CITY OF DELAWARE
CITY COUNCIL
MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
April 26, 2021

AGENDA

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

1. ROLL CALL

2. INVOCATION – Major Stephanie Larrick, The Salvation Army

3. APPROVAL of the Motion Summary of the regular meeting of Council held on April 12, 2021, as recorded and transcribed.
APPROVAL of the Motion Summary of the work session meeting of Council held on April 5, 2021, as recorded and transcribed.

4. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Board of Zoning Appeals meeting held on March 10, 2021, as recorded and transcribed.
   B. Establish May 10, 2021 at 7:20 p.m. as a date and time for a public hearing and second reading of Resolution No. 21-16, a resolution authorizing the placement of certain traffic control signate to create approximately twenty (20) temporary parking spaces within the surface lot located on Parcel No. 519433070004000.

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 Arbor Day presented to Casey McCarty, Arborist and Vice-Chair Susan Wright and Chairman Shannon Brewster, Shade Tree Commission

8. CONSIDERATION of Liquor Permit Transfer
   A. From Food Truck Depot LLC, DBA, The Food Truck Depot Outdoor Entertainment Area, 59 Potter Street, Delaware Ohio 43015 to Food Truck Depot LLC, DBA the Kitchen Rock, 86 Lake Street, Delaware Ohio 43015. Permit Classes: D5
   B. From Adam Foundation Inc., DBA, Adams Kooler 133-35 East Winter Street 1st Floor, Delaware, Ohio 43015 to Luckys Drive Thru LLC, DBA, Luckys Kooler 133-35 East Winter Street, 1st Floor, Delaware, Ohio 43015. Permit Classes: C1, C2

9. 7:20 P.M. PUBLIC HEARING AND SECOND READING 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.

10. 7:30 P.M. PUBLIC HEARING AND SECOND READING 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.

11. 7:40 P.M. PUBLIC HEARING AND SECOND READING 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.

12. SECOND READING 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.

13. CONSIDERATION of Resolution No. 21-15, a resolution indicating what services the City of Delaware will provide to 55.7 ± acres of land, more or less, description and map are attached hereto for the annexation known as the Mary Jo Lane Trust (AKA future Glenross North Phase 5 and 6) and City of Delaware Annexation by Sara J. Radcliffe, agent for the petitioners).

14. CONSIDERATION of Resolution No. 21-16, a resolution authorizing the placement of certain traffic control signate to create approximately twenty (20) temporary parking spaces within the surface lot located on Parcel No. 519433070004000.

15. CONSIDERATION of Ordinance No. 21-29, an ordinance amending the Management, Professional, Technical, Confidential, and Supervisory Employees Pay Plan.

16. CONSIDERATION of Ordinance No. 21-30, an ordinance approving and authorizing the execution of a Tax Increment Financing Agreement for the development of Winterbourne Drive and other infrastructure improvements.

17. FINANCE DIRECTOR'S REPORT

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

19. COUNCIL COMMENT

20. 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 work session meeting of Council was held on April 5, 2021 and was called to order at 6:32 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 Carolyn Kay Riggle who presided.

Staff Present Remotely: Natalia Harris, City Attorney, Ted Miller, Parks and Natural Resource Director, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 2: PRESENTATION: RECREATION NEEDS ASSESSMENT – Austin Hochstetler, PROS Consulting

Mr. Hochstetler discussed the two phases to the assessment which included Phase 1: Needs Assessment and Phase 2: Master Plan. Public engagement from stakeholder indicated that Delaware has many amenities and opportunities throughout the recreation system, staff is attentive to the parks and citizens, communication, branding, and partnership agreements can be improved, bike paths, walkability and trail development are a priority. Diversity, equity and inclusion must have a focus with the growing population and funding are also priorities. He reviewed other findings for the Needs Assessment which showed a need for increased program services provisions and immediate staffing needs. Citizens also want to see increased river and trail access, connectivity and utilization. Discussion was held on the funding strategy for the Master Plan and organization capacity for implementing the plan.

ITEM 3: UPDATE: PARKS AND RECREATION SERVICES – Ted Miller, Director, Parks and Natural Resource

Mr. Miller provided an update on pool opening and working with current COVID-19 restrictions. He discussed protocols may change from the Governor's office or the Health District. He also discussed working with the Delaware General Health District to open up shelter houses. Mingo Recreation Center will be opening for restricted hours.

ITEM 4: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (4) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

Vice-Mayor Shafer motioned to enter into executive session pursuant to Ohio Revised Code Section 121.22 (G) (4) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment at 7:24 p.m. This motion was seconded by Mrs. Keller and approved by a 7-0 vote. Present in the discussion was 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 Carolyn Kay Riggle. Staff present for the discussion included Tom Homan, City Manager, Kyle Kridler, Assistant City Manager, Natalia Harris, City Attorney, and John Donahue, Fire Chief. At 7:41

p.m. it was motioned by Councilwoman Keller to enter back into open session. This motion was seconded by Vice-Mayor Shafer and approved by a 7- vote.

ITEM 5: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 7:42 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

The regular meeting of Council held on April 12, 2021 and was called to order at 7:00 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, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, and Vice-Mayor Kent Shafer who presided. Absent from the meeting was Second Ward Lisa Keller and Mayor Carolyn Kay Riggle.

Staff Present Remotely: Lance Schultz, Zoning Administrator, Blake Jordan, Public Utilities Director, Justin Nahvi, Finance Director, Natalia Harris, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Motion to Excuse: Mr. Jones motioned to excuse Mrs. Keller and Mayor Riggle, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

ITEM 2. INVOCATION

The invocation was delivered by Reverend Jon Powers, University Chaplain Emeritus, Ohio Wesleyan University

ITEM 3: APPROVAL OF MINUTES

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

Motion: Mr. Jones motioned to approve the Motion Summary of the regular meeting of Council held on March 22, 2021, as recorded and transcribed, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

ITEM 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.

Motion: Mr. Jones motioned to approve the Consent Agenda, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

The following participants joined the meeting virtually:

Deborah Guebert
265 West Fountain Avenue
Delaware, Ohio

ITEM 6: COMMITTEE REPORTS

ITEM 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

ITEM 8: STAFF INTRODUCTION

A. Erin Wolfe, Watershed/Sustainability Coordinator

ITEM 9: ORDINANCE NO. 21-18 [Third 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 third time.

Motion: Mr. Hoffman motioned to adopt Ordinance No. 21-18, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

ITEM 10: ORDINANCE NO. 21-19 [Third 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 third time.

Motion: Mr. Hoffman motioned to adopt Ordinance No. 21-19, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

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

The Clerk read the ordinance for the third time.

Motion: Mr. Hoffman motioned to adopt Ordinance No. 21-20, seconded by Mr. Jones. Motion approved by a 5-0 vote.

ITEM 12: ORDINANCE NO. 21-06 [Second Reading]
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.

The Clerk read the ordinance for the second time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 21-06, seconded by Mr. Hoffman. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 21-06, seconded by Mr. Hoffman. Motion approved by a 5-0 vote.

ITEM 13: ORDINANCE NO. 21-21 [First Reading]
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.

The Clerk read the ordinance for the first time. A public hearing and second reading for Ordinance No. 21-21 was scheduled for April 26, 2021.

ITEM 14: ORDINANCE NO. 21-22 [First Reading]
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.

The Clerk read the ordinance for the first time. A public hearing and second reading for Ordinance No. 21-22 was scheduled for April 26, 2021.

ITEM 15: ORDINANCE NO. 21-23 [First Reading]
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.

The Clerk read the ordinance for the first time. A public hearing and second reading for Ordinance No. 21-23 was scheduled for April 26, 2021.

ITEM 16: ORDINANCE NO. 21-24 [First Reading]
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.

The Clerk read the ordinance for the first time. Ordinance No. 21-24 will be presented for a second reading.

ITEM 17: ORDINANCE NO. 21-25 [First Reading]
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.

The Clerk read the ordinance for the first time.

Motion: Mr. Hoffman motioned to suspend the rules for Ordinance No. 21-25, seconded by Mr. Jones. Motion approved by a 5-0 vote.

Motion: Mr. Hoffman motioned to adopt Ordinance No. 21-25, seconded by Mr. Jones. Motion approved by a 5-0 vote.

ITEM 18: ORDINANCE NO. 21-26 [First Reading]
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.

The Clerk read the ordinance for the first time.

Motion: Mr. Hoffman motioned to suspend the rules for Ordinance No. 21-26, seconded by Mr. Jones. Motion approved by a 5-0 vote.

Motion: Mr. Hoffman motioned to adopt Ordinance No. 21-26, seconded by Mr. Jones. Motion approved by a 5-0 vote.

ITEM 19: ORDINANCE NO. 21-27 [First Reading]
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).

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 21-27, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 21-27, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

ITEM 20: ORDINANCE NO. 21-28 [First Reading]
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).

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 21-28, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 21-28, seconded by Mr. Farrell. Motion approved by a 5-0 vote.

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

Mr. Hoffman motioned to enter into executive session pursuant to Ohio Revised Code Section 121.22 (G)(3) pending or imminent court action at 8:17 p.m. This motion was seconded by Mr. Jones and approved by a 5-0 vote. The following members of Council were present for the discussion First Ward Chris Jones, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, and Vice-Mayor Kent Shafer. At 8:34 p.m. Mr. Jones motioned to enter back into open session, second by Mr. Farrell. This motion was approved by a 5-0 vote.

ITEM 22: CITY MANAGER'S REPORT & COVID-19 UPDATE
Mr. Homan discussed working with the Delaware General Health District on reopening the Mingo Recreation Center and also setting guidelines to reopen shelters for rental. Staff continue to work with the health district on recent orders by the Governor relating to COVID-19 precautions and the impact to summer events. He provided information regarding the upcoming DORA public hearing.

ITEM 23: COUNCIL COMMENTS
Mr. Jones discussed the comments received on social media relating to the quarry blasting by National Lime and Stone Company and recommended that updates be provided on Next Door App.

Mr. Farrell discussed increased complaints received regarding speeding and noise from vehicle and motorcycle exhausts.

Mr. Hellinger discussed the concern with increase of speeding and for residents to be considerate when traveling through other neighborhoods.

ITEM 24: ADJOURNMENT

Motion: Mr. Jones motioned to adjourn the meeting. The meeting adjourned at 8:34 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

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BOARD OF ZONING APPEALS
MOTION SUMMARY
March 10, 2021

ITEM 1. Roll Call

Chairman Dick called the virtual meeting to order at 6:44 p.m.

Members Present Virtually: Ben Dariano, Beth Fisher, Adam Vaughn, Todd Daughenbaugh, Robert Whitmore, Councilman Cory Hoffman, and Chairman Matt Dick

Staff Present Virtually: Lance Schultz, Zoning Administrator

ITEM 2. ELECTION of OFFICERS

Due to the computer technical issues and the late start to the meeting the election of officers was held following all regular business items.

A. Chairperson

Motion: Councilman Hoffman motioned to nominate Mr. Dick as Chairperson, seconded by Mr. Vaughn. There were no other nominations. Motion approved by a 6-0-1 (Dick) vote.

B. Vice-Chairperson

Motion: Chairman Dick motioned to nominate Mr. Vaughn as Vice-Chairperson, seconded by Ms. Fisher. Motion approved by a 7-0 vote.

ITEM 3. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on December 9, 2020, as recorded and transcribed.

Motion: Councilman Hoffman moved to approve the Motion Summary for the Board of Zoning Appeals held on December 9, 2020 meeting, seconded by Mr. Whitmore. Motion approved by a 6-0-1 (Fisher) vote.

ITEM 4. REGULAR BUSINESS

A. 2021-0331: A request by Salvation Army Central Ohio for approval of a building setback and parking setback variance for a Building Expansion and Parking Lot Expansion at 89 Cheshire Street for The Salvation Army Delaware Worship and Service Center on approximately 0.707 acres and zoned R-4 (Medium Density Residential District).

Anticipated Process

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a. Swearing in of all applicants and members of the public relating to this case

b. Staff Presentation

Mr. Schultz reviewed the staff report that was provided to the Commission. He reviewed the location of the property, current zoning, existing conditions and proposed expansion.

c. Applicant Presentation

Chairman Dick swore in the following individuals:

Dave Plunkett
525 South Lazelle Street
Columbus, Ohio

d. Public Testimony

The Clerk informed the Commission that there were no public comment requests or emails/letters received.

e. Commission Action

Motion: Mr. Dariano motioned to approve application 2021-0331, along with all staff conditions numbers 1-12 in the staff report, finding beyond a reasonable doubt that the decision factors necessary for approval of a Variance according to Chapter 1128 of the Planning and Zoning Code are met, seconded by Ms. Fisher. Motion approved by a 7-0 vote.

B. 2021-0433: A request by DGH LLC for approval of a variance to Chapter 1151.02 (a) Enlargement/ Alteration of Nonconforming Building or Structure for a building enlargement at 152 West Central Street on property zoned R-3 (One-Family Residential District).

Anticipated Process

a. Swearing in of all applicants and members of the public relating to this case

b. Staff Presentation

Mr. Schultz provided the staff report and presentation to the Commission which included current zoning and location. He reviewed the Applicant's proposal for demolition and new construction.

c. Applicant Presentation

Chairman Dick swore in the following individuals:
Dimitri Hatzifotinos
1160 Goodale Blvd
Columbus, Ohio

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Rich Brown
Brown Calabretta Architects
1126 Stanhope Drive
Columbus, Ohio

d. Public Testimony

Chairman Dick swore in the following individuals for public testimony:

Barbara Adams
11 Woodland Avenue
Delaware, Ohio

Anthony Pezutti
158 West Central Avenue
Delaware, Ohio

The Clerk confirmed from participants Nikki Hogarth and Matt Walls that they did not wish to provide public testimony.

The Clerk read the following emails that were received into the record:

Nena Smale
Carl Piatt
141 W. Central Avenue

Arthur Sisler
146 West Central Avenue
Delaware, Ohio

Mary Ann Davis
138 West Central Avenue
Delaware, Ohio

Tory Mueller
Kaleb Walker
136 West Central Avenue
Delaware, Ohio

Kathy Laughlin
David Laughlin
24 Darlington Road
Delaware, Ohio

Kaity Hord
185 West Central Avenue
Delaware, Ohio

Anthony Pezzutti
158 West Central Avenue

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Delaware, Ohio

Northwest Neighborhood Association
Lisa Ho, President
Nikki Hogarth, Vice-President
Glenda Nieto-Cubas, Secretary
Erinn Nicley, Treasurer
Delaware, Ohio

Lucy Sessa-Dunn
Michael Dunn
19 Woodland Avenue
Delaware, Ohio

e. Commission Action

Motion: Mr. Hoffman motioned for the approval of the variance for Case 2021-0433 with the conditions laid out in the staff report, finding beyond a reasonable doubt that the decision factors established in Section Chapter 1128 of the Planning and Zoning Code with the granting of a variance have been met. Mr. Schultz clarified to the Commission that this case would not go forward to Council and that this is the last step if approved and the remaining steps would be administrative for building, engineering. This motion was seconded Mr. Daughenbaugh. Motion failed with a 3-4 (Dariano, Fisher, Vaughn, Dick) vote.

ITEM 5. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: April 14, 2021.

ITEM 7. ADJOURNMENT

Motion: Councilman Hoffman moved to adjourn the Board of Zoning Appeals meeting, seconded by Ms. Fisher. The Board of Zoning Appeals meeting adjourned at 8:25 p.m.

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Adam Vaughn, Vice-Chairman

DocuSigned by:
Elaine McCloskey
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Elaine McCloskey, Clerk

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

28080700001 PERMIT NUMBER / TRFL TYPE 02 01 2020 ISSUE DATE 03 22 2021 FILING DATE D5 PERMIT CLASSES 21 TAX DISTRICT / 022 / B / F24961 RECEIPT NO.	FOOD TRUCK DEPOT LLC DBA THE KITCHEN ROCK 86 LAKE ST DELAWARE OH 43015

FROM 03/24/2021

2808070 PERMIT NUMBER / TYPE 02 01 2020 ISSUE DATE 03 22 2021 FILING DATE D5 PERMIT CLASSES 21 TAX DISTRICT / 022 / RECEIPT NO.	FOOD TRUCK DEPOT LLC DBA THE FOOD TRUCK DEPOT OUTDOOR ENTERTAINMENT AREA 59 POTTER ST DELAWARE OH 43015

MAILED 03/24/2021 RESPONSES MUST BE POSTMARKED NO LATER THAN. 04/26/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B TRFL 2808070-0001
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐
DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)
☐ Clerk of City Council
☐ Township Fiscal Officer

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

Ohio | Department of Commerce

Rev 2/10/2021

Division of Liquor Control

Mike DeWine, Governor
Jon Husted, Lt. Governor

Sheryl Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing or not; or
- Ask for your one-time only, 30-day extension.
    - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **must** be:

FAXED to the Division no later than 30 days after the "mailed" date (this is the date listed after the "responses must be postmarked no later than." You can fax your response to: (614) 644 – 3166

EMAILED to the Division no later than 30 days after the "mailed" date (this is the date listed after the "responses must be postmarked no later than." You can email your response to: LiquorLicensingMailUnit@com.state.oh.us

POSTMARKED, if mailed, no later than the date listed on the notice after "responses must be postmarked no later than." You can mail your response to

Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

In an effort to speed up processing times and reduce paper, the Division respectfully asks that you either fax or email the above notice. In a similar effort, please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to https://www.comapps.ohio.gov/liqr/liqr_apps/PermitLookup/PermitHolderOwnership.aspx and enter the permit number listed on the legislative notice; or

- Contact your police department or county sheriff, if you are a township fiscal officer or county clerk, as the Division sends the applicable law enforcement agency the pertinent ownership disclosure information when it notifies them of the permit application.

Licensing Section
6606 Tussing Road
Reynoldsburg, OH 43068-9009

Fax 614-728-1281
TTY/TDD 800-750-0750
com.ohio.gov

An Equal Opportunity Employer and Service Provider

Delaware Police Department
Liquor Permit Report

DPD Report Number **L-21-02**		**Investigating Officer** Det. Sgt. Mike Bolen#16	
Applicant (Primary Shareholder) Paul Rockwell		**Company Name:** Food Truck Depot LLC **DBA:** The Kitchen Rock	
Common Name **Central Market**		**Address** 86 Lake St.	
Applicant Phone Number **614-374-5352**		**Applicant E-Mail Address:** **therockwellcompany@gmail.com**	
☐ **Existing Business** ☒ **New Business** (Supplement Attached)	**Type of Business** **Bar / Restaurant**	**Notification Type:** **Transfer**	**Date of Report** 4/7/21

Permit Type

☐**C1/C2X** Beer only in original sealed container for carry out only. ☐**C2** Wine and mixed beverages in sealed containers for carry out. ☐**D1/D2X** Beer only for on premises consumption or in sealed containers for carry out. ☐**D2** Wine and mixed beverages for on premises consumption or in sealed containers for carryout. ☐**D4** Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am. ☒**D5** Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. ☐**Other** D6

Location Information

Churches, Libraries and or schools within 500 feet ☐Yes ☒No	**School, church or library objection** ☐Yes (Supplement Attached) ☒No **Note:** Objections are only permitted for *new permits.*
Police Calls for Service in past 12 months: 0	**Number of Police Reports in past 12 months: 0**
Calls for Service *excluding calls not related to the business* in past 12 months: 0	**Location is excessive drain on Police Resources:** ☐Yes (Supplement Attached) ☒No
Nuisance Abatement Pending ☐Yes ☒ No	**Accessible by Law Enforcement** ☒Yes ☐ No
Site compliance checked by Dept. of Commerce ☐Yes ☒	**Private Club (Restricted Access Door)** ☐Yes ☒ No

Applicant Information

Records Checked ☐**Ohio Law Enforcement Gateway**	☒**Delaware Police Department Database**
Applicant has an active warrant ☐Yes ☒ No	**Record located for Liquor Law Violation** ☐Yes ☒ No
Local Record on file ☐Yes ☒No	**Criminal History Checked by Dept. of Commerce** ☐Yes ☒No
Problem History with DPD ☐Yes (Supplement Attached) ☒ No	**Contact made with Applicant** ☒Yes ☐No

Determination on Objection

☒**The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.**

☐**The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code.**

- ☐Site does not conform to local building, safety and health codes (excluding zoning).
- ☐Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served.
- ☐Physical location causes a public nuisance.
- ☐Site has been officially classified as a nuisance according to State Law.
- ☐Conviction of a crime by the applicant that relates to operating a liquor establishment.
- ☐Past improper operation of a location with a liquor permit.
- ☐Misrepresentation of material fact on the application.
- ☐Addiction of the applicant to alcohol or narcotics.
- ☐Formal objection by specific types of other locations to which the site is in certain proximity.
- ☐Conviction of the applicant of food stamp or WIC fraud.

Delaware Police Department
Liquor Permit Report

(Supplement Attached)

Supplement

Supplement Type

- ☒ **New Business Description**
- ☐ **Police Department Objection**
- ☐ **Community Objection**
- ☐ **Other :**

On 4/7/21, I made contact with liquor permit applicant, Paul Rockwell to discuss his liquor permit# 28080700001 transfer request. Mr. Rockwell has applied to have his D5 liquor permit transferred from 59 Potter St., the Food Truck Depot to 86 Lake St. 86 Lake St., which has long been vacant.

Mr. Rockwell owns the Food Truck Depot and recently started leasing the building to Homestead Beer Co. LLC at that location. Homestead Beer has their own "Brewers" liquor permit, so the D5 permit at the Food Truck Depot is not necessary for operations and sales of alcohol.

Mr. Rockwell is soon to begin remodeling the existing building at 86 Lake St. He plans on opening the "Central Market" which he believes will be Ohio's smallest bar/restaurant. Mr. Rockwell believes the remodeling could be completed as early as May of this year. Once completed, Mr. Rockwell plans to own/operate the bar/restaurant with the D5 liquor permit.

Mr. Rockwell plans on opening for business in May or June of this year. He is an experienced business owner / liquor permit holder and involved in the community. At this time, I see no concerns with this liquor permit transfer application.

Det. Sgt. [signature] 4-7-21
Investigating Officer Signature **Date**

Capt. [signature] 4/7/21
Supervisor Signature **Date**

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

5355760 PERMIT NUMBER / TRFO TYPE 02 01 2020 ISSUE DATE 02 16 2021 FILING DATE C1 C2 PERMIT CLASSES 21 TAX DISTRICT / 022 / B / F24813 RECEIPT NO.	LUCKYS DRIVE THRU LLC DBA LUCKYS KOOLER 133-35 E WINTER ST 1ST FL DELAWARE OHIO 43015

FROM 04/01/2021

0049677 PERMIT NUMBER / TYPE 02 01 2020 ISSUE DATE 02 16 2021 FILING DATE C1 C2 PERMIT CLASSES 21 TAX DISTRICT / 022 / RECEIPT NO.	ADAM FOUNDATION INC DBA ADAMS KOOLER 133-35 E WINTER ST 1ST FL DELAWARE OHIO 43015

MAILED 04/01/2021 RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/03/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B TRFO 5355760
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

Ohio | Department of Commerce

Division of Liquor Control

Mike DeWine, Governor
Jon Husted, Lt. Governor

Sheryl Maxfield, Director

Rev 2/10/2021

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing or not; or
- Ask for your one-time only, 30-day extension.
    - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **must** be:

FAXED to the Division no later than 30 days after the "mailed" date (this is the date listed after the "responses must be postmarked no later than." You can fax your response to: (614) 644 – 3166

EMAILED to the Division no later than 30 days after the "mailed" date (this is the date listed after the "responses must be postmarked no later than." You can email your response to: LiquorLicensingMailUnit@com.state.oh.us

POSTMARKED, if mailed, no later than the date listed on the notice after "responses must be postmarked no later than." You can mail your response to

Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

In an effort to speed up processing times and reduce paper, the Division respectfully asks that you either fax or email the above notice. In a similar effort, please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to https://www.comapps.ohio.gov/liqr/liqr_apps/PermitLookup/PermitHolderOwnership.aspx and enter the permit number listed on the legislative notice; or

- Contact your police department or county sheriff, if you are a township fiscal officer or county clerk, as the Division sends the applicable law enforcement agency the pertinent ownership disclosure information when it notifies them of the permit application.

Delaware Police Department
Liquor Permit Report

DPD Report Number **L-21-03**		**Investigating Officer** **DET D Madden #56**	
Applicant (Primary Shareholder) Gurtej Singh		**Company Name:** **DBA: Luckys Kooler**	
Common Name **Luckys Kooler**		**Address** 135 East Winter Street	
Applicant Phone Number **614-852-6505**		**Applicant E-Mail Address:** **luckeenatt@yahoo.com**	
☒ **Existing Business** ☐ **New Business** (Supplement Attached)	**Type of Business** **Drive Thru**	**Notification Type:** **TRFO**	**Date of Report** 4/17/2021

Permit Type
☒**C1/C2X** Beer only in original sealed container for carry out only. ☒**C2** Wine and mixed beverages in sealed containers for carry out.
☐**D1/D2X** Beer only for on premises consumption or in sealed containers for carry out. ☐**D2** Wine and mixed beverages for on premises consumption or in sealed containers for carryout. ☐**D4** Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am.
☐**D5** Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. ☐**Other** D6

Location Information

Churches, Libraries and or schools within 500 feet ☒Yes ☐No	**School, church or library objection** ☐Yes (Supplement Attached) ☒No **Note:** Objections are only permitted for *new permits*.
Police Calls for Service in past 12 months: None	**Number of Police Reports in past 12 months: None**
Calls for Service *excluding calls not related to the business* in past 12 months: None	**Location is excessive drain on Police Resources:** ☐Yes (Supplement Attached) ☒No
Nuisance Abatement Pending ~~☐Yes~~ ☒ No NO	**Accessible by Law Enforcement** ☒Yes ☐ No
Site compliance checked by Dept. of Commerce ☒Yes ☐	**Private Club (Restricted Access Door)** ☐Yes ☒ No

Applicant Information

Records Checked ☐**Ohio Law Enforcement Gateway**	☒**Delaware Police Department Database**
Applicant has an active warrant ☐Yes ☒ No	**Record located for Liquor Law Violation** ☐Yes ☒ No
Local Record on file ☐Yes ☒No	**Criminal History Checked by Dept. of Commerce** ☒Yes ☐No
Problem History with DPD ~~☐Yes (Supplement Attached)~~ ☒ No NO	**Contact made with Applicant** ☒Yes ☐No

Determination on Objection

☒**The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.**

☐**The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code.**

- ☐Site does not conform to local building, safety and health codes (excluding zoning).
- ☐Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served.
- ☐Physical location causes a public nuisance.
- ☐Site has been officially classified as a nuisance according to State Law.
- ☐Conviction of a crime by the applicant that relates to operating a liquor establishment.
- ☐Past improper operation of a location with a liquor permit.
- ☐Misrepresentation of material fact on the application.
- ☐Addiction of the applicant to alcohol or narcotics.
- ☐Formal objection by specific types of other locations to which the site is in certain proximity.
- ☐Conviction of the applicant of food stamp or WIC fraud.

