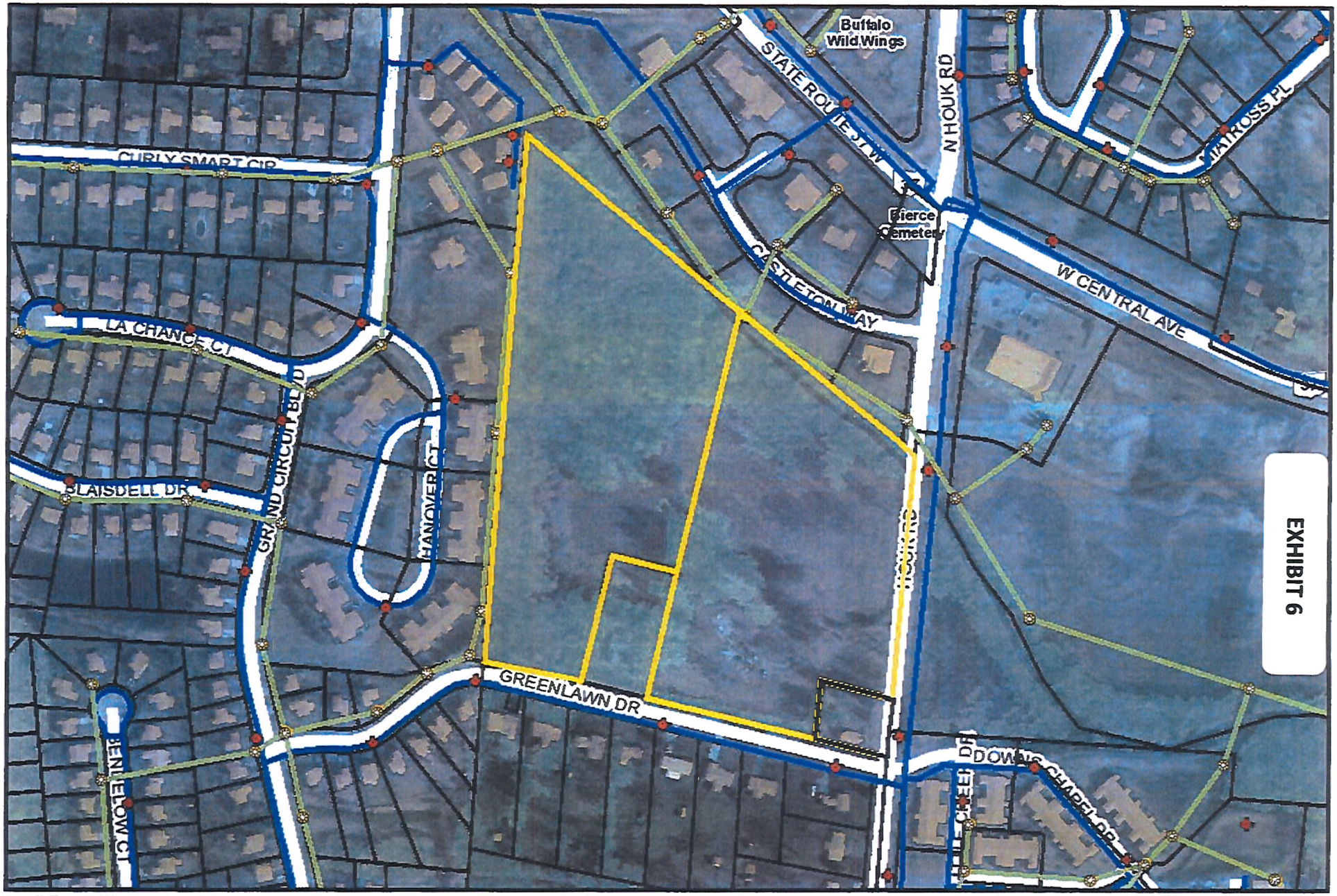
Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 12/16/2020

N W E S

0 155 310 620 ft



Delaware County Auditor
George Kaitsa

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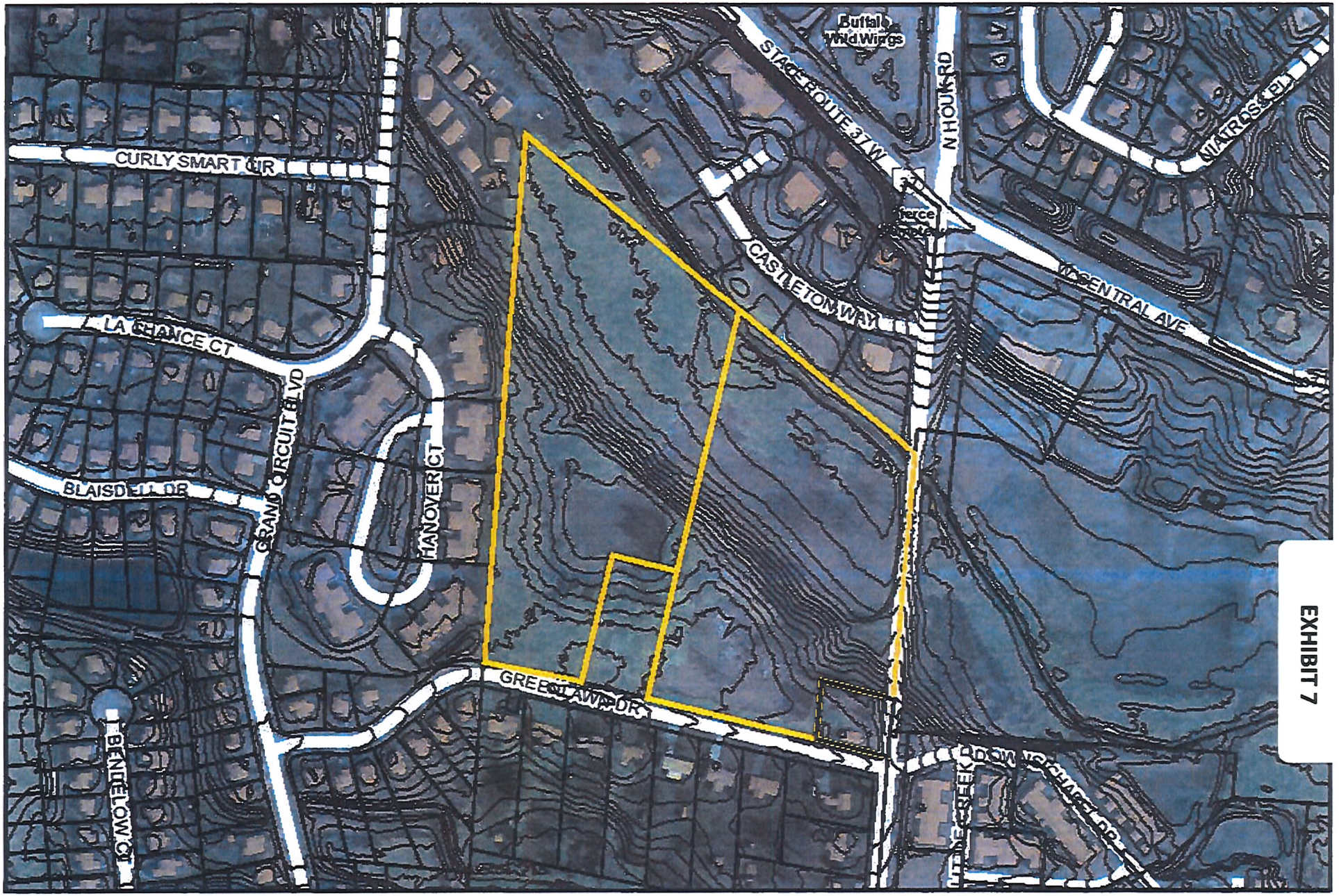


EXHIBIT 7

Delaware County Auditor
George Kaitsa

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Delaware County Auditor
George Kaitsa

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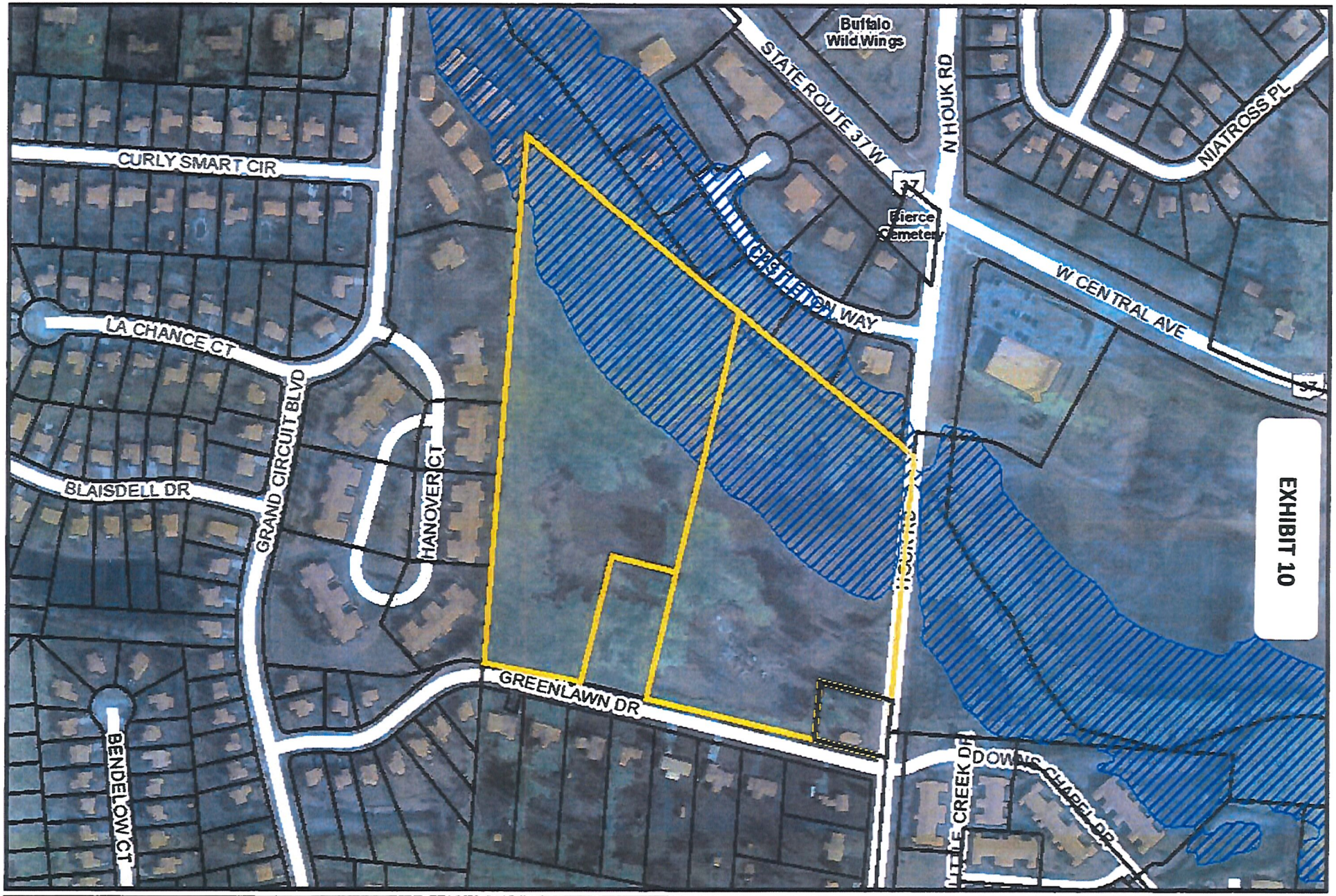
Delaware County Auditor
George Kaitsa

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Delaware County Auditor
George Kaitsa

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Printed on 12/16/2020

N W E S

0 155 310 620 Ft

FEES & CHARGES

PROPERTY OWNERSHIP	TOTAL
AREAGE	18.28
SCHOOL DISTRICT	
NUMBER OF HOUSING DWELLING UNITS	43
FEE OR CHARGES	
REZONING/ANNEXATION/CUP	500.00
PRELIMINARY PLAN / PLAT	1,664.00
FINAL PLAN / PLAT	3,150.00
SUBTOTAL	5,314.00
BUILDING PERMITS AND CHARGES	84,000.00
SANITARY SEWER CAPACITY FEE	173,667.00
WATER CAPACITY FEE	242,950.00
IMPACT FEES	88,924.00
ENGINEERING FEES	76,800.00
TOTAL FEES	**676,969.00**
* AVERAGE ANNUAL UTILITY CHARGE AT BASE RATE	$23,230.00

TOTAL ESTIMATED PROJECT FEES TO BE PAID TO CITY
$676,969.00

TOTAL ESTIMATED ANNUAL INCOME TAX TO BE PAID TO CITY
$85,785.00

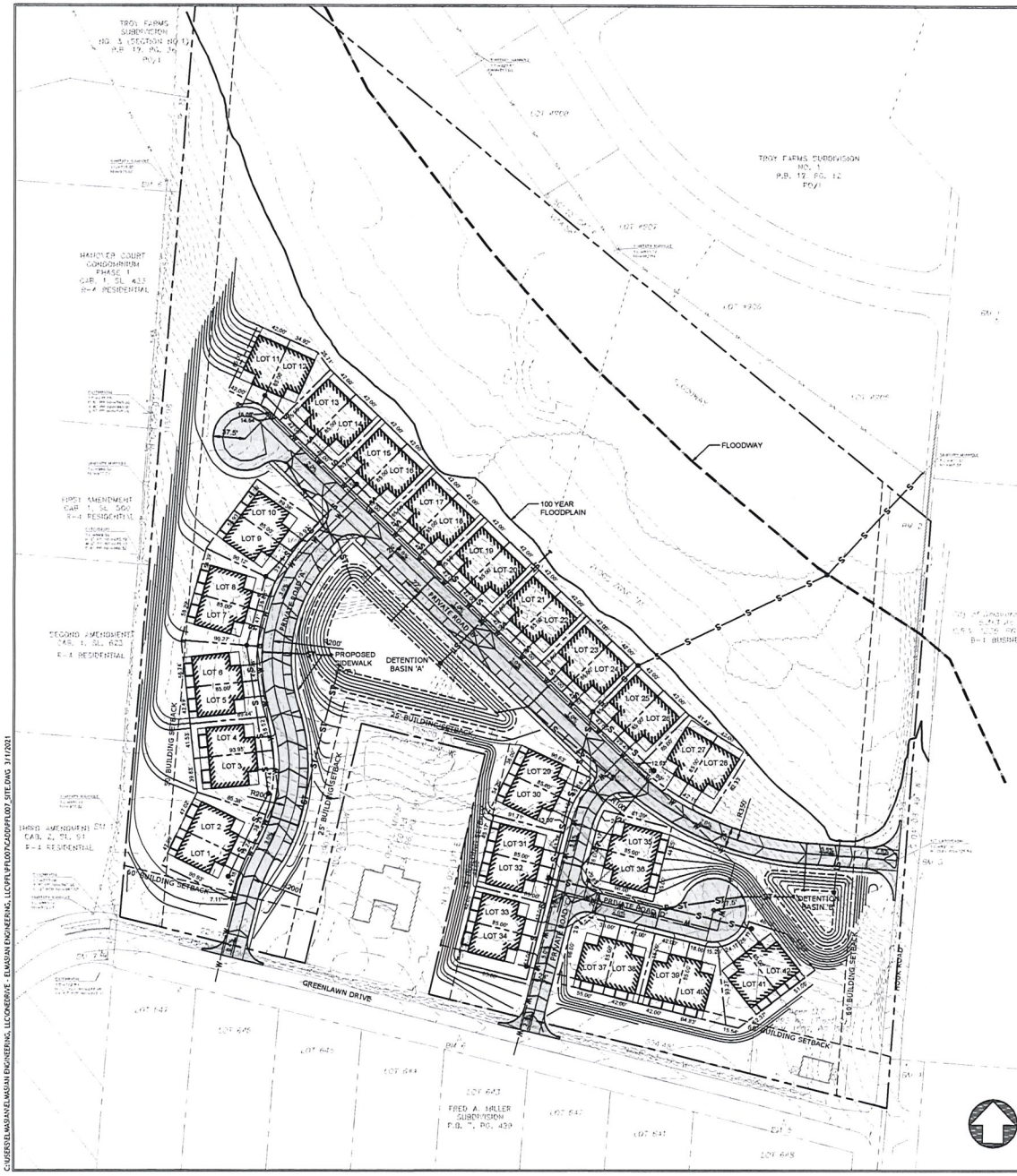
INCOME TAX

SECTION	TYPE OF HOUSES	NUMBER OF UNITS	AVERAGE HHI	CITY TAX	TOTAL TAX
	Walkout Units	18	$107,854.00	$1,995.00	$35,910.00
	Regular Units	25	$107,854.00	$1,995.00	$49,875.00
TOTAL		AVERAGE HOUSEHOLD INCOME		TOTAL ANNUAL INCOME TAX	$85,785.00
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	$69,087.00	U.S. CENSUS BUREAU 2019			
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	$74,194.00	* STATISTICAL ATLAS 2019	DOES NOT INCLUDE INCOME TAXES RECEIVED DURING CONSTRUCTION		
POWELL MEDIAN INCOME	$157,149.00				

PROPERTY TAXES BREAKDOWN
PHASES - WINTERBROOKE PLACE

		AVERAGE SALE PRICE	TOTAL SALE VALUATION	DELAWARE CORP	
	NUMBER OF UNITS				
Walkout Units	18	$300,000.00	$5,400,000.00		
Regular Units	25	$250,000.00	$6,250,000.00		SCHOOLS
TOTAL	43	TOTAL	$11,650,000.00		
		AVERAGE	$270,930.00	$3,802.00	$180,482.00

ADDENDUM D



SITE DATA

PARCEL:	519331020060000 / 519331020030000
ZONING:	R-3 RESIDENTIAL
ACREAGE:	8.00 / 9.780
NO. OF BUILDINGS:	21
NO. OF LOTS:	42
LOT DENSITY:	11.32 LOTS/AC.
AVG. LOT SIZE:	0.08383 AC (3648 SF)
PRIVATE STREET:	1.4723 AC.
COMMON SPACE:	12.5072 AC. (70.9%)

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- PROPOSED WATER LINE

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.