Delaware Police Department
Liquor Permit Report

(Supplement Attached)

Supplement

Supplement Type

- ☐ **New Business Description**
- ☐ **Police Department Objection**
- ☐ **Community Objection**
- ☐ **Other :**

Gurtej Sing recently purchased (11/2020) the Beer Kooler and is in process of transferring the liquor permit into his name. In speaking with Gurtej, he told me that he is not planning on making any changes (other than changing the name) to the establishment. He informed me that he recently moved to the Sunbury area from the Winston Salem, North Carolina. Gurtej owned a gas station (C & D Forsyth, INC at 6940 Broad Street, Rural Hall, NC), when he lived in NC. Gurtej told me that he did have an employee sell to an underage person and he was cited for that (reportedly in 2009). I tried to contact North Carolina's Alcohol Beverage Commission (ABC) to verify that report and check into additional possible violations, with no success. Since I could not make direct contact with ABC, I contacted the Forsyth County Sheriff's Office, who has jurisdiction for Rural Hill. In speaking with the Sheriff's Office, I was told that they did not have any record of the business or Gurtej being cited for any violations.

At this time, I do not see any reason why the police department should object to this transfer.

Det. D M #57 4/19/2021

Investigating Officer Signature **Date**

Capt. R Fewsed 6 4/19/21

Supervisor Signature **Date**

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9 | DATE: 04/26/2021

ORDINANCE NO: | RESOLUTION NO:

READING: SECOND | 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.

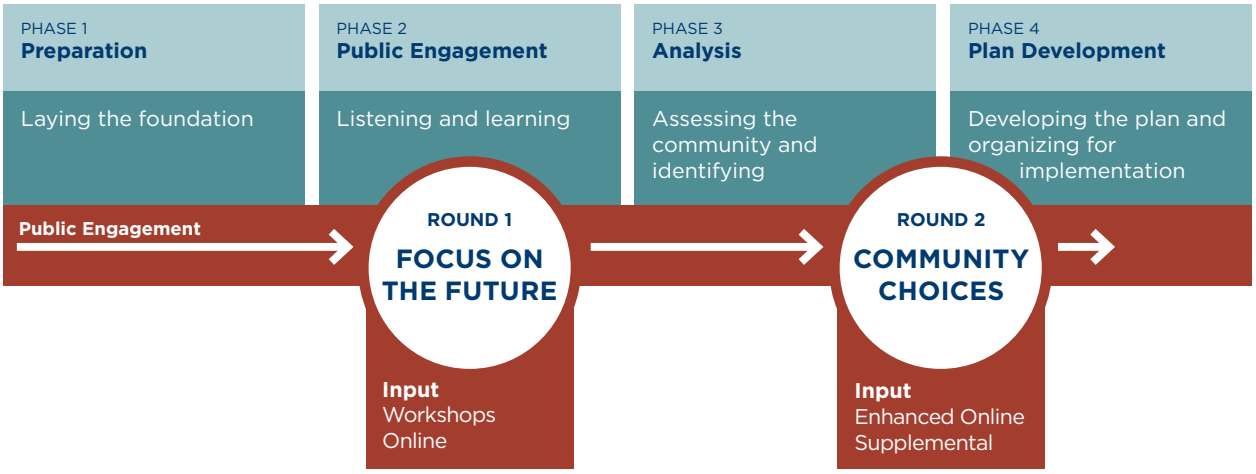
ONLINE AND SUPPLEMENTAL ENGAGEMENT

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.)

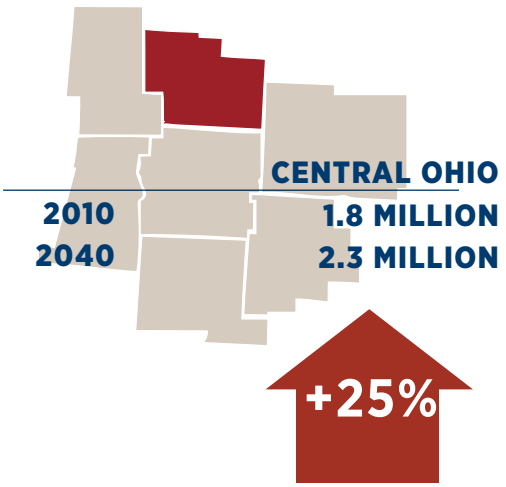
PLACE

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

PROSPERITY

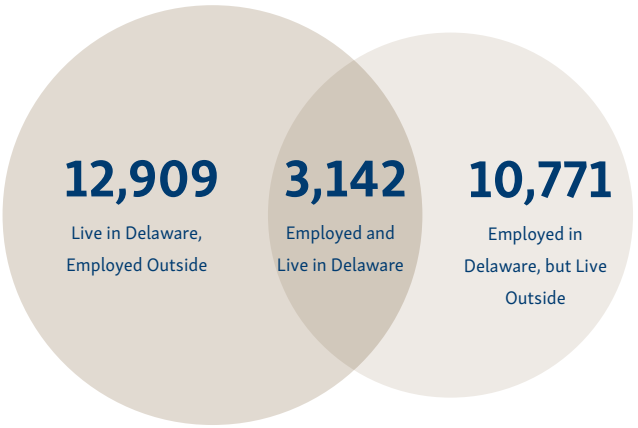
- Diverse economic base
- Mismatch between where people live and work
- Strong but changing industrial and business market
- Investment in infrastructure
- Emphasis on fiscal sustainability
- High quality of life and affordable housing stock

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

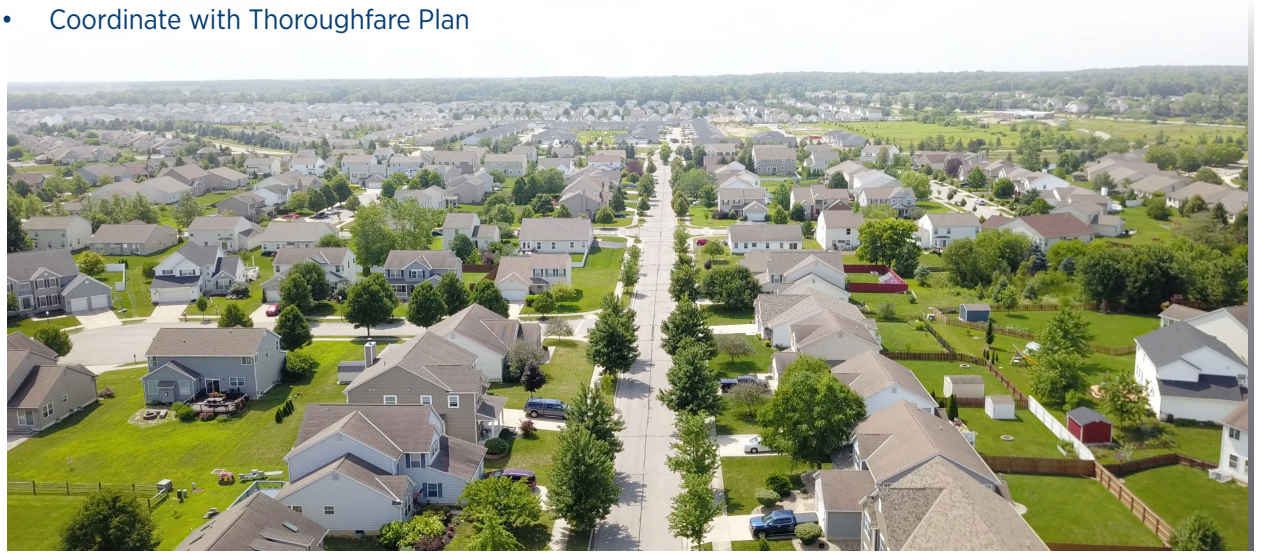
- Encourage variety of housing types, including “starter”, “empty nester”, attainable, and affordable
- Support housing inside long standing utility boundary
- Encourage connections between new housing developments
- Encourage mix of housing types and mixed use in identified areas

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

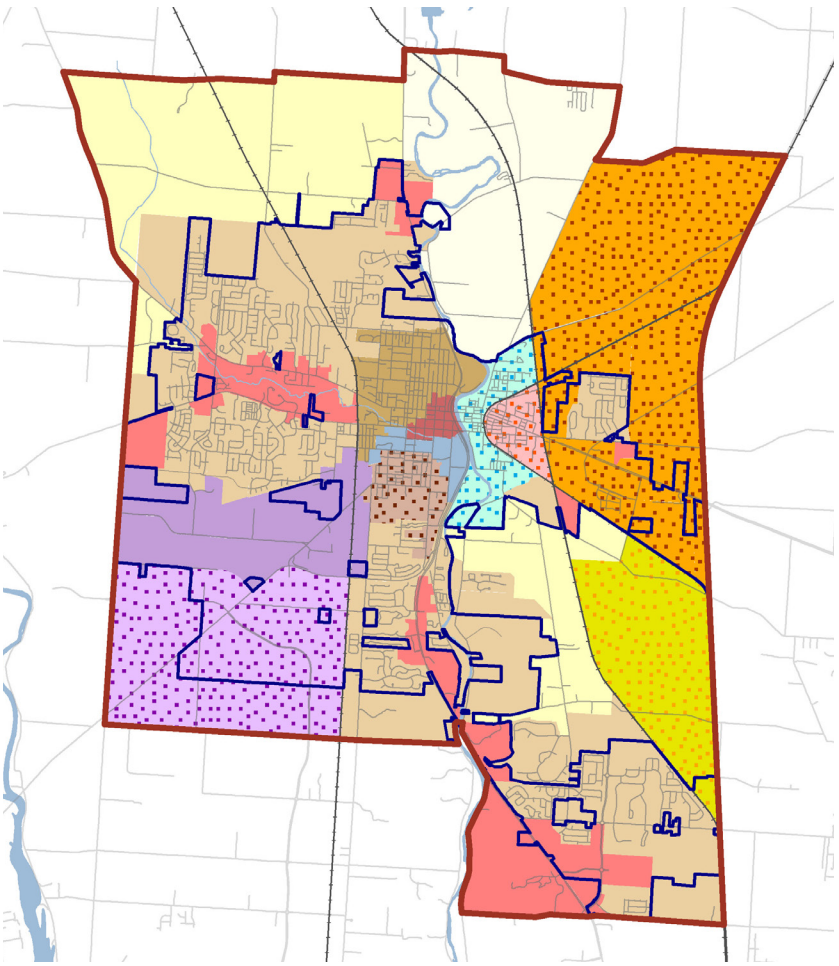
F. ENSURE FISCAL SUSTAINABILITY

- 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

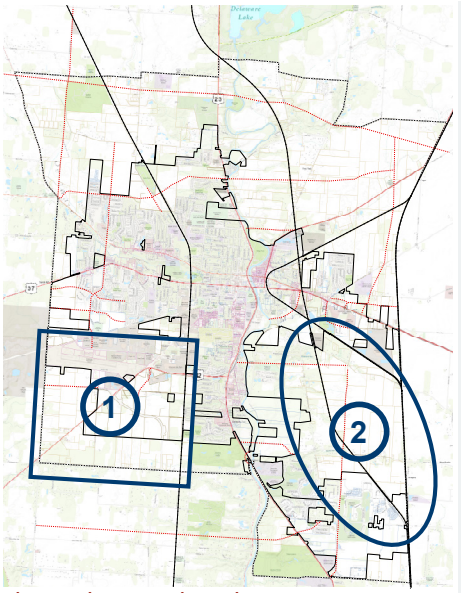
- Includes traditional / suburban residential development, major neighborhood and community scale commercial corridors, and railroad-oriented industrial / service
- Opportunity for riverfront access and development
- Infill housing potential (including attainable housing) and intensification of uses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

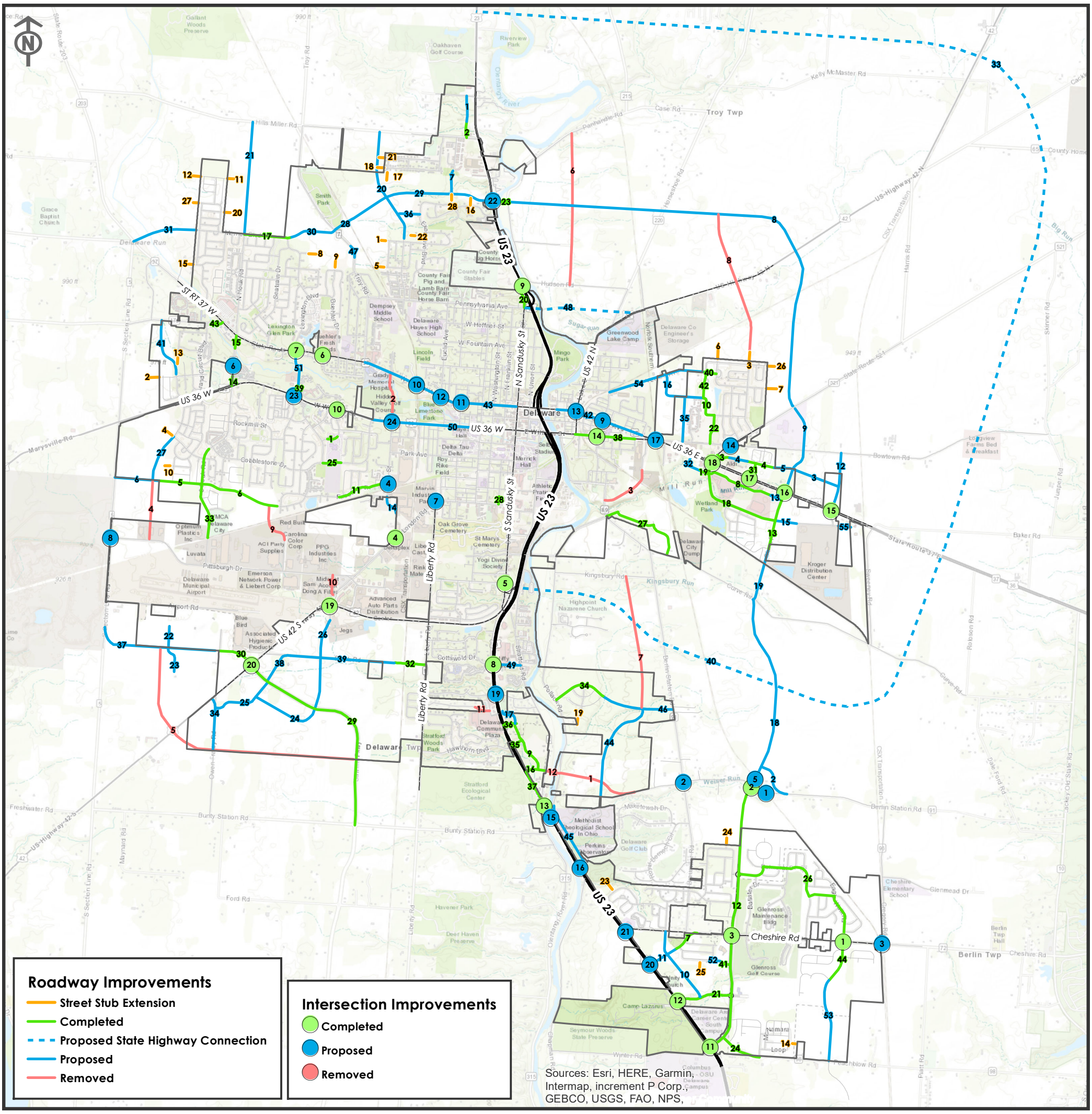
The plan includes an implementation matrix, which assigns responsibilities and timeframes for all Actions.

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: 10

DATE: 04/26/2021

ORDINANCE NO: 21-22

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
April 26, 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)

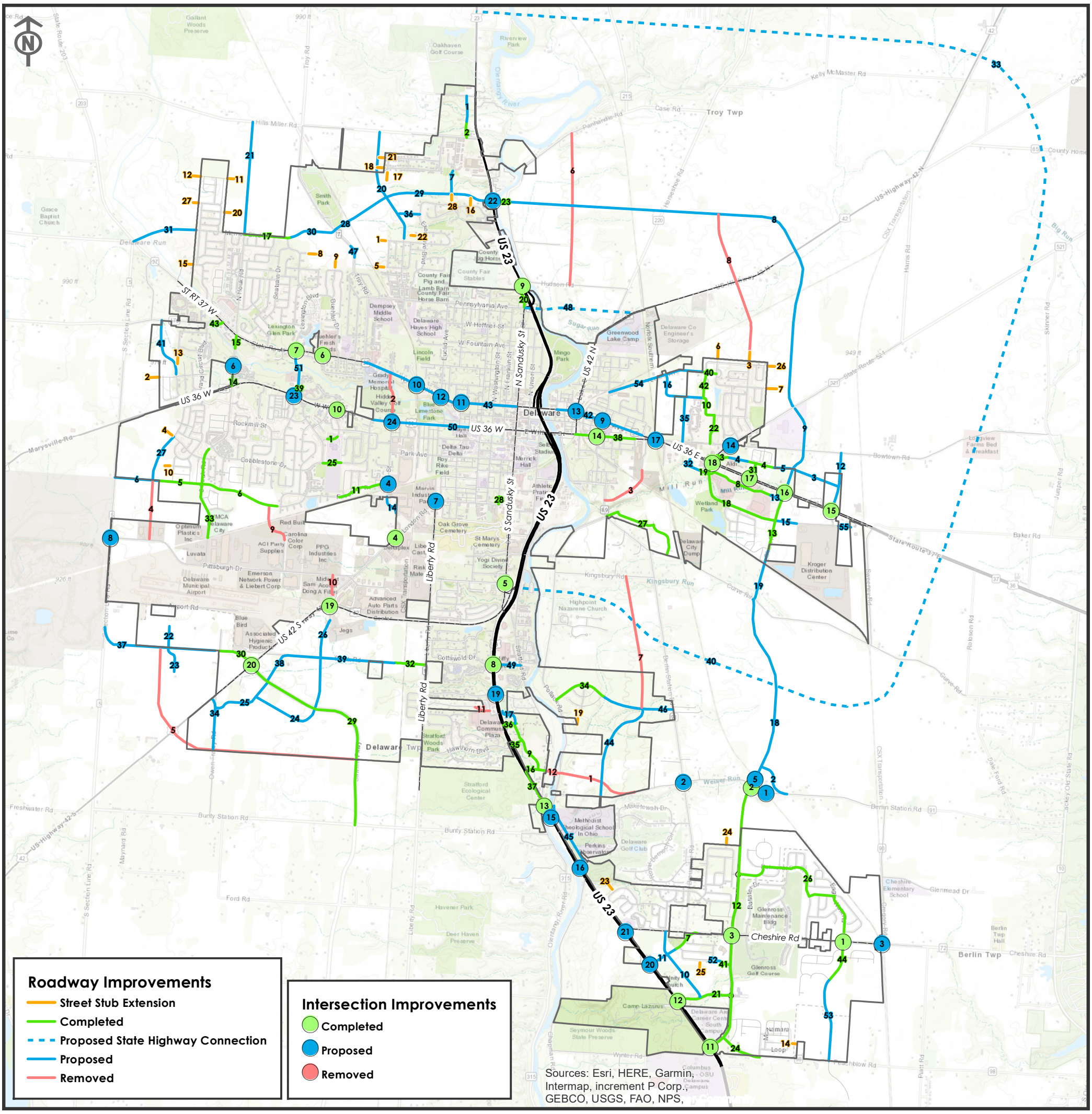
Staff recommends approval of a request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

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.

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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
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(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: 11

DATE: 04/26/2021

ORDINANCE NO: 21-23

RESOLUTION NO:

READING: FIRST

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
Public Comment Received From Planning Commission meeting

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: 12 | DATE: 04/26/2021

ORDINANCE NO: 21-24 | RESOLUTION NO:

READING: SECOND | 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

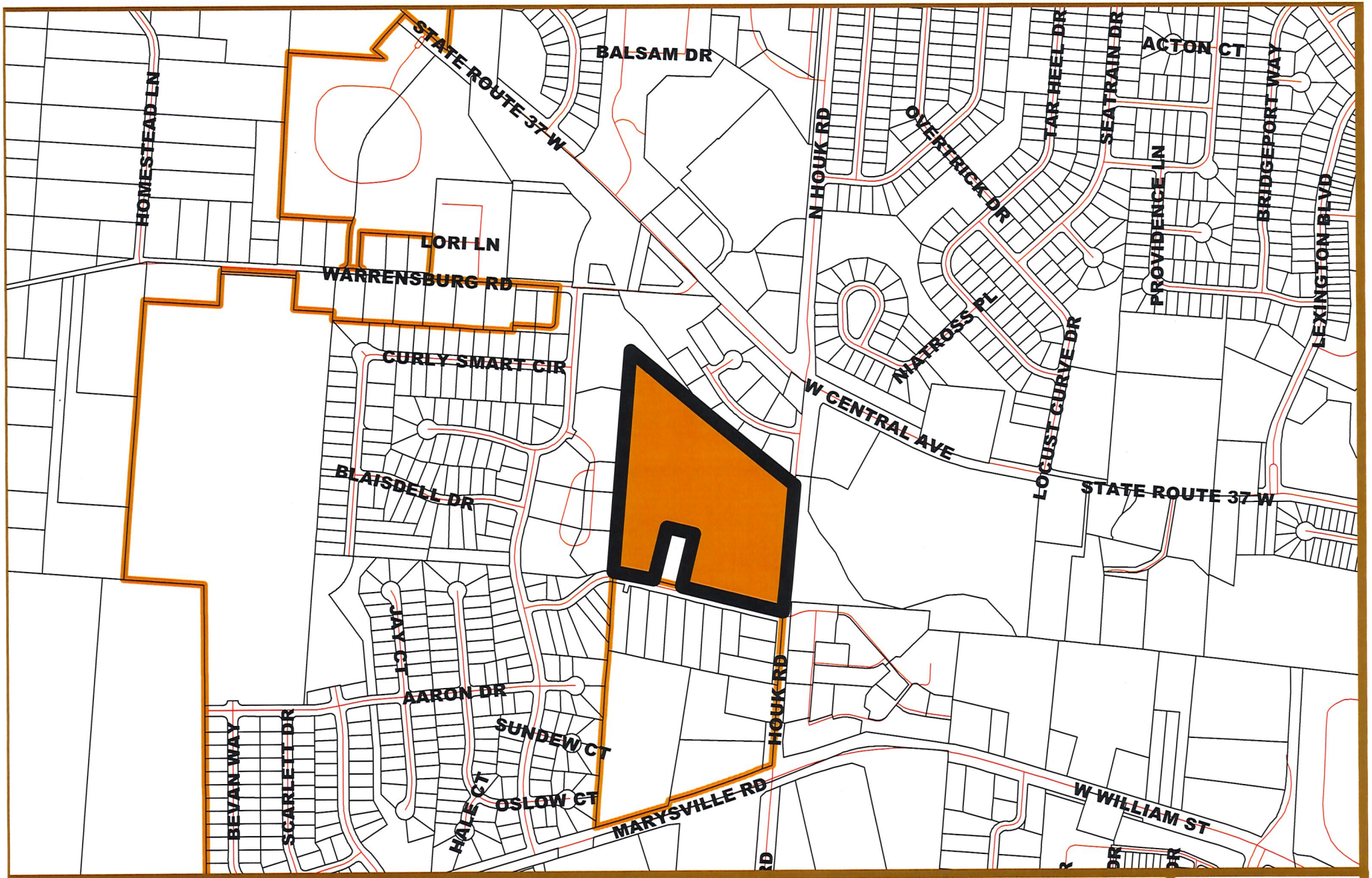
Parking setbacks from adjacent property lines shall be 30'.

12. UTILITIES

All new utilities to be constructed and/or extended will be private and comply with City minimum requirements.

13. STORM WATER MANAGEMENT

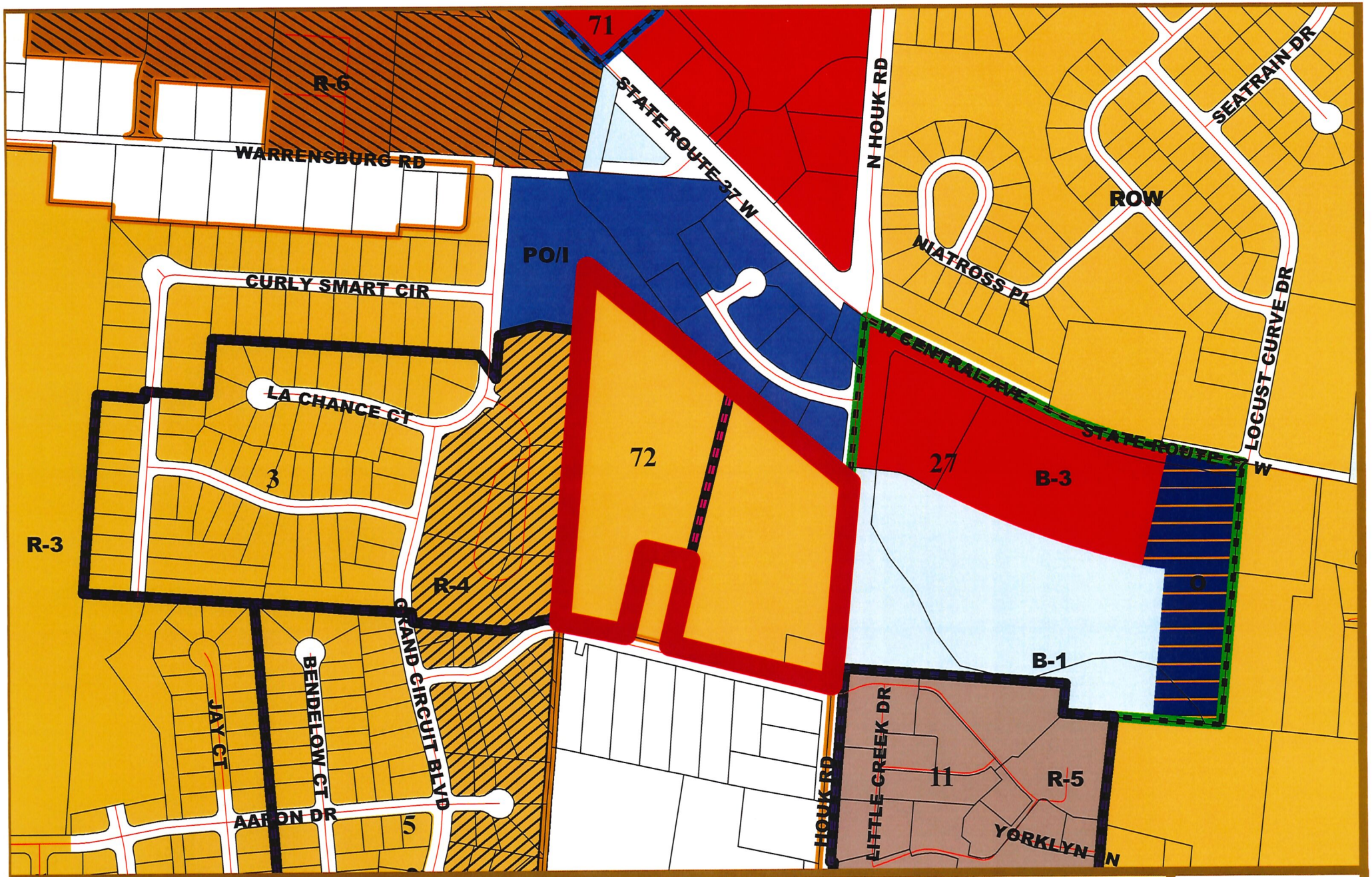
Preliminary grading plans and storm water calculations have been completed. Two detention basins will be required. Storm water management will comply with all City standards.



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

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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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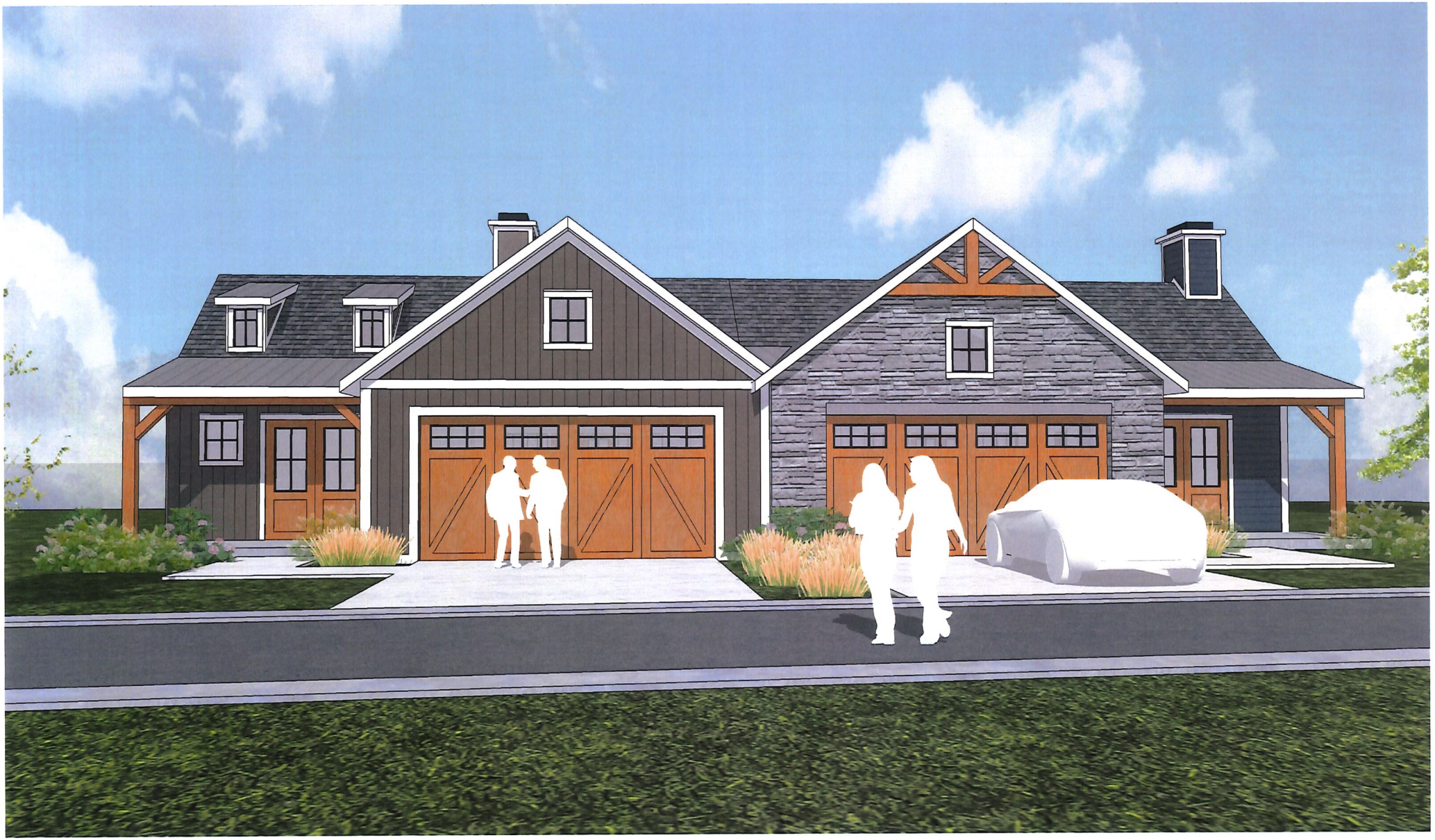
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01 **perspective** // sample duplex condo

houk road condos
PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020 | archall

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02 **perspective** // sample duplex condo

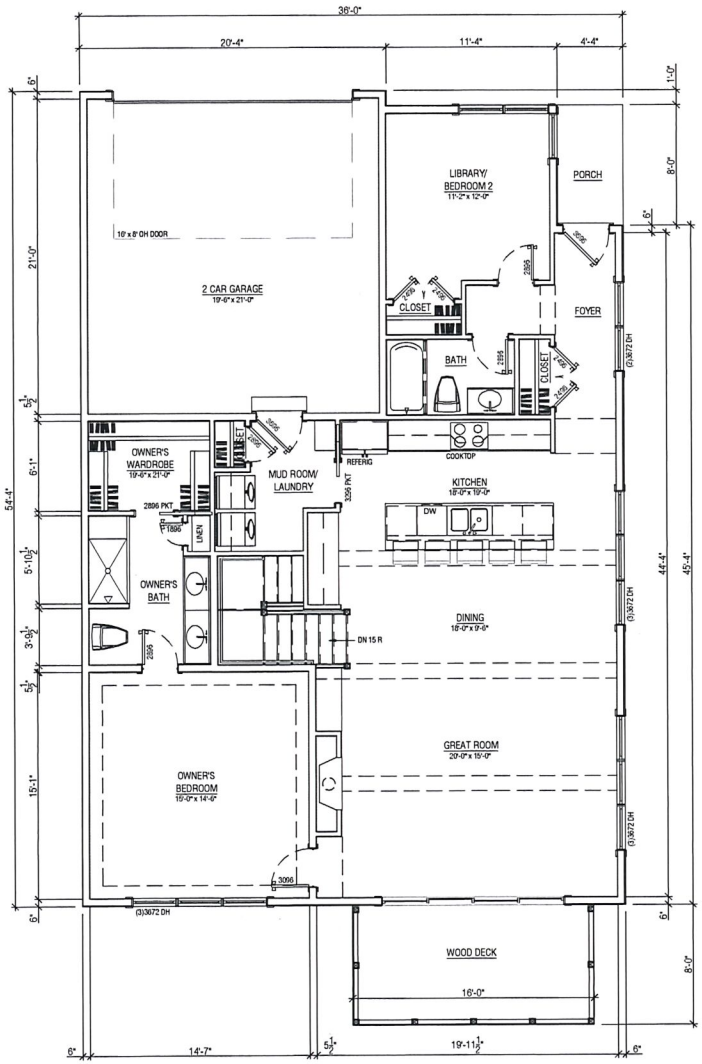
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03 **perspective** // sample duplex walk-out condo

houk road condos
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A 1ST FLOOR: TYPE A WALKOUT

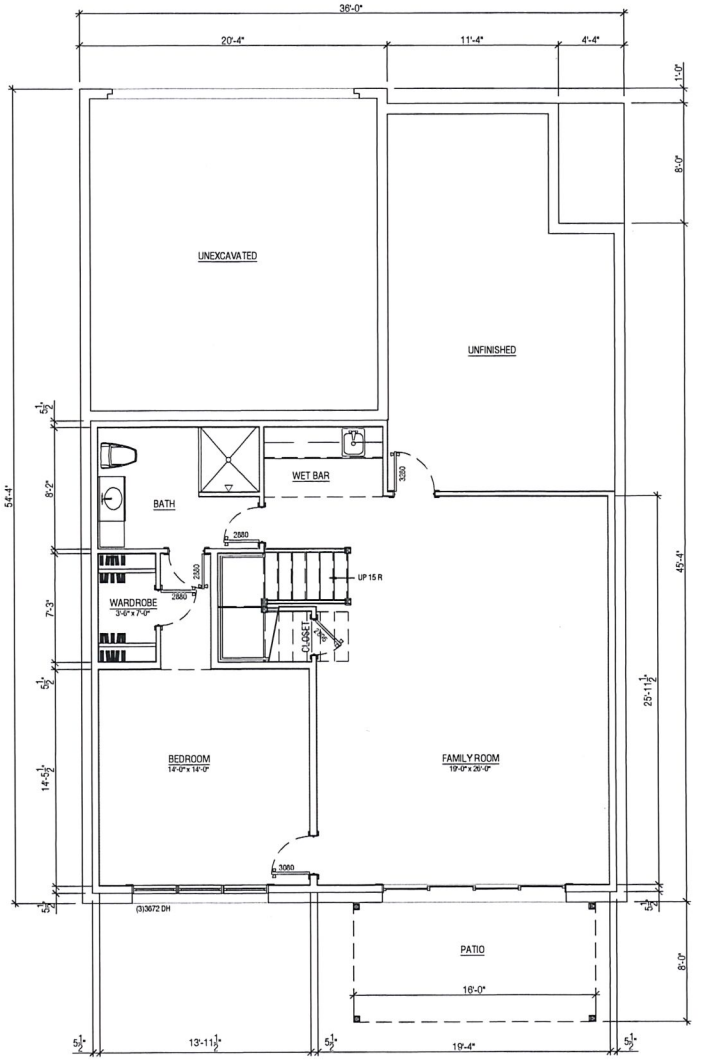
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,480 SF

TOTAL= 1,905 SF



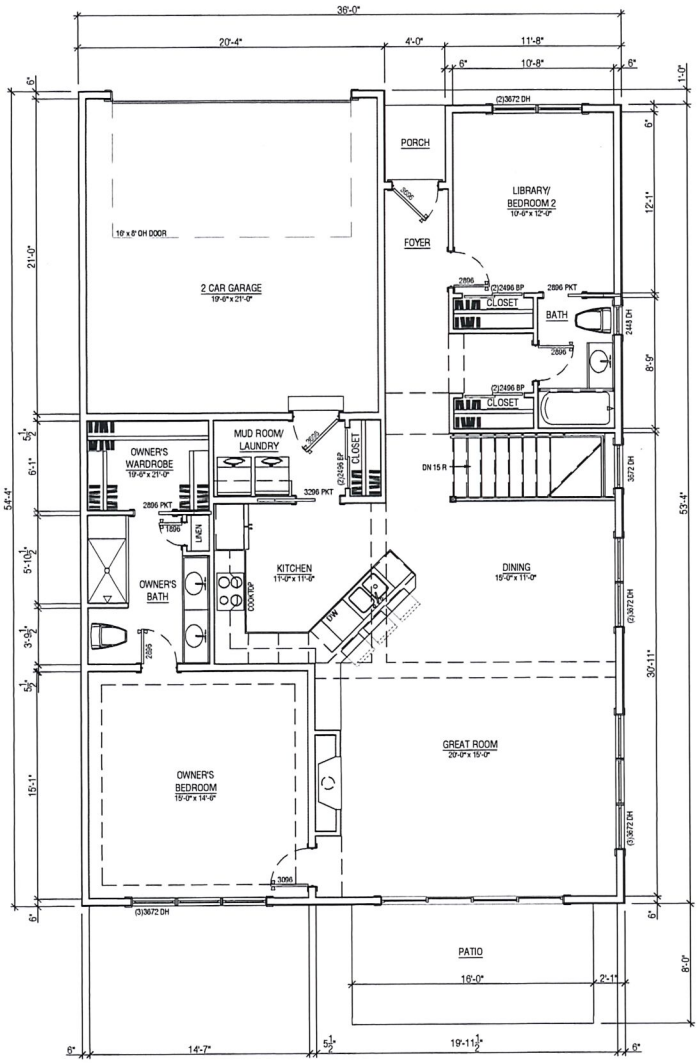
B LOWER LEVEL: TYPE A WALKOUT

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

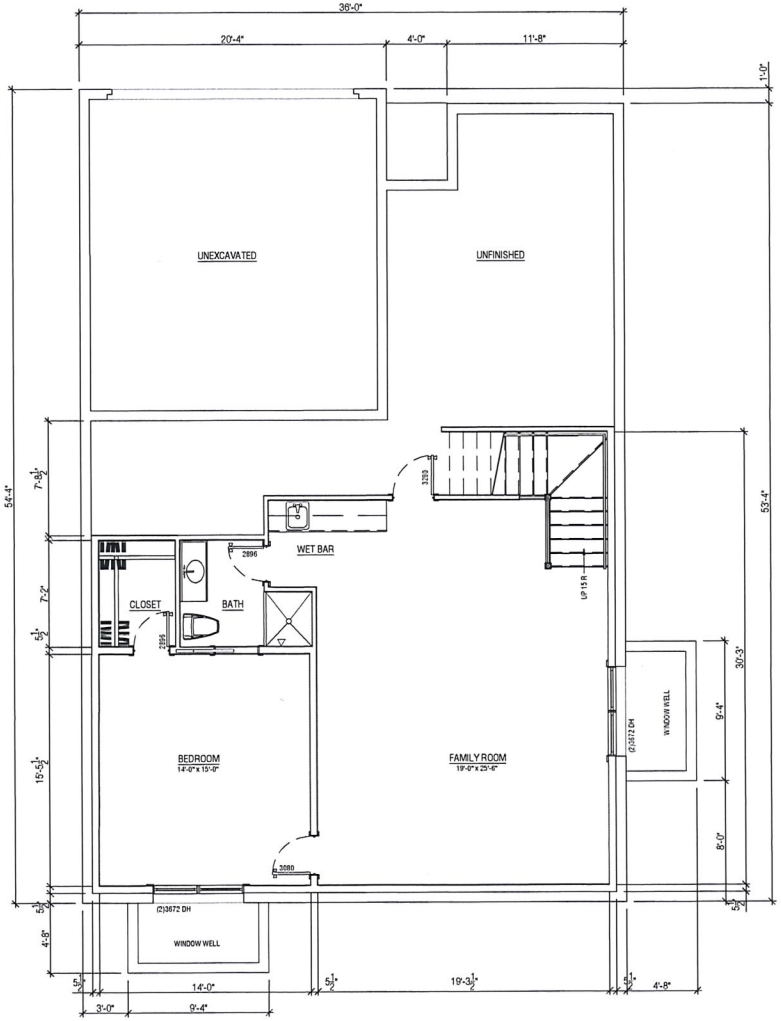
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,492 SF

TOTAL= 1,919 SF



B

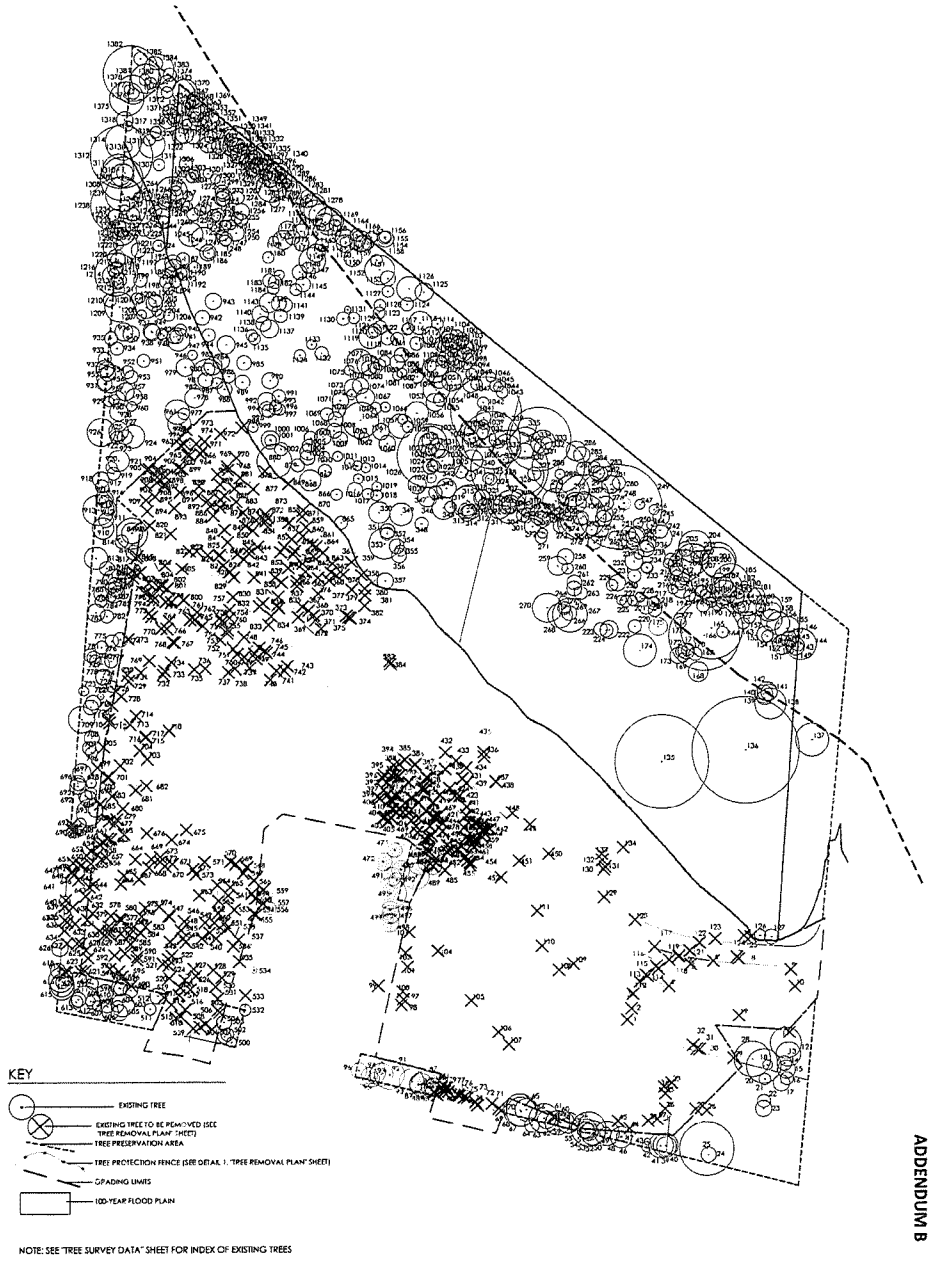
LOWER LEVEL: TYPE B

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

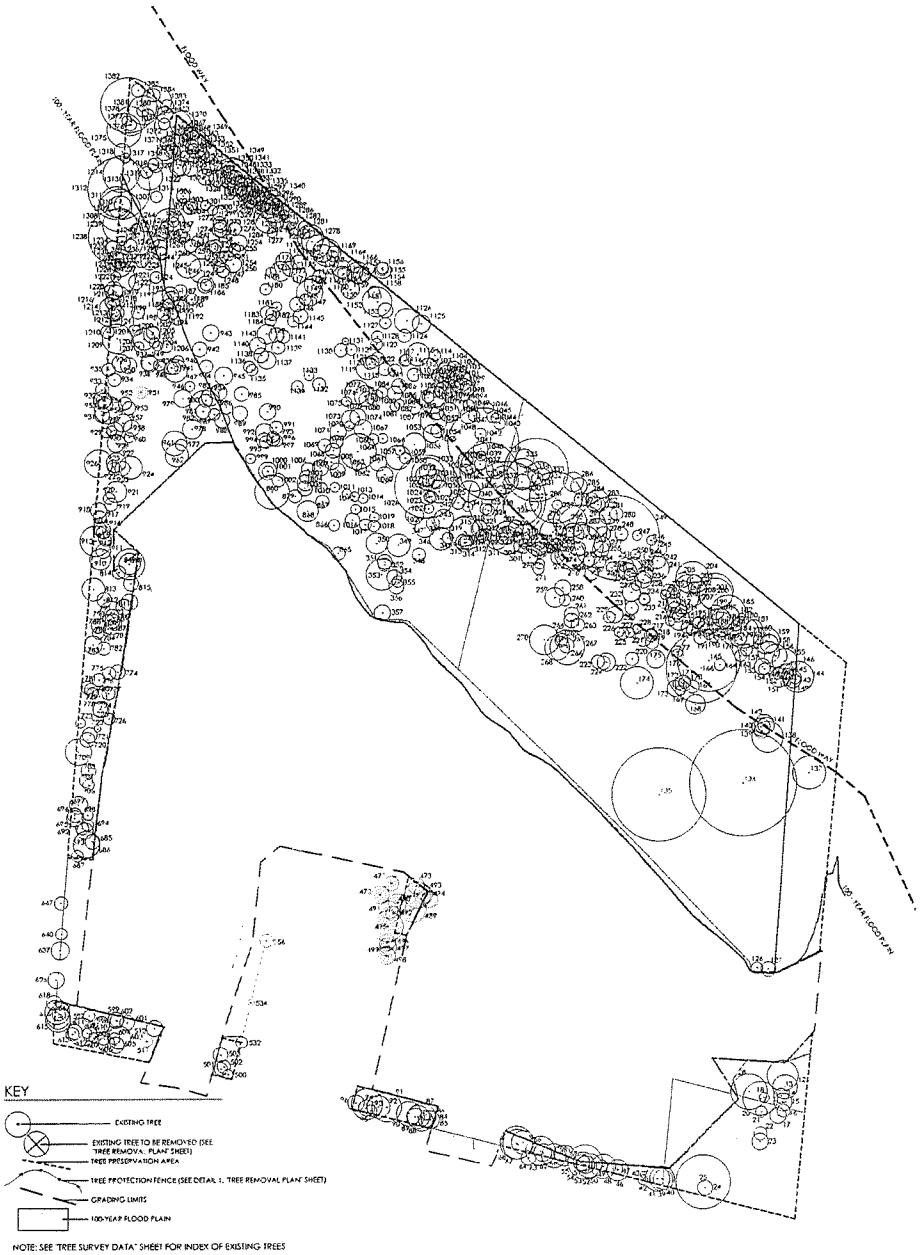
HOUK ROAD DEVELOPMENT

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

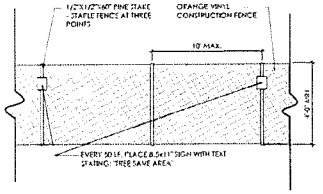
NORTH
SCALE: 1"=50'

0 25 50 100 150

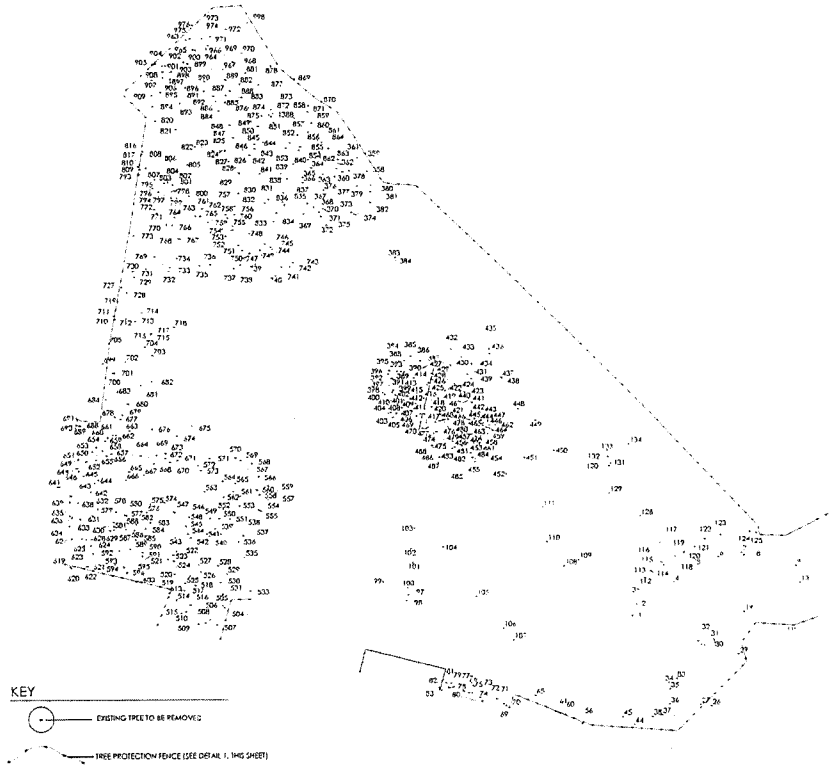
Faris Planning & Design

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.