SITE
Marysville Rd
Curly Smart Cir
Plaindell Dr
Hillcrest Dr
Orange Dr
Green Way
Bryan Way
Rachel Ln
Mona Ann Ln
Amelia Ln
Sara St
Dale Dr
Park Dr
Ohio Ave
Maple Dr
Pine Dr
Cherry Dr
Elm Dr
Oak Dr
Walnut Dr
Locust Dr
Chestnut Dr
Spruce Dr
Hickory Dr
Sycamore Dr
Dogwood Dr
Willow Dr
Ash Dr
Birch Dr
Poplar Dr
Cedar Dr
Redwood Dr
Laurel Dr
Ivy Dr
Holly Dr
Fern Dr
Rose Dr
Lily Dr
Daisy Dr
Violet Dr
Iris Dr
Tulip Dr
Lilac Dr
Peony Dr
Orchid Dr
Magnolia Dr
Azalea Dr
Camellia Dr
Gardenia Dr
Jasmine Dr
Honeysuckle Dr
Wisteria Dr
Clematis Dr
Ivy Vine Dr
Creeper Dr
Vine Dr
Trellis Dr
Arbor Dr
Pergola Dr
Gazebo Dr
Patio Dr
Deck Dr
Porch Dr
Balcony Dr
Terrace Dr
Courtyard Dr
Garden Dr
Yard Dr
Lawn Dr
Meadow Dr
Field Dr
Pasture Dr
Barn Dr
Silo Dr
Farmhouse Dr
Ranch Dr
Cottage Dr
Bungalow Dr
Mansion Dr
Castle Dr
Palace Dr
Fortress Dr
Tower Dr
Bridge Dr
Tunnel Dr
Road Dr
Street Dr
Avenue Dr
Boulevard Dr
Lane Dr
Court Dr
Place Dr
Circle Dr
Square Dr
Park Dr
Plaza Dr
Mall Dr
Shopping Center Dr
Office Park Dr
Industrial Park Dr
Business Park Dr
Technology Park Dr
Research Park Dr
Science Park Dr
Medical Park Dr
Hospital Dr
Clinic Dr
Pharmacy Dr
Drugstore Dr
Grocery Store Dr
Supermarket Dr
Convenience Store Dr
Gas Station Dr
Car Wash Dr
Auto Repair Dr
Tire Shop Dr
Body Shop Dr
Paint Shop Dr
Upholstery Shop Dr
Glass Shop Dr
Mirror Shop Dr
Lighting Shop Dr
Electrical Shop Dr
Plumbing Shop Dr
Heating Shop Dr
Cooling Shop Dr
Ventilation Shop Dr
Air Conditioning Shop Dr
Refrigeration Shop Dr
Insulation Shop Dr
Roofing Shop Dr
Siding Shop Dr
Gutter Shop Dr
Downspout Shop Dr
Flashing Shop Dr
Chimney Shop Dr
Fireplace Shop Dr
Stove Shop Dr
Oven Shop Dr
Microwave Shop Dr
Toaster Shop Dr
Blender Shop Dr
Mixer Shop Dr
Food Processor Shop Dr
Juicer Shop Dr
Coffee Maker Shop Dr
Tea Kettle Shop Dr
Espresso Machine Shop Dr
Cappuccino Machine Shop Dr
Latte Machine Shop Dr
Mocha Machine Shop Dr
Hot Chocolate Machine Shop Dr
Ice Cream Maker Shop Dr
Frozen Yogurt Machine Shop Dr
Smoothie Machine Shop Dr
Milkshake Machine Shop Dr
Soda Fountain Shop Dr
Beverage Dispenser Shop Dr
Water Cooler Shop Dr
Ice Machine Shop Dr
Vending Machine Shop Dr
Coin Laundry Shop Dr
Dry Cleaning Shop Dr
Tailor Shop Dr
Alterations Shop Dr
Shoe Repair Shop Dr
Key Cutting Shop Dr
Locksmith Shop Dr
Security System Shop Dr
Alarm System Shop Dr
Surveillance System Shop Dr
Fire Extinguisher Shop Dr
Fire Alarm Shop Dr
Sprinkler System Shop Dr
Emergency Lighting Shop Dr
Exit Sign Shop Dr
Evacuation Plan Shop Dr
Emergency Kit Shop Dr
First Aid Kit Shop Dr
Defibrillator Shop Dr
Oxygen Tank Shop Dr
Respirator Shop Dr
Gas Mask Shop Dr
Hazmat Suit Shop Dr
Protective Clothing Shop Dr
Safety Glasses Shop Dr
Hard Hat Shop Dr
Steel-Toed Boots Shop Dr
Gloves Shop Dr
Earplugs Shop Dr
Earmuffs Shop Dr
Safety Harness Shop Dr
Lanyard Shop Dr
Carabiner Shop Dr
Rope Shop Dr
Webbing Shop Dr
Buckle Shop Dr
Strap Shop Dr
Tether Shop Dr
Anchor Shop Dr
Lifeline Shop Dr
Rescue Equipment Shop Dr
Confined Space Entry Shop Dr
Trench Shoring Shop Dr
Excavation Shop Dr
Demolition Shop Dr
Asbestos Abatement Shop Dr
Lead Paint Removal Shop Dr
Mold Remediation Shop Dr
Water Damage Restoration Shop Dr
Fire Damage Restoration Shop Dr
Biohazard Cleanup Shop Dr
Crime Scene Cleanup Shop Dr
Trauma Scene Cleanup Shop Dr
Suicide Cleanup Shop Dr
Hoarding Cleanup Shop Dr
Pest Control Shop Dr
Termite Control Shop Dr
Rodent Control Shop Dr
Bird Control Shop Dr
Wildlife Control Shop Dr
Animal Control Shop Dr
Veterinary Clinic Dr
Animal Hospital Dr
Pet Store Dr
Dog Grooming Shop Dr
Cat Grooming Shop Dr
Pet Boarding Shop Dr
Pet Daycare Shop Dr
Pet Training Shop Dr
Pet Obedience School Dr
Pet Agility Course Dr
Pet Park Dr
Dog Park Dr
Cat Park Dr
Pet Cemetery Dr
Pet Crematorium Dr
Pet Memorial Dr
Pet Urn Shop Dr
Pet Casket Shop Dr
Pet Headstone Shop Dr
Pet Grave Marker Shop Dr
Pet Grave Liner Shop Dr
Pet Grave Vault Shop Dr
Pet Grave Cover Shop Dr
Pet Grave Flowers Shop Dr
Pet Grave Wreath Shop Dr
Pet Grave Blanket Shop Dr
Pet Grave Pillow Shop Dr
Pet Grave Ornament Shop Dr
Pet Grave Statue Shop Dr
Pet Grave Fountain Shop Dr
Pet Grave Bird Bath Shop Dr
Pet Grave Sundial Shop Dr
Pet Grave Wind Chime Shop Dr
Pet Grave Solar Light Shop Dr
Pet Grave Path Light Shop Dr
Pet Grave Spotlight Shop Dr
Pet Grave Floodlight Shop Dr
Pet Grave Motion Sensor Shop Dr
Pet Grave Timer Shop Dr
Pet Grave Photocell Shop Dr
Pet Grave Dusk to Dawn Shop Dr
Pet Grave Low Voltage Shop Dr
Pet Grave Transformer Shop Dr
Pet Grave Wire Shop Dr
Pet Grave Connector Shop Dr
Pet Grave Splice Shop Dr
Pet Grave Conduit Shop Dr
Pet Grave Junction Box Shop Dr
Pet Grave Outlet Shop Dr
Pet Grave Switch Shop Dr
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CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☑ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☑ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Currently Unnamed Address 305 Houk Road, Delaware, OH 43015

Acreage 18.28 Square Footage _____ Number of Lots _____ Number of Units 42

Zoning District/Land Use R-3 Proposed Zoning/Land Use R3 w/ PRD overlay Parcel # 519-331-02-003-000, 519-331-02-005-000, 519-331-02-006-000

Applicant Name WEEE LLC Contact Person George A. Rodman

Applicant Address 1191 River Road, Ostrander, OH 43061

Phone 740-272-0465 Fax _____ E-mail georgerodman@mail.com

~~Owner Name~~ Architect Architectural Alliance Contact Person John Oney, CEO

~~Owner~~ Architect Address 49 East 3rd Avenue, Apt. 118, Columbus, OH 43201

Phone 614-469-7500 Fax _____ E-mail joney@archall.com

~~Engineer/Architect~~/Attorney Michael R. Shade Contact Person _____

Address 236 West Central Avenue, Delaware, OH 43015-1739

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

George A. Rodman
Owner Signature

George A. Rodman
Owner Printed Name

_____
Agent Signature

Michael R. Shade
Agent Printed Name

Sworn to before me and subscribed in my presence this 4 day of February, 2021.

NOTARY PUBLIC STATE OF OHIO
TREESE FARRELL
Notary Public, State of Ohio
My Commission Expires
February 18, 2022
Notary Stamp

Treese Farrell
Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 17 | DATE: 04/12/2021

ORDINANCE NO: 21-25 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 14 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 26.924 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON HARVEST WALK LOOP, SOLAR WIND ROAD AND WEST WIND ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on April 7, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-25

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 14 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 26.924 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON HARVEST WALK LOOP, SOLAR WIND ROAD AND WEST WIND ROAD.

WHEREAS, the Planning Commission at its meeting on April 7, 2021 recommended approval of a Final Development Plan request by Pulte Homes for the Communities at Glenross Section 14 containing 44 single family lots on approximately 26.924 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road (PC 2021-0601) and

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

SECTION 1. That the Final Development Plan request by Pulte Homes for the Communities at Glenross Section 14 containing 44 single family lots on approximately 26.924 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The City Engineer, Pulte Homes and adjacent developer of Winterbrook Place shall negotiate the details of connecting and constructing Winterbourne Drive between each development.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.

6. The Winterbourne Drive mound and landscape buffering shall match the existing buffering in Section 11, 12, and 13 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A street tree plan shall be approved by the Shade Tree Commission.
8. The bike path along both sides of Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. The proposed Tree Removal and Landscape Plan shall achieve compliance with the approved Communities at Glenross Tree Replacement Plan on November 13, 2020.
12. The developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 18 DATE: 04/12/2021

ORDINANCE NO: 21-26 RESOLUTION NO:

READING: FIRST PUBLIC HEARING:NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 14 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 26.924 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON HARVEST WALK LOOP, SOLAR WIND ROAD AND WEST WIND ROAD.

BACKGROUND:
See attached report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on April 7, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-26

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 14 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 26.924 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON HARVEST WALK LOOP, SOLAR WIND ROAD AND WEST WIND ROAD.

WHEREAS, the Planning Commission at its meeting on April 7, 2021 recommended approval of a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 14 containing 44 single family lots on approximately 26.924 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road (PC 2021-0603).

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

SECTION 1. That the Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 14 containing 44 single family lots on approximately 26.924 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The City Engineer, Pulte Homes and adjacent developer of Winterbrooke Place shall negotiate the details of connecting and constructing Winterbourne Drive between each development.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive mound and landscape buffering shall match the existing buffering in Section 11, 12, and 13 of the Communities at

Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.

7. A street tree plan shall be approved by the Shade Tree Commission.
8. The bike path along both sides of Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. The proposed Tree Removal and Landscape Plan shall achieve compliance with the approved Communities at Glenross Tree Replacement Plan on November 13, 2020.
12. The developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0601 & 0603
REQUEST: Multiple Requests
PROJECT: Communities at Glenross – Section 14
MEETING DATE: April 7, 2021

APPLICANT/OWNER
Pulte Homes
475 Metro Place South Suite 200
Dublin, Ohio 43017

REQUEST
2021-0601: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.
2021-0603: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road, west of Winterbourne Drive and just east of the Glenross Golf Course. The subject site is zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District). The properties to the north, south, and west are zoned R-2 PMU while the property to the west is zoned PO/I PMU (Planned Office / Institutional with a Planned Mixed-Use Overlay District).

BACKGROUND

This project has an extensive zoning history that dates back to 2006, but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan, and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross for 487 single family lots on approximately 210.7 acres (sections 11-22). The Final Development Plan and Final Subdivision Plat for Sections 11 and 12 were approved in 2017. The Final Development Plan and Final Subdivision Plat for Section 15 was approved in 2018, Section 13 was approved in 2019, Section 16 was approved in 2020 and recently Sections 17 and 19 were approved in 2021.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 14 which consists of 44 single-family lots on 26.924 acres.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject site is R-2 PMU which has a specific development plan and text for the subject development. From a procedural perspective, Final Development Plans and Final Subdivision Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The development text sets forth development standards for the residential development which has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc. Section 14 is in Sub-Area IA of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer and all other comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development to the end of Section 14, the remaining southernmost panhandle shall be dedicated to the City as right-of-way.
- **ROADS AND ACCESS:** Section 14 is located south of Cheshire Road and would be accessed from Winterbourne Drive which is the main north/south spine road for Sections 11-22 located south of Cheshire Road. There are four different access points to Section 14 which connects to Section 13 to the north. West Wind Road will extend north and south through Section 14 and Solar Wind Road extends east to west, and Harvest Walk Loop extends from the end of West Wind Road to create a loop that connects to Silver Branch Drive in Section 13. All the streets are public and would have sidewalks on both sides of the street. In addition, there shall be no street parking near intersections or along the curved roads in this section. Finally, the City Engineer, Pulte Homes and adjacent developer of Winterbrook Place is negotiating the details of connecting and constructing Winterbourne Drive between each development.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan identifies a bike path along both sides of Winterbourne Drive through the subject section that would connect into the City network per the approved Preliminary Development Plan. In addition, there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** Per the approved development text, the subject lots in Section 14 would be a minimum lot area of 10,400 square feet with minimum 80 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yard setback would be 30 feet (decks and patios may encroach into the setback, but not closer than 15 feet from the lot line), and the side yard setback would be 10 feet with a minimum house size of 2,000 square feet. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code. An approximate 8.704 acres of reserve area buffers the subject section from Winterbourne Drive that contains mounding, landscaping, and a bike path.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The single-family lots in Sections 14 would require the following design requirements: 1.) 100% of all the façade elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick, stone, fiber cement siding, wood, stucco; 2.) Stucco shall not exceed 50% of the front elevation 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING:** A comprehensive landscape plan has been submitted which includes street trees along Winterbrook Drive, West Wind Road, Solar Wind Road, and Harvest Walk Loop. In addition, there will be mounding and landscaping in the reserve areas along the bike path in the eastern portion of Section 14 that shall be consistent with the existing landscaping in Sections 12 and 13. Also, the developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per the approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction. The Shade Tree Commission would need to approve all landscape plans.
- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. Within Section 14, lots 13406 and 13407 contain 6.968 acres which will primarily be utilized for detention. In addition, lot 13408 contains 1.736 acres which contains a bike path, mounding, and landscaping. All of the open space shall be maintained by the existing Homeowner's Association.
- **TREE PRESERVATION:** The developer has provided a tree inventory for Section 14 of trees being removed/preserved and a landscape plan identifying new trees being planted less the required street trees. The developer is removing 57 qualified trees totaling 905 caliper inches while 13 deciduous trees (minimum 2.5 caliper inches), 10 ornamental trees (minimum 2 caliper inches), and 20 evergreen trees (minimum 6 foot high at installation) are being planted (which total 127.5 caliper inches). This proposed tree removal/preservation plan for Section 14 is just one segment of the overall tree removal/preservation plan for

the Communities at Glenross Sections 11-22 that was approved by staff in November 2020. An overall 1,918 caliper inches will be removed in Sections 11-22 and will be replaced by 2,467.5 caliper inches throughout these sub-sections which ultimately is a significant surplus of caliper inches of trees. As mentioned above, the developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per the approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction. Therefore, the proposed tree removal/preservation plan for Section 14 achieves compliance with Chapter 1168 Tree Preservation Regulations as the overall plan for Section 11-22 will replace more trees than removed.

- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.

STAFF RECOMMENDATION – (2021-0601 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes for a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The City Engineer, Pulte Homes and adjacent developer of Winterbrook Place shall negotiate the details of connecting and constructing Winterbourne Drive between each development.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive mound and landscape buffering shall match the existing buffering in Section 11, 12, and 13 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A street tree plan shall be approved by the Shade Tree Commission.
8. The bike path along both sides of Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. The proposed Tree Removal and Landscape Plan shall achieve compliance with the approved Communities at Glenross Tree Replacement Plan on November 13, 2020.
12. The developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction.

STAFF RECOMMENDATION – (2021-0603 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road, with the following conditions that:

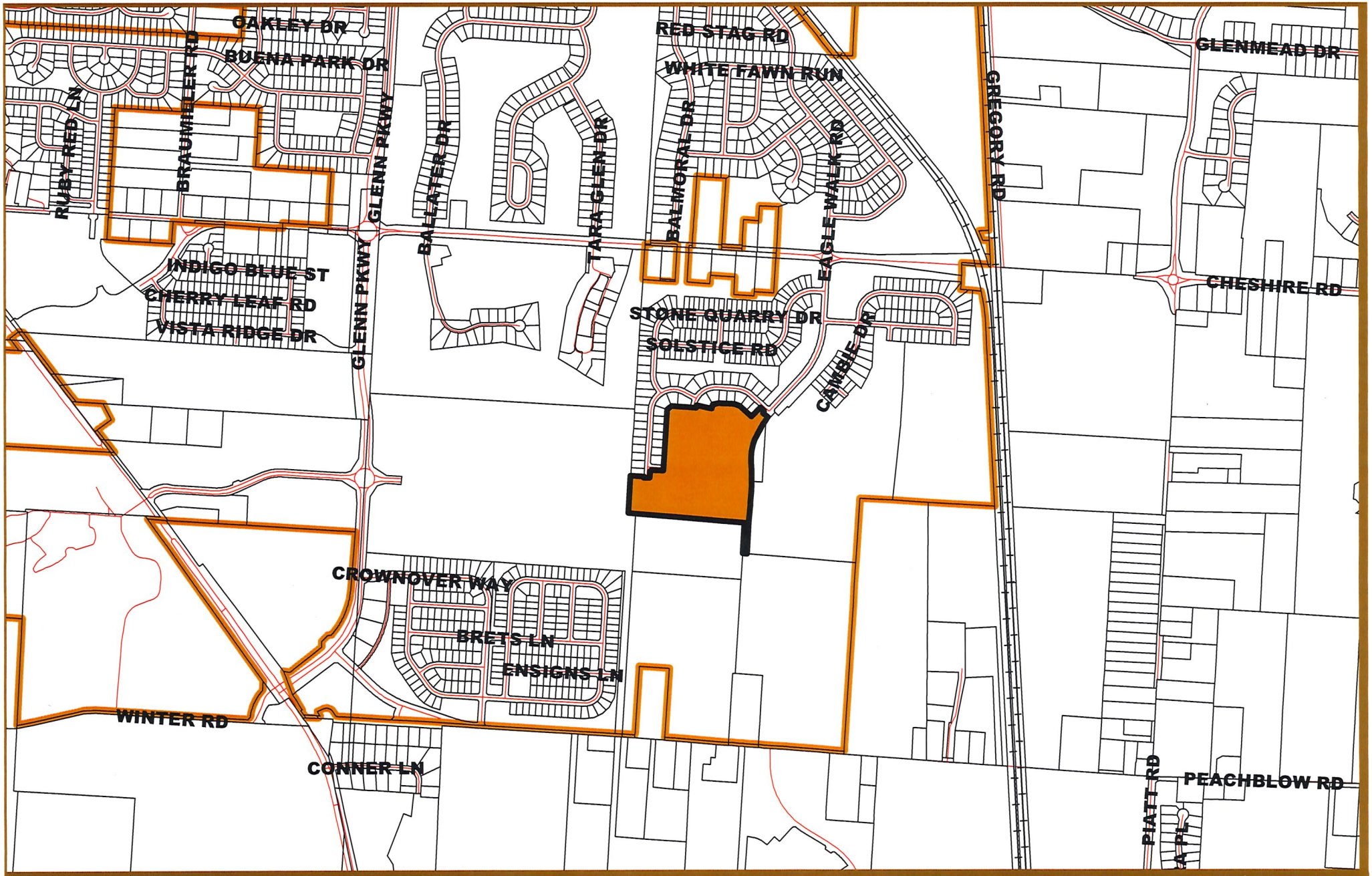
1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The City Engineer, Pulte Homes and adjacent developer of Winterbrooke Place shall negotiate the details of connecting and constructing Winterbourne Drive between each development.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive mound and landscape buffering shall match the existing buffering in Section 11, 12, and 13 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A street tree plan shall be approved by the Shade Tree Commission.
8. The bike path along both sides of Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. The proposed Tree Removal and Landscape Plan shall achieve compliance with the approved Communities at Glenross Tree Replacement Plan on November 13, 2020.
12. The developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

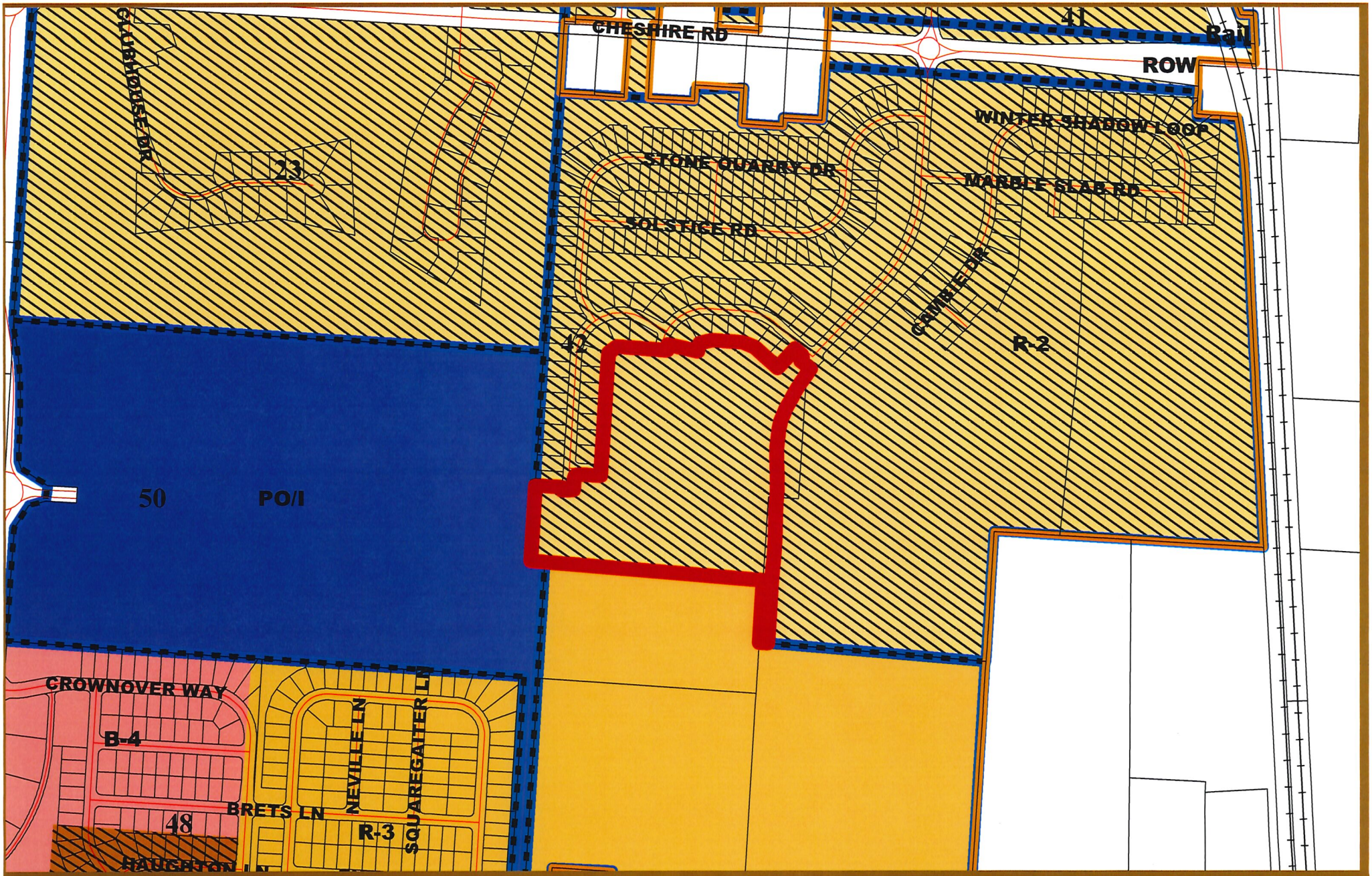
FILE:
ORIGINAL: **03/30/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-0601 & 0603
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 14
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0601 & 0603
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 14
Zoning Map

N

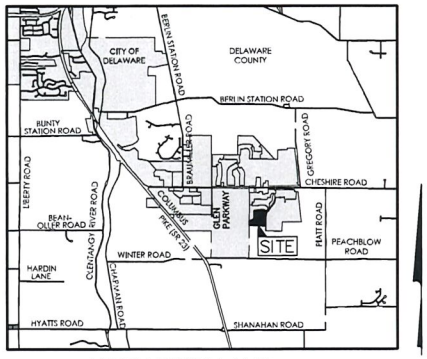


EST 1808
CITY OF
DELAWARE
OHIO

2021-0601 & 0603
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 14
Aerial (2019) Map

N

COMMUNITIES AT GLENROSS
SECTION 14



LOCATION MAP

NO SCALE

PREPARED FOR:

PulteGroup

475 METRO PLACE SOUTH

SUITE 200

DUBLIN, OHIO 43017

PH. 614-376-1000

SUBMITTAL: MARCH 3, 2021

CIVIL ENGINEER

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

INDEX OF DRAWINGS

FINAL PLAT:	
SECTION 14 :	SHEET 1-3
SITE PLAN:	SHEET 4
LIGHTING PLAN:	SHEET 5-6
TREE INVENTORY & REMOVAL PLAN:	SHEET 7
STREET TREE PLAN:	SHEET 8-9
ILLUSTRATIVE SITE PLAN:	SHEET 10
LANDSCAPE PLAN:	SHEET L-1 & L-2

THE COMMUNITIES AT GLENROSS
SECTION 14

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (1.571 acres) and 28 (25.353 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 26.924 acres of land, more or less, said 26.924 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 10, Tract 1 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 14"**, a subdivision containing Lots numbered 13362 to 13408, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Harvest Walk Loop, Solar Wind Road, West Wind Road and Winterbourne Drive (5.289 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this ___day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. _____ approved by the Planning Commission on this _____ day of _____, 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Harvest Walk Loop, Solar Wind Road, West Wind Road and Winterbourne Drive (5.289 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____, 20___
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____, 20___
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____, 20___
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____, 20___
William L. Ferrayno, P.E., Public Works Director/City Engineer, Delaware, Ohio

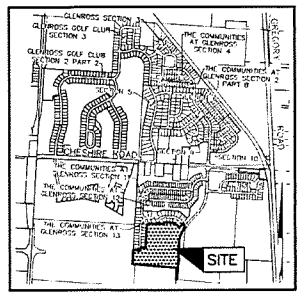
Approved this ____ Day of _____, 20___
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this ____ day of _____, 20___.
Auditor, Delaware County, Ohio

Filed for record this ____ day of _____, 20___ at _____ M.
Fee $
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 17, of record in Cabinet 3, Slide 456, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kildare Drive has a bearing of South 61°09'41" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: (614) 775-4500 Toll Free: (866) 775-3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊛ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

THE COMMUNITIES AT GLENROSS
SECTION 14

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 14 in effect at the time of platting of The Communities at Glenross Section 14 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	5 feet
Rear yard:	15 feet
Zoning classification:	PMH/R2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private lot restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 14 are subject to the terms, conditions, restrictions (including lighting and house street and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1129.

NOTE "D": All utilities within The Communities at Glenross Section 13 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	26.924 Ac.
Acreage in Lots 13406, 13407 and 13408	8.704 Ac.
Acreage in remaining lots	12.931 Ac.
Acreage in right-of-way	5.289 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 14 is out of the following Delaware County Parcel Numbers:

418320101035000	26.369 Ac.
418320101040000	0.555 Ac.

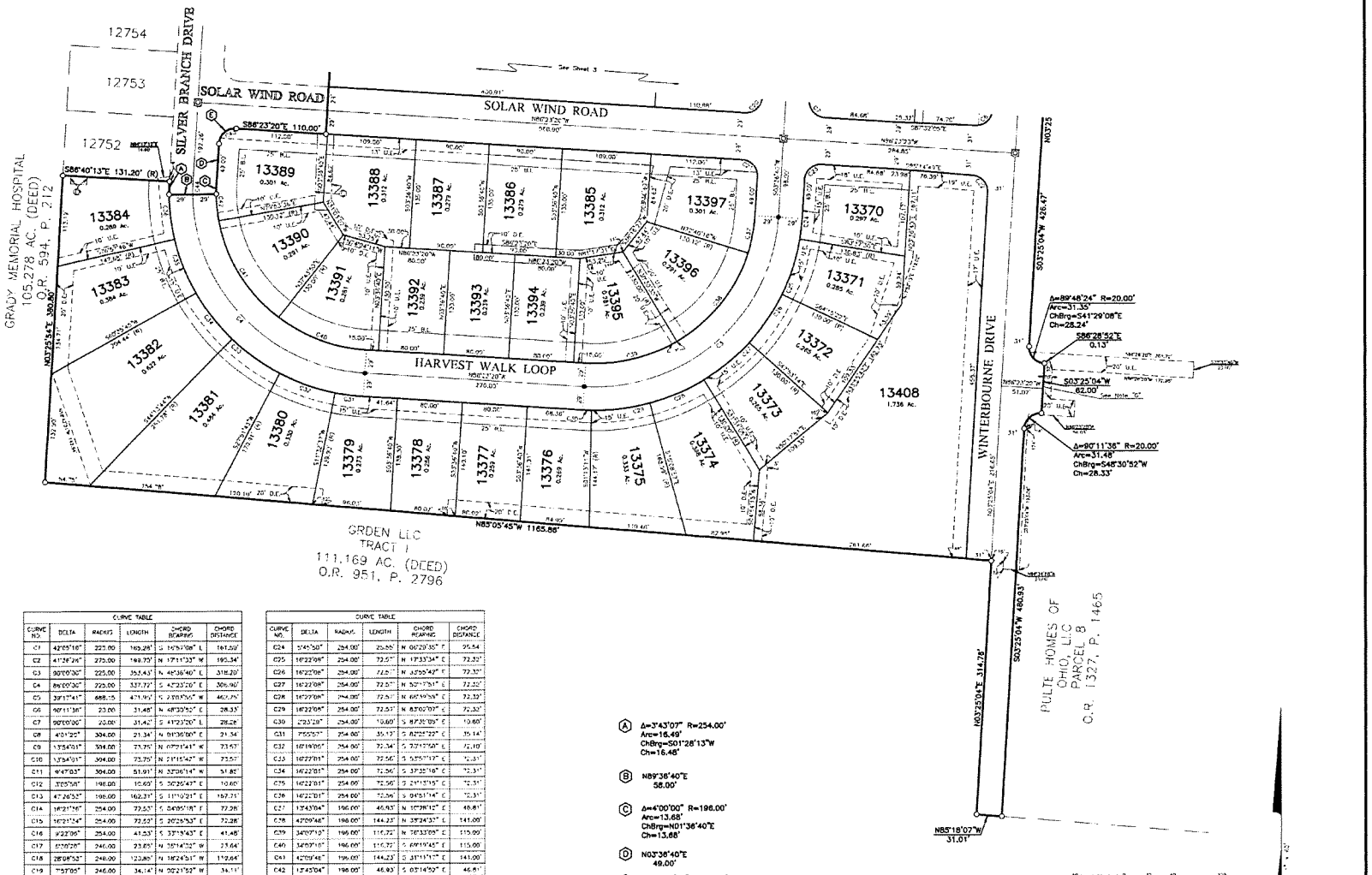
NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H" - LOTS 13406, 13407 & 13408: Lots 13406, 13407 & 13408, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Communities at Glenross subdivision for open space and stormwater facilities.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 14 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "J": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "K" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - SOLAR WIND ROAD: The City of Delaware, Ohio is hereby granted a non-exclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the easterly terminus of Solar Wind Road on that parcel owned by Pulte Homes of Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Delaware.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	42°05'16"	225.00	165.28'	S 16°57'08" E	161.59'
C2	41°28'26"	275.00	198.99'	N 17°11'37" W	194.64'
C3	90°00'00"	225.00	353.43'	N 48°36'40" E	318.20'
C4	86°00'30"	225.00	337.72'	S 42°23'20" E	306.90'
C5	39°17'41"	688.15	471.99'	S 70°03'55" W	462.79'
C6	90°11'36"	20.00	31.48'	N 48°30'52" E	28.33'
C7	90°00'00"	20.00	31.42'	S 41°23'20" E	28.28'
C8	4°01'26"	304.00	21.34'	N 01°36'00" E	21.34'
C9	13°54'01"	304.00	73.75'	N 07°21'41" W	73.57'
C10	13°54'01"	304.00	73.75'	N 21°15'42" W	73.57'
C11	9°47'03"	304.00	51.91'	N 32°36'14" W	51.85'
C12	3°05'58"	198.00	10.69'	S 30°26'47" E	10.69'
C13	47°26'52"	198.00	163.97'	S 11°19'21" E	159.31'
C14	16°23'36"	254.00	72.67'	S 04°05'18" E	72.42'
C15	16°23'36"	254.00	72.67'	S 20°28'53" E	72.42'
C16	9°22'06"	254.00	41.53'	S 33°15'43" E	41.48'
C17	5°10'28"	246.00	23.05'	N 35°14'52" W	23.04'
C18	28°08'52"	246.00	120.86'	N 18°24'51" W	119.64'
C19	7°57'05"	246.00	34.14'	N 00°21'52" W	34.11'
C20	90°00'00"	20.00	31.42'	N 48°36'40" E	28.28'
C21	90°00'00"	20.00	31.42'	N 41°23'20" W	28.28'
C22	89°46'24"	20.00	31.35'	N 41°29'08" W	28.24'
C23	90°00'00"	20.00	31.42'	S 48°36'40" W	28.28'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C24	5°45'50"	254.00'	25.55'	N 00°29'35" E	25.54'
C25	16°22'06"	254.00'	72.57'	N 17°33'34" E	72.32'
C26	16°22'06"	254.00'	72.57'	N 33°55'40" E	72.32'
C27	16°22'06"	254.00'	72.57'	N 50°17'31" E	72.32'
C28	16°22'06"	254.00'	72.57'	N 66°39'58" E	72.32'
C29	16°22'06"	254.00'	72.57'	N 82°50'07" E	72.32'
C30	2°23'28"	254.00'	10.60'	S 89°35'09" E	10.60'
C31	7°55'57"	254.00'	35.17'	S 82°25'27" E	35.14'
C32	16°19'06"	254.00'	72.34'	S 73°12'50" E	72.10'
C33	16°22'01"	254.00'	72.56'	S 57°15'17" E	72.31'
C34	16°22'01"	254.00'	72.56'	S 41°33'16" E	72.31'
C35	16°22'01"	254.00'	72.56'	S 25°51'15" E	72.31'
C36	16°22'01"	254.00'	72.56'	S 10°09'14" E	72.31'
C37	13°43'04"	198.00'	46.93'	N 10°28'12" E	46.81'
C38	47°09'48"	198.00'	144.23'	N 38°24'37" E	141.00'
C39	34°07'10"	198.00'	116.72'	N 76°33'05" E	115.00'
C40	34°07'10"	198.00'	116.72'	S 69°19'45" E	115.00'
C41	47°09'48"	198.00'	144.23'	S 31°11'17" E	141.00'
C42	13°43'04"	198.00'	46.93'	S 03°14'52" E	46.81'
C43	90°00'00"	20.00'	31.42'	S 48°36'40" W	28.28'
C44	4°00'00"	225.00'	15.71'	S 01°36'40" W	15.71'
C45	24°57'32"	225.00'	98.01'	S 16°34'16" W	97.24'

(A) Δ=3°43'07" R=254.00' Arc=16.49' ChBrg=S01°28'13"W Ch=16.48'

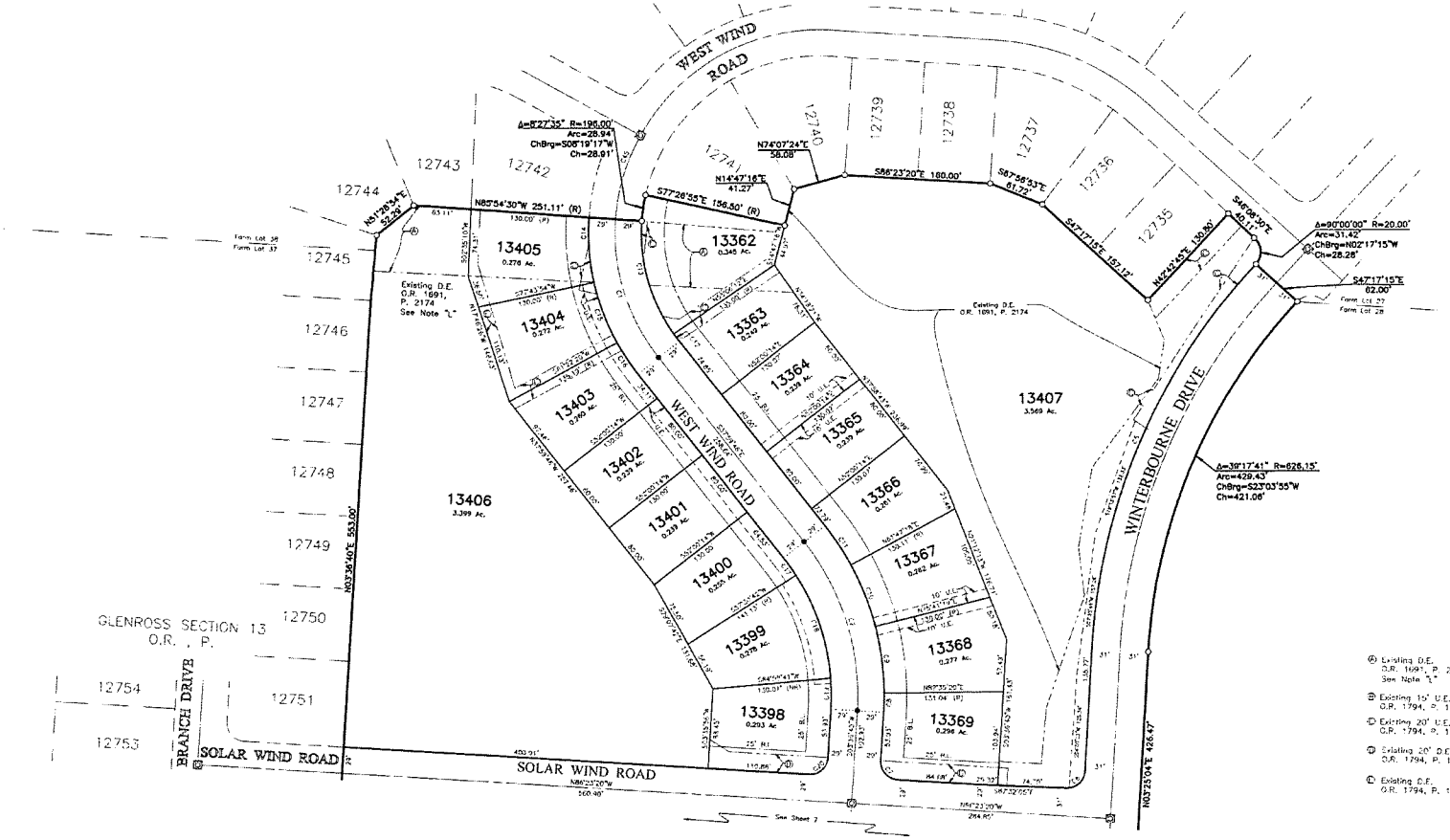
(B) N89°36'40"E 58.00'