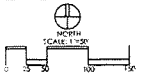
NOTE: SEE "TREE SURVEY DATA" SHEET FOR INDEX OF EXISTING TREES

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	11	TREE	DEAD	REMOVE
8	15	WALNUT	GOOD	REMOVE
9	39	WALNUT	GOOD	REMOVE
10	34	MAPLE	GOOD	REMOVE
11	20	MAPLE	GOOD	REMOVE
12	19	MAPLE	GOOD	PRESERVE
13	15	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	9	TREE	DEAD	REMOVE
20	21	HICKORY	FAIR	PRESERVE
21	7	APPLE	FAIR	PRESERVE
22	8	SPRUCE	GOOD	PRESERVE
23	10	SPRUCE	GOOD	PRESERVE
24	9	HACKBERRY	FAIR	PRESERVE
25	33	HACKBERRY	GOOD	PRESERVE
26	22	SPRUCE	GOOD	REMOVE
27	18	SPRUCE	GOOD	REMOVE
28	22	PINE	GOOD	PRESERVE
29	11	SPRUCE	GOOD	REMOVE
30	13	PINE	FAIR	REMOVE
31	16	PINE	GOOD	REMOVE
32	15	PINE	FAIR	REMOVE
33	25	MULBERRY	POOR	REMOVE
34	11	PINE	GOOD	REMOVE
35	21	PINE	GOOD	REMOVE
36	22	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	PRESERVE
44	10	SWEETGUM	GOOD	REMOVE
45	13	SWEETGUM	FAIR	REMOVE
46	13	LOCUST	GOOD	PRESERVE
47	6	HACKBERRY	GOOD	PRESERVE
48	15	LOCUST	GOOD	PRESERVE
49	7	LOCUST	FAIR	PRESERVE
50	15	HACKBERRY	GOOD	PRESERVE
51	11	MULBERRY	POOR	PRESERVE
52	10	MULBERRY	FAIR	PRESERVE
53	21	ASH	FAIR	PRESERVE
54	12	HICKORY	FAIR	PRESERVE
55	10	PINE	FAIR	PRESERVE
56	12	PINE	FAIR	REMOVE
57	13	PINE	GOOD	PRESERVE
58	10	HACKBERRY	GOOD	PRESERVE
59	15	LOCUST	FAIR	PRESERVE
60	9	PINE	FAIR	REMOVE
61	11	PINE	GOOD	REMOVE
62	11	PINE	FAIR	PRESERVE
63	18	PINE	FAIR	PRESERVE
64	9	LOCUST	GOOD	PRESERVE
65	13	WALNUT	GOOD	REMOVE
66	14	PINE	FAIR	PRESERVE
67	18	LOCUST	FAIR	PRESERVE
68	20	MULBERRY	FAIR	PRESERVE
69	7	ASH	GOOD	REMOVE
70	10	HACKBERRY	FAIR	REMOVE
71	9	APPLE	POOR	REMOVE
72	16	LOCUST	GOOD	REMOVE
73	17	LOCUST	FAIR	REMOVE
74	9	PINE	FAIR	REMOVE
75	10	PINE	FAIR	REMOVE
76	14	LOCUST	FAIR	REMOVE
77	14	LOCUST	GOOD	REMOVE
78	6	PINE	POOR	REMOVE
79	10	LOCUST	GOOD	REMOVE
80	6	PINE	GOOD	REMOVE
81	11	PINE	FAIR	REMOVE
82	11	LOCUST	FAIR	REMOVE
83	11	MAPLE	FAIR	REMOVE
84	11	PINE	FAIR	PRESERVE
85	9	PINE	FAIR	PRESERVE
86	6	PINE	POOR	PRESERVE
87	17	LOCUST	POOR	PRESERVE
88	14	LOCUST	FAIR	PRESERVE
89	11	LOCUST	FAIR	PRESERVE
90	15	LOCUST	FAIR	PRESERVE
91	10	LOCUST	GOOD	PRESERVE
92	14	PINE	FAIR	PRESERVE
93	7	PINE	FAIR	PRESERVE
94	19	LOCUST	GOOD	PRESERVE
95	10	LOCUST	FAIR	PRESERVE
96	10	PINE	FAIR	PRESERVE
97	7	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	39	MAPLE	GOOD	REMOVE
107	21	SWEETGUM	FAIR	REMOVE
108	12	RED CEDAR	POOR	REMOVE
109	7	MULBERRY	FAIR	REMOVE
110	13	APPLE	POOR	REMOVE
111	35	MAPLE	FAIR	REMOVE
112	17	SWEETGUM	FAIR	REMOVE
113	7	PINE	FAIR	REMOVE
114	6	PINE	FAIR	REMOVE
115	13	SPRUCE	GOOD	REMOVE
116	20	SWEETGUM	FAIR	REMOVE
117	15	PINE	FAIR	REMOVE
118	14	MAPLE	GOOD	REMOVE
119	9	SPRUCE	FAIR	REMOVE
120	6	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	PRESERVE **
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	8	PINE	POOR	REMOVE
133	31	PINE	FAIR	REMOVE
134	35	PINE	GOOD	REMOVE
135	37	MAPLE	GOOD	PRESERVE **
136	65	MAPLE	GOOD	PRESERVE **
137	20	COTTONWOOD	FAIR	PRESERVE **
138	19	COTTONWOOD	FAIR	PRESERVE **
139	9	COTTONWOOD	POOR	PRESERVE **
140	11	COTTONWOOD	POOR	PRESERVE **
141	10	COTTONWOOD	FAIR	PRESERVE **
142	12	COTTONWOOD	POOR	PRESERVE **
143	6	COTTONWOOD	FAIR	PRESERVE **
144	19	LOCUST	POOR	PRESERVE **
145	11	TREE	DEAD	PRESERVE **
146	7	COTTONWOOD	GOOD	PRESERVE **
147	9	LOCUST	FAIR	PRESERVE **
148	9	ASH	FAIR	PRESERVE **
149	11	ASH	GOOD	PRESERVE **
150	9	TREE	DEAD	PRESERVE **
151	12	COTTONWOOD	FAIR	PRESERVE **
152	7	HACKBERRY	POOR	PRESERVE **
153	10	WALNUT	FAIR	PRESERVE **
154	7	COTTONWOOD	GOOD	PRESERVE **
155	15	HACKBERRY	GOOD	PRESERVE **
156	14	LOCUST	GOOD	PRESERVE **
157	13	LOCUST	FAIR	PRESERVE **
158	11	LOCUST	GOOD	PRESERVE **
159	16	HACKBERRY	GOOD	PRESERVE **
160	6	HACKBERRY	GOOD	PRESERVE **
161	6	HACKBERRY	FAIR	PRESERVE **
162	7	WALNUT	FAIR	PRESERVE **
163	7	ELM	GOOD	PRESERVE **
164	7	COTTONWOOD	GOOD	PRESERVE **
165	38	MAPLE	GOOD	PRESERVE **
166	43	MAPLE	GOOD	PRESERVE **
167	9	COTTONWOOD	FAIR	PRESERVE **
168	12	COTTONWOOD	POOR	PRESERVE **
169	6	COTTONWOOD	GOOD	PRESERVE **
170	7	COTTONWOOD	FAIR	PRESERVE **
171	10	MULBERRY	FAIR	PRESERVE **
172	7	COTTONWOOD	POOR	PRESERVE **
173	10	MULBERRY	FAIR	PRESERVE **
174	30	ELM	GOOD	PRESERVE **
175	11	WALNUT	POOR	PRESERVE **
176	7	MAPLE	POOR	PRESERVE **
177	7	MAPLE	FAIR	PRESERVE **
178	7	COTTONWOOD	FAIR	PRESERVE **
179	7	COTTONWOOD	FAIR	PRESERVE **
180	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	6	COTTONWOOD	FAIR	PRESERVE **
184	9	COTTONWOOD	GOOD	PRESERVE **
185	21	OSAGE ORANGE	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	6	WALNUT	FAIR	PRESERVE **
193	7	COTTONWOOD	FAIR	PRESERVE **
194	7	WALNUT	FAIR	PRESERVE **
195	7	COTTONWOOD	GOOD	PRESERVE **
196	8	ASH	FAIR	PRESERVE **
197	6	ASH	GOOD	PRESERVE **
198	7	COTTONWOOD	FAIR	PRESERVE **
199	9	HACKBERRY	GOOD	PRESERVE **
200	20	COTTONWOOD	GOOD	PRESERVE **
201	22	COTTONWOOD	GOOD	PRESERVE **
202	7	CHERRY	GOOD	PRESERVE **
203	9	LOCUST	GOOD	PRESERVE **
204	20	LOCUST	FAIR	PRESERVE **
205	9	ELM	FAIR	PRESERVE **
206	6	COTTONWOOD	GOOD	PRESERVE **
207	9	LOCUST	POOR	PRESERVE **
208	20	LOCUST	FAIR	PRESERVE **
209	20	LOCUST	GOOD	PRESERVE **
210	8	COTTONWOOD	FAIR	PRESERVE **
211	7	ASH	GOOD	PRESERVE **
212	13	WALNUT	GOOD	PRESERVE **
213	7	ASH	FAIR	PRESERVE **
214	7	WALNUT	FAIR	PRESERVE **
215	13	WALNUT	GOOD	PRESERVE **
216	6	COTTONWOOD	FAIR	PRESERVE **
217	6	ASH	FAIR	PRESERVE **
218	8	ASH	POOR	PRESERVE **
219	8	ASH	FAIR	PRESERVE **
220	8	ASH	FAIR	PRESERVE **
221	10	WALNUT	FAIR	PRESERVE **
222	11	COTTONWOOD	FAIR	PRESERVE **
223	8	ASH	FAIR	PRESERVE **
224	8	ASH	POOR	PRESERVE **
225	7	WALNUT	FAIR	PRESERVE **
226	6	WALNUT	POOR	PRESERVE **
227	6	ASH	FAIR	PRESERVE **
228	6	ASH	POOR	PRESERVE **
229	7	WALNUT	FAIR	PRESERVE **
230	10	WALNUT	GOOD	PRESERVE **
231	8	WALNUT	FAIR	PRESERVE **
232	11	ELM	GOOD	PRESERVE **
233	7	ASH	GOOD	PRESERVE **
234	7	ASH	FAIR	PRESERVE **
235	8	WALNUT	GOOD	PRESERVE **
236	10	LOCUST	GOOD	PRESERVE **
237	6	ASH	FAIR	PRESERVE **
238	10	HACKBERRY	GOOD	PRESERVE **
239	7	HACKBERRY	GOOD	PRESERVE **
240	11	HACKBERRY	POOR	PRESERVE **
241	15	WALNUT	GOOD	PRESERVE **
242	10	HACKBERRY	GOOD	PRESERVE **
243	10	HACKBERRY	FAIR	PRESERVE **
244	6	HACKBERRY	GOOD	PRESERVE **
245	10	HACKBERRY	FAIR	PRESERVE **
246	6	HACKBERRY	GOOD	PRESERVE **
247	6	ELM	FAIR	PRESERVE **
248	8	WALNUT	GOOD	PRESERVE **
249	52	WALNUT	GOOD	PRESERVE **
250	6	HACKBERRY	GOOD	PRESERVE **
251	9	HACKBERRY	GOOD	PRESERVE **
252	11	HACKBERRY	FAIR	PRESERVE **
253	7	HACKBERRY	FAIR	PRESERVE **
254	7	ASH	POOR	PRESERVE **
255	10	LOCUST	FAIR	PRESERVE **
256	7	WALNUT	GOOD	PRESERVE **
257	8	WALNUT	FAIR	PRESERVE **
258	10	COTTONWOOD	FAIR	PRESERVE **
259	12	COTTONWOOD	GOOD	PRESERVE **
260	7	ELM	FAIR	PRESERVE **
261	9	ELM	POOR	PRESERVE **
262	9	WALNUT	FAIR	PRESERVE **
263	8	LOCUST	GOOD	PRESERVE **
264	6	HACKBERRY	FAIR	PRESERVE **
265	7	WALNUT	POOR	PRESERVE **
266	9	COTTONWOOD	FAIR	PRESERVE **
267	21	COTTONWOOD	GOOD	PRESERVE **
268	15	COTTONWOOD	GOOD	PRESERVE **
269	8	WALNUT	FAIR	PRESERVE **
270	18	COTTONWOOD	GOOD	PRESERVE **
271	7	COTTONWOOD	FAIR	PRESERVE **
272	6	COTTONWOOD	FAIR	PRESERVE **
273	8	HACKBERRY	GOOD	PRESERVE **
274	18	HACKBERRY	GOOD	PRESERVE **
275	9	WALNUT	GOOD	PRESERVE **
276	28	LOCUST	GOOD	PRESERVE **
277	10	WALNUT	GOOD	PRESERVE **
278	9	ELM	POOR	PRESERVE **
279	12	ASH	POOR	PRESERVE **
280	8	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	POOR	PRESERVE **
287	9	HACKBERRY	GOOD	PRESERVE **
288	32	LOCUST	GOOD	PRESERVE **
289	6	HACKBERRY	FAIR	PRESERVE **
290	7	WALNUT	POOR	PRESERVE **
291	9	HACKBERRY	GOOD	PRESERVE **
292	20	LOCUST	GOOD	PRESERVE **
293	13	LOCUST	FAIR	PRESERVE **
294	16	COTTONWOOD	GOOD	PRESERVE **
295	7	COTTONWOOD	FAIR	PRESERVE **
296	7	COTTONWOOD	FAIR	PRESERVE **
297	7	WALNUT	FAIR	PRESERVE **
298	10	HACKBERRY	GOOD	PRESERVE **
299	13	HACKBERRY	FAIR	PRESERVE **
300	7	COTTONWOOD	GOOD	PRESERVE **
301	10	COTTONWOOD	POOR	PRESERVE **
302	10	HACKBERRY	FAIR	PRESERVE **
303	6	HACKBERRY	GOOD	PRESERVE **
304	8	HACKBERRY	GOOD	PRESERVE **
305	6	HACKBERRY	POOR	PRESERVE **
306	6	HACKBERRY	GOOD	PRESERVE **
307	20	LOCUST	FAIR	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	8	HACKBERRY	GOOD	PRESERVE **
315	21	COTTONWOOD	GOOD	PRESERVE **
316	8	HACKBERRY	GOOD	PRESERVE **
317	8	HACKBERRY	FAIR	PRESERVE **
318	9	HACKBERRY	FAIR	PRESERVE **
319	18	COTTONWOOD	FAIR	PRESERVE **
320	6	ASH	FAIR	PRESERVE **
321	10	HACKBERRY	GOOD	PRESERVE **
322	7	HACKBERRY	GOOD	PRESERVE **
323	11	HACKBERRY	GOOD	PRESERVE **
324	7	HACKBERRY	GOOD	PRESERVE **
325	7	WALNUT	FAIR	PRESERVE **
326	23	HACKBERRY	FAIR	PRESERVE **
327	8	HACKBERRY	POOR	PRESERVE **
328	47	HACKBERRY	GOOD	PRESERVE **
329	6	WALNUT	FAIR	PRESERVE **
330	10	HACKBERRY	FAIR	PRESERVE **
331	7	ELM	FAIR	PRESERVE **
332	7	HACKBERRY	FAIR	PRESERVE **
333	15	CHERRY	POOR	PRESERVE **
334	29	LOCUST	GOOD	PRESERVE **
335	11	ELM	GOOD	PRESERVE **
336	19	LOCUST	GOOD	PRESERVE **
337	17	LOCUST	FAIR	PRESERVE **
338	11	HACKBERRY	FAIR	PRESERVE **
339	35	LOCUST	POOR	PRESERVE **
340	13	HACKBERRY	FAIR	PRESERVE **
341	6	HACKBERRY	FAIR	PRESERVE **
342	8	ELM	FAIR	PRESERVE **
343	12	HACKBERRY	FAIR	PRESERVE **
344	8	HACKBERRY	FAIR	PRESERVE **
345	7	HACKBERRY	FAIR	PRESERVE **
346	14	HACKBERRY	GOOD	PRESERVE **
347	12	HACKBERRY	FAIR	PRESERVE **
348	8	HACKBERRY	FAIR	PRESERVE **
349	14	HICKORY	FAIR	PRESERVE **
350	13	MULBERRY	FAIR	PRESERVE **
351	9	HACKBERRY	GOOD	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	10	WALNUT	GOOD	PRESERVE **
358	6	ASH	FAIR	REMOVE
359	12	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	POOR	REMOVE
363	7	PINE	GOOD	REMOVE
364	15	PINE	GOOD	REMOVE
365	7	BIRCH	FAIR	REMOVE
366	11	PINE	GOOD	REMOVE
367	9	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	11	BIRCH	FAIR	REMOVE
376	6	HACKBERRY	FAIR	REMOVE
377	17	PINE	FAIR	REMOVE
378	7	ELM	FAIR	REMOVE
379	9	ELM	FAIR	REMOVE
380	13	PINE	FAIR	REMOVE
381	20	PINE	GOOD	REMOVE
382	10	HACKBERRY	GOOD	REMOVE
383	27	PINE	GOOD	REMOVE
384	22	TREE	DEAD	REMOVE
385	10	PINE	FAIR	REMOVE
386	10	PINE	FAIR	REMOVE
387	9	PINE	GOOD	REMOVE
388	7	PINE	POOR	REMOVE
389	9	PINE	FAIR	REMOVE
390	8	PINE	FAIR	REMOVE
391	11	PINE	FAIR	REMOVE
392	12	PINE	GOOD	REMOVE
393	8	PINE	FAIR	REMOVE
394	16	PINE	GOOD	REMOVE
395	9	PINE	GOOD	REMOVE
396	7	PINE	FAIR	REMOVE
397	9	PINE	GOOD	REMOVE
398	7	PINE	POOR	REMOVE
399	11	PINE	FAIR	REMOVE
400	7	WALNUT	POOR	REMOVE
401	9	PINE	FAIR	REMOVE
402	11	PINE	GOOD	REMOVE
403	6	HACKBERRY	GOOD	REMOVE
404	7	ELM	FAIR	REMOVE
405	7	WALNUT	FAIR	REMOVE
406	7	HONEYSUCKLE	POOR	REMOVE
407	7	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	9	PINE	GOOD	REMOVE
414	9	PINE	GOOD	REMOVE
415	8	PINE	GOOD	REMOVE
416	10	PINE	FAIR	REMOVE
417	8	PINE	POOR	REMOVE
418	6	CHERRY	FAIR	REMOVE
419	7	HACKBERRY	GOOD	REMOVE
420	10	PINE	FAIR	REMOVE
421	10	ASH	GOOD	REMOVE
422	7	CHERRY	FAIR	REMOVE
423	14	PINE	GOOD	REMOVE
424	10	CHERRY	FAIR	REMOVE
425	9	TREE	DEAD	REMOVE
426	9	PINE	FAIR	REMOVE
427	11	PINE	FAIR	REMOVE
428	10	PINE	FAIR	REMOVE
429	7	CHERRY	FAIR	REMOVE
430	9	PINE	GOOD	REMOVE
431	10	PINE	FAIR	REMOVE
432	11	PINE	FAIR	REMOVE
433	10	PINE	FAIR	REMOVE
434	11	PINE	POOR	REMOVE
435	22	PINE	GOOD	REMOVE
436	7	HICKORY	FAIR	REMOVE
437	10	TREE	DEAD	REMOVE
438	8	WALNUT	FAIR	REMOVE
439	11	PINE	GOOD	REMOVE
440	7	MULBERRY	FAIR	REMOVE
441	6	CHERRY	FAIR	REMOVE
442	11	MULBERRY	FAIR	REMOVE
443	7	CHERRY	FAIR	REMOVE
444	8	CHERRY	FAIR	REMOVE
445	11	HACKBERRY	GOOD	REMOVE
446	8	ASH	GOOD	REMOVE
447	8	HACKBERRY	FAIR	REMOVE
448	17	PINE	FAIR	REMOVE
449	21	PINE	GOOD	REMOVE
450	18	PINE	FAIR	REMOVE
451	28	LOCUST	FAIR	REMOVE
452	16	WALNUT	FAIR	REMOVE
453	11	PINE	GOOD	REMOVE
454	19	PINE	GOOD	REMOVE
455	6	ASH	FAIR	REMOVE
456	8	PINE	FAIR	REMOVE
457	10	ELM	GOOD	REMOVE
458	8	HICKORY	FAIR	REMOVE
459	7	ELM	FAIR	REMOVE
460	7	CHERRY	FAIR	REMOVE
461	7	ASH	FAIR	REMOVE
462	7	ELM	POOR	REMOVE
463	10	PINE	FAIR	REMOVE
464	8	CHERRY	FAIR	REMOVE
465	7	CHERRY	FAIR	REMOVE
466	7	WALNUT	FAIR	REMOVE
467	8	ASH	FAIR	REMOVE
468	11	ASH	POOR	REMOVE
469	10	PINE	FAIR	REMOVE
470	8	CHERRY	FAIR	REMOVE
471	9	PINE	POOR	OFF SITE
472	11	PINE	FAIR	OFF SITE
473	10	PINE	FAIR	PRESERVE
474	10	PINE	GOOD	REMOVE
475	9	PINE	FAIR	REMOVE
476	10	PINE	GOOD	REMOVE
477	6	HACKBERRY	FAIR	REMOVE
478	8	ASH	GOOD	REMOVE
479	11	PINE	GOOD	REMOVE
480	6	CHERRY	GOOD	REMOVE
481	11	PINE	GOOD	REMOVE
482	9	PINE	GOOD	REMOVE
483	7	ELM	POOR	REMOVE
484	7	ELM	FAIR	REMOVE
485	10	PINE	FAIR	REMOVE
486	7	HACKBERRY	GOOD	REMOVE
487	10	PINE	POOR	REMOVE
488	15	PINE	GOOD	REMOVE
489	16	HACKBERRY	GOOD	PRESERVE
490	11	PINE	FAIR	OFF SITE
491	11	PINE	FAIR	OFF SITE
492	9	PINE	GOOD	OFF SITE
493	11	PINE	GOOD	PRESERVE
494	16	PINE	GOOD	PRESERVE
495	19	PINE	FAIR	OFF SITE
496	10	PINE	FAIR	OFF SITE
497	11	PINE	FAIR	OFF SITE
498	11	PINE	GOOD	OFF SITE
499	6	CHERRY	FAIR	OFF SITE
500	6	LOCUST	POOR	PRESERVE
501	8	LOCUST	POOR	PRESERVE
502	8	ELM	FAIR	PRESERVE
503	9	PINE	FAIR	PRESERVE
504	10	PINE	GOOD	REMOVE
505	6	HACKBERRY	GOOD	REMOVE
506	15	LOCUST	FAIR	REMOVE
507	8	LOCUST	FAIR	REMOVE
508	11	ELM	GOOD	REMOVE
509	11	HICKORY	FAIR	REMOVE
510	14	PINE	GOOD	REMOVE
511	7	MAPLE	GOOD	PRESERVE
512	10	ASH	POOR	PRESERVE
513	6	HACKBERRY	GOOD	REMOVE
514	9	PINE	POOR	REMOVE
515	10	PINE	POOR	REMOVE
516	9	PINE	FAIR	REMOVE
517	10	MAPLE	GOOD	REMOVE
518	9	CHERRY	GOOD	REMOVE
519	14	WALNUT	GOOD	REMOVE
520	11	CHERRY	GOOD	REMOVE
521	8	AILANTHUS	FAIR	REMOVE
522	11	PINE	POOR	REMOVE
523	11	PINE	FAIR	REMOVE
524	8	CHERRY	POOR	REMOVE
525	8	WALNUT	GOOD	REMOVE
526	7	HACKBERRY	GOOD	REMOVE
527	11	MULBERRY	POOR	REMOVE
528	11	WALNUT	FAIR	REMOVE
529	7	ASH	FAIR	REMOVE
530	8	HACKBERRY	GOOD	REMOVE
531	11	ELM	FAIR	REMOVE
532	7	HICKORY	FAIR	OFF SITE
533	7	HACKBERRY	GOOD	REMOVE
534	19	TREE	DEAD	OFF SITE
535	9	WALNUT	POOR	REMOVE
536	7	HICKORY	POOR	REMOVE
537	16	WALNUT	FAIR	REMOVE
538	19	ELM	FAIR	REMOVE
539	7	MAPLE	GOOD	REMOVE
540	6	WALNUT	POOR	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
541	7	HACKBERRY	GOOD	REMOVE
542	8	ELM	GOOD	REMOVE
543	9	MAPLE	GOOD	REMOVE
544	9	MAPLE	GOOD	REMOVE
545	9	WALNUT	POOR	REMOVE
546	23	MAPLE	GOOD	REMOVE
547	8	ELM	FAIR	REMOVE
548	9	ELM	POOR	REMOVE
549	6	MAPLE	GOOD	REMOVE
550	7	ELM	FAIR	REMOVE
551	8	ELM	FAIR	REMOVE
552	7	ELM	FAIR	REMOVE
553	9	MULBERRY	FAIR	REMOVE
554	8	PINE	GOOD	REMOVE
555	8	ELM	POOR	REMOVE
556	8	ASH	FAIR	OFF SITE
557	17	PINE	GOOD	REMOVE
558	6	ELM	FAIR	REMOVE
559	16	PINE	GOOD	REMOVE
560	7	ELM	FAIR	REMOVE
561	10	ELM	FAIR	REMOVE
562	7	ELM	GOOD	REMOVE
563	14	ELM	FAIR	REMOVE
564	13	HACKBERRY	GOOD	REMOVE
565	17	HACKBERRY	FAIR	REMOVE
566	6	ASH	FAIR	REMOVE
567	9	WALNUT	FAIR	REMOVE
568	6	WALNUT	FAIR	REMOVE
569	7	HACKBERRY	GOOD	REMOVE
570	6	ELM	FAIR	REMOVE
571	9	ASH	FAIR	REMOVE
572	6	WALNUT	GOOD	REMOVE
573	6	MAPLE	GOOD	REMOVE
574	19	ELM	FAIR	REMOVE
575	10	CHERRY	FAIR	REMOVE
576	9	WALNUT	FAIR	REMOVE
577	8	AILANTHUS	POOR	REMOVE
578	10	PINE	FAIR	REMOVE
579	13	PINE	GOOD	REMOVE
580	13	PINE	FAIR	REMOVE
581	7	PINE	POOR	REMOVE
582	9	PINE	FAIR	REMOVE
583	8	PINE	POOR	REMOVE
584	9	PINE	FAIR	REMOVE
585	10	PINE	GOOD	REMOVE
586	10	PINE	GOOD	REMOVE
587	12	PINE	GOOD	REMOVE
588	7	PINE	FAIR	REMOVE
589	8	PINE	GOOD	REMOVE
590	9	HACKBERRY	FAIR	REMOVE
591	8	ASH	POOR	REMOVE
592	9	PINE	GOOD	REMOVE
593	13	PINE	GOOD	REMOVE
594	8	PINE	GOOD	REMOVE
595	7	ELM	FAIR	REMOVE
596	16	PINE	FAIR	REMOVE
597	7	WALNUT	FAIR	PRESERVE
598	10	PINE	FAIR	PRESERVE
599	10	PINE	FAIR	PRESERVE
600	8	PINE	GOOD	REMOVE
601	9	ELM	FAIR	PRESERVE
602	8	PINE	GOOD	PRESERVE
603	14	PINE	GOOD	PRESERVE
604	7	PINE	FAIR	PRESERVE
605	10	PINE	GOOD	PRESERVE
606	10	LOCUST	GOOD	PRESERVE
607	8	LOCUST	GOOD	PRESERVE
608	6	ELM	FAIR	PRESERVE
609	6	PINE	GOOD	PRESERVE
610	9	PINE	FAIR	PRESERVE
611	9	HACKBERRY	GOOD	PRESERVE
612	17	PINE	FAIR	PRESERVE
613	8	HACKBERRY	FAIR	PRESERVE
614	15	LOCUST	GOOD	PRESERVE
615	14	PINE	GOOD	PRESERVE
616	8	ELM	FAIR	PRESERVE
617	13	PINE	FAIR	PRESERVE
618	9	PINE	POOR	OFF SITE
619	6	ELM	POOR	REMOVE
620	9	ELM	FAIR	REMOVE
621	8	ASH	POOR	REMOVE
622	9	PINE	POOR	REMOVE
623	13	LOCUST	FAIR	REMOVE
624	8	LOCUST	GOOD	REMOVE
625	8	LOCUST	FAIR	REMOVE
626	10	LOCUST	FAIR	OFF SITE
627	6	ELM	GOOD	REMOVE
628	8	LOCUST	GOOD	REMOVE
629	11	PINE	GOOD	REMOVE
630	9	PINE	FAIR	REMOVE
631	11	PINE	GOOD	REMOVE
632	7	HACKBERRY	FAIR	REMOVE
633	7	WALNUT	GOOD	REMOVE
634	10	PINE	GOOD	REMOVE
635	8	PINE	FAIR	REMOVE
636	11	PINE	GOOD	REMOVE
637	11	PINE	GOOD	OFF SITE
638	6	ELM	POOR	REMOVE
639	8	PINE	GOOD	REMOVE
640	7	ELM	FAIR	OFF SITE
641	19	PINE	GOOD	REMOVE
642	6	ELM	GOOD	REMOVE
643	6	ASH	POOR	REMOVE
644	10	WALNUT	FAIR	REMOVE
645	8	PINE	FAIR	REMOVE
646	8	ELM	GOOD	REMOVE
647	8	HACKBERRY	FAIR	OFF SITE
648	10	PINE	POOR	REMOVE
649	10	ELM	GOOD	REMOVE
650	6	ELM	FAIR	REMOVE
651	6	ELM	POOR	REMOVE
652	8	PINE	FAIR	REMOVE
653	7	ELM	GOOD	REMOVE
654	6	ELM	FAIR	REMOVE
655	7	AILANTHUS	FAIR	REMOVE
656	9	HONEYSUCKLE	POOR	REMOVE
657	7	ASH	GOOD	REMOVE
658	9	ELM	GOOD	REMOVE
659	6	MAPLE	FAIR	REMOVE
660	7	HONEYSUCKLE	POOR	REMOVE
661	8	ELM	FAIR	REMOVE
662	8	AILANTHUS	FAIR	REMOVE
663	8	AILANTHUS	FAIR	REMOVE
664	10	LOCUST	GOOD	REMOVE
665	8	MAPLE	GOOD	REMOVE
666	8	HACKBERRY	FAIR	REMOVE
667	16	PINE	FAIR	REMOVE
668	9	ELM	GOOD	REMOVE
669	12	LOCUST	GOOD	REMOVE
670	12	LOCUST	FAIR	REMOVE
671	8	WILLOW	FAIR	REMOVE
672	7	ELM	FAIR	REMOVE
673	9	WALNUT	FAIR	REMOVE
674	8	WALNUT	GOOD	REMOVE
675	9	WALNUT	GOOD	REMOVE
676	8	ELM	GOOD	REMOVE
677	7	ELM	FAIR	REMOVE
678	7	LOCUST	FAIR	REMOVE
679	9	HONEYSUCKLE	POOR	REMOVE
680	9	HACKBERRY	GOOD	REMOVE
681	11	PINE	GOOD	REMOVE
682	12	ELM	GOOD	REMOVE
683	8	HONEYSUCKLE	POOR	REMOVE
684	7	ELM	FAIR	REMOVE
685	9	ELM	FAIR	PRESERVE
686	16	LOCUST	GOOD	PRESERVE
687	7	ELM	FAIR	PRESERVE
688	7	ELM	FAIR	REMOVE
689	9	CHERRY	GOOD	REMOVE
690	6	ELM	GOOD	REMOVE
691	6	HACKBERRY	FAIR	REMOVE
692	8	ELM	FAIR	PRESERVE
693	10	LOCUST	GOOD	PRESERVE
694	7	LOCUST	FAIR	PRESERVE
695	10	ASH	GOOD	PRESERVE
696	9	CHERRY	GOOD	PRESERVE
697	11	CHERRY	FAIR	PRESERVE
698	6	ELM	GOOD	PRESERVE
699	8	ELM	FAIR	REMOVE
700	8	WALNUT	FAIR	REMOVE
701	8	ELM	FAIR	REMOVE
702	9	ELM	GOOD	REMOVE
703	9	HONEYSUCKLE	POOR	REMOVE
704	9	ELM	FAIR	REMOVE
705	10	ELM	FAIR	REMOVE
706	7	HACKBERRY	FAIR	PRESERVE
707	8	HACKBERRY	FAIR	PRESERVE
708	9	HACKBERRY	POOR	PRESERVE
709	16	LOCUST	GOOD	PRESERVE
710	8	PINE	GOOD	REMOVE
711	7	ELM	FAIR	REMOVE
712	7	PINE	GOOD	REMOVE
713	8	HONEYSUCKLE	FAIR	REMOVE
714	7	ELM	FAIR	REMOVE
715	8	ELM	FAIR	REMOVE
716	8	ELM	FAIR	REMOVE
717	8	HONEYSUCKLE	FAIR	REMOVE
718	7	WALNUT	GOOD	REMOVE
719	13	PINE	GOOD	REMOVE
720	9	CHERRY	POOR	PRESERVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE SURVEY DATA (1 OF 2) DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE
DATE: 1.13.2021