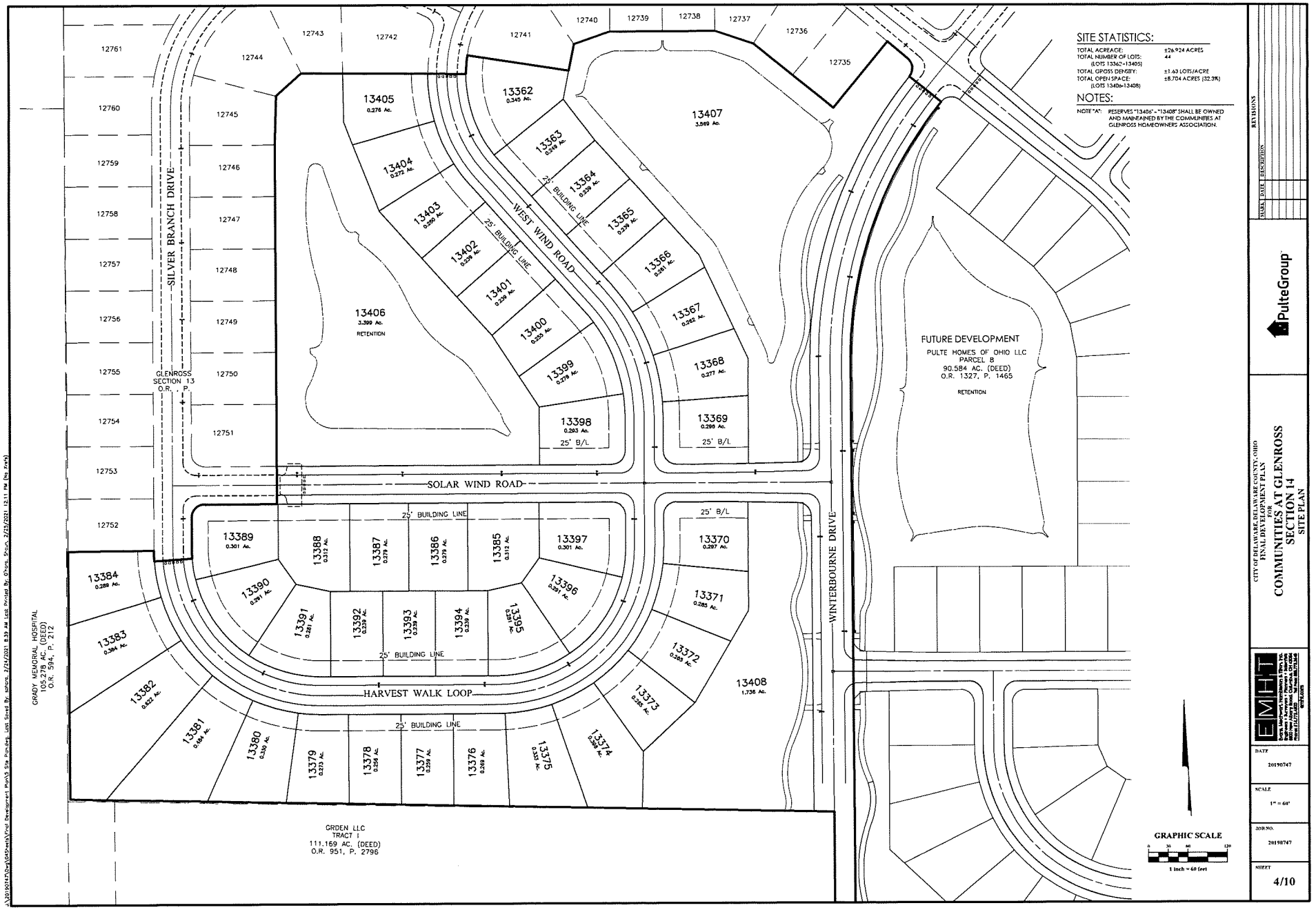
(C) Δ=4°00'00" R=198.00' Arc=13.68' ChBrg=N01°36'40"E Ch=13.68'

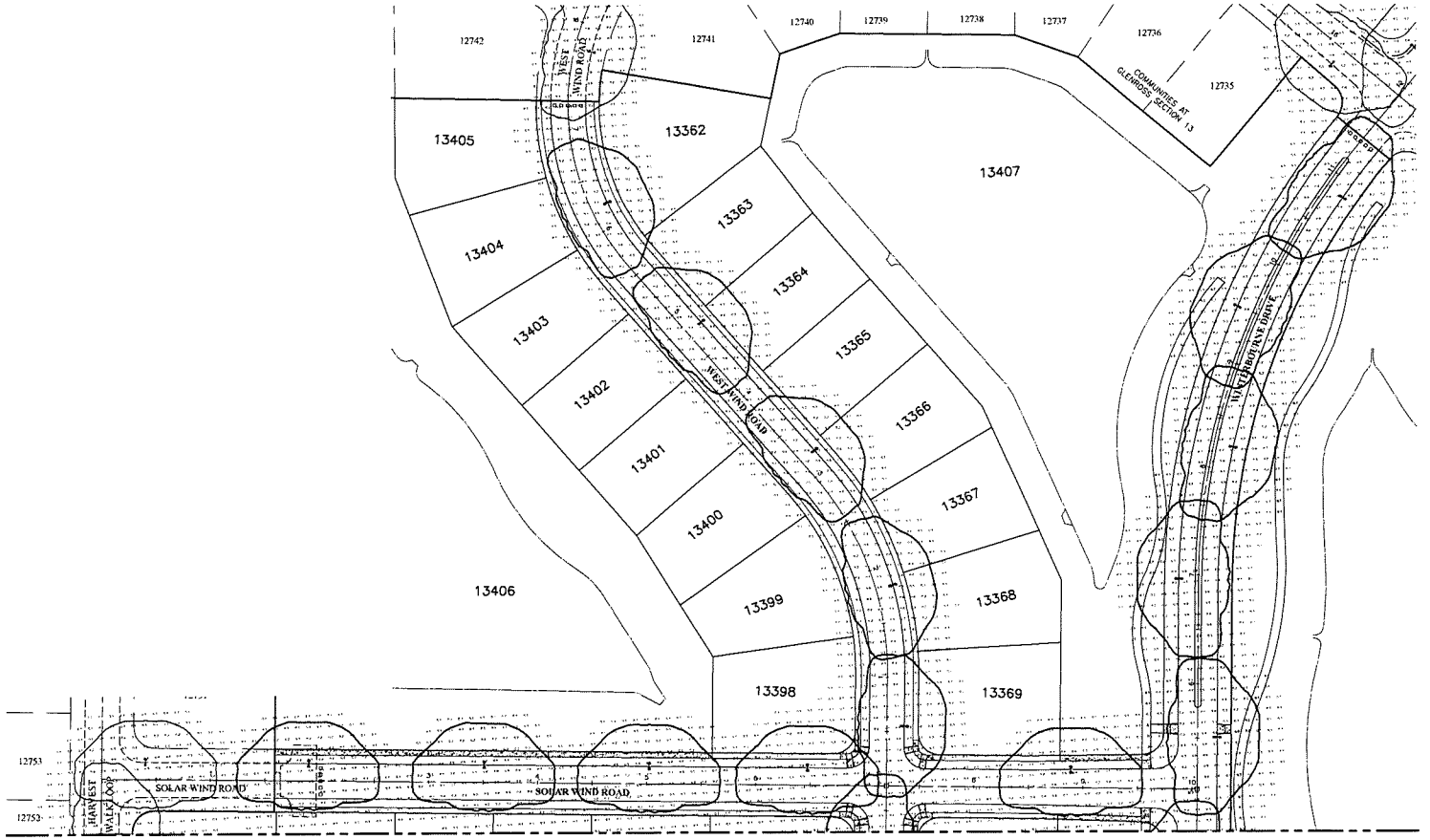
(D) N03°36'40"E 49.00'

(E) Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N48°36'40"E Ch=28.28'

THE COMMUNITIES AT GLENROSS
SECTION 14




SITE STATISTICS:
TOTAL ACREAGE: ±26.924 ACRES
TOTAL NUMBER OF LOTS: 44
(LOTS 13362-13405)
TOTAL GROSS DENSITY: ±1.63 LOTS/ACRE
TOTAL OPEN SPACE: ±8.704 ACRES (32.3%)
(LOTS 13406-13408)
NOTES:
NOTE "A": RESERVES "13406" - "13408" SHALL BE OWNED AND MAINTAINED BY THE COMMUNITIES AT GLENROSS HOMEOWNERS ASSOCIATION.
SILVER BRANCH DRIVE
WEST WIND ROAD
SOLAR WIND ROAD
HARVEST WALK LOOP
WINTERBOURNE DRIVE
25' BUILDING LINE
25' B/L
RETENTION
FUTURE DEVELOPMENT
PULTE HOMES OF OHIO LLC
PARCEL B
90.584 AC. (DEED)
O.R. 1327, P. 1465
GLENROSS SECTION 13 O.R. , P.
GRADY MEMORIAL HOSPITAL
105.2 AC. (DEED)
O.R. 594, P. 212
GRDEN LLC
TRACT I
111.169 AC. (DEED)
O.R. 951, P. 2796
GRAPHIC SCALE
1 inch = 60 feet
REVISIONS
MARK DATE DESCRIPTION
PulteGroup
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
SITE PLAN
EMH&T
DATE
20190747
SCALE
1" = 60'
JOB NO.
20198747
SHEET
4/10



CONTINUATION LINE SEE SHEET 6

LUMINAIRE SCHEDULE					
Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH GranVille LED Classic: Granville LED Classic, LED Performance Package 30, 3000 series CCT, Auto-sensing voltage (120 thru 277), Modern style swing open design, Custom Match Color, Glass asymmetric, type III, Ribs and bands Standard, Gold trim, 7 pin NEMA photocontrol external, Factory programmed to 75 percent of base, Shorting Cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	7937	0.75	57

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Winterbourne Drive	0.5 fc	0.9 fc	0.2 fc	4.5:1	2.5:1
West Wind Road	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
Solar Wind Road	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
Harvest Walk Loop	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
Site Sidewalks	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

LEGEND

Proposed Luminaire Template (0.1 Foot-Candle Influence)

Ex. Luminaire Template (0.1 Foot-Candle Influence)

REVISIONS

NUM.	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
LIGHTING PLAN

EMH&T
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road
New Albany, Ohio 43054
614.775.4500
emht.com

DATE 20190747

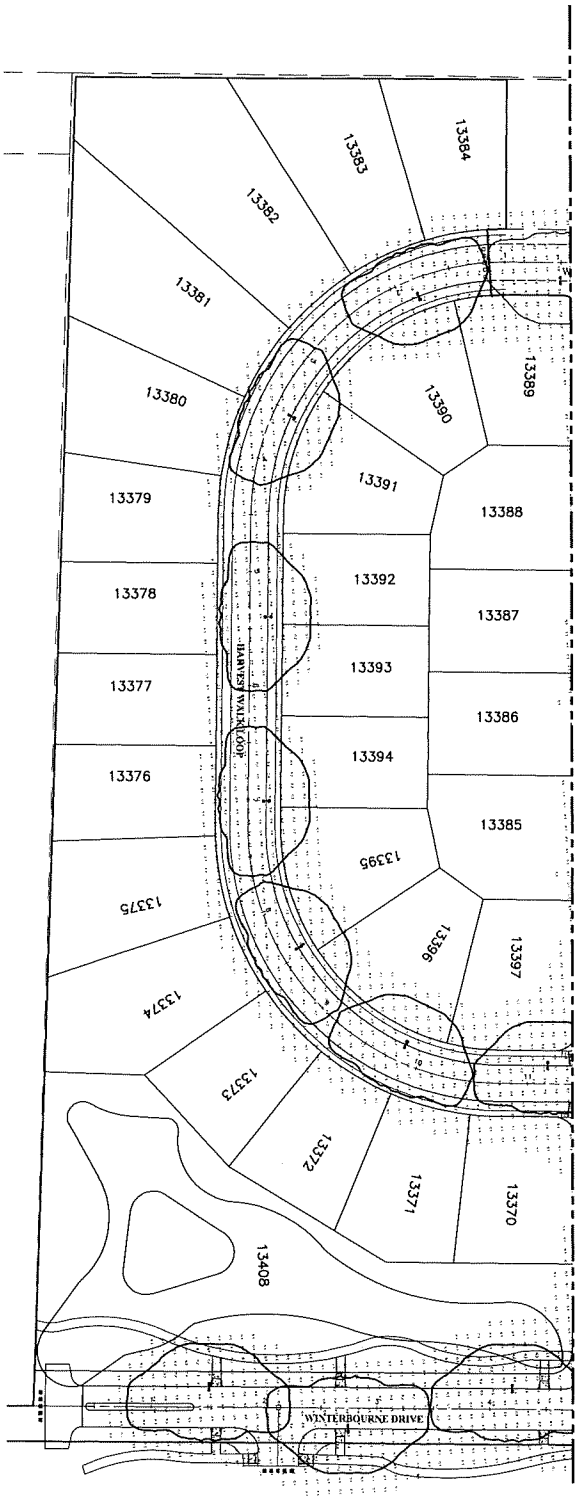
SCALE 1" = 50'

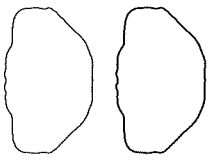
JOB NO. 20190747

SHEET 5/10

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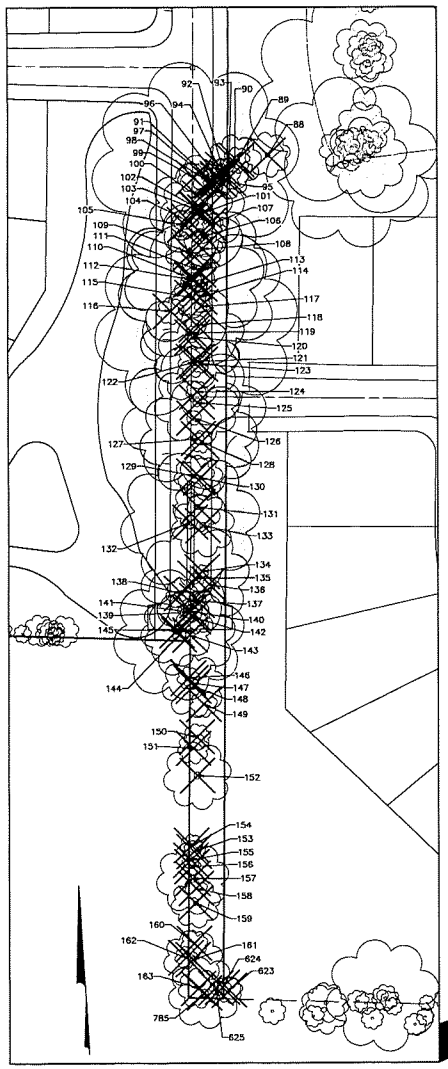


LEGEND



SHEET 6 of 10	JOB NO. 20190747	SCALE 1" = 50'	DATE 2/23/2021	EMH,T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 8800 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR COMMUNITIES AT GLENROSS SECTION 14 LIGHTING PLAN	PulteGroup

REVISIONS		
MARK	DATE	DESCRIPTION

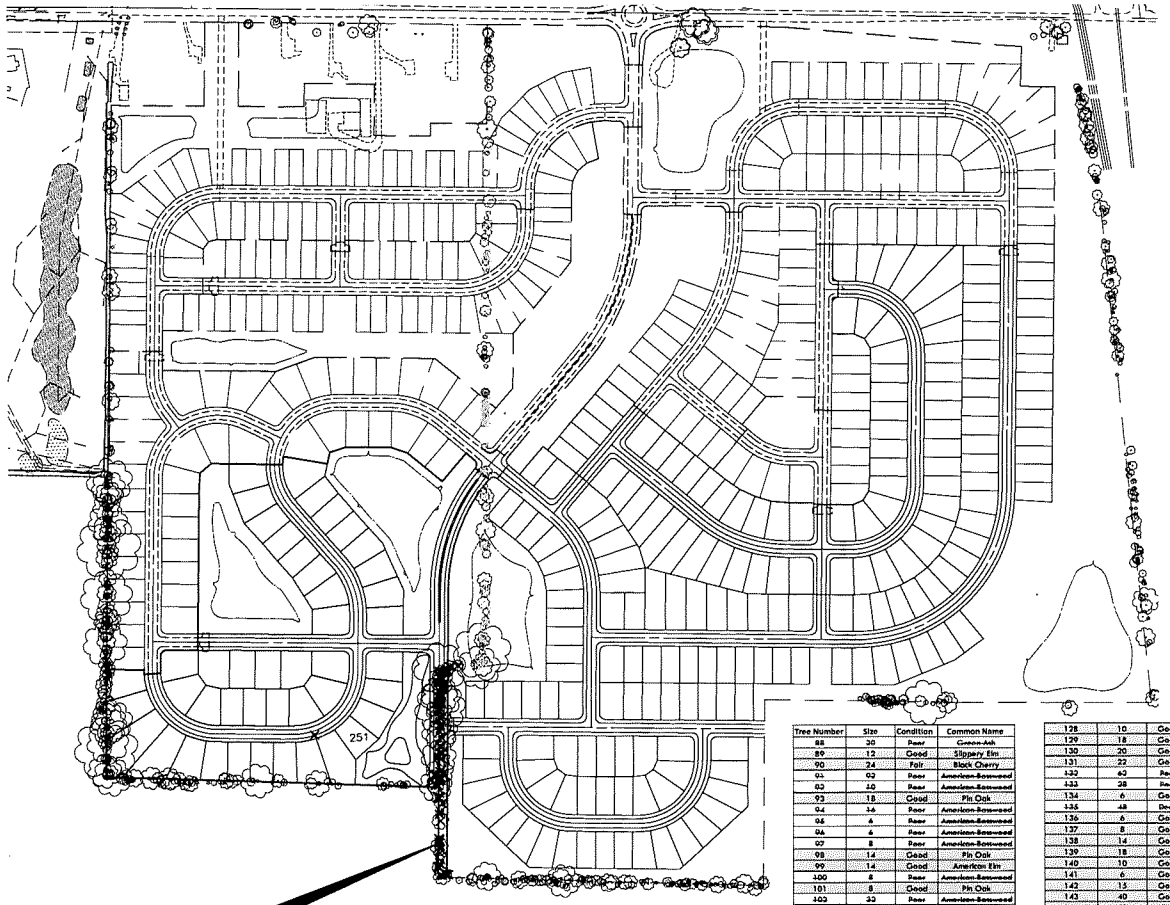


SCALE 1"=50'

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

Tree Number	Size	Condition	Common Name
88	30	Poor	Green Ash
89	12	Good	Slippery Elm
90	24	Fair	Black Cherry
91	60	Poor	American Basswood
92	30	Poor	American Basswood
93	18	Good	Pin Oak
94	36	Poor	American Basswood
95	6	Poor	American Basswood
96	6	Poor	American Basswood
97	8	Poor	American Basswood
98	14	Good	Pin Oak
99	14	Good	American Elm
100	8	Poor	American Basswood
101	8	Good	Pin Oak
102	32	Poor	American Basswood
103	42	Poor	American Basswood
104	14	Good	American Elm
105	12	Good	Pin Oak
106	32	Poor	American Basswood
107	12	Good	Pin Oak
108	18	Good	Pin Oak
109	32	Poor	American Basswood
110	42	Poor	American Basswood
111	16	Good	Black Cherry
112	10	Fair	American Elm
113	72	Poor	American Basswood
114	6	Poor	Green Ash
115	18	Good	Shagbark Hickory
116	12	Fair	Pear
117	6	Fair	Pear
118	90	Poor	American Basswood
119	6	Good	American Elm
120	46	Good	Pin Oak
121	38	Dead	Green Ash
122	14	Poor	American Elm
123	8	Good	Pin Oak
124	10	Good	Hackberry
126	38	Dead	Green Ash
126	64	Poor	American Basswood
127	42	Poor	Green Ash

128	10	Good	Pin Oak
129	18	Good	Pin Oak
130	20	Good	Pin Oak
131	22	Good	Pin Oak
132	60	Poor	American Basswood
133	38	Poor	American Basswood
134	6	Good	Red Mulberry
135	48	Dead	Green Ash
136	6	Good	Red Mulberry
137	8	Good	Hackberry
138	14	Good	Hackberry
139	18	Good	Hackberry
140	10	Good	Hackberry
141	6	Good	Hackberry
142	15	Good	Hackberry
143	40	Good	Shagbark Hickory
144	58	Fair	Silver Maple
145	32	Good	Pin Oak
146	10	Good	Black Locust
147	6	Fair	Black Cherry
148	28	Good	Pin Oak
149	12	Good	Pin Oak
150	12	Good	Pin Oak
151	14	Good	Shagbark Hickory
152	30	Good	Pin Oak
153	10	Good	Shagbark Hickory
154	10	Good	Pin Oak
155	8	Good	Shagbark Hickory
156	8	Good	Shagbark Hickory
157	32	Good	Pin Oak
158	10	Good	Shagbark Hickory
159	22	Good	Pin Oak
160	12	Good	Pin Oak
161	26	Good	Pin Oak
162	10	Good	Pin Oak
163	18	Good	Pin Oak
251	8	Good	Black Cherry
623	12	Good	Pin Oak
624	8	Good	Pin Oak
625	6	Good	Pin Oak
785	32	Good	Pin Oak

TREE INVENTORY

Total Number of Trees: 81 (1763 Caliper Inches)

Trees Removed (not including poor, dead or ash trees): 57 (905 Caliper Inches)

Poor, Dead or Ash Trees: 24 (858 Caliper Inches)