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N 5th Street Suite 401 Columbus, OH 43215
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TREE #	SIZE	SPECIES	CONDITION	STATUS
721	7	CHERRY	FAIR	PRESERVE
722	10	TREE	DEAD	PRESERVE
723	6	HACKBERRY	GOOD	PRESERVE
724	9	PINE	GOOD	PRESERVE
725	10	ELM	GOOD	PRESERVE
726	7	ELM	FAIR	PRESERVE
727	9	ELM	FAIR	REMOVE
728	9	CHERRY	FAIR	REMOVE
729	8	ELM	FAIR	REMOVE
730	9	ELM	FAIR	REMOVE
731	10	WALNUT	GOOD	REMOVE
732	7	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	15	PINE	FAIR	REMOVE
740	16	PINE	GOOD	REMOVE
741	12	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	8	HONEYSUCKLE	FAIR	REMOVE
748	10	PINE	GOOD	REMOVE
749	16	PINE	FAIR	REMOVE
750	10	PINE	FAIR	REMOVE
751	10	PINE	FAIR	REMOVE
752	17	PINE	GOOD	REMOVE
753	10	OAK	GOOD	REMOVE
754	13	PINE	GOOD	REMOVE
755	10	ASH	FAIR	REMOVE
756	10	PINE	FAIR	REMOVE
757	14	PINE	GOOD	REMOVE
758	10	PINE	FAIR	REMOVE
759	9	PINE	GOOD	REMOVE
760	16	PINE	FAIR	REMOVE
761	6	WALNUT	POOR	REMOVE
762	15	PINE	GOOD	REMOVE
763	8	PINE	GOOD	REMOVE
764	7	ELM	FAIR	REMOVE
765	7	PINE	FAIR	REMOVE
766	7	ELM	FAIR	REMOVE
767	8	WALNUT	GOOD	REMOVE
768	9	WALNUT	FAIR	REMOVE
769	9	WALNUT	GOOD	REMOVE
770	7	ELM	FAIR	REMOVE
771	12	ELM	GOOD	REMOVE
772	8	PINE	GOOD	REMOVE
773	10	HACKBERRY	GOOD	REMOVE
774	9	WALNUT	GOOD	PRESERVE
775	8	PINE	POOR	PRESERVE
776	8	PINE	FAIR	PRESERVE
777	8	PINE	POOR	PRESERVE
778	9	PINE	FAIR	PRESERVE
779	7	HONEYSUCKLE	FAIR	PRESERVE
780	8	HONEYSUCKLE	POOR	PRESERVE
781	8	ASH	FAIR	PRESERVE
782	8	HONEYSUCKLE	POOR	PRESERVE
783	11	HACKBERRY	FAIR	PRESERVE
784	7	HACKBERRY	POOR	PRESERVE
785	6	HACKBERRY	FAIR	PRESERVE
786	9	PINE	POOR	PRESERVE
787	8	ELM	FAIR	PRESERVE
788	9	PINE	GOOD	PRESERVE
789	9	ELM	FAIR	PRESERVE
790	7	PINE	POOR	PRESERVE
791	8	PINE	FAIR	PRESERVE
792	14	ELM	GOOD	PRESERVE
793	9	PINE	GOOD	REMOVE
794	11	PINE	GOOD	REMOVE
795	10	PINE	GOOD	REMOVE
796	8	ELM	FAIR	REMOVE
797	8	ELM	FAIR	REMOVE
798	9	PINE	FAIR	REMOVE
799	10	PINE	GOOD	REMOVE
800	8	PINE	FAIR	REMOVE
801	8	PINE	FAIR	REMOVE
802	13	LOCUST	FAIR	REMOVE
803	7	PINE	POOR	REMOVE
804	9	PINE	GOOD	REMOVE
805	35	LOCUST	GOOD	REMOVE
806	17	LOCUST	FAIR	REMOVE
807	9	PINE	GOOD	REMOVE
808	16	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	FAIR	PRESERVE
815	9	LOCUST	FAIR	PRESERVE
816	9	LOCUST	GOOD	REMOVE
817	9	ELM	FAIR	REMOVE
818	19	LOCUST	GOOD	PRESERVE
819	13	LOCUST	FAIR	PRESERVE
820	8	ELM	FAIR	REMOVE
821	6	ELM	FAIR	REMOVE
822	8	ELM	FAIR	REMOVE
823	9	LOCUST	FAIR	REMOVE
824	8	HACKBERRY	FAIR	REMOVE
825	9	LOCUST	GOOD	REMOVE
826	15	LOCUST	GOOD	REMOVE
827	15	PINE	GOOD	REMOVE
828	7	ELM	POOR	REMOVE
829	13	PINE	GOOD	REMOVE
830	7	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	7	HONEYSUCKLE	FAIR	REMOVE
837	15	PINE	POOR	REMOVE
838	9	ASH	FAIR	REMOVE
839	6	ELM	FAIR	REMOVE
840	9	PINE	POO	REMOVE
841	12	PINE	POOR	REMOVE
842	7	HACKBERRY	FAIR	REMOVE
843	9	LOCUST	POOR	REMOVE
844	6	HACKBERRY	GOOD	REMOVE
845	7	HACKBERRY	FAIR	REMOVE
846	7	HACKBERRY	GOOD	REMOVE
847	11	ASH	POOR	REMOVE
848	8	ELM	GOOD	REMOVE
849	10	ELM	FAIR	REMOVE
850	8	LOCUST	FAIR	REMOVE
851	8	HONEYSUCKLE	FAIR	REMOVE
852	9	ELM	FAIR	REMOVE
853	10	PINE	FAIR	REMOVE
854	12	PINE	FAIR	REMOVE
855	15	PINE	GOOD	REMOVE
856	14	PINE	GOOD	REMOVE
857	11	PINE	FAIR	REMOVE
858	13	PINE	FAIR	REMOVE
859	10	WALNUT	POOR	REMOVE
860	13	PINE	FAIR	REMOVE
861	16	PINE	GOOD	REMOVE
862	9	NE	GOOD	EMOVE
863	12	PINE	POOR	REMOVE
864	14	PINE	GOOD	REMOVE
865	8	HACKBERRY	FAIR	PRESERVE **
866	7	HONEYSUCKLE	FAIR	PRESERVE **
867	8	HACKBERRY	FAIR	PRESERVE **
868	13	HACKBERRY	FAIR	PRESERVE **
869	8	ELM	POOR	REMOVE
870	19	LOCUST	GOOD	REMOVE
871	7	WALNUT	GOOD	REMOVE
872	8	OAK	GOOD	REMOVE
873	18	ELM	GOOD	REMOVE
874	8	PINE	FAIR	REMOVE
875	6	WALNUT	GOOD	REMOVE
876	15	PINE	GOOD	REMOVE
877	15	PINE	FAIR	REMOVE
878	6	OAK	POOR	REMOVE
879	8	HACKBERRY	POOR	PRESERVE **
880	21	LOCUST	FAIR	PRESERVE **
881	13	PINE	FAIR	REMOVE
882	7	ASH	FAIR	REMOVE
883	11	ELM	FAIR	REMOVE
884	8	HONEYSUCKLE	FAIR	REMOVE
885	17	PINE	GOOD	REMOVE
886	8	ELM	FAIR	REMOVE
887	8	PINE	POOR	REMOVE
888	14	PINE	FAIR	REMOVE
889	9	LOCUST	FAIR	REMOVE
890	110	CHERRY	FAIR	REMOVE
891	7	PINE	POOR	REMOVE
892	11	PINE	FAIR	REMOVE
893	8	MAPLE	FAIR	REMOVE
894	9	ELM	FAIR	REMOVE
895	7	ELM	GOOD	REMOVE
896	12	PINE	GOOD	REMOVE
897	7	ELM	FAIR	REMOVE
898	9	PINE	GOOD	REMOVE
899	8	ELM	FAIR	REMOVE
900	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	16	PINE	GOOD	REMOVE
907	7	ELM	GOOD	REMOVE
908	7	MAPLE	FAIR	REMOVE
909	7	ELM	FAIR	REMOVE
910	13	LOCUST	FAIR	PRESERVE
911	9	HACKBERRY	FAIR	PRESERVE
912	9	LOCUST	FAIR	PRESERVE
913	19	OAK	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	8	CHERRY	FAIR	PRESERVE
920	7	CHERRY	FAIR	PRESERVE
921	13	HACKBERRY	FAIR	PRESERVE
922	8	CHERRY	FAIR	PRESERVE
923	9	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	6	HACKBERRY	GOOD	PRESERVE
931	9	LOCUST	POOR	PRESERVE
932	11	HACKBERRY	FAIR	OFF SITE
933	8	HACKBERRY	GOOD	OFF SITE
934	8	ASH	FAIR	PRESERVE
935	8	HACKBERRY	POOR	PRESERVE
936	11	HACKBERRY	GOOD	PRESERVE
937	10	CHERRY	POOR	PRESERVE
938	10	CHERRY	FAIR	PRESERVE
939	7	HACKBERRY	GOOD	PRESERVE
940	7	HACKBERRY	GOOD	PRESERVE
941	8	CHERRY	FAIR	PRESERVE
942	9	WALNUT	FAIR	PRESERVE **
943	10	ELM	FAIR	PRESERVE **
944	8	HACKBERRY	FAIR	PRESERVE **
945	11	LOCUST	GOOD	PRESERVE **
946	6	HACKBERRY	FAIR	PRESERVE
947	14	CHERRY	GOOD	PRESERVE
948	8	CHERRY	FAIR	PRESERVE
949	7	HACKBERRY	FAIR	PRESERVE
950	10	LOCUST	FAIR	PRESERVE
951	8	AILANTHUS	FAIR	PRESERVE
952	8	HACKBERRY	FAIR	PRESERVE
953	8	LOCUST	FAIR	PRESERVE
954	9	HACKBERRY	GOOD	PRESERVE
955	9	LOCUST	GOOD	PRESERVE
956	17	LOCUST	FAIR	PRESERVE
957	11	LOCUST	GOOD	PRESERVE
958	10	ASH	GOOD	PRESERVE
959	10	CHERRY	FAIR	PRESERVE
960	6	ELM	FAIR	PRESERVE
961	15	PINE	GOOD	PRESERVE
962	14	PINE	FAIR	PRESERVE
963	7	HONEYSUCKLE	FAIR	REMOVE
964	16	LOCUST	FAIR	REMOVE
965	11	LOCUST	GOOD	REMOVE
966	10	TREE	DEAD	REMOVE
967	14	LOCUST	FAIR	REMOVE
968	14	PINE	GOOD	REMOVE
969	13	PINE	GOOD	REMOVE
970	11	LOCUST	POOR	REMOVE
971	10	LOCUST	POOR	REMOVE
972	15	MAPLE	GOOD	REMOVE
973	19	PINE	GOOD	REMOVE
974	15	PINE	FAIR	REMOVE
975	10	LOCUST	POOR	REMOVE
976	15	PINE	FAIR	REMOVE
977	7	HONEYSUCKLE	POOR	PRESERVE
978	12	CHERRY	POOR	PRESERVE
979	11	CHERRY	GOOD	PRESERVE
980	8	HACKBERRY	FAIR	PRESERVE
981	9	CHERRY	FAIR	PRESERVE
982	19	CHERRY	GOOD	PRESERVE
983	11	CHERRY	FAIR	PRESERVE
984	10	CHERRY	POOR	PRESERVE **
985	9	HACKBERRY	FAIR	PRESERVE **
986	8	CHERRY	FAIR	PRESERVE **
987	7	HACKBERRY	FAIR	PRESERVE
988	9	HACKBERRY	GOOD	PRESERVE
989	9	CHERRY	FAIR	PRESERVE **
990	10	HONEYSUCKLE	FAIR	PRESERVE **
991	8	WILLOW	GOOD	PRESERVE **
992	11	LOCUST	FAIR	PRESERVE **
993	7	HONEYSUCKLE	FAIR	PRESERVE **
994	9	AILANTHUS	FAIR	PRESERVE **
995	8	HONEYSUCKLE	POOR	PRESERVE **
996	8	HONEYSUCKLE	FAIR	PRESERVE **
997	7	AILANTHUS	FAIR	PRESERVE **
998	9	HONEYSUCKLE	FAIR	REMOVE
999	6	HACKBERRY	GOOD	PRESERVE **
1000	11	LOCUST	FAIR	PRESERVE **
1001	7	AILANTHUS	FAIR	PRESERVE **
1002	8	WALNUT	FAIR	PRESERVE **
1003	9	LOCUST	GOOD	PRESERVE **
1004	10	LOCUST	GOOD	PRESERVE **
1005	8	ELM	FAIR	PRESERVE **
1006	8	WALNUT	GOOD	PRESERVE **
1007	10	WALNUT	GOOD	PRESERVE **
1008	9	HACKBERRY	GOOD	PRESERVE **
1009	9	ELM	GOOD	PRESERVE **
1010	6	WALNUT	GOOD	PRESERVE **
1011	6	WALNUT	FAI	PRESERVE **
1012	6	WALNUT	FAIR	PRESERVE **
1013	6	WALNUT	FAIR	PRESERVE **
1014	6	WALNUT	POOR	PRESERVE **
1015	6	LOCUST	FAIR	PRESERVE **
1016	9	ELM	GOOD	PRESERVE **
1017	7	HACKBERRY	GOOD	PRESERVE **
1018	7	HACKBERRY	FAIR	PRESERVE **
1019	6	HACKBERRY	GOOD	PRESERVE **
1020	11	HACKBERRY	FAIR	PRESERVE **
1021	6	HACKBERRY	FAIR	PRESERVE **
1022	7	HACKBERRY	GOOD	PRESERVE **
1023	9	HACKBERRY	FAIR	PRESERVE **
1024	7	HACKBERRY	GOOD	PRESERVE **
1025	14	HACKBERRY	FAIR	PRESERVE **
1026	39	HACKBERRY	POOR	PRESERVE **
1027	9	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	20	HACKBERRY	GOOD	PRESERVE **
1034	7	HACKBERRY	FAIR	PRESERVE **
1035	21	HACKBERRY	GOOD	PRESERVE **
1036	6	HACKBERRY	FAIR	PRESERVE **
1037	7	ELM	POOR	PRESERVE **
1038	9	HACKBERRY	FAIR	PRESERVE **
1039	6	ELM	FAIR	PRESERVE **
1040	9	HACKBERRY	GOOD	PRESERVE **
1041	43	LOCUST	GOOD	PRESERVE **
1042	7	HACKBERRY	FAIR	PRESERVE **
1043	7	HACKBERRY	FAIR	PRESERVE **
1044	6	ASH	FAIR	PRESERVE **
1045	7	CHERRY	FAIR	PRESERVE **
1046	6	HACKBERRY	FAIR	PRESERVE **
1047	7	HACKBERRY	FAIR	PRESERVE **
1048	10	HACKBERRY	GOOD	PRESERVE **
1049	8	HACKBERRY	GOOD	PRESERVE **
1050	7	HACKBERRY	FAIR	PRESERVE **
1051	12	HACKBERRY	GOOD	PRESERVE **
1052	8	LOCUST	FAIR	PRESERVE **
1053	16	LOCUST	GOOD	PRESERVE **
1054	8	HACKBERRY	GOOD	PRESERVE **
1055	11	HACKBERRY	FAIR	PRESERVE **
1056	14	OAK	GOOD	PRESERVE **
1057	6	HACKBERRY	FAIR	PRESERVE **
1058	15	LOCUST	GOOD	PRESERVE **
1059	7	ASH	GOOD	PRESERVE **
1060	10	WALNUT	FAIR	PRESERVE **
1061	10	LOCUST	POOR	PRESERVE **
1062	6	ELM	GOOD	PRESERVE **
1063	6	WALNUT	GOOD	PRESERVE **
1064	22	WALNUT	GOOD	PRESERVE **
1065	7	HACKBERRY	FAIR	PRESERVE **
1066	6	CHERRY	POOR	PRESERVE **
1067	11	HACKBERRY	GOOD	PRESERVE **
1068	9	WALNUT	POOR	PRESERVE **
1069	8	HACKBERRY	FAIR	PRESERVE **
1070	8	WALNUT	GOOD	PRESERVE **
1071	10	WALNUT	GOOD	PRESERVE **
1072	6	CHERRY	FAIR	PRESERVE **
1073	11	WALNUT	GOOD	PRESERVE **
1074	10	WALNUT	GOOD	PRESERVE **
1075	6	HACKBERRY	FAIR	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	7	CHERRY	GOOD	PRESERVE **
1085	9	HACKBERRY	FAIR	PRESERVE **
1086	9	HACKBERRY	GOOD	PRESERVE **
1087	8	WALNUT	GOOD	PRESERVE **
1088	16	LOCUST	GOOD	PRESERVE **
1089	7	HACKBERRY	FAIR	PRESERVE **
1090	13	WALNUT	GOOD	PRESERVE **
1091	6	HACKBERRY	GOOD	PRESERVE **
1092	6	HACKBERRY	FAIR	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	FAIR	PRESERVE **
1101	8	COTTONWOOD	GOOD	PRESERVE **
1102	7	HACKBERRY	FAIR	PRESERVE **
1103	7	HACKBERRY	GOOD	PRESERVE **
1104	8	HACKBERRY	GOOD	PRESERVE **
1105	10	HACKBERRY	GOOD	PRESERVE **
1106	11	HACKBERRY	GOOD	PRESERVE **
1107	7	HACKBERRY	FAIR	PRESERVE **
1108	9	HACKBERRY	GOOD	PRESERVE **
1109	6	HACKBERRY	FAIR	PRESERVE **
1110	8	HACKBERRY	GOOD	PRESERVE **
1111	8	HACKBERRY	GOOD	PRESERVE **
1112	11	ELM	POOR	PRESERVE **
1113	7	HACKBERRY	FAIR	PRESERVE **
1114	7	HACKBERRY	GOOD	PRESERVE **
1115	14	WALNUT	FAIR	PRESERVE **
1116	7	HACKBERRY	FAIR	PRESERVE **
1117	7	HACKBERRY	FAIR	PRESERVE **
1118	8	CHERRY	POOR	PRESERVE **
1119	14	CHERRY	FAIR	PRESERVE **
1120	7	CHERRY	FAIR	PRESERVE **
1121	8	CHERRY	FAIR	PRESERVE **
1122	8	CHERRY	FAIR	PRESERVE **
1123	7	OAK	FAIR	PRESERVE **
1124	8	OAK	POOR	PRESERVE **
1125	11	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	TREE	DEAD	PRESERVE **
1132	8	LOCUST	FAIR	PRESERVE **
1133	6	CHERRY	FAIR	PRESERVE **
1134	7	CHERRY	FAIR	PRESERVE **
1135	7	HONEYSUCKLE	FAIR	PRESERVE **
1136	7	AILANTHUS	FAIR	PRESERVE **
1137	11	CHERRY	FAIR	PRESERVE **
1138	9	CHERRY	GOOD	PRESERVE **
1139	8	CHERRY	FAIR	PRESERVE **
1140	10	CHERRY	POOR	PRESERVE **
1141	8	HONEYSUCKLE	FAIR	PRESERVE **
1142	9	CHERRY	GOOD	PRESERVE **
1143	12	CHERRY	FAIR	PRESERVE **
1144	7	ASH	GOOD	PRESERVE **
1145	9	WALNUT	GOOD	PRESERVE **
1146	9	LOCUST	POOR	PRESERVE **
1147	7	WALNUT	GOOD	PRESERVE **
1148	16	WALNUT	FAIR	PRESERVE **
1149	11	WALNUT	GOOD	PRESERVE **
1150	11	COTTONWOOD	FAIR	PRESERVE **
1151	7	HACKBERRY	GOOD	PRESERVE **
1152	18	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	7	HACKBERRY	GOOD	PRESERVE **
1159	10	HACKBERRY	GOOD	PRESERVE **
1160	11	HACKBERRY	FAIR	PRESERVE **
1161	7	HACKBERRY	POOR	PRESERVE **
1162	8	WALNUT	GOOD	PRESERVE **
1163	11	HACKBERRY	FAIR	PRESERVE **
1164	8	HACKBERRY	FAIR	PRESERVE **
1165	7	HACKBERRY	POOR	PRESERVE **
1166	13	HACKBERRY	FAIR	PRESERVE **
1167	7	HACKBERRY	FAIR	PRESERVE **
1168	7	HACKBERRY	FAIR	PRESERVE **
1169	17	COTTONWOOD	POOR	PRESERVE **
1170	8	TREE	DEAD	PRESERVE **
1171	9	WALNUT	POOR	PRESERVE **
1172	11	HACKBERRY	FAIR	PRESERVE **
1173	14	HACKBERRY	FAIR	PRESERVE **
1174	13	HACKBERRY	GOOD	PRESERVE **
1175	9	WALNUT	FAIR	PRESERVE **
1176	11	WALNUT	FAIR	PRESERVE **
1177	9	WALNUT	FAIR	PRESERVE **
1178	6	HACKBERRY	FAIR	PRESERVE **
1179	12	WALNUT	FAIR	PRESERVE **
1180	7	HACKBERRY	FAIR	PRESERVE **
1181	6	OAK	GOOD	PRESERVE **
1182	8	WALNUT	GOOD	PRESERVE **
1183	8	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	7	CHERRY	FAIR	PRESERVE **
1190	8	ASH	GOOD	PRESERVE **
1191	7	ELM	FAIR	PRESERVE **
1192	11	CHERRY	FAIR	PRESERVE
1193	7	CHERRY	POOR	PRESERVE
1194	7	OAK	FAIR	PRESERVE
1195	10	OAK	FAIR	PRESERVE **
1196	10	ASH	POOR	PRESERVE **
1197	12	CHERRY	FAIR	PRESERVE
1198	8	ELM	FAIR	PRESERVE
1199	8	CHERRY	FAIR	PRESERVE
1200	6	WALNUT	FAIR	PRESERVE
1201	7	WALNUT	GOOD	PRESERVE
1202	8	CHERRY	FAIR	PRESERVE
1203	6	LOCUST	POOR	PRESERVE
1204	6	CHERRY	FAIR	PRESERVE
1205	10	LOCUST	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	7	HACKBERRY	GOOD	PRESERVE
1212	8	HACKBERRY	FAIR	PRESERVE
1213	9	HACKBERRY	GOOD	PRESERVE
1214	13	LOCUST	GOOD	PRESERVE
1215	6	HACKBERRY	FAIR	PRESERVE
1216	26	LOCUST	GOOD	PRESERVE
1217	9	HACKBERRY	GOOD	PRESERVE
1218	8	HACKBERRY	FAIR	PRESERVE
1219	9	HACKBERRY	POOR	PRESERVE
1220	11	HACKBERRY	GOOD	PRESERVE
1221	21	HACKBERRY	GOOD	PRESERVE
1222	6	HACKBERRY	FAIR	PRESERVE
1223	9	CHERRY	POOR	PRESERVE
1224	7	HACKBERRY	GOOD	PRESERVE
1225	11	COTTONWOOD	FAIR	PRESERVE
1226	8	CHERRY	FAIR	PRESERVE
1227	6	HACKBERRY	FAIR	PRESERVE
1228	7	HACKBERRY	FAIR	PRESERVE
1229	6	HACKBERRY	GOOD	PRESERVE
1230	17	LOCUST	FAIR	PRESERVE
1231	6	HACKBERRY	FAIR	PRESERVE
1232	10	LOCUST	FAIR	PRESERVE
1233	9	LOCUST	FAIR	PRESERVE
1234	8	LOCUST	FAIR	OFF SITE
1235	10	ASH	POOR	OFF SITE
1236	8	CHERRY	GOOD	PRESERVE
1237	6	LOCUST	POOR	PRESERVE
1238	34	HACKBERRY	GOOD	PRESERVE
1239	21	HACKBERRY	FAIR	PRESERVE
1240	6	CHERRY	FAIR	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	GOOD	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	FAIR	PRESERVE **
1251	6	HACKBERRY	GOOD	PRESERVE **
1252	7	CHERRY	GOOD	PRESERVE **
1253	6	CHERRY	GOOD	PRESERVE **
1254	8	CHERRY	FAIR	PRESERVE **
1255	7	CHERRY	FAIR	PRESERVE **
1256	10	ELM	FAIR	PRESERVE **
1257	7	CHERRY	POOR	PRESERVE **
1258	8	CHERRY	GOOD	PRESERVE **
1259	8	HACKBERRY	FAIR	PRESERVE **
1260	8	CHERRY	FAIR	PRESERVE **
1261	7	TREE	DEAD	PRESERVE **
1262	8	ASH	POOR	PRESERVE **
1263	8	WALNUT	FAIR	PRESERVE **
1264	19	CHERRY	POOR	PRESERVE **
1265	6	ASH	FAIR	PRESERVE **
1266	6	CHERRY	FAIR	PRESERVE **
1267	6	CHERRY	FAIR	PRESERVE **
1268	8	WALNUT	FAIR	PRESERVE **
1269	6	CHERRY	FAIR	PRESERVE **
1270	7	CHERRY	FAIR	PRESERVE **
1271	6	HACKBERRY	POOR	PRESERVE **
1272	8	CHERRY	GOOD	PRESERVE **
1273	8	WALNUT	FAIR	PRESERVE **
1274	9	WALNUT	FAIR	PRESERVE **
1275	10	CHERRY	GOOD	PRESERVE **
1276	8	CHERRY	FAIR	PRESERVE **
1277	6	ASH	FAIR	PRESERVE **
1278	16	LOCUST	GOOD	PRESERVE **
1279	6	HACKBERRY	GOOD	PRESERVE **
1280	7	COTTONWOOD	GOOD	PRESERVE **
1281	7	OAK	GOOD	PRESERVE **
1282	11	OAK	FAIR	PRESERVE **
1283	6	LOCUST	GOOD	PRESERVE **
1284	19	LOCUST	GOOD	PRESERVE **
1285	8	TREE	DEAD	PRESERVE **
1286	7	HACKBERRY	FAIR	PRESERVE **
1287	9	LOCUST	FAIR	PRESERVE **
1288	6	HACKBERRY	GOOD	PRESERVE **
1289	7	HACKBERRY	FAIR	PRESERVE **
1290	9	HACKBERRY	GOOD	PRESERVE **
1291	17	COTTONWOOD	GOOD	PRESERVE **
1292	8	LOCUST	FAIR	PRESERVE **
1293	7	LOCUST	POOR	PRESERVE **
1294	9	HACKBERRY	GOOD	PRESERVE **
1295	15	LOCUST	GOOD	PRESERVE **
1296	8	WALNUT	FAIR	PRESERVE **
1297	8	LOCUST	GOOD	PRESERVE **
1298	8	HACKBERRY	GOOD	PRESERVE **
1299	9	ASH	GOOD	PRESERVE **
1300	6	CHERRY	FAIR	PRESERVE **
1301	6	HACKBERRY	FAIR	PRESERVE **
1302	7	CHERRY	GOOD	PRESERVE **
1303	6	CHERRY	FAIR	PRESERVE **
1304	8	HACKBERRY	GOOD	PRESERVE **
1305	6	HACKBERRY	FAIR	PRESERVE **
1306	8	ASH	FAIR	PRESERVE **
1307	7	ASH	GOOD	PRESERVE **
1308	26	HACKBERRY	POOR	PRESERVE
1309	14	HACKBERRY	FAIR	PRESERVE
1310	10	HACKBERRY	POOR	PRESERVE
1311	19	HACKBERRY	FAIR	PRESERVE
1312	38	HACKBERRY	FAIR	OFF SITE
1313	6	HACKBERRY	POOR	PRESERVE **
1314	22	HACKBERRY	GOOD	PRESERVE
1315	16	COTTONWOOD	FAIR	PRESERVE **
1316	7	OAK	FAIR	PRESERVE **
1317	6	HACKBERRY	GOOD	PRESERVE **
1318	10	LOCUST	GOOD	PRESERVE
1319	7	OAK	FAIR	PRESERVE **
1320	9	CHERRY	GOOD	PRESERVE
1321	11	COTTONWOOD	FAIR	PRESERVE **
1322	10	COTTONWOOD	FAIR	PRESERVE **
1323	9	COTTONWOOD	GOOD	PRESERVE **
1324	10	HACKBERRY	FAIR	PRESERVE **
1325	10	LOCUST	GOOD	PRESERVE **
1326	6	HACKBERRY	GOOD	PRESERVE **
1327	12	LOCUST	POOR	PRESERVE **
1328	9	LOCUST	FAIR	PRESERVE **
1329	8	COTTONWOOD	FAIR	PRESERVE **
1330	6	HACKBERRY	GOOD	PRESERVE **
1331	8	HACKBERRY	FAIR	PRESERVE **
1332	11	HACKBERRY	POOR	PRESERVE **
1333	17	LOCUST	FAIR	PRESERVE **
1334	9	LOCUST	POOR	PRESERVE **
1335	10	LOCUST	GOOD	PRESERVE **
1336	9	LOCUST	GOOD	PRESERVE **
1337	10	LOCUST	FAIR	PRESERVE
1338	6	HACKBERRY	FAIR	PRESERVE **
1339	10	COTTONWOOD	FAIR	PRESERVE **
1340	8	LOCUST	GOOD	PRESERVE **
1341	8	LOCUST	FAIR	PRESERVE **
1342	12	LOCUST	FAIR	PRESERVE **
1343	11	LOCUST	FAIR	PRESERVE **
1344	9	ELM	FAIR	PRESERVE **
1345	8	HACKBERRY	FAIR	PRESERVE **
1346	7	HACKBERRY	FAIR	PRESERVE **
1347	17	LOCUST	GOOD	PRESERVE **
1348	15	ELM	FAIR	PRESERVE **
1349	8	ELM	FAIR	PRESERVE **
1350	7	ELM	FAIR	PRESERVE **
1351	11	HACKBERRY	GOOD	PRESERVE **
1352	8	HACKBERRY	POOR	PRESERVE **
1353	7	HACKBERRY	GOOD	PRESERVE **
1354	7	HACKBERRY	FAIR	PRESERVE **
1355	6	HACKBERRY	FAIR	PRESERVE **
1356	13	COTTONWOOD	GOOD	PRESERVE **
1357	6	HACKBERRY	FAIR	PRESERVE **
1358	9	COTTONWOOD	POOR	PRESERVE **
1359	7	COTTONWOOD	FAIR	PRESERVE **
1360	9	COTTONWOOD	FAIR	PRESERVE **
1361	9	COTTONWOOD	GOOD	PRESERVE **
1362	6	HACKBERRY	GOOD	PRESERVE **
1363	7	HACKBERRY	FAIR	PRESERVE **
1364	14	ELM	GOOD	PRESERVE **
1365	6	HACKBERRY	FAIR	PRESERVE **
1366	6	HACKBERRY	GOOD	PRESERVE **
1367	8	HACKBERRY	GOOD	PRESERVE **
1368	10	HACKBERRY	FAIR	PRESERVE **
1369	7	HACKBERRY	FAIR	PRESERVE **
1370	13	COTTONWOOD	GOOD	PRESERVE **
1371	23	LOCUST	GOOD	PRESERVE **
1372	7	ELM	GOOD	PRESERVE **
1373	10	LOCUST	GOOD	PRESERVE **
1374	8	HACKBERRY	FAIR	PRESERVE
1375	21	LOCUST	FAIR	OFF SITE
1376	7	HACKBERRY	FAIR	PRESERVE **
1377	6	HACKBERRY	POOR	PRESERVE
1378	18	LOCUST	GOOD	PRESERVE **
1379	7	LOCUST	POOR	PRESERVE **
1380	7	HACKBERRY	FAIR	PRESERVE **
1381	18	LOCUST	FAIR	PRESERVE **
1382	34	ASH	GOOD	PRESERVE **
1383	18	COTTONWOOD	FAIR	PRESERVE **
1384	8	HACKBERRY	FAIR	PRESERVE
1385	8	HACKBERRY	GOOD	PRESERVE **
1386	31	LOCUST	GOOD	PRESERVE
1387	10	HACKBERRY	GOOD	PRESERVE
1388	9	PINE	GOOD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