Trees to be Removed

Trees to be Removed Requiring Replacement

ABC

Poor, Dead or Ash Trees to be Removed

OVERALL TREE INVENTORY

	Removed	Replaced
Section 11	379	551.5
Section 12	0	293.5
Section 13	199	488
Section 14	905	127.5
Section 15	0	204.5
Section 16	435	254
Section 17	0	0
Section 18	0	265
Section 19	0	0
Section 20	0	0
Section 21	0	113.5
Section 22	0	217
Total	1918	2467.5

REVISIONS

NUMBER	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COMMUNITIES AT GLENROSS
SECTION 14
TREE INVENTORY & REMOVAL PLAN

EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road
Columbus, Ohio 43054
Phone: 614.775.4500
www.emht.com

DATE
20190747

SCALE
As Noted

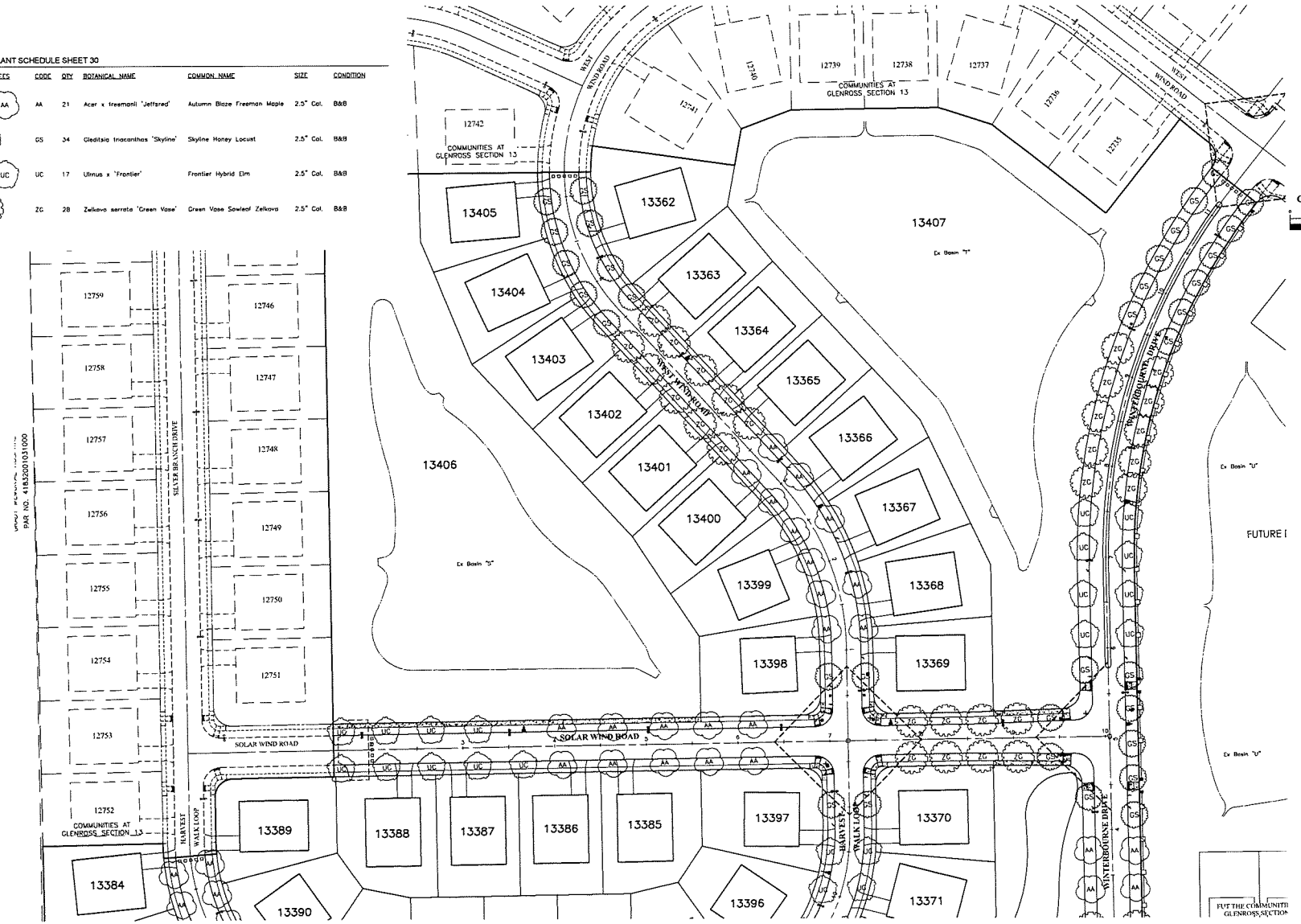
JOB NO.
20190747

SHEET
7/10

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PLANT SCHEDULE SHEET 30

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	AA	21	Acer x freemanii 'Jeffsred'	Autumn Blaze Freeman Maple	2.5" Cal.	B&B
GS	GS	34	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
UC	UC	17	Ulmus x 'Frontier'	Frontier Hybrid Elm	2.5" Cal.	B&B
ZG	ZG	28	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2.5" Cal.	B&B



REVISIONS

MARK	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COMMUNITIES AT GLENROSS
SECTION 14
STREET TREE PLAN

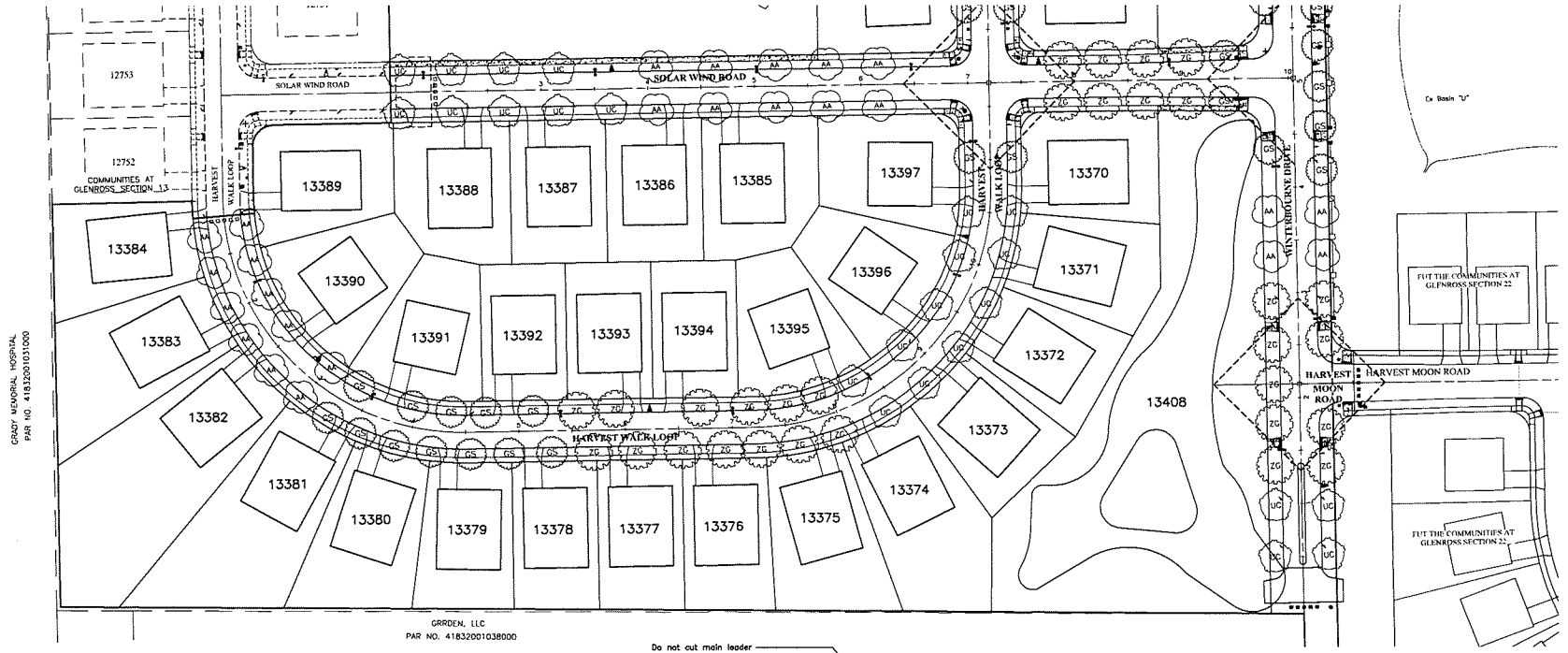
EMHT

DATE
20190747

SCALE
1" = 50'

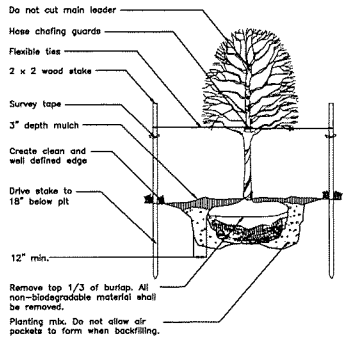
JOB NO.
20190747

SHEET
8/10



PLANT SCHEDULE SHEET 31

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	AA	15	Acer x freemanii 'Jeffsred'	Autumn Blaze Freeman Maple	2.5" Cal.	B&B
GS	GS	12	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
UC	UC	15	Ulmus x 'Frontier'	Frontier Hybrid Elm	2.5" Cal.	B&B
ZG	ZG	22	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2.5" Cal.	B&B



1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Trees shall be centered in the tree lawn.
No trees shall be placed within 10' of a hydrant.

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, peat or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

REVISIONS
NUMBER | DATE | DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
STREET TREE PLAN

EMH&T
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 FAX: (614) 775-4800
www.emht.com

DATE
20190747

SCALE
1" = 50'

JOB NO.
20190747

SHEET
9/10

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SHEET 10/10

ISSUE DATE 2/19/2021

SCALE 1" = 60'

DRAWN BY

DATE 2/19/2021

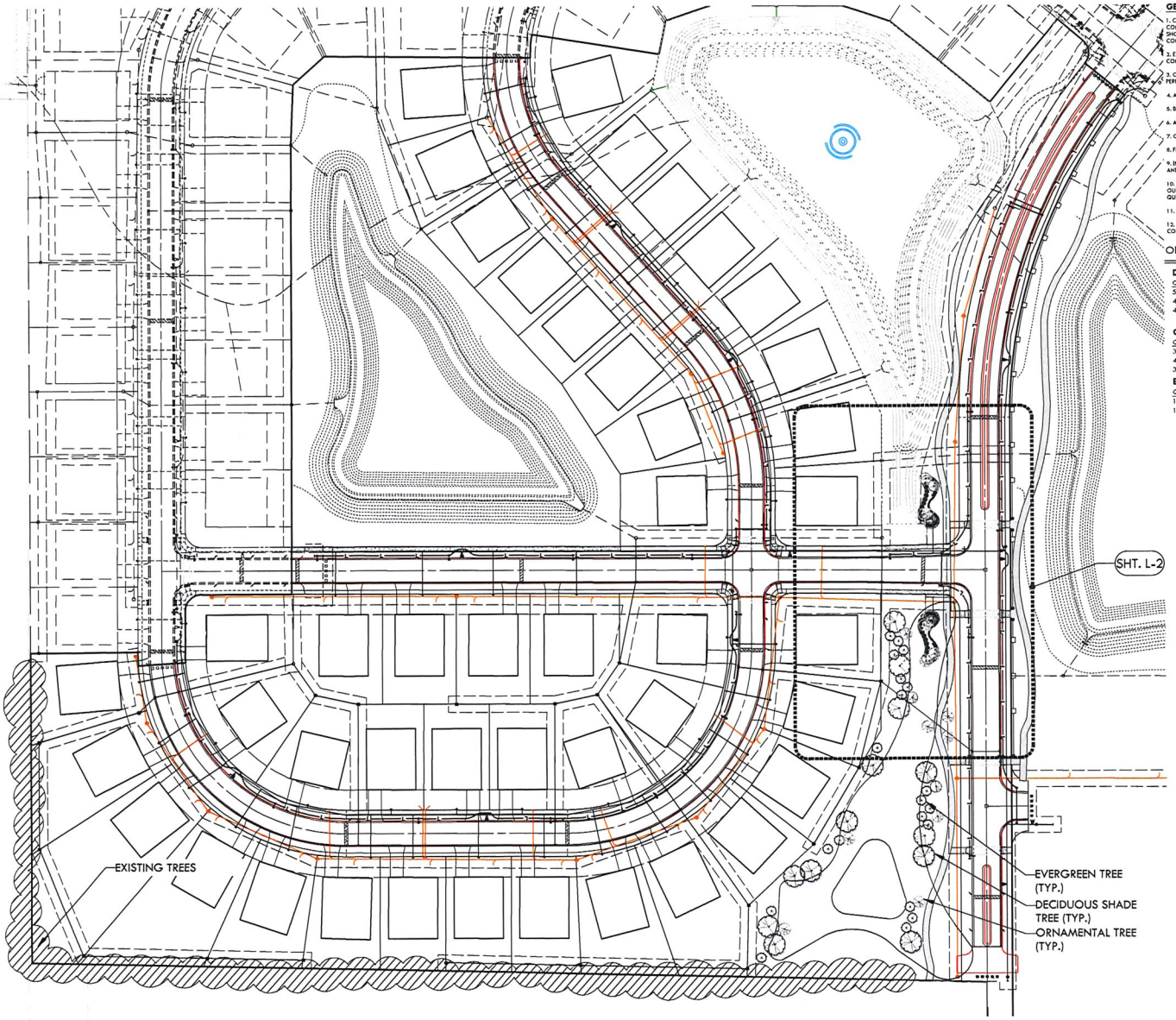
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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
ILLUSTRATIVE SITE PLAN

PulteGroup

REVISIONS

MARK	DATE	DESCRIPTION



1 OVERALL SITE PLAN
Scale: 1" = 60'-0"

0' 30' 60' 120'

GENERAL PLANTING NOTES

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.
5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
6. ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
9. IN AREAS DESIGNATED "ANNUALS", LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.

OPEN SPACE PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
5		RED OAK	QUERCUS RUBRA	2.5" CAL
4		AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2.5" CAL
4		OCTOBER GLORY MAPLE	ACER ' OCTOBER GLORY'	2.5" CAL

ORNAMENTAL TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
3		IVORY SILK LILAC	SYRINGA RETICULATA	2" CAL
4		PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL
3		WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTERKING'	2" CAL

EVERGREEN TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
10		NORWAY SPRUCE	PICEA ABIES	6' HT
10		WHITE SPRUCE	PICEA GLAUCA	6' HT

MARK	DATE	DESCRIPTION

REVISIONS

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PROJECT
COMMUNITIES AT GLENROSS SEC 14
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
OVERALL SITE PLAN

PulteGroup

BLENDON GARDENS

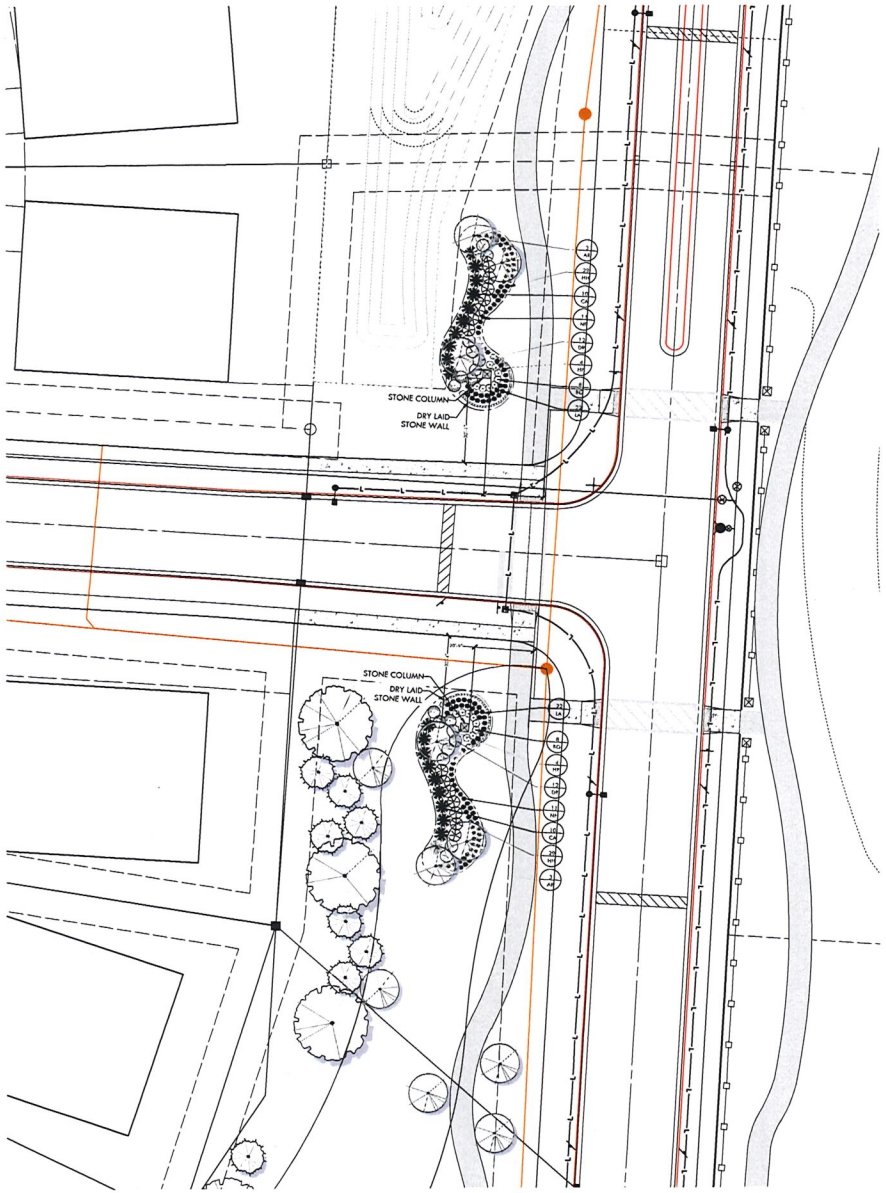
DATE: 2.26.21

DRAWN BY: C. CARTWRIGHT

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
L-1



2 ENTRY LANDSCAPE PLAN

Scale: 1" = 20'-0"

0' 10' 20' 40'

ENTRY ENLARGEMENT PLANT LIST

DECIDUOUS TREE

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
6	AR	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	2.5" CAL

EVERGREEN SHRUBS

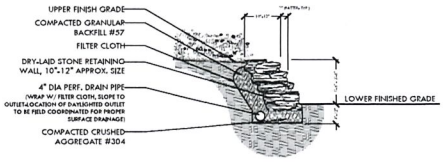
QTY	CODE	COMMON NAME	LATIN NAME	SIZE
16	BG	WINTER GEM BOXWOOD	BUXUS 'WINTERGEM'	3 GAL

DECIDUOUS SHRUBS

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
8	HP	BOBO HYDRANGEA	HYDRANGEA PANICULATA	5 GAL.
24	DR	VARIEGATED RED TWIG DOGWOOD	CORNUS ALBA	5 GAL.

GRASSES / PERENNIALS

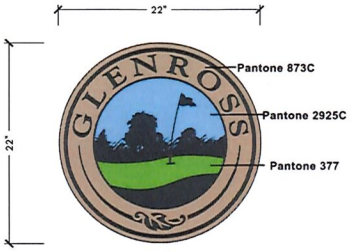
QTY	CODE	COMMON NAME	LATIN NAME	SIZE
20	CA	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	2 GAL.
22	NF	WALKERS LOW CATMINT	NEPETA FAASSENII	1 GAL.
58	HH	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	1 GAL.
44	LA	MUNSTEAD LAVENDER	LAVENDULA 'MUNSTEAD'	1 GAL.