REPLACEMENT CALCULATIONS*

*ALL MAJOR TREES, NOT INCLUDING DEAD OR INVASIVE

TREES REMOVED	INCHES REMOVED
474	5,391

PRESERVED TREES WITHIN 100-YEAR FLOOD PLAIN

*ALL MAJOR TREES, NOT INCLUDING DEAD OR INVASIVE

TREES PRESERVED	INCHES PRESERVED
526	5,436

PRESERVED TREES (NOT IN 100-YEAR

*ALL MAJOR TREES, NOT INCLUDING DEAD OR INVASIVE

TREES PRESERVED	INCHES PRESERVED
222	2,426

TREE SURVEY DATA (2 OF 2) DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

Faris Planning & Design
LAND PLANNING - LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

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

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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



Print Version

Last Updated: 12/1/2020

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About the

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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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Sex Offender Search

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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

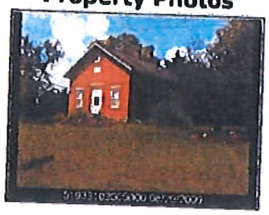
Property Sketch and Photos -- Card 1

Property Sketch



Print Version

Property Photos



Last Updated: 12/1/2020

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Delaware County GIS

George Kaitsa, MBA, County Auditor

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Robert Parsons, GIS Director

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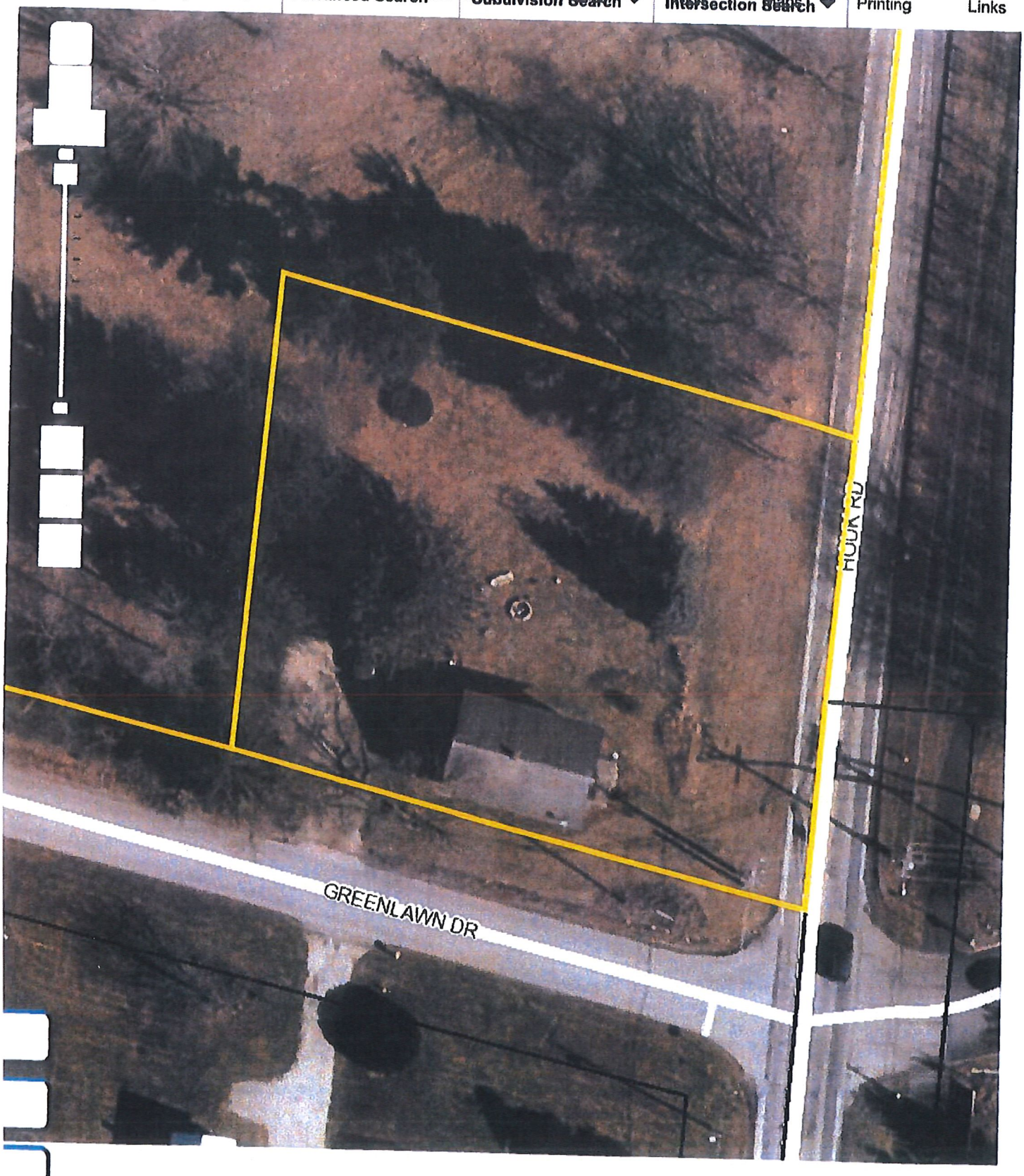


EXHIBIT 1C

519-331-02-006-000

305 HOUK RD

Auditor's Home Page
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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

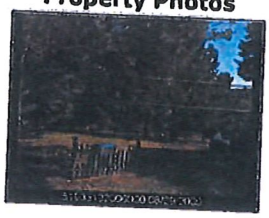
Property Sketch and Photos -- Card 1

Property Sketch



Print Version

Property Photos



Last Updated: 12/1/2020

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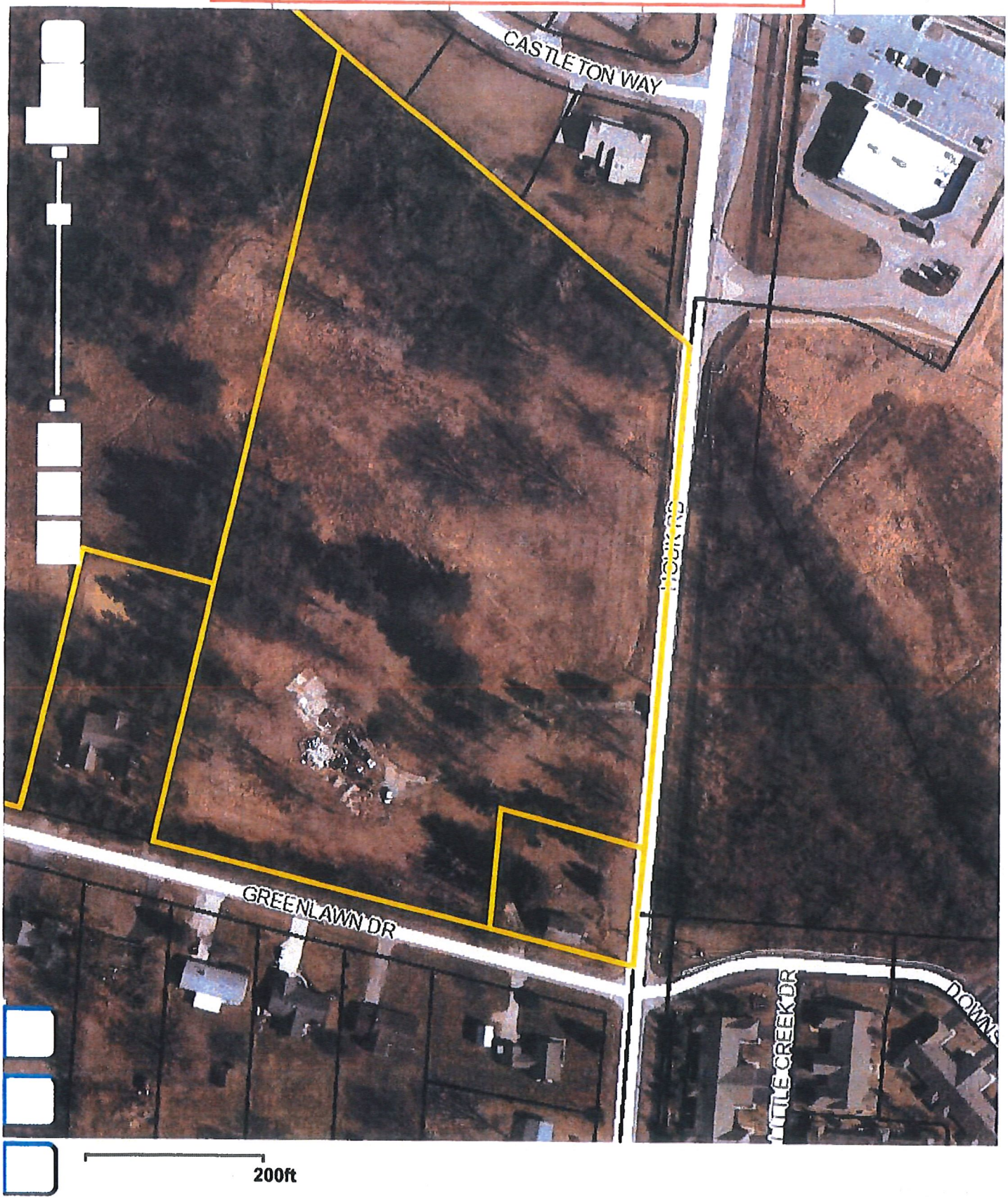


EXHIBIT 2

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;

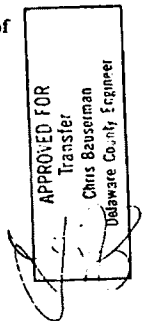
thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73 deg. 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

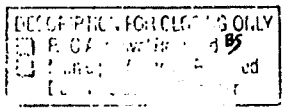
thence along the centerline of said Houk Road, South 06 deg. 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements , restrictions and rights-of-way of record;

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





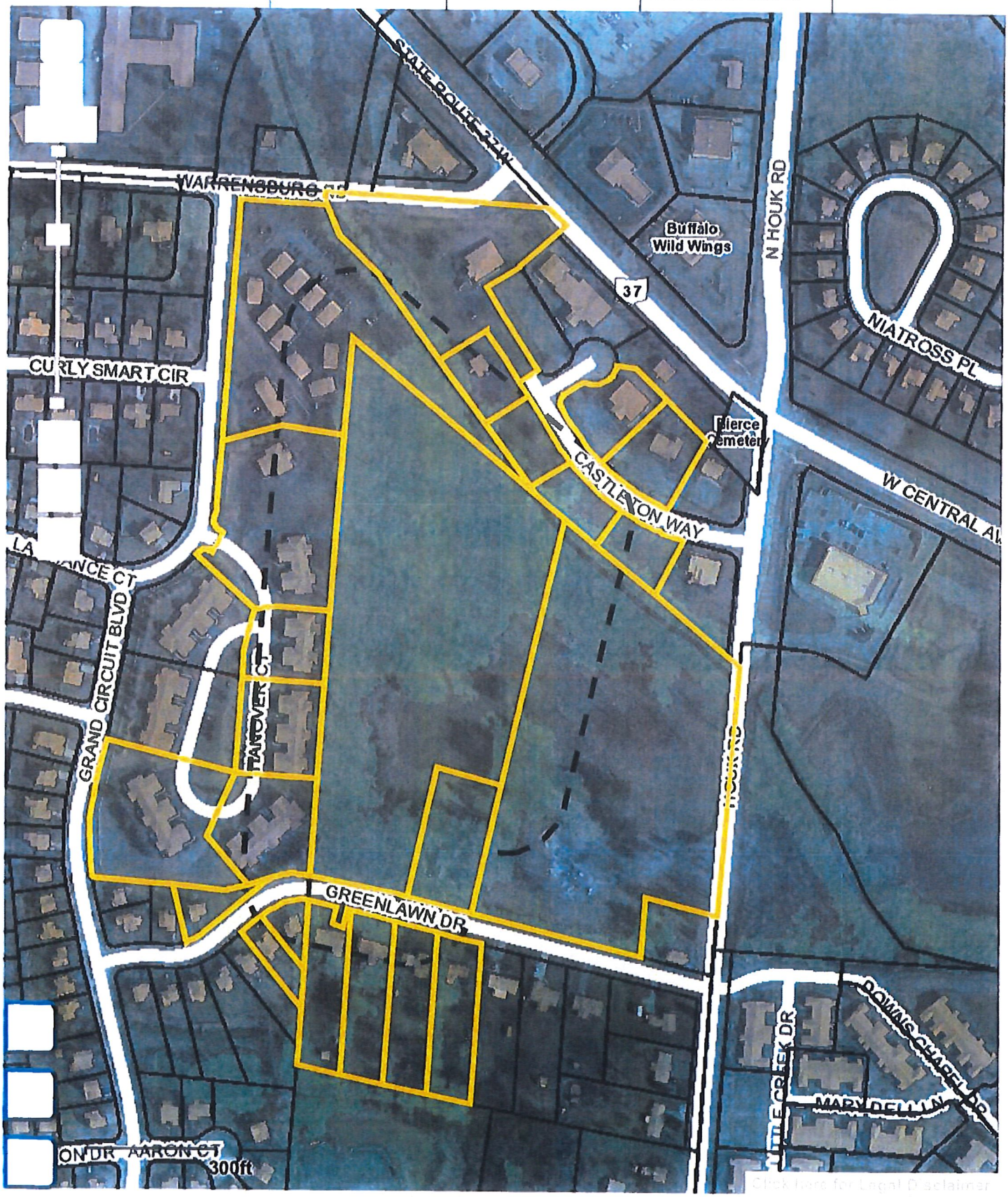
Delaware County GIS

George Kaitsa, MBA, County Auditor
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Robert Parsons, GIS Director
Report an Issue