5 DRY STACKED WALL DETAIL

Scale: 1/2" = 1'-0"

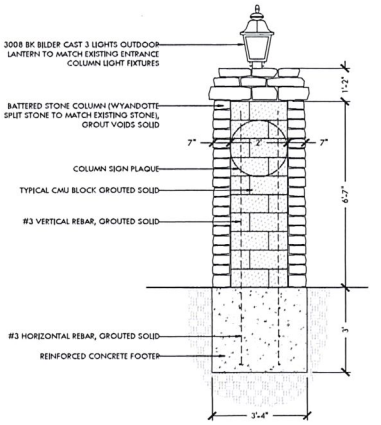
0' 1' 2' 4'



22" ROUND SINGLE SIDED 2" DEEP ENGRAVED ALUMINUM MEDALLIONS

4 DETAIL: SIGN LOGO

Scale: N.T.S.



3 STONE COLUMN DETAIL

Scale: 1/2" = 1'-0"

0' 1' 2' 4'

MARK	DATE	DESCRIPTION
		REVISIONS

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PROJECT

COMMUNITIES AT GLENROSS SEC 13

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ENTRY LANDSCAPE PLAN

PulteGroup

BLENDON GARDENS

DATE 2.26.21

DRAWN BY C. CARTWRIGHT

CHECKED BY B. THORNTON

PROJECT NUMBER

SHEET

L-2

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☒ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name THE COMMUNITIES AT GLENROSS SECTION 14 Address CHESHIRE ROAD

Acreage 26.924 Square Footage _____ Number of Lots 47 Number of Units _____

Zoning District/Land Use PMU/R2 Proposed Zoning/Land Use _____ Parcel # 418-320-01-035-000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person JOSEPH LAMPARYK

Applicant Address 475 METRO PLACE SOUTH, SUITE 200

Phone 614-376-1000 Fax _____ E-mail JOSEPH.LAMPARYK@PULTE.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person Joe Looby

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4706 Fax _____ E-mail jlooby@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ _____
Owner Signature Owner Printed Name

_____ _____
Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____ _____
Notary Stamp Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 19 | DATE: 04/12/2021

ORDINANCE NO: 21-27 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR THE TERRA ALTA CLUBHOUSE ON APPROXIMATELY 1.4 ACRES LOCATED ON THE NORTH SIDE OF TERRA ALTA DRIVE AT THE TERMINUS OF FIRENZE ROAD AND ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT).

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on April 7, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-27

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR THE TERRA ALTA CLUBHOUSE ON APPROXIMATELY 1.4 ACRES LOCATED ON THE NORTH SIDE OF TERRA ALTA DRIVE AT THE TERMINUS OF FIRENZE ROAD AND ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting on April 7, 2021 recommended approval of a Final Development Plan request by Terra Alta LLC., for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) (PC 2021-0605).

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

SECTION 1. That the Final Development Plan request by by Terra Alta LLC., for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District), is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The landscape plan shall be submitted, reviewed, and approved by the Shade Tree Commission.
3. The light poles shall be a maximum 25 feet in height and be black in color. The lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with the minimum zoning requirements.
4. The clubhouse and pool shall be privately owned and maintained by the Homeowners Association.
5. A continuous row of shrubs a minimum 3 feet high shall be installed along the southern and western portion of the both parking lot.
6. The street trees along the frontage of the subject lot shall be installed per zoning requirements.
7. The exact building material and colors need to be submitted during building permit review and approved by staff administratively.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20 | DATE: 04/12/2021

ORDINANCE NO: 21-28 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING:NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR THE TERRA ALTA CLUBHOUSE ON APPROXIMATELY 1.4 ACRES LOCATED ON THE NORTH SIDE OF TERRA ALTA DRIVE AT THE TERMINUS OF FIRENZE ROAD AND ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT).

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on April 7, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-28

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR THE TERRA ALTA CLUBHOUSE ON APPROXIMATELY 1.4 ACRES LOCATED ON THE NORTH SIDE OF TERRA ALTA DRIVE AT THE TERMINUS OF FIRENZE ROAD AND ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting on April 7, 2021 recommended approval of a Final Subdivision Plat request by Terra Alta LLC., for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) (PC 2021-0606).

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

SECTION 1. That the Final Subdivision Plat request by Terra Alta LLC., for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District), is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The street trees along the frontage of the subject lot shall be installed per zoning requirements.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0605-0606
REQUEST: Multiple Requests
PROJECT: Terra Alta Clubhouse
MEETING DATE: April 7, 2021

APPLICANT/OWNER
Terra Alta LLC
148 West Shrock Road
Westerville, Ohio 43081

REQUEST
2021-0605: A request by Terra Alta LLC., for approval of a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
2021-0606: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION
The subject 1.4-acre parcel is located north of Terra Alta Drive at the terminus of Firenze Road. The subject site is zoned R-2 PMU (Single-Family Residential District with a Planned Mixed-Use Overlay District) as are the surrounding properties.

BACKGROUND
In March 2020, the developer received a Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat approval by the Planning Commission and City Council, The development combined the former Stockdale Farms development with the Terra Alta development and included the Rogers property and now totals a proposed 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres.

In September 2014, Terra Alta Section 1 Part 1 and 2 received Final Development Plan and Final Subdivision Plat (Ordinances 14-89-92) for 73 single family lots on approximately 78.89 acres. The site construction has been completed and the developer is currently selling houses in Section 1. In August 2020, Section 2 Final Development Plan and Final Subdivision Plat which contains 92 single family lots on approximately 26.519 acres was approved by Planning Commission and City Council.

Now the developer is proposing to construct the clubhouse which includes an outdoor pool area with 33 parking spaces. Also, the applicant is platting the subject lot to achieve compliance with the City subdivision requirements.

STAFF ANALYSIS

- **ENGINEERING**: The Applicant has submitted final engineering drawings for review by the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. All utilities shall be stubbed to the section line to facilitate future adjacent development.
- **ROADS, TRAFFIC & ACCESS:** The clubhouse would have two full access curb cuts from Terra Alta Drive. The eastern most drive would extend into the drop off lane area while the western most curb cut adjacent to Firenze Road would extend into a 33-space parking lot.
- **SITE PLAN**: The approximate 6,124 square foot clubhouse is located on the eastern portion of the 1.4-acre site with the outdoor pool and deck located just north of the clubhouse. The 33-space parking lot is located west of the clubhouse with a drop-off lane at the main entrance into the clubhouse. An interior sidewalk connects the parking lot and clubhouse to the public sidewalk along Terra Alta Drive at the two curb cuts.
- **BUILDING DESIGN:** The one-story clubhouse would have an asphalt shingled pitched roof with two cupolas. The building would have a limestone wainscoting with the walls consisting of limestone and white fiber cement siding or vinyl siding with several windows with grids to create an architecturally appealing building. The main entrance would be on the south elevation (drop-off area) and a secondary entrance on the

west elevation facing the parking lots. The specific building materials and colors would need to be submitted at building permit review and approved by staff.

- **LANDSCAPE PLAN**: The developer submitted a comprehensive landscape plan which includes street trees, front yard trees and a continuous row of shrubs adjacent to the south and west perimeters of the parking lot. Staff recommends the continuous row of shrubs shall be a minimum 3 feet high at planting. The landscape plans wound need to be submitted, reviewed, and approved by the Shade Tree Commission. It is imperative that the Applicant coordinate the landscaping plan with the engineering site development plan so that required landscaping does not impede visibility at intersections or of any traffic control signs.
- **LIGHTING PLAN**: The developer is proposing five light poles with cut-off style fixtures throughout the parking lots and drop-off aisle. The pole shall be a maximum 25 feet in height and be black. The lighting shall be achieve compliance with the zoning code and be approved by the City,
- **MISCELLANEOUS**: The clubhouse and pool shall be owned and maintained by the Homeowners Association.

STAFF RECOMMENDATION – (FINAL DEVELOPMENT PLAN – 2021-0605)
Staff recommends approval of a request by Terra Alta LLC., for a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The landscape plan shall be submitted, reviewed, and approved by the Shade Tree Commission.
3. The light poles shall be a maximum 25 feet in height and be black in color. The lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with the minimum zoning requirements.
4. The clubhouse and pool shall be privately owned and maintained by the Homeowners Association.
5. A continuous row of shrubs a minimum 3 feet high shall be installed along the southern and western portion of the parking lot.
6. The street trees along the frontage of the subject lot shall be installed per zoning requirements.
7. The exact building material and colors need to be submitted during building permit review and approved by staff administratively.

STAFF RECOMMENDATION – (FINAL DEVELOPMENT PLAT – 2021-0606)
Staff recommends approval of a request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with following condition that:

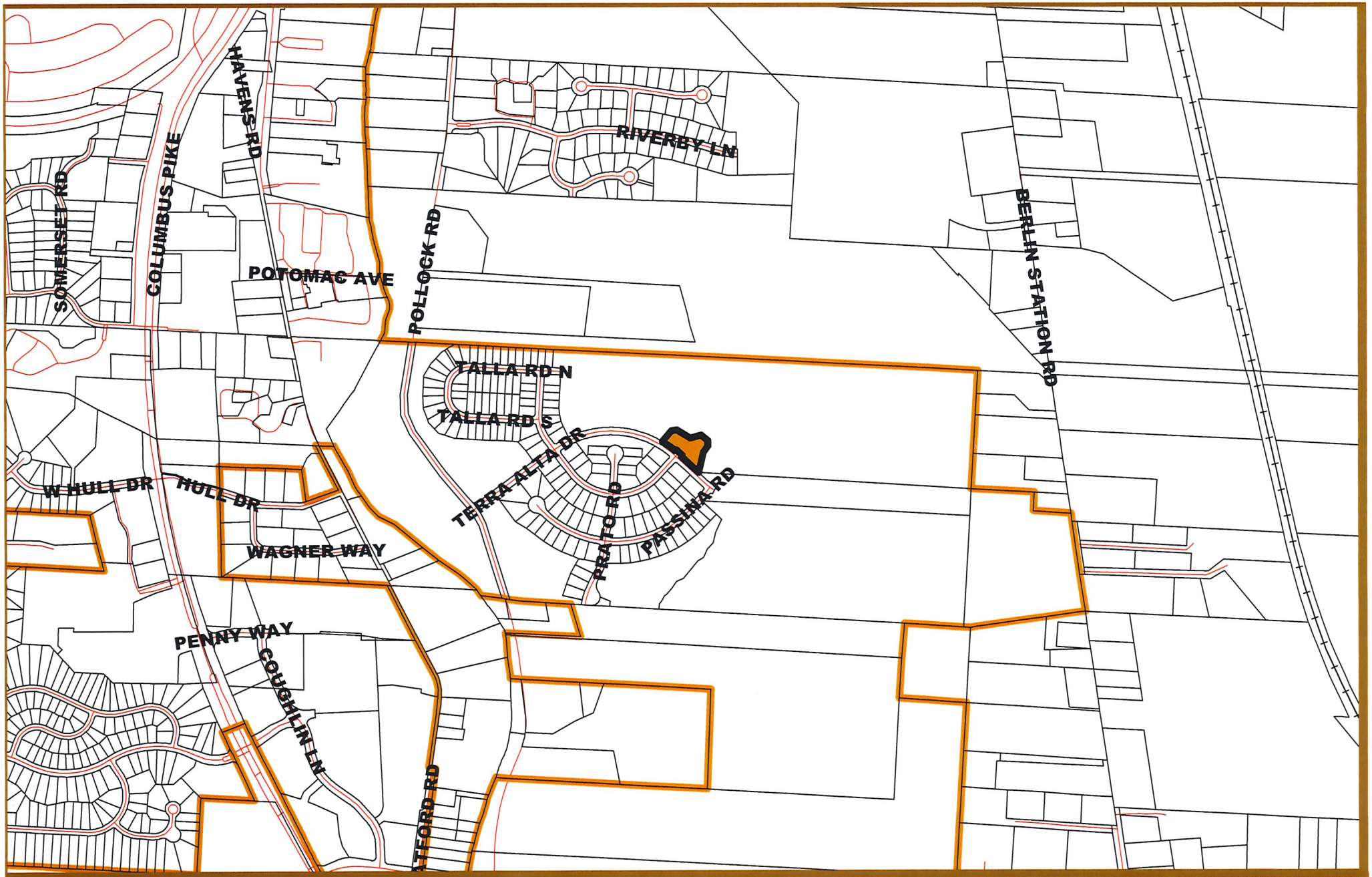
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The street trees along the frontage of the subject lot shall be installed per zoning requirements.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

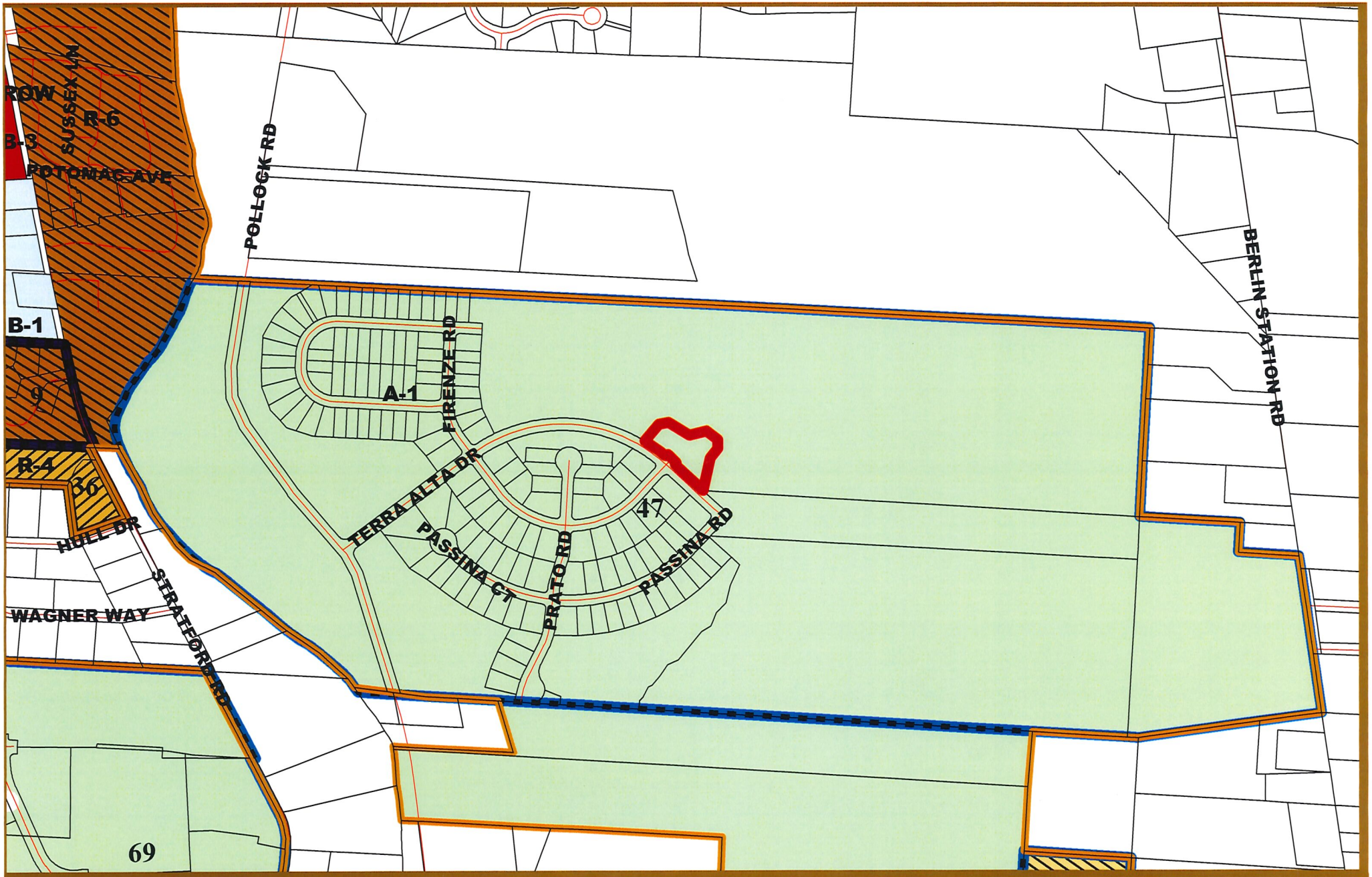
FILE:
ORIGINAL: 3/29/21
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-0605-0606
Final Development Plan and Final Subdivision Plat
Terra Alta - Clubhouse
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0605-0606
Final Development Plan and Final Subdivision Plat
Terra Alta - Clubhouse
Zoning Map

N

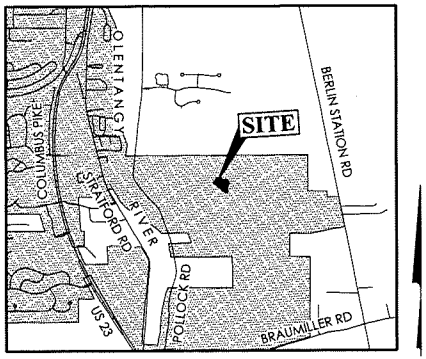


EST 1808
CITY OF
DELAWARE
OHIO

2021-0605-0606
Final Development Plan and Final Subdivision Plat
Terra Alta - Clubhouse
Aerial (2019) Map

N

TERRA ALTA CLUBHOUSE



LOCATION MAP
NO SCALE

PREPARED FOR:

TERRA ALTA, LLC

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

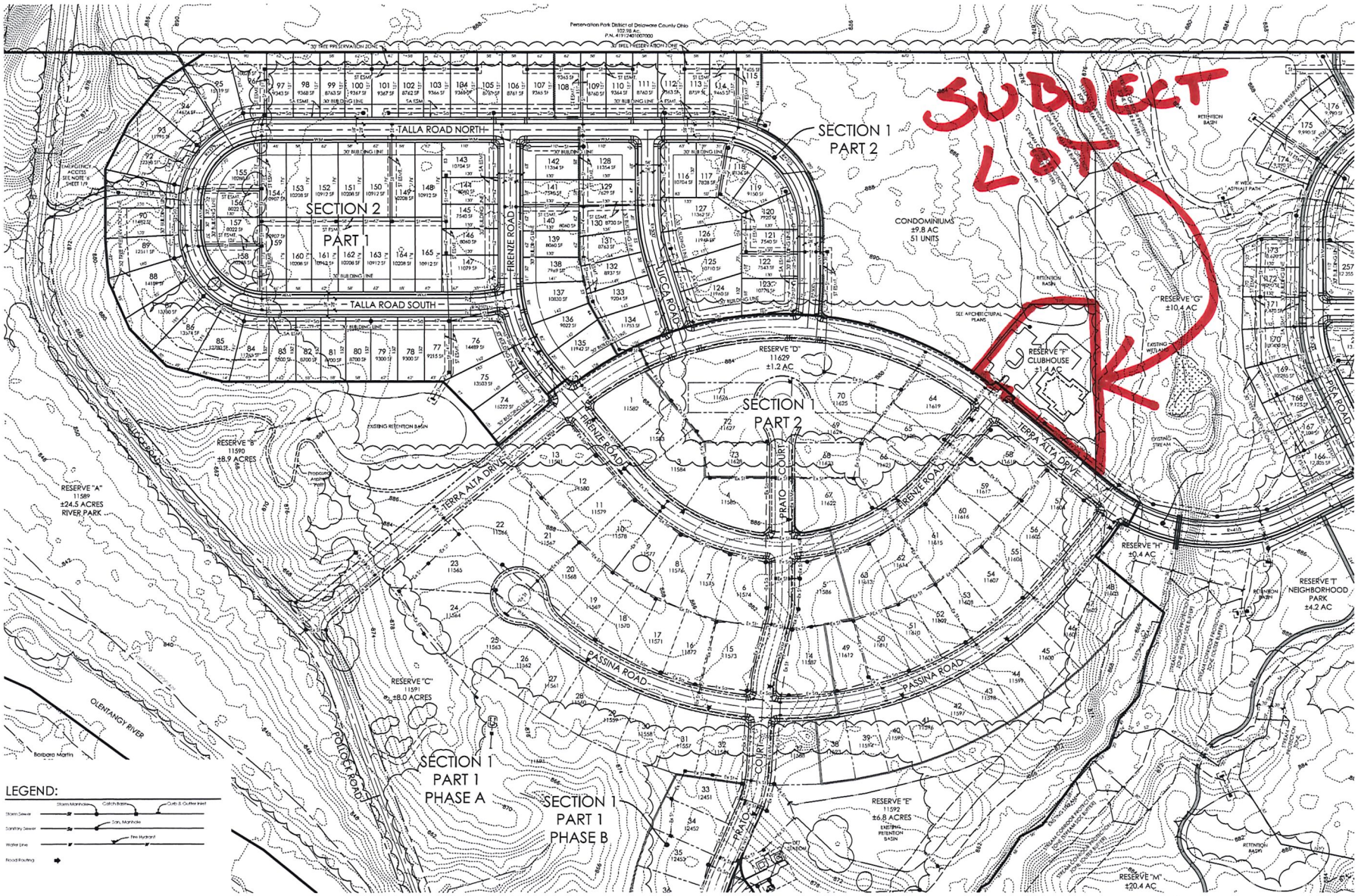
SUBMITTAL: MARCH 3, 2021

INDEX OF DRAWINGS

FINAL PLAT:	SHEET 1-2
SITE PLAN:	SHEET 3
LANDSCAPE PLAN:	SHEET 4
LIGHTING PLAN:	SHEET 5
ILLUSTRATIVE SITE PLAN:	SHEET 6

CIVIL ENGINEER

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com



REVISIONS	
DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
SITE PLAN

LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=100'	2/9

PRELIMINARY PLAT FOR TERRA ALTA

TERRA ALTA CLUBHOUSE

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 10, Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 1.406 acres of land, more or less, said 1.406 acres being part of those tracts of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1518, Page 1449, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA CLUBHOUSE"**, a subdivision containing a Lot numbered 13539, does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TERRA ALTA LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein this plat is accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___
_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

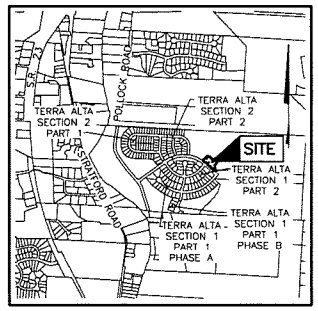
Approved this ____ Day of _____ 20___
_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this ___ day of _____, 20___.
_____
Auditor, Delaware County, Ohio

Filed for record this ___day of _____, 20___ at _____M.
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

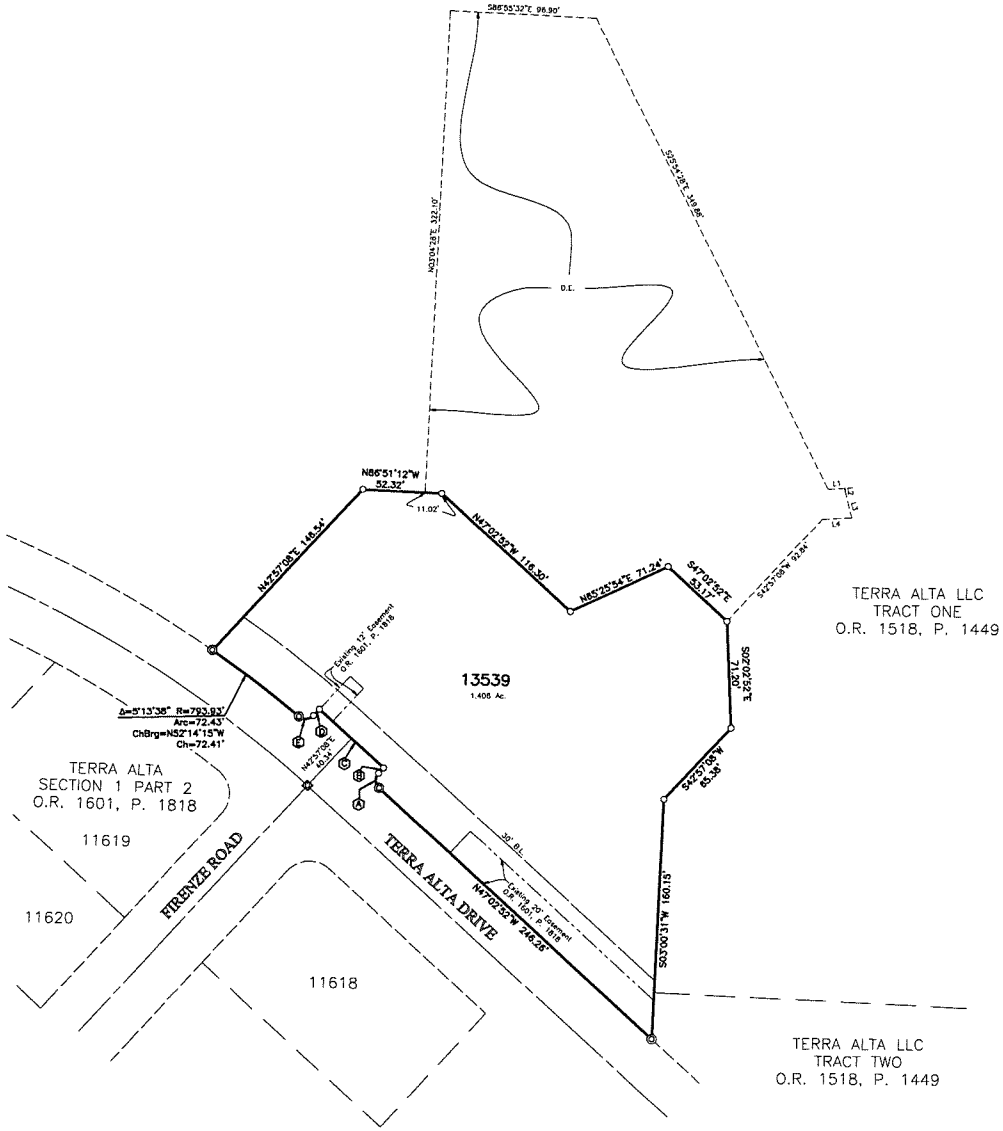
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

A:\2020\0659\DWG\0659-SUBDIV.PLAT.2020059-VS-PLAT-01.DWG plotted by NORMAN (NORMA on 2/19/2021 3:13:42 PM last saved by NORMAN on 2/19/2021 3:13:31 PM
File: 2020059-VS-SUBDIV.PLAT.2020059-VS-PLAT-01.DWG & 2020059-VS-PLAT-REF-XREF.DWG & 20130717-VS-PLAT-SEC1-PREL.DWG & 5 UNNAMED BINDING & 2020059-VS-PLAT-XREF.DWG

TERRA ALTA CLUBHOUSE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°55'41"W	11.21'
L2	S05°21'21"E	2.32'
L3	S13°20'46"E	17.97'
L4	S86°55'41"W	19.41'

(A) Δ=90°00'00" R=7.00'
Arc=11.00'
ChBrg=N02°02'52"W
Ch=9.90'

(B) N42°57'08"E
5.00'

(C) N47°02'52"W
58.00'

(D) S42°57'08"W
5.81'

(E) Δ=87°25'26" R=7.00'
Arc=10.68'
ChBrg=S86°39'51"W
Ch=9.67'

Legend

B.L. = Build Line
D.E. = Drainage Easement

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

GRAPHIC SCALE (in feet)
40 32 24 16 8 0 20 40 80

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Clubhouse in effect at the time of platting of Terra Alta Clubhouse specifies the following setback requirements:

Front yard: 30 feet
Zoning classification: PMUR2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Clubhouse are subject to the terms, conditions, restrictions, (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Clubhouse shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

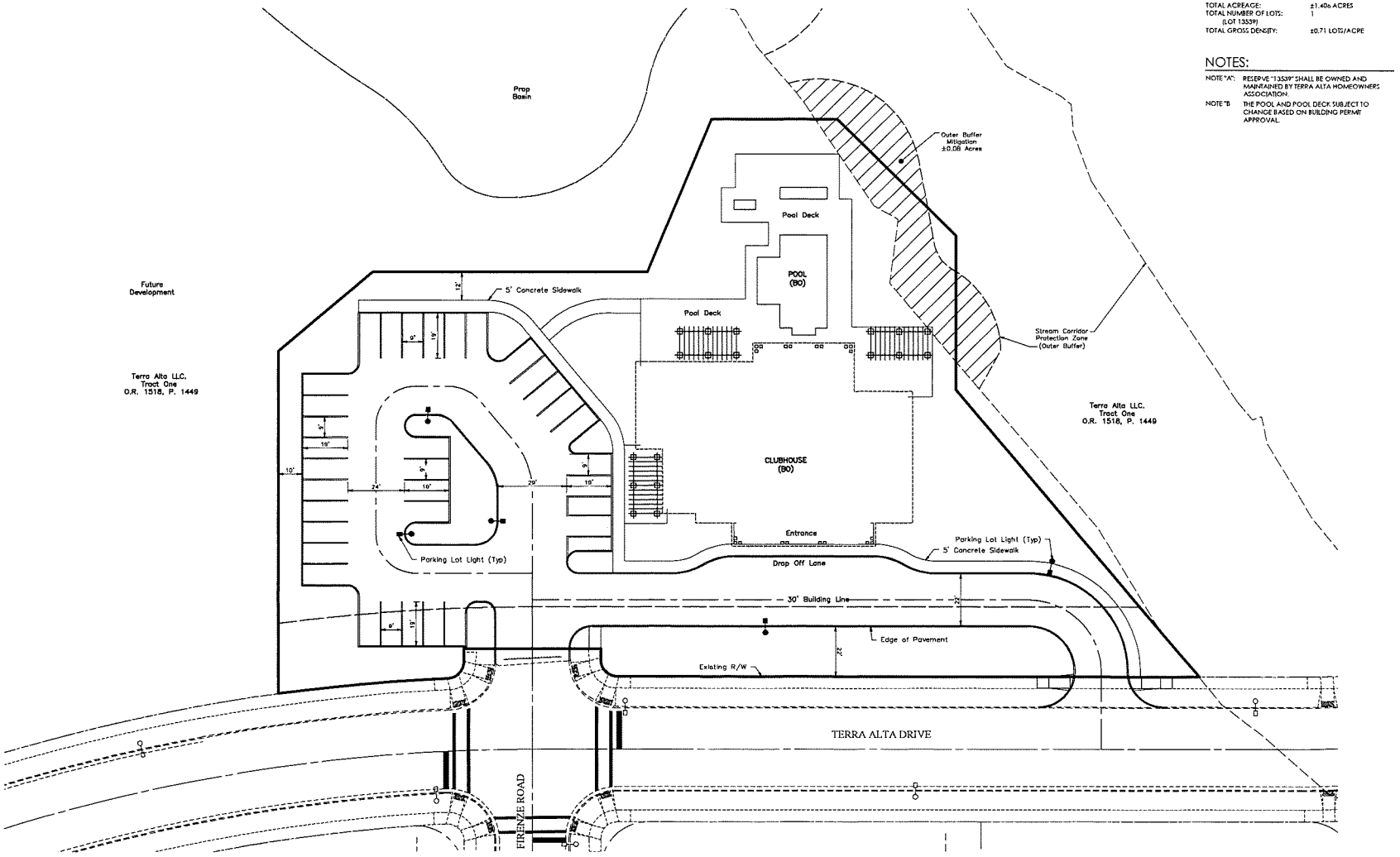
NOTE "E" - ACREAGE BREAKDOWN: Terra Alta Clubhouse is out of the following Delaware County Parcel Number:

41913001001000	1.393	Ac.
41913001002000	0.013	Ac.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Clubhouse or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "G": At the time of platting, all of Terra Alta Clubhouse is within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Map, Community Panel Number 39041C0118K, for Delaware County, Ohio and Incorporated areas, with an effective date of April 16, 2009.

A:\2020\2020-0659\DWG\4-SUBDIV\PLAT\2020-0659-S-PLAT-H.DWG, plotted by KIRK MATHEW on 2/17/2021 10:19:12 AM from wood by THOMAS on 2/17/2021 3:18:54 PM
XREF: 2020-0659-S-BASE-H.DWG & 2020-0659-S-PLAT-BNDY.DWG & 2020-0659-S-PLAT-H.DWG & 2020-0659-S-PLAT-LOT.DWG & 2020-0659-S-PLAT-RIGHT.DWG & 2020-0659-S-PLAT-SECT.DWG & 2020-0659-S-PLAT-TEXT.DWG & 2020-0659-S-PLAT-TIE.DWG & 2020-0659-S-PLAT-UTIL.DWG & 2020-0659-S-PLAT-VAC.DWG & LANDMARK PLAN.DWG & 2020-0659-C3-REFR-ALTA.DWG & 2020-0659-C3-REFR-HOME.DWG & 2020-0659-C3-REFR-PLAT.DWG & 2020-0659-C3-REFR-SECT.DWG & 2020-0659-C3-REFR-TIE.DWG & 2020-0659-C3-REFR-UTIL.DWG & 2020-0659-C3-REFR-VAC.DWG & 2020-0659-C3-REFR-WOOD.DWG & 2020-0659-C3-REFR-WOOD.DWG & 2020-0659-C3-REFR-WOOD



SITE STATISTICS:

TOTAL ACREAGE:	±1.40± ACRES
TOTAL NUMBER OF LOTS: (LOT 13539)	1
TOTAL GROSS DENSITY:	±0.71 LOTS/ACRE

NOTES:

NOTE "A": RESERVE "13539" SHALL BE OWNED AND MAINTAINED BY TERRA ALTA HOMEOWNERS ASSOCIATION.

NOTE "B THE POOL AND POOL DECK SUBJECT TO CHANGE BASED ON BUILDING PERMIT APPROVAL.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA, LLC
VINCE ROMANELLI
148 WEST SCHRACK ROAD
WESTERVILLE OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

TERRA ALTA CLUBHOUSE

SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 FAX: (614) 775-4800
www.emht.com

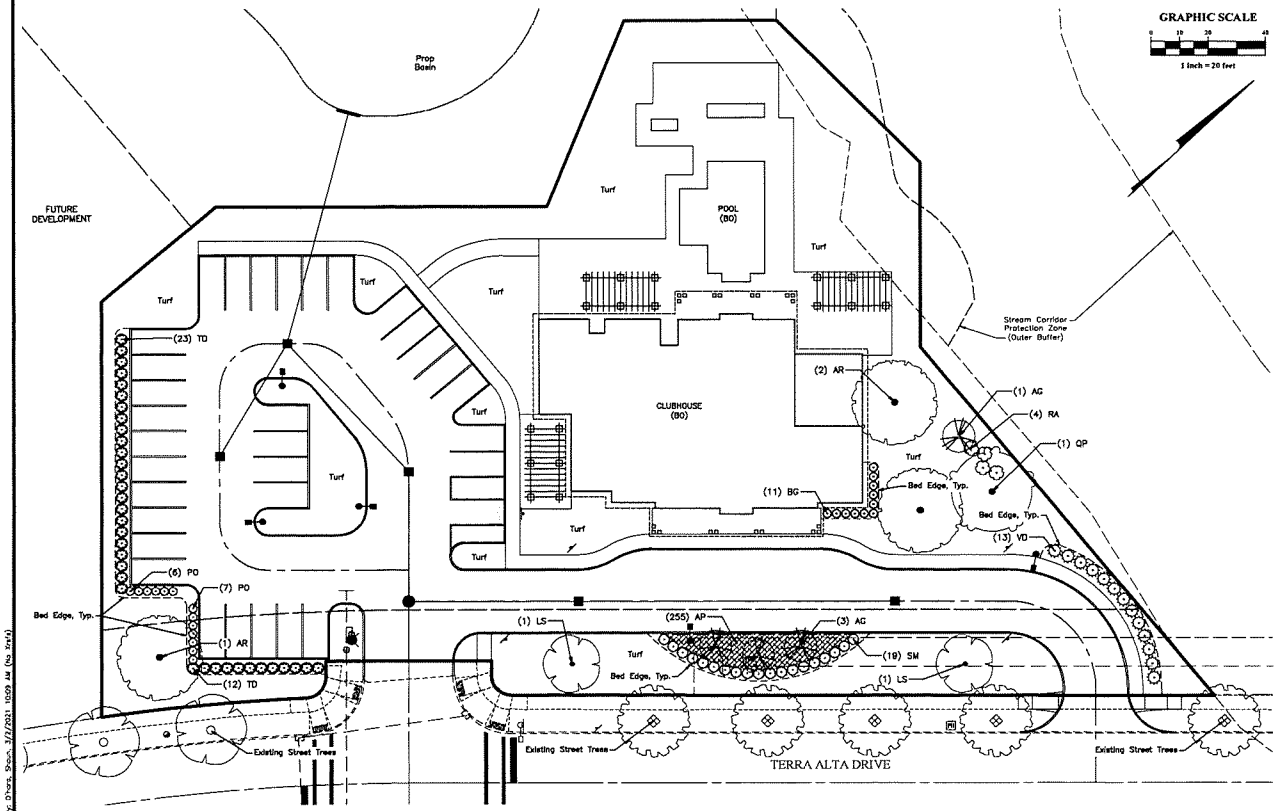
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March 3, 2021

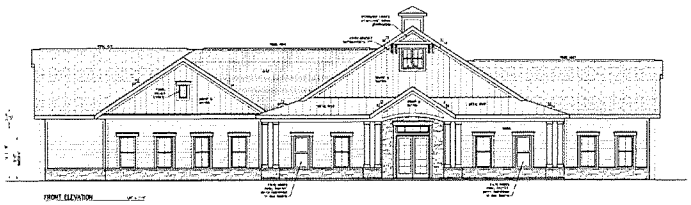
SCALE
1" = 20'

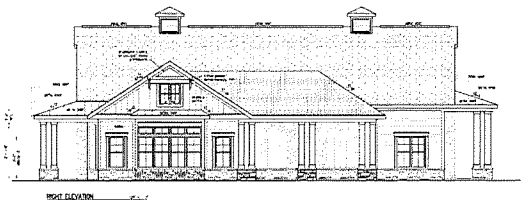
JOB NO.
20200659

SHEET
3/6

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See architecture plans for clubhouse and pool information.

PLANT SCHEDULE CLUBHOUSE LANDSCAPE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AR	3	Acer rubrum	Red Maple	3" Cal.	B&B
LS	2	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweet Gum	3" Cal.	B&B
QP	1	Quercus palustris	Pin Oak	3" Cal.	B&B
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.75" Cal.	Clump Form
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
PO	13	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	24" Ht.	Cont.
RA	4	Rhus aromatica	Fragrant Sumac	18" Ht.	Cont.
SM	19	Syringa meyeri	Pollbin Lilac	24" Ht.	B&B
VD	13	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	36" Ht.	B&B
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
BG	11	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	Cont.
TD	35	Taxus x media 'Densiformis'	Dense Yew	30" Ht.	B&B
SEASONAL DISPLAY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AP	550 sf	Annuals/Perennials/Ornamental Grasses		#1	Cont.

NOTES:

The City of Delaware Codified Ordinance states:

1166.06 Street tree planting requirements.
In all zoning districts, developers shall plant and maintain shade trees along public and private streets in compliance with the following (Ord. 03-78. Passed September 22, 2003)

Street trees for the clubhouse frontage were a part of the Terra Alta Drive plans.

1166.07 Landscaping requirements for front yards.

Except for lots devoted to single-family detached dwellings and two-family dwellings, all areas within the required building and parking setback, excluding driveway openings, shall be landscaped and maintained in compliance with the following:

(a) One shade tree shall be provided for every fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances.
The clubhouse lot has 390' of frontage along Terra Alta Drive. A rate of one tree per 50 feet equates to eight trees. Due to limited space within the front yard, the developer is proposing to install some of the eight trees in areas other than the front yard - see Landscape Plan this sheet.

(b) Each tree at the time of installation shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet. Two 1.75-inch trees may be substituted for each 3.0-inch tree. (Ord. 02-54. Passed June 10, 2002)
The Developer shall install the four 1.75-inch caliper and six 3-inch caliper front yard trees.