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Delaware County GIS

George Kaitsa, MBA, County Auditor

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Robert Parsons, GIS Director

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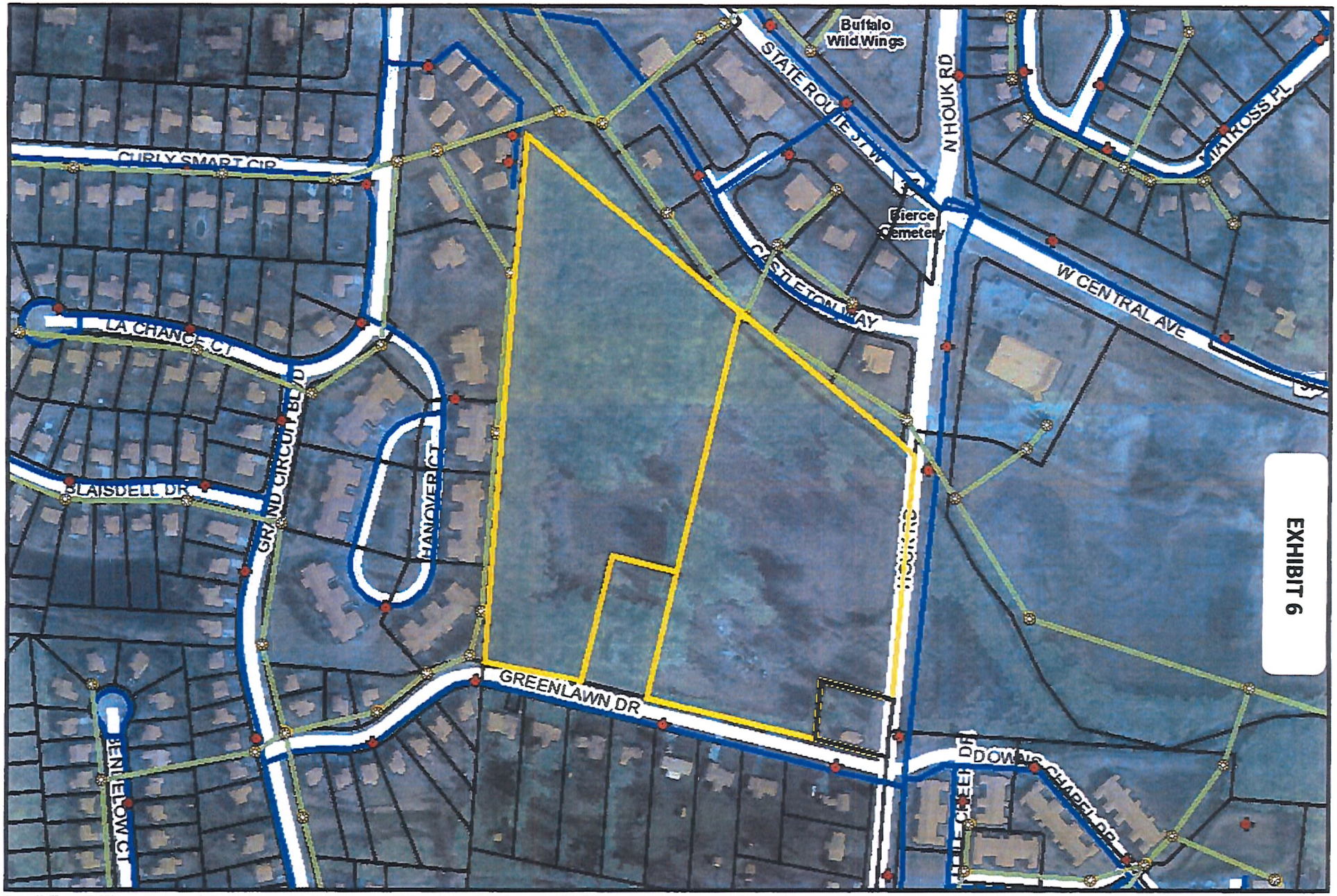
Delaware County Auditor
George Kaitsa

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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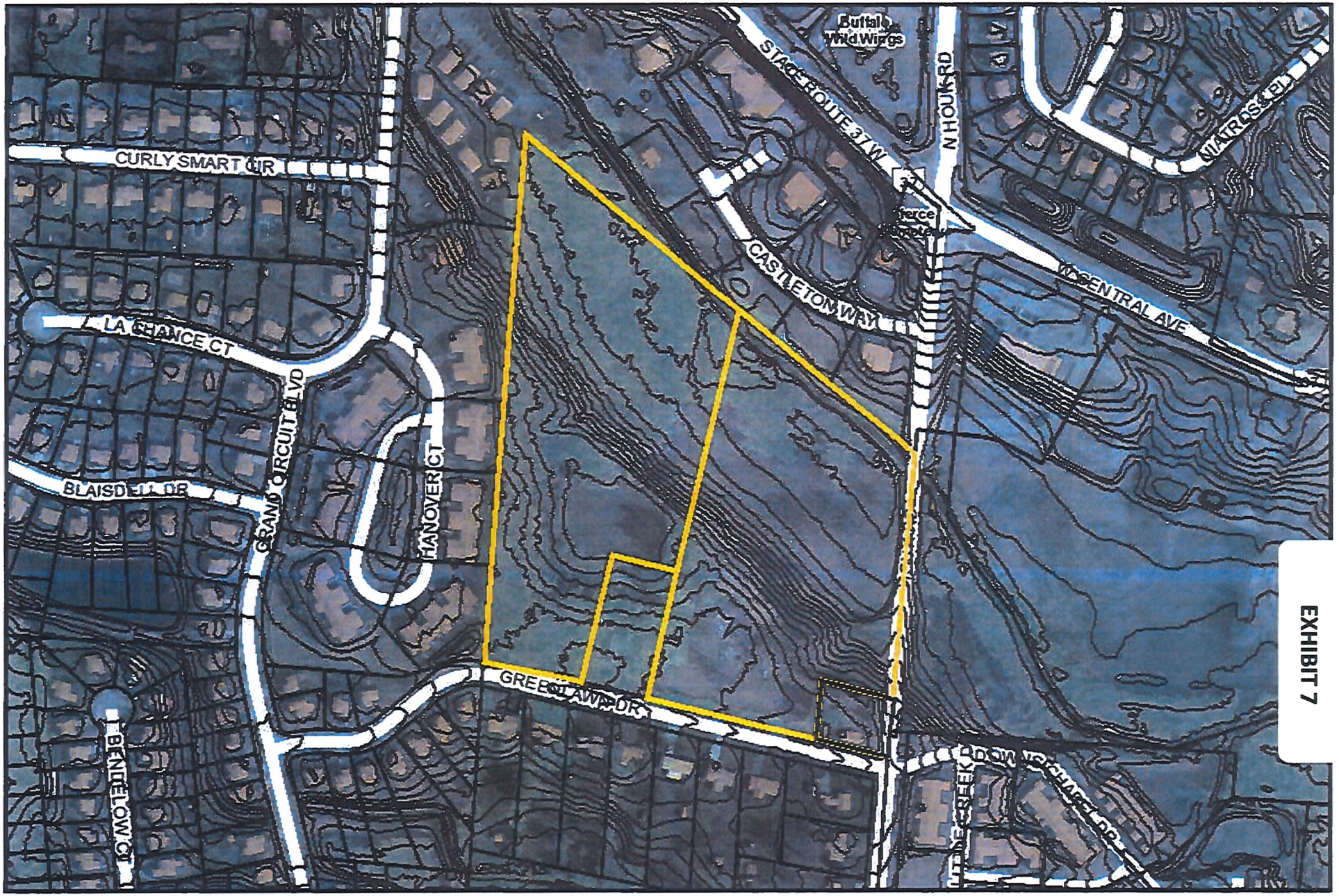


EXHIBIT 7

Delaware County Auditor
George Kaitsa

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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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Prepared by: Delaware County Auditor's GIS Office

Printed on 12/16/2020

N W E S

0 155 310 620 ft



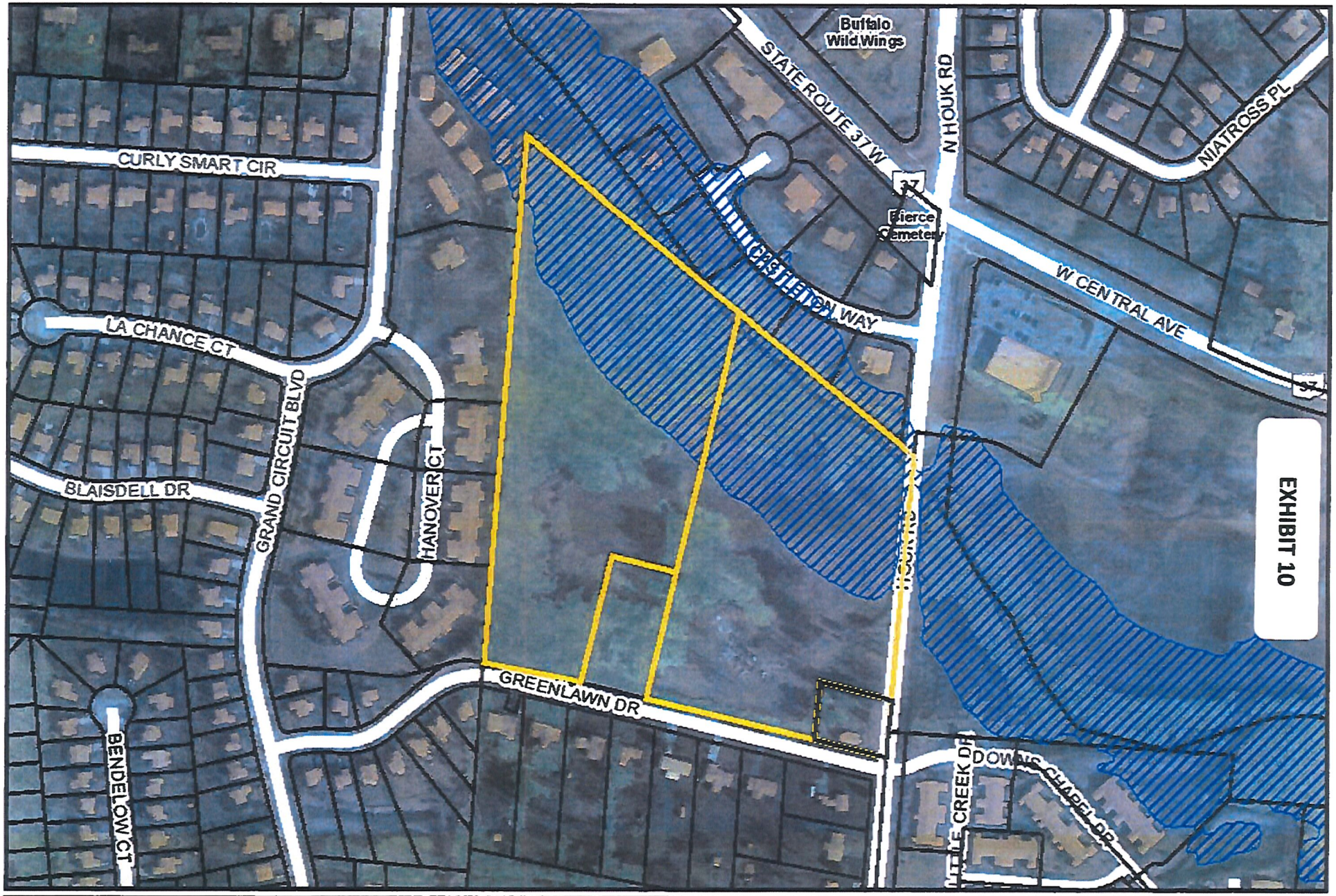
Delaware County Auditor
George Kaitsa

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Prepared by: Delaware County Auditor's GIS Office

Printed on 12/16/2020

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W E
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0 155 310 620 ft



Delaware County Auditor
George Kaitsa

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Prepared by: Delaware County Auditor's GIS Office

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

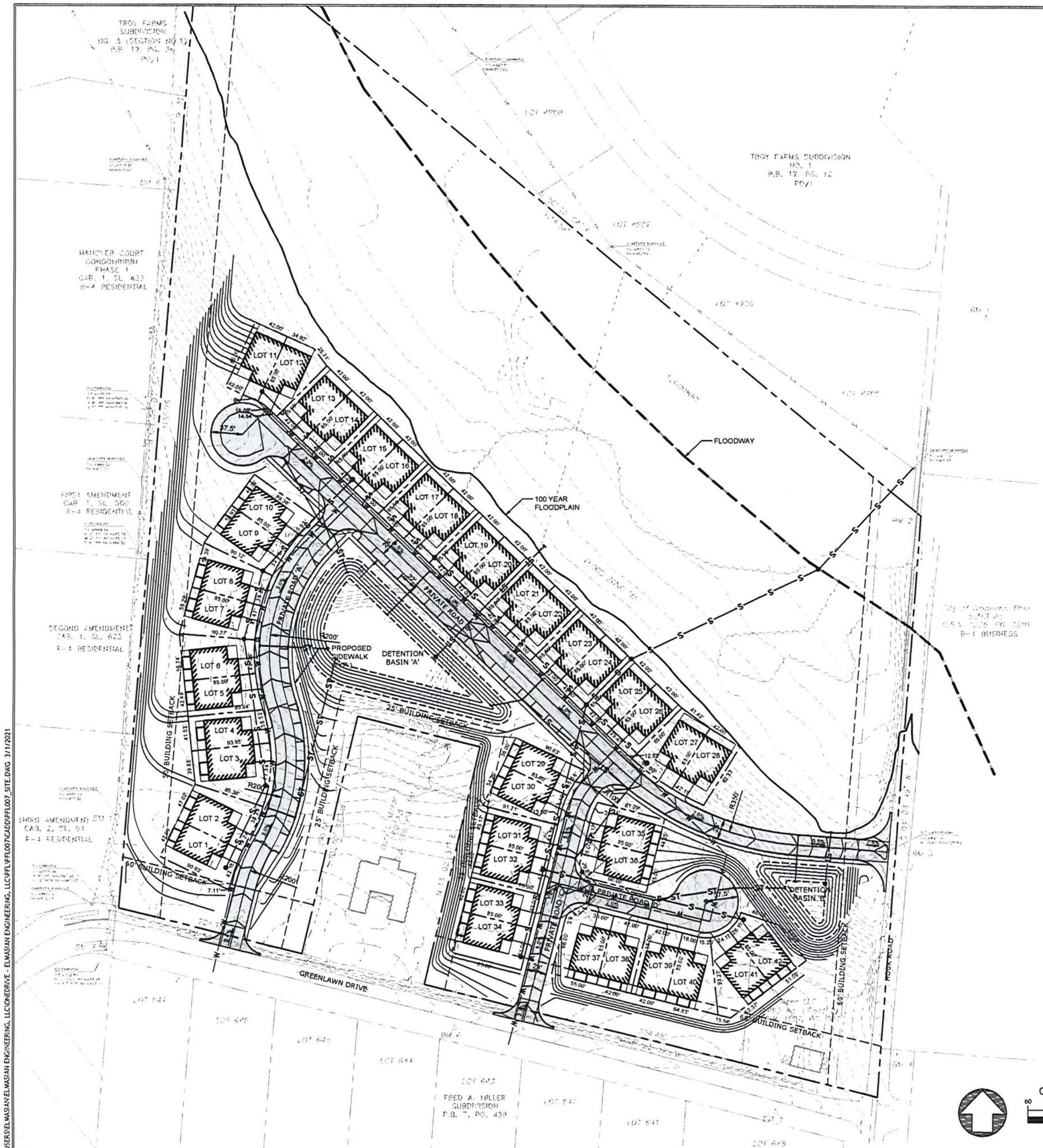
INCOME TAX

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:	51933102006000 / 51933102003000
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 (3848 SF)
PRIVATE STREET:	1.4723 AC
COMMON SPACE:	12.5972 AC. (70.9%)



LOCATION MAP

NO SCALE

OWNER
GEORGE RODMAN
WEEE LLC
258 HOUK RD
DELAWARE, OH 43015
GEORGERODMAN@MAIL.COM
740.272.0485

ENGINEER
NICK ELMASIAN, PE
ELMASIAN ENGINEERING, LLC
PO BOX 626
PATASKALA, OH 43062
(614)327-2008

SURVEYOR
KAREN COFFMAN, PS
SCIOTO LAND SURVEYING, INC
173 NORTH SANDUSKY STREET
DELAWARE, OH 43015
(740)369-7577

LEGEND

— 840 —	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
— 975 —	PROPOSED MAJOR CONTOUR
— 973 —	PROPOSED MINOR CONTOUR
—S—S—	PROPOSED SANITARY LINE
—ST—ST—	PROPOSED STORM LINE
—W—W—	PROPOSED WATER LINE

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

PRELIMINARY DEVELOPMENT PLAN

HOUK ROAD DEVELOPMENT

DELAWARE, OH 43015

DATE	3/1/21
SCALE	N/A
SHEET NO.	1 OF 1
FILE NO.	PFL007

elmasian engineering, LLC
PO BOX 3252
Dublin, OH 43016
PH: 614-327-2008
www.elmasian.net

C:\USERS\ELMASIAN\ELMASIAN ENGINEERING, LLC\ONEDRIVE - ELMASIAN ENGINEERING, LLC\PFL\PFL007\CADD\PFL007_SITE.DWG 3/1/2021

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

WRITTEN PUBLIC COMMENT RECEIVED AT THE PLANNING COMMISSION MEETING – APRIL 7, 2021

April 5, 2021

Edward J Schlote
378 Cool Springs Lane
Delaware, OH 43015

Planning Commission of the City of Delaware, OH
RE: 2021-0589 & 2021-0591

I am a resident of the Trillium at Willow Run Condominium Association located at the corner of West William St and Houk Rd. Downs Chapel Dr, the entrance to our community, is off Houk Rd, directly across from Greenlawn Dr.

My concern is the increase in vehicle traffic at this intersection. Over the past several years, with the increase in housing developments on the west side of Delaware, there has been a significant increase in traffic on the north/south Houk Rd connector between West William and Central Avenue.

The addition of 42 units, with access on both Greenlawn Dr and Houk Rd will certainly increase this already heavy traffic load and present safety challenges at the Greenlawn Dr/Trillium entrance intersection.

What traffic control improvements are planned for Houk Rd as this WEEE LLC request moves through the Planning Commission review and approval process?

Sincerely,

Edward J Schlote

To:
City Of Delaware Ohio
Planning and Zoning Commission
Regarding re-zoning of property on North side of Greenlawn Dr.

From:
Paul Clark
2191 Greenlawn Dr.

Dear Commission,

I am writing to express my strong opposition to 2021-0589 and 2021-0591, the proposed rezoning at the on the North side of Greenlawn Dr.. Nearly all residents along Greenlawn Dr including myself are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, destroy local wildlife habitat, and potentially lower the property values of the existing community.

The current residents of Greenlawn Dr enjoy the low traffic township road, and the ability to go out and walk and enjoy ourselves without excessive traffic. The addition of 80+ cars along a stretch of road that currently has (8) single family homes in Delaware Township, and (11) single family homes within the City will be a detriment to the existing residents. I oppose the addition of driveways entering/exiting Greenlawn drive where headlights will shine directly into existing residents homes. Greenlawn Dr is a narrow township road at only 18' wide and does not have sidewalks so it is common to have residents walking this road. Additional traffic on the small road will be dangerous. Mr. Rodman's property has a driveway to Houk Rd. and I would prefer it to remain accessible only from Houk Rd; Other multifamily housing in the area including Trillium and Hanover Court have a single entrance off a City street.

I would prefer to see single family homes on this property similar to the home built in 2018 on the North side of Greenlawn Dr.. Single-family homes would better fit with the current zoning of all other properties on Greenlawn dr. and would have a lower impact on the traffic along Greenlawn Dr. as well as a lower impact on the environment.

Wildlife has been observed in the area, and any development will destroy their habitat. Deer, Fox, and Owl are living on this property. Any planned development of the property should consider the continuing impact to local wildlife habitat. Environmental impact should be should be investigated by the appropriate agency prior to approving development. A good portion of the property is has dense tree cover. It is my understanding that the City requires a tree survey and replacement of a similar number of trees over a certain caliper size

determined to be major trees. The proposed plan does not address how they will comply with the City's zoning code 1168. The density of the housing on the property leads me to believe that the proposed plan does not comply as there is little room for the replacement trees and the entire site show new grading lines which leads me to believe the intent is to cut all the trees down.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.
Best regards,
Paul Clark

Elaine McCloskey

From: Brett Latta <bclatta@gmail.com>
Sent: Wednesday, April 7, 2021 1:18 PM
To: Elaine McCloskey
Cc: David M. Efland
Subject: Public comment for 2021-0589 & 0591

Caution! This message was sent from outside your organization.

I support the development overall, and appreciate the preservation of the trees and floodway north of the proposed residences. I'm wondering if the city and/or sponsor would consider enhancing the preservation area with additional native tree plantings, particularly in the southeast quadrant of the preservation area where trees are sparse. It would provide future owners of the Type A units a natural privacy screen between themselves and the future bike/hike path along Delaware Run.

Brett Latta
376 N Sandusky St

Teresa Milner
2138 Greenlawn Dr.
Delaware, OH 43015

As a member of the family living within the proposed area of development, I have many concerns:

1. Habitat for wildlife: as I write this, I'm seeing and hearing dozens of species of birds that inhabit this land. Squirrels, deer, ducks, raccoons, groundhogs, rodents, and even coyotes make their homes here - or at least visit regularly for sustenance and shelter. When we built our home, we carefully considered how we could impact the natural habitat in the smallest way possible. We cut down only the trees we needed to cut down to put our house in, and we left the view for our neighbors across the street as close as possible to the same as it had been for more than 25 years. We even replaced the pond that Mr. Rodman drained – possibly illegally? – with one on our own land so that the animals would still have that source of water and food. This area is already underserved as far as available green space goes. As development continues on the west side of the neighborhood, we are continuing to destroy the homes of our fellow creatures on whom we MUST depend for our ecosystem to stay in balance.
2. Density: the proposed plan states that the 42 units would be on 18 acres – this is patently false, as the units would be crammed into about half that acreage, since a good portion of the land is unbuildable flood plain.
3. Traffic: Greenlawn Drive exits onto Houck Road at the top of a hill, with a somewhat limited view both ways. The proposed addition of 42 homes would likely put 80+ additional cars onto the road, causing countless delays and potential accidents, not just for the folks coming from Greenlawn Drive, but also for those coming and going from the Trillium across the street.
4. Quality of life, especially for elderly residents: a neighbor in the Hanover Ct. area expressed her concerns with the idea of nearby neighbors using fireplaces and fire pits. Many of her neighbors already find it difficult to breathe whenever current neighbors are burning things.
5. School capacity: with so many new homes already being added in this area, can our schools support the additional students who would move into these 42 units?

Ideas for better uses of this land:

1. City park
2. School education (wetland/woodland) resource lab
3. Nature preserve

In summary, I believe it is irresponsible to allow this type of density and to destroy the last bit of this type of ecosystem on the northwest side of the City. Mr. Rodman, I call on you to explore your humanity, and the type of legacy you want to leave in Delaware. By donating this land to the City and/or city schools, not only would you have a hefty tax write-off, but you can be remembered forever by citizens young and old as students and families enjoy Rodman Park, learning from the plants and animals that live and grow here, just as nature intended.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 DATE: 04/26/2021

ORDINANCE NO: RESOLUTION NO: 21-15

READING: FIRST 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:

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 55.7± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE MARY JO LANE TRUST (AKA FUTURE GLENROSS NORTH PHASE 5 AND 6) AND CITY OF DELAWARE ANNEXATION BY SARA J. RADCLIFFE, AGENT FOR THE PETITIONERS.

BACKGROUND:

Staff has discussed this annexation with the applicant and the City is also a petitioner as the right of way for Glenn Parkway recently constructed to Berlin Statin Rd. has not been annexed into the city and is about 4 total acres of the 55.7 acre annexation. The property is within the City's long-established utility boundary in this area. The property is one of the last large parcels south of Berlin Station Rd. that is not yet within the City. The Glenross North Subdivision is currently being built out to the south of this area. This annexation would bring the Glenn Parkway right of way into the city and is anticipated to bring the last two phases of Glenross North Subdivision into the city and incorporated into that existing successful development. This land use pattern is consistent with the current Comprehensive Plan and the emerging Delaware Together Plan. It is a logical extension of the existing Glenross North Subdivision.