(c) One shrub shall be provided for every ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
The clubhouse lot has 390' of frontage along Terra Alta Drive. A rate of one shrub per 10 feet equates to 39 shrubs. Due to limited space within the front yard, the developer is proposing to install some of the 49 shrubs in areas other than the front yard - see Landscape Plan this sheet.

(d) All areas not devoted to trees and shrubs shall be planted with grass, ground cover or other live landscape treatment, excluding paving or gravel.
All areas not devoted to trees and shrubs will be planted with grass.

(e) The landscaping may be flexible in its arrangement by appropriately aggregating the required plant material.
See Site Plan this sheet.

1166.08 Screening and buffering when a lot abuts a residential district or use.

Screening and buffering along the entire length of a common boundary shall be provided in accordance with the following regulations and shall be approved as part of the development plan required by Chapter 1129.

(a) Required for the Following. Screening and buffering shall be required according to the following:
(1) When a lot in any nonresidential district abuts a residential district.
(2) When a lot in an R-5, R-6, R-7 or R-8 District abuts a residential district, and
(3) When a lot in a residential district is devoted to a nonresidential conditional use.

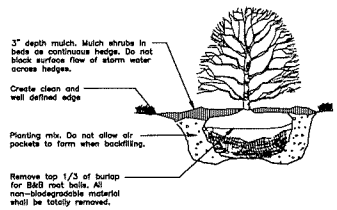
(b) Width of Buffer Yard. Each required buffer yard shall have a minimum width equal to the parking setback required for the district.

(c) Screening. When the natural vegetation within the required buffer yard does not form a solid, continuous, visual screen or does not have a minimum height of six (6) feet along the entire length of the common boundary, screening shall be installed in compliance with the following:
(1) Screening Materials. Screening within the buffer yard shall consist of one or more of the following:
A. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer. Trees and/or shrubs shall be adequately spaced to form a solid, continuous visual screen within three (3) years after the initial installation.
B. Non-living opaque structures such as a solid masonry wall or a solid fence that is compatible with the principal structure.
C. A fence with openings through which light and air may pass together with a landscaped area at least ten (10) feet wide. A chain link fence shall not be permitted.D.A landscaped mound or berm at least five (5) feet wide, with no more than a 3:1 slope.
(2) Location. The location of the wall, fence, or vegetation shall be placed within the buffer yard to maximize the screening effect, as determined by the Planning Commission.
(3 Height of Screening. The height of screening shall be in accordance with the following:
A. Visual screening by walls, fences, or mounds in combination with vegetation, fences or walls shall be a minimum of six (6) feet high measured from the natural grade, except as set forth in subsection B below.
B. Whenever the required screening is located within a front yard or within fifty (50) feet of a parking lot, drive, or driveway entrance, the required screening shall not exceed a height of three (3) feet.
C. When used alone, vegetation shall be a minimum of six (6) feet high, as measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved no later than two (2) years after the initial installation.

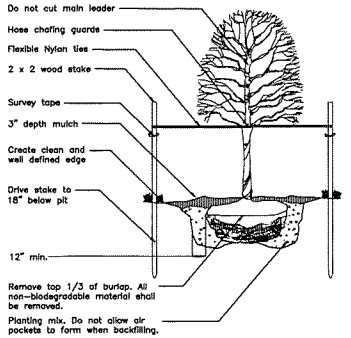
1166.09 Screening and landscaping of parking lots.
(a) Landscaping on the Interior of Parking Lots. All new parking spaces and tree associated driving aisle shall be defined by landscaped curbed islands, as described more fully elsewhere in this Chapter plus Chapter 1161—Parking. In addition to those parking lot islands, larger parking lots shall provide additional interviewing or midway islands to break up the sea of asphalt, to provide shade for cars and pedestrians, and to be areas to absorb run-off. As such, additional interior landscaping of parking lots shall be provided in accordance with the following requirements: (Ord. 04-82. Passed 6-14-04)
1. For any parking area designed to accommodate forty (40) or more vehicles, a minimum of 5 percent (5%) of the parking lot shall be planted as landscaped island areas.
A. Landscaped islands shall be developed and distributed throughout the parking lot to:
1. Define major circulation aisles and driving lanes, and
2. Provide visual and climatic relief from broad expanses of pavement.
B. Each island shall be a minimum of ten (10) feet in any horizontal dimension.
C. Within the landscaped islands, one (1) shade tree shall be provided for every ten (10) parking spaces. Each tree, at the time of installation, shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet. Two 1.75-inch trees may be substituted for each 3.0-inch tree.
D. 2 Shrubs or low, spreading plant materials shall be planted within required landscaped islands in such a way that there is no impairment to the visibility of motorists or pedestrians.
E. C Landscaped areas adjacent to the perimeter of the parking area shall not be counted as interior parking lot landscaped areas.
The proposed parking lot contains 29 spaces (less than 40 spaces).
2. For the purpose of this Section the area of a parking lot shall be the total vehicular surface area including circulation aisles.

(b). Screening Along Public Streets and Perimeter of Parking Areas. Whenever parking areas consisting of five (5) spaces or more are located such that the parked cars will be visible from a public street, screening, in addition to the interior landscaping required in subsection (a) above, shall be provided and maintained between the parking area and the street right-of-way.
(1)All shrubs, berms, walls, and fences shall have a minimum height of three (3) feet.
(2)Such landscaping and/or screening shall be located parallel to and within five (5) feet of the edge of the parking lot.
(3)Berms, with vegetation, are preferred.
A continuous row of shrubs shall be installed between the parking lot and Terra Alta Drive, and along the west property line. See Landscape Plan this sheet.

The Developer and/or Home Owners Association my install more plants than what are depicted on this sheet sometime in the future.



Shrub Planting
No Scale



Deciduous Tree Planting
No Scale

MARK	DATE	DESCRIPTION
		REVISIONS

TERRA ALTA, LLC
VINCE ROMANELLI
1458 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

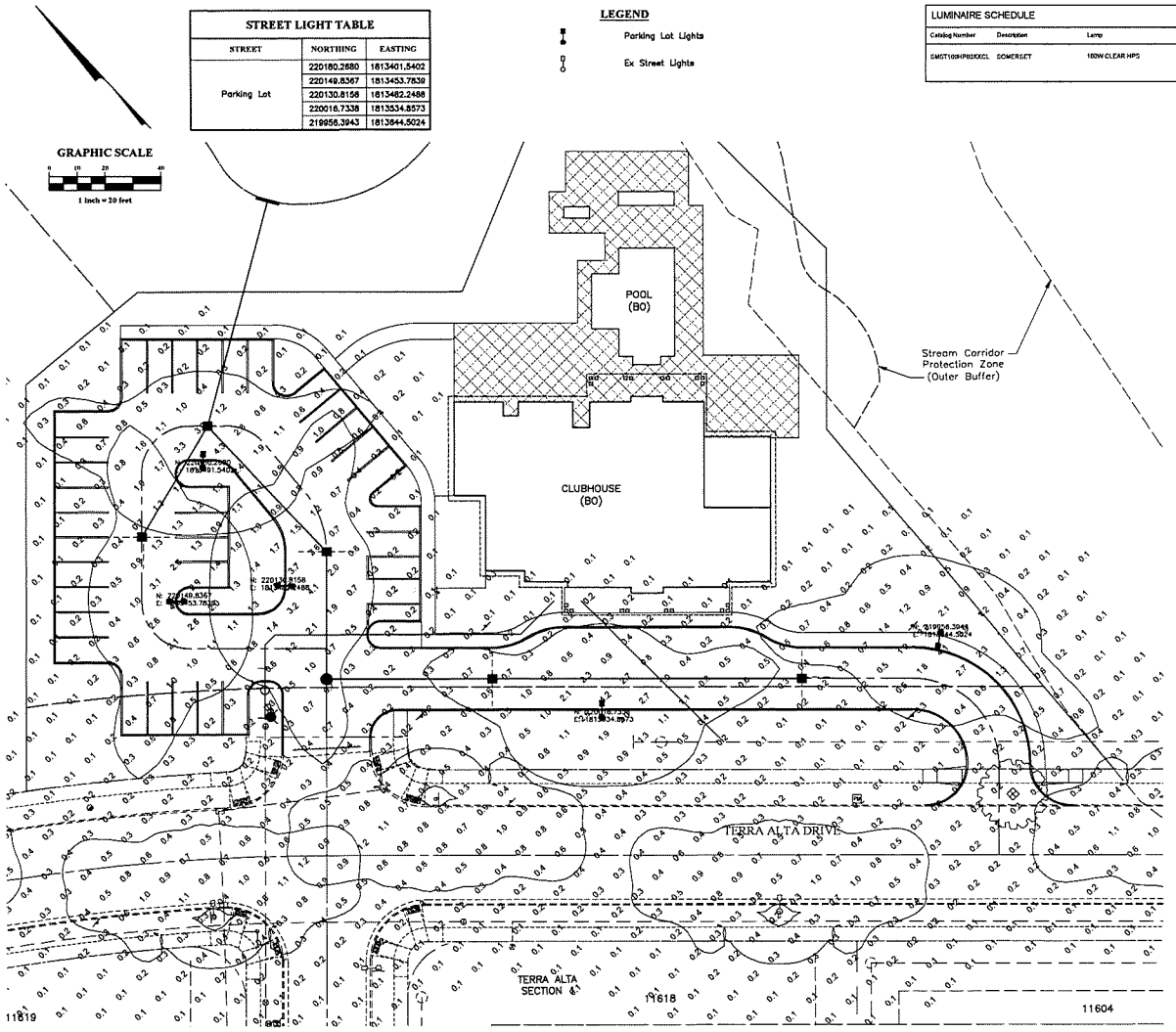
TERRA ALTA CLUBHOUSE

LANDSCAPE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3800 Tuttle Crossing Blvd., Dublin, OH 43016
Phone: (614) 775-4500 Fax: (614) 775-4800
emht.com

DATE: March 3, 2021
SCALE: 1" = 20'
JOB NO.: 20200659
SHEET: 4/6

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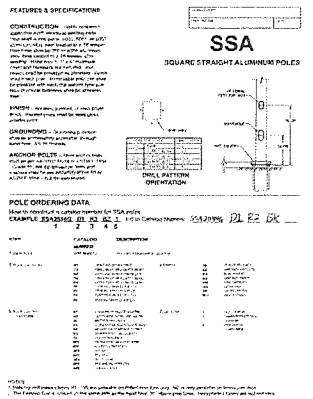
STREET LIGHT TABLE		
STREET	NORTHING	EASTING
Parking Lot	220180.2680	1813401.5402
	220149.8367	1813453.7839
	220130.8158	1813482.2488
	220016.7338	1813534.8573
	219956.3943	1813844.5024

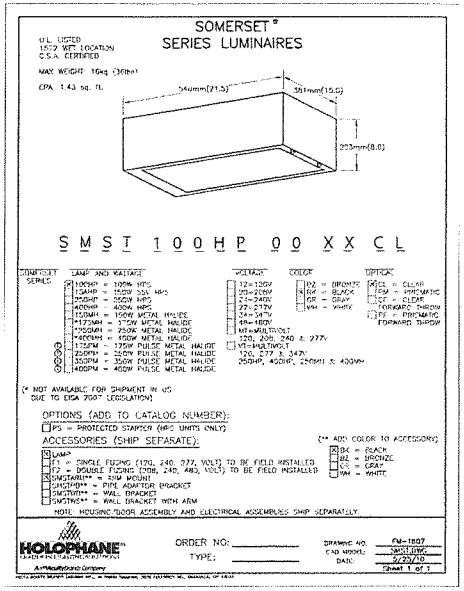
LEGEND

- Parking Lot Lights
- Ex Street Lights

LUMINAIRE SCHEDULE						
Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
SMST100HP00XXCL	SOMERSET	100W CLEAR HPS	SMST100HP00XXCL.ies	9500	0.81	128

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot and Drives	0.9 fc	4.3 fc	0.2 fc	26.5:1	4.5:1





REVISIONS			
MARK	DATE	DESCRIPTION	

TERRA ALTA, LLC
VINCE ROMANELLI
148 WESTMINSTER AVENUE
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-3045

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

TERRA ALTA CLUBHOUSE

LIGHTING PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 FAX: (614) 775-4800
www.emht.com

DATE: March 3, 2021

SCALE: 1" = 20'

JOB NO.: 20200659

SHEET: 5/6

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GRAPHIC SCALE
1 inch = 30 feet

SHEET	JOB NO.	SCALE	DATE		
9/9	20200659	1" = 30'	March 3, 2021		

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614 775 4500 Toll Free: 866 775 5648
emht.com

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA CLUBHOUSE

ILLUSTRATIVE SITE PLAN

TERRA ALTA, LLC
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☒ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Terra Alta Clubhouse Address Terra Alta Drive

Acreage 1.4 Square Footage +/- 6,127 SF Number of Lots 1 Number of Units 1

Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use _____ Parcel # 419-13001001000, 419-13001002000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road, Westerville, Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road, Westerville Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Joe Looby

Address 5500 New Albany Road, Columbus, Ohio 43054

Phone 614-775-4700 Fax _____ E-mail jlooby@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ _____

Owner Signature Owner Printed Name

_____ Joseph E. Looby (EMHT)

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____

Notary Stamp Notary Public

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
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- ☐ Vacation-Street

Board of Zoning Appeals

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- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Terra Alta Clubhouse Address Terra Alta Drive

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Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use _____ Parcel # 419-13001001000, 419-13001002000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road, Westerville, Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road, Westerville Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Matt Kirk

Address 5500 New Albany Road, Columbus, Ohio 43054

Phone 614-775-4700 Fax _____ E-mail Mkirk@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ _____

Owner Signature Owner Printed Name

_____ Matthew A. Kirk (EMHT)

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____

Notary Stamp Notary Public

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: April 8, 2021

---

1. **Calendar**
   See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
   See Attached

3. **Additional Material**
   See Attached

April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Council Work Session 6:30 p.m.	6	7 Planning Commission 6:30 p.m.	8	9	10
11	12 City Council 7 p.m.	13 Sister City Advisory Board 6 p.m. Cancelled	14 Board of Zoning Appeals 6:30 p.m.	15 Airport Commission 6:30 p.m.	16	17
18	19 Parking and Safety 6 p.m.	20	21	22 Virtual Public Involvement Meeting: US 23 and Hull Drive Safety Improvements 6:30 p.m.	23	24
25	26 City Council 7 p.m.	27 Shade Tree Commission 6:30 p.m.	28 Historic Preservation Commission 6:30 p.m.	29	30	

CONTRACT APPROVAL - 04/12/21				
VENDOR	**EXPLANATION OF AGREEMENT**	**2021 AMOUNT**	**DEPARTMENT**	**DATE**
Ohio Wesleyan University	Parking MOU - Space Rental at Edgar Hall	$22 per space per mo.	CMO	4/8/2021
Praesidium	Background investigations	$16 per check	DAS	4/8/2021
Rockhill Financial Consulting	Municipal Advisory Services	N/A	Finance	3/24/2021
Habitec Security	Fire Dept. Netowork and Alarm Replacement in three fire stations	$2,500.00	Fire Dept.	3/30/2021
ONComm	Additional cabling for City Hall	$4,702.00	IT	3/22/2021
OARnet	VMWare Licenses	$7,410.04	IT	3/30/2021
St. Mary's - Baseball	Field Use Agreement	N/A	Parks	4/1/2021
Ohio Swarm	Field Use Agreement	N/A	Parks	4/8/2021
Gov Deals	Police Item Auction	N/A	Police	3/17/2021
Gov Deals	Police Item Auction	N/A	Police	3/17/2021
Gov Deals	Police Item Auction - Personal Items	N/A	Police	4/1/2021
Columbus State Community College	Parking lot use for Driver's Training	N/A	Police	4/8/2021
Pennsylvania Ae. Water Line Replacement	HDR Engineering	$27,000.00	Public Utilities	4/8/2021
J&J Schlaegel, Inc.	Locust Curve Multi-Use Path Change Order	$75,358.94	Public Works	3/23/2021
S.A. Comunale	Fire Suppression Pipe Replacement	$134,000.00	Public Works	3/23/2021
Shelly & Sands	Penick Ave. Extension	$610,917.31	Public Works	3/24/2021
L.F. Investments	Foley St. Parking	N/A	Public Works	3/30/2021
Meeker Rentals	Foley St. Parking	N/A	Public Works	3/30/2021
Delaware County	Co-op Agreement - Stratford Rd.	$34,100. (2022 appropriation)	Public Works	4/1/2021
Delaware County	Co-op Agreement - Peachblow Rd.	$56,400. (2022 appropriation)	Public Works	4/1/2021

Delaware Fire Department

COVID-19 – Protection and Restrictions In Place



February 2021

- 442 Responses

  2020–512 for February

  -2.13% For Year

- 69% - Emergency Responses Arrived within 6 Minutes.

  Goal for Year is 90%

- EMS Transports

  203 Transports to Hospitals
  -3.02% For Year

- $527- Fire Loss for Month

  98.02% of Property Saved from Fire - 2021

- 7 Narcan Administration for Month

  +2.00% vs. projection for year

- Fire Inspections

  High/Ultra High Risks
  Status – 57%
  Goal – 100%

  Medium/Low Risks
  Status – 74%
  Goal – 95%

Summary

- February 4, Irvine Loop, Structure Fire
- February 5, Berlin Twp., Structure Fire
- February 7, Scioto Twp., Chimney Fire

Other Activities

- COVID-19 – Limited Activities
- Ice Rescue Training
- School COVID Vaccination – Capt Matteson volunteered to administer vaccines to Delaware County school staff (3,880 Staff Vaccinated)
- FEMA Cyber Attack Exercise, (City IT, City Municipal Court, City Schools, DelComm, Del Co EMA)

Did you know?

Top 3 dispatch calls for the month

1. Sick Person-70
2. Fall–55
3. Lift Assist - 36

76.5% of the calls were emergent responses for the month

Busiest Stations (Number of Calls to the Station's Area)

1. Station 301 – 249
2. Station 303 – 131
3. Station 302 – 32
4. Station 304 – 30

Total Apparatus Responses in the City for Month

734

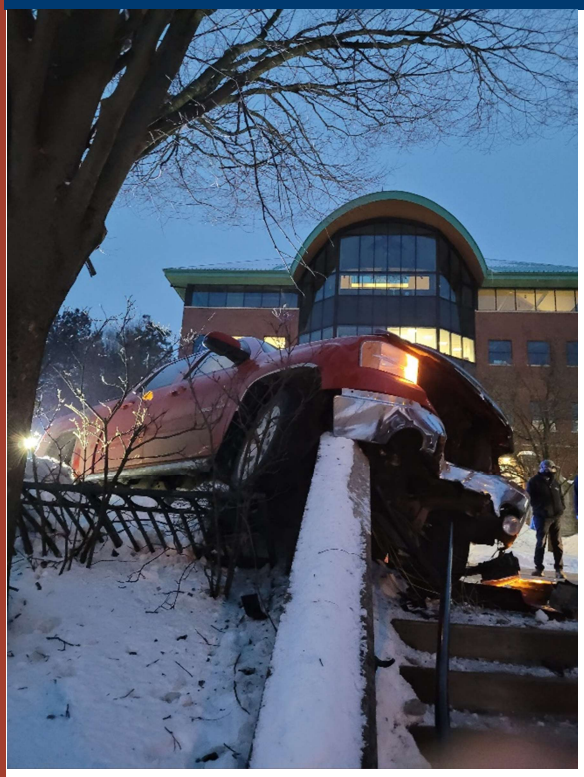
Busiest Units

1. Medic 301 – 197
2. Engine 301 – 136
3. Medic 303 - 116
4. Battalion 301 - 66

Narcan Usage for Month

1. Narcotic Overdose - 6
2. Cardiac Arrest - 1

Additional metrics are available on our website



February 10 – Firefighters responded to a vehicle that struck the retating wall and stairs at Hamilton Williams. Nobody was injured in the accident..





February 10 – Firefighters responded on a person burned behind a hotel on US 23. Firefighters found a person with minor burns caused by the patient lighting a bag. Patient was transported to the hospital.

February 26 – Personnel conducted ice rescue training at the pond located at Station 302.

Monthly Incident Locations