The landowner and the City are 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 be paying for or constructing any, ultimately, required services or infrastructure, but rather simply that we have the ability to serve it. City Council will have the opportunity during the 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 for this area. The applicant and the City are working on a Pre-Annexation Agreement (PAA). Due to the length of time required in the ORC dictated annexation process, it is anticipated that the PAA will be brought forward prior to any decision regarding the final annexation. The Applicant has also submitted a zoning amendment and preliminary plat for this area which is scheduled for Planning Commission review at the May meeting. It is anticipated that the zoning will be proposed to be woven together with the existing Planned Mixed-Use Overlay District covering Glenross North and to book-end this northern portion of Glenn Parkway similar to Belmont Place subdivision on the south end.

At this time, there is no objection from Staff as to the Resolution of Services. Staff would anticipate conceptually recommending that any final annexation be conditioned upon the following:

1. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
2. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the developer and as required by the City through the normal and customary development review process.
3. The property will be subject to a $1,000 per dwelling unit additional transportation fee.
4. The property will be required to be within a new New Community Authority (NCA), likely the Delaware South New Community Authority, as well as potentially included within Tax Increment Financing areas.

REASON WHY LEGISLATION IS NEEDED:

The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This is the first city step in that process requiring passage of a resolution indicating what services the city will provide to the subject site. Based on the timelines established in the Ohio Revised Code, this resolution must be passed at this meeting, after which it will be sent to the County for the next step in the annexation process. While this resolution moves the annexation forward, this is not the final legislation Council will consider in order to accept the annexation. 60 days after the County approves the annexation, it will be

presented at the first regular session of Council and must be approved or rejected within 120 days from the date of the annexation being placed on the agenda.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

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

RECOMMENDATION:
Approval

ATTACHMENT(S)
Petition for Annexation
Map

RESOLUTION NO. 21-15

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 55.7± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE MARY JO LANE TRUST (AKA FUTURE GLENROSS NORTH PHASE 5 AND 6) AND CITY OF DELAWARE ANNEXATION BY SARA J. RADCLIFFE, AGENT FOR THE PETITIONERS.

WHEREAS, Sara J. Radcliffe, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 55.7 acres of land, more or less, the description and map are attached hereto; and

WHEREAS, Sara J. Radcliffe, as agent for the petitioners on April 15, 2021 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 April 15, 2021; 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 55.7± 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.

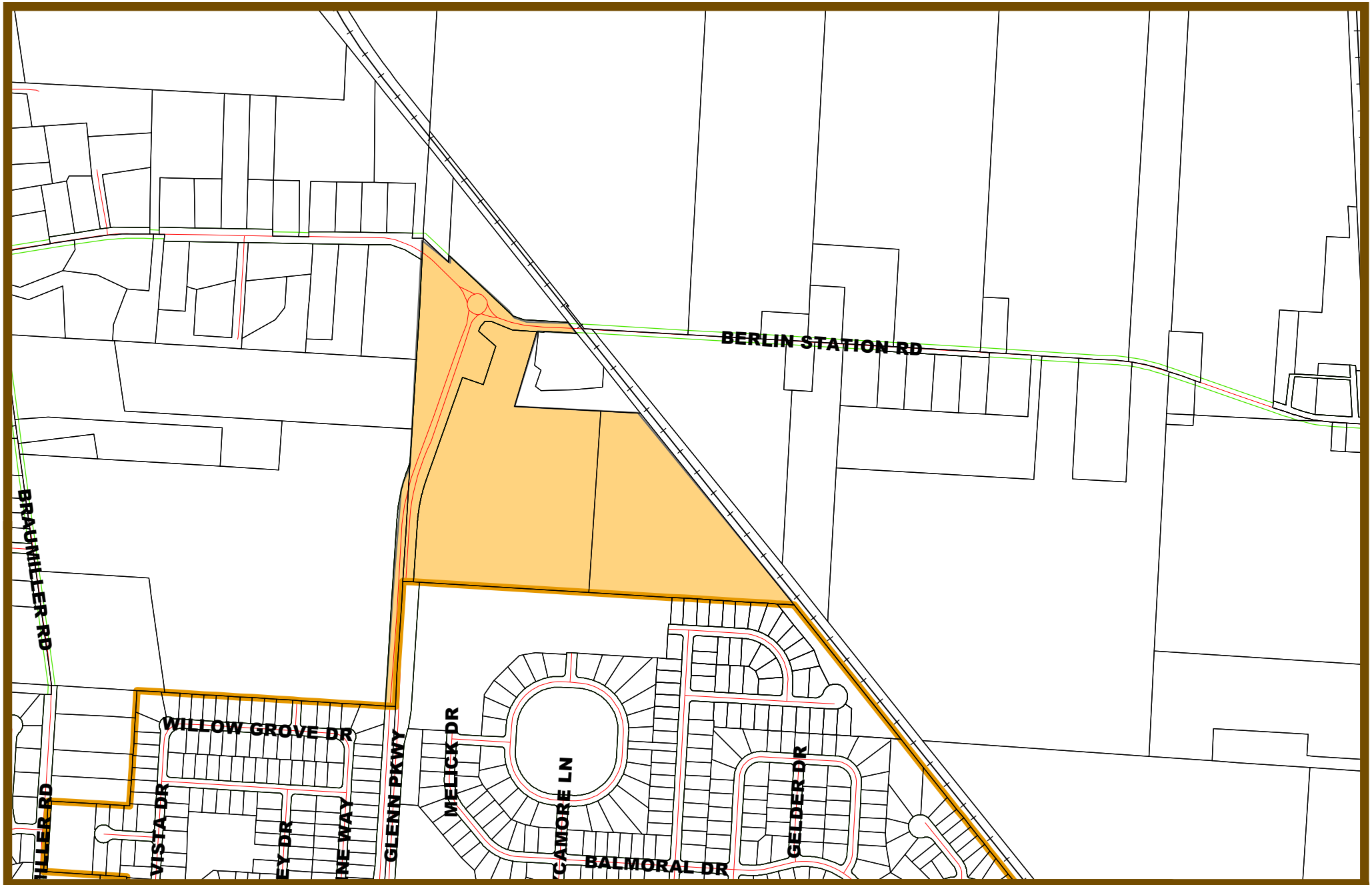
SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

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: _____, 2021 YEAS ___ NAYS ___
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR



EST 1808
CITY OF
DELAWARE
OHIO

Annexation
~55.7A
Mary Jo Lane (aka Future Glenross North Phase 5 and 6)
&
City of Delaware

N

Sara J. Radcliffe, Esq.
sararadcliffe@kephartfisher.com
207 North Fourth Street, Columbus, Ohio 43215
p: 614.469.1882 f: 614.469.1887

April 15, 2021

PERSONAL DELIVERY RECEIPT

Elaine McCloskey, City Council Clerk
City of Delaware, Ohio
Delaware City Hall
1 South Sandusky Street
Delaware, Ohio 43015

Re: NOTICE OF ANNEXATION PETITION FILED BY MARY JO LANE, TRUSTEE OF THE MARY JO LANE TRUST DATED MARCH 30, 2007 AND THE CITY OF DELAWARE, OHIO (COLLECTIVELY, "PETITIONERS") TO ANNEX TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN APPROXIMATELY 55.7 ACRES

The undersigned hereby certifies that he/she accepted personal service on behalf of Ms. Elaine McCloskey, City Council Clerk, of time stamped copies of the subject filing, including the Annexation Petition and all attachments and documents accompanying the Annexation Petition.

PRINTED NAME: Elaine McCloskey

PRINTED TITLE: Council Clerk

SIGNATURE: Elaine McCloskey

DATE/TIME: April 15, 2021 at 1:05 am/(pm)

The undersigned confirms that personal service of the subject Notice of Annexation Petition was delivered on:

DATE/TIME: April 15, 2021 at 1:05 am/(pm)

SIGNATURE: [signature]
BEST Courier

Sara Radcliffe, Esq.
sararadcliffe@kephartfisher.com
207 North Fourth Street, Columbus, Ohio 43215
p: 614.620.6196 f: 614.469.1887

April 15, 2021

RECEIVED
DELAWARE COUNTY
COMMISSIONERS

VIA HAND DELIVERY

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Road
Delaware, Ohio 43015

Elaine McCloskey, City Council Clerk
City of Delaware, Ohio
Delaware City Hall
1 South Sandusky Street
Delaware, Ohio 43015

Re: NOTICE OF ANNEXATION PETITION FILED BY MARY JO LANE, TRUSTEE OF THE MARY JO LANE TRUST DATED MARCH 30, 2007 AND THE CITY OF DELAWARE, OHIO (COLLECTIVELY, "PETITIONERS") TO ANNEX TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN APPROXIMATELY 55.7 ACRES

Dear Ms. Smith and Ms. McCloskey,

This Notice of Annexation Petition is being provided to you pursuant to Section 709.023 of the Ohio Revised Code, as amended. On April 15, 2021 at approximately 2 P.M., our offices filed the above referenced Annexation Petition together with all required materials with the Clerk to the Delaware County Board of County Commissioners at the Offices of the County Commissioners located at 91 North Sandusky Street, Delaware, Ohio. Attached are time stamped copies of our filing, including the Annexation Petition and all attachments and documents accompanying the Annexation Petition as filed.

Please feel free to contact our office should you have any questions.

Very truly yours,

Sara J. Radcliffe
Agent for Petitioners

Enclosure

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION OF MARY JO LANE, TRUSTEE OF THE MARY JO LANE TRUST DATED MARCH 30, 2007 AND THE CITY OF DELAWARE, OHIO FOR ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 55.7± ACRES

EXPEDITED TYPE II ANNEXATION

Petitioners:
Mary Jo Lane, Trustee of the Mary Jo Lane Trust dated March 30, 2007
2810 Mid Pines Ct
Delaware, OH 43015

City of Delaware, Ohio
1 S. Sandusky St.
Delaware, Ohio 43015

Agent for Petitioners:
Kephart Fisher
Sara Radcliffe
207 N. Fourth Street
Columbus, Ohio 43215
Email: sararadcliffe@kephartfisher.com
Phone: 614-469-1882

DELAWARE COUNTY COMMISSIONERS
RECEIVED

EXPEDITED TYPE II PETITION FOR ANNEXATION
(PURSUANT TO O.R.C. SECTION 709.023)
TO THE CITY OF DELAWARE
OF 55.7± ACRES
IN THE TOWNSHIP OF BERLIN

TO THE BOARD OF COUNTY COMMISSIONERS
OF DELAWARE COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 55.7± acres, more or less, located in the Township of Berlin which area has a total perimeter of 9793.80± feet, of which 3065.87± feet is contiguous with the City of Delaware, giving 31+% perimeter contiguity, meeting the requirements under Ohio Revised Code Section 709.023, do hereby request that said territory be annexed to the City of Delaware according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

In support of said Petition, your petitioner states that there is within the territory to be annexed two (2) OWNERS OF REAL ESTATE.

Sara J. Radcliffe, whose address is 207 N. Fourth Street, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioners, as required by Section 709.02 of the Ohio Revised Code. Said agent is hereby authorized to make any amendment, deletion, and/or supplementation which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

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 SAID SPECIAL ANNEXATION PROCEDURE.

[*Petition signatures on following counterpart pages*]

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 SAID SPECIAL ANNEXATION PROCEDURE.

NAME	DATE	ADDRESS
Mary Jo Lane, Trustee of the Mary Jo Lane Trust Dated March 30, 2007	April 3, 2021	2810 Mid Pines Ct., Delaware, OH 43015

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 SAID SPECIAL ANNEXATION PROCEDURE.

NAME	DATE	ADDRESS
City of Delaware, Ohio	April 8, 2021	1 S. Sandusky St. Delaware, Ohio 43015

By: _____

Name: R. Thomas Homan

Its: City Manager

Date: 4/8/21

EXPEDITED TYPE II PETITION FOR ANNEXATION
LIST OF PROPERTIES
(SECTIONS ORC 709.02(D) AND ORC 709.021(B))

Owner	Mailing Address	Delaware County Parcel #
Mary Jo Lane, Trustee of the Mary Jo Lane Trust dated March 30, 2007	2810 Mid Pines Ct, Delaware, OH 43015	41823001029000 41823001031000
City of Delaware, Ohio	1 S. Sandusky St. Delaware, Ohio 43015	Parcel 10-WD Parcel 11-WD1 Parcel 11-WD2 Parcel 12-WD Parcel 22-WD Parcel 23-WD
Adjacent Land Owners	**Mailing Address**	**Delaware County Parcel #**
Lane Mary Jo Trustee, & Lane Family Farms LLC	2287 Berlin Station Rd, Delaware, Ohio 43015	41823001026000
Bruff, Justin R c/o Union Savings Bank	2272 Berlin Station Rd, Delaware, Ohio 43015	41823001030000 41823001029001
Brown, Rosalie	2410 Berlin Station Rd, Delaware, Ohio 43015	41823001032000 41823001034000
Glenross North LLC	PO Box 395 Grove City, Ohio 43123	41832001029000 41832034036000 41832034035000 41832034034000 41832034033000 41832034032000 41832034031000 41832034030000 41832034029000 41832034022000
Breece, Robert Matthew	2191 Berlin Station Rd., Delaware, Ohio 43015	41823001028000
Railroad Right of Way Dedicated Road Right of Way	- -	41832005901000 99999905000000
Jer-Leen Inc.	1573 Berlin Station Rd., Delaware, Ohio 43015	41914004015000 41914004014000
Mahon, Brian P	2160 Berlin Station Rd., Delaware, Ohio 43015	41914004001000

EXHIBIT A

[Legal description of lands to be annexed – attached]

ANNEXATION DESCRIPTION
APPROXIMATELY 55.7 ACRES

FROM: BERLIN TOWNSHIP

TO: CITY OF DELAWARE

Situated in the State of Ohio, County of Delaware, Township of Berlin, in Farm Lots A, B and F, Quarter Township 2, Township 4, Range 18, United States Military District, being comprised of all of those tracts of land conveyed to Mary Jo Lane, Trustee by deed of record in Official Record 1268, Page 1997, and all of those tracts of land conveyed to City of Delaware, Ohio by deeds of record in Official Record 1631, Page 1375, Official Record 1631, Page 1404, Official Record 1655, Page 119, Official Record 1660, Page 1437 and Official record 1666, Page 1566 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly right-of-way line of Berlin Station Road (County Road No. 91) and the westerly right-of-way line of the Norfolk & Western Railroad, the northeasterly corner of that 2.623 acre tract conveyed as Tract One to Justin R. Bruff by deed of record in Official Record 1156, Page 2412;

Thence with said southerly right of way line the following courses and distances:

North 86° 34' 56" West, a distance of 186.92 feet to a point;

South 03° 25' 04" West, a distance of 4.63 feet to a point; and

North 86° 34' 56" West, a distance of 41.13 feet to the northwesterly corner of that 2.398 acre tract conveyed as Tract Two to Justin R. Bruff by deed of record in Official Record 1156, Page 2412;

Thence South 17° 55' 18" West, with the westerly line of said 2.398 acre tract, a distance of 448.68 feet to the southwesterly corner thereof;

Thence South 86° 33' 54" East, with the southerly line of said 2.398 acre tract, a distance of 737.37 feet to the a point in the westerly right-of-way line of said Norfolk & Southern Railroad;

Thence South 38° 30' 56" East, with said westerly right-of-way line, a distance of 1418.78 feet to the northeasterly corner of that 100.00 acre tract conveyed to Glenross North LLC by deeds of record in Official Record 1385, Page 33 and Official Record 1433, Page 245, in the existing City of Delaware corporation line established by Ordinance Number 15-14, of record in Official Record 1350, Page 1865;

Thence North 86° 32' 21" West, with said existing corporation line and with the northerly line of said 100.000 acre tract, a distance of 2266.94 feet to the northwesterly corner of that 1.697 acre tract conveyed to City of Delaware, Ohio by deed of record in Official Record 1719, Page 2869;

Thence South 03° 30' 09" West, with said existing corporation line and with the westerly line of said 1.697 acre tract, a distance of 739.51 feet to the southwesterly corner thereof, the northwesterly corner of that 2.451 acre tract conveyed to City of Delaware, Ohio by deed of record in Official Record 911, Page 51, the northeasterly corner of that 3.222 acre tract conveyed to City of Delaware, Ohio by deed of record in Official Record 870, Page 2693, in the existing City of Delaware corporation line established by Ordinance Number 03-43, of record in Cabinet 3, Slide 199;

Thence North 86° 01' 22" West, with said existing corporation line and with the northerly line of said 3.222 acre tract, a distance of 59.42 feet to the northeasterly corner of the subdivision entitled "The Estates at Braumiller Section Six", of record in Official Record 870, Page 2693, the southeasterly corner of that tract conveyed to Jer-Leen, Inc. by deed of record in Deed Book 451, Page 440;

Thence with the boundary of said Jer-Leen, Inc. tract the following courses and distances:

North 03° 37' 28" East, a distance of 1070.33 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 16° 00' 16", a radius of 1101.74 feet, an arc length of 307.75 feet, a chord bearing of North 11° 37' 36" East and chord distance of 306.75 feet to a point;

North 19° 37' 44" East, a distance of 49.67 feet to a point; and

North 03° 30' 09" East, a distance of 608.24 feet to the southeasterly corner of that 5.001 acre tract conveyed to Brian P. Mahon and Deborah K. Mahon by deed or record in Official Record 1092, Page 1354;

Thence North 03° 34' 44" East, with the easterly line of said 5.001 acre tract, a distance of 699.60 feet to a point in the centerline of said Berlin Station Road;

Thence South 46° 24' 46" East, with said centerline, a distance of 200.00 feet to the southeasterly corner of that 1.737 acre tract conveyed to Robert Matthew Breece by deed of record in Deed Book 430, Page 761;

Thence North 02° 57' 49" East, with the easterly line of said 1.737 acre tract, a distance of 39.53 feet to a point in the northerly right-of-way line of said Berlin Station Road;

Thence with said northerly right of way line the following courses and distances:

South 46° 24' 46" East, a distance of 511.28 feet to a point;

South 71° 13' 23" East, a distance of 67.55 feet to a point; and

South 86° 34' 56" East, a distance of 256.18 feet to a point at in the westerly right-of-way line of said Norfolk & Western Railroad;

Thence South 38° 34' 22" East, with said westerly right of way line, a distance of 80.72 feet to the POINT OF BEGINNING, containing approximately 55.7 acres of land.

The information shown herein is based on a combination of an actual field survey and record information.

This document is to be used for annexation purposes only.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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 3/23/21

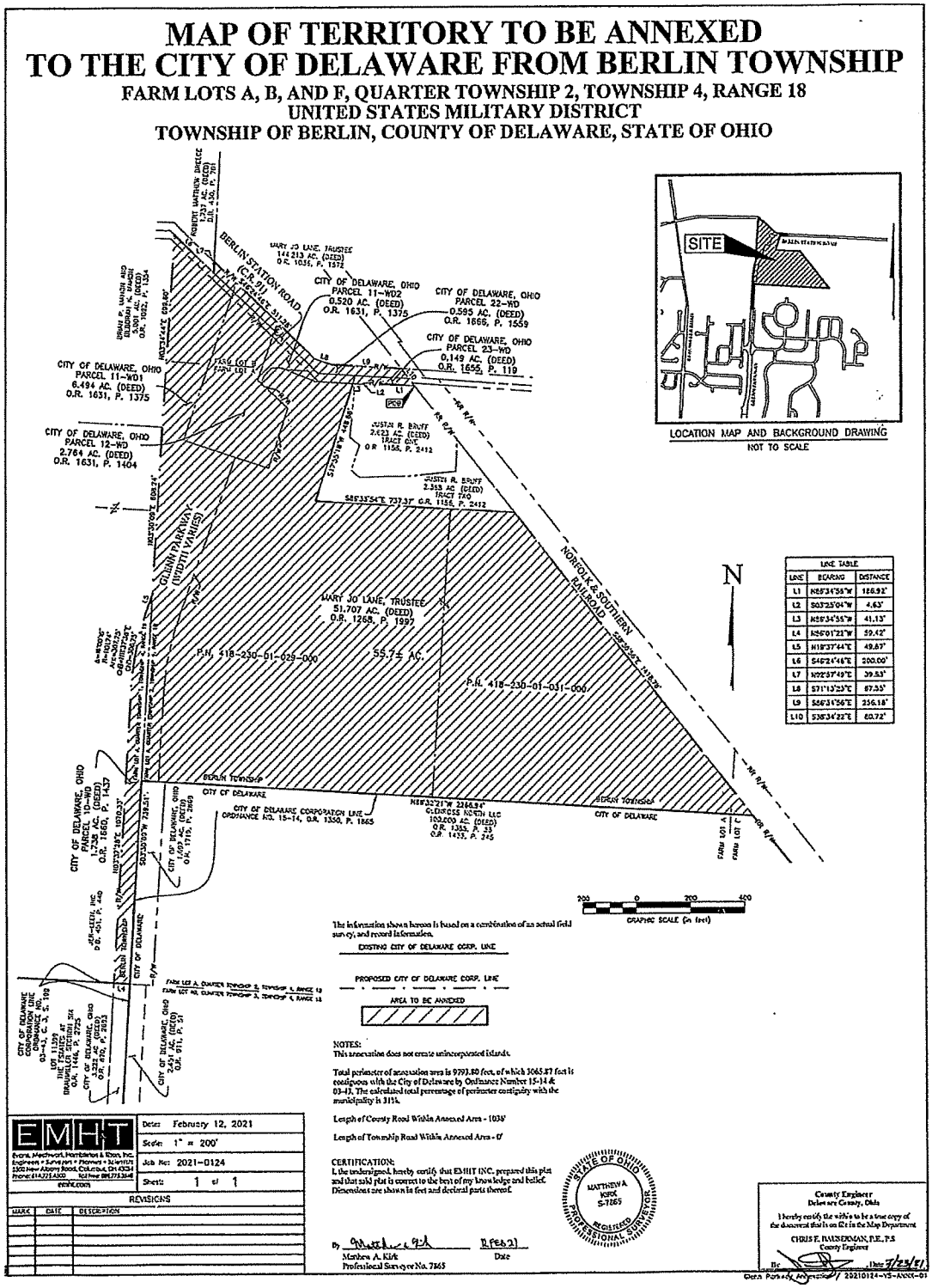
Matthew A. Kirk
Professional Surveyor No. 7865

12 FEB 21
Date

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

EXHIBIT B

[Map of proposed annexed lands – attached]



ANNEXATION DESCRIPTION
APPROXIMATELY 55.7 ACRES

FROM: BERLIN TOWNSHIP

TO: CITY OF DELAWARE

Situated in the State of Ohio, County of Delaware, Township of Berlin, in Farm Lots A, B and F, Quarter Township 2, Township 4, Range 18, United States Military District, being comprised of all of those tracts of land conveyed to Mary Jo Lane, Trustee by deed of record in Official Record 1268, Page 1997, and all of those tracts of land conveyed to City of Delaware, Ohio by deeds of record in Official Record 1631, Page 1375, Official Record 1631, Page 1404, Official Record 1655, Page 119, Official Record 1660, Page 1437 and Official record 1666, Page 1566 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

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 3/23/21

Matthew A. Kirk
Professional Surveyor No. 7865

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

12 FEB 21
Date

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14

DATE: 04/26/2021

RESOLUTION NO: 21-16

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
May 10, 2021 @ 7:20 pm

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Kyle M. Kridler, Assistant City Manager

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE PLACEMENT OF CERTAIN TRAFFIC CONTROL SIGNAGE TO CREATE APPROXIMATELY TWENTY (20) TEMPORARAY PARKING SPACES WITHIN THE SURFACE LOT LOCATED ON PARCEL NO. 519433070004000.

BACKGROUND:

The City of Delaware purchased several properties along Spring Street in August 2020 including Parcel No. 5194330700400. City Council made the strategic decision to purchase these properties as an opportunity for redevelopment at the site along with future improvements to the Spring Street corridor. Included with this purchase of the properties were three parking lots. The parking lot west of the former Napa building and two other lots on the north side of Spring Street.

Prior to the eventual demolition of these buildings to prepare for future redevelopment, staff is proposing that this lot be made available to the public for parking, accessible to the downtown. Public Works can stripe 20 spaces in the Napa lot, given the current configuration of the property.

Staff recommends that Council adopt Resolution No. 21-16 to make available these 20 spaces to the public until future development occurs. It is also staff's recommendation to make these parking spaces free to the public and will be evaluated by staff on the length of time restriction based on need. Staff from

Public Works have already begun preparing the lot, and if approved, will stripe these spaces and establish the proper signage. Community Affairs will also work to communicate this newly added temporary parking lot to the public once they are ready for use.

This resolution will be a part of the public hearing at the April 26, 2021 City Council meeting.

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
Labor, equipment, and materials will cost approximately $650 to be accomplished inhouse.

POLICY CHANGES:
N/A

PRESENTER(S):
R. Thomas Homan, City Manager
Kyle Kridler, Assistant City Manager

RECOMMENDATION:
Approval

ATTACHMENT(S)
Memo RE: Spring Street Parking Lot – Public Parking Request from Kyle Kridler, Assistant City Manager

RESOLUTION NO. 21-16

A RESOLUTION AUTHORIZING THE PLACEMENT OF CERTAIN TRAFFIC CONTROL SIGNAGE TO CREATE APPROXIMATELY TWENTY (20) TEMPORARAY PARKING SPACES WITHIN THE SURFACE LOT LOCATED ON PARCEL NO. 519433070004000.

WHEREAS, the City purchased several properties along Spring Street in August 2020 including Parcel No. 5194330700400 (hereinafter referred to as the "NAPA lot"); and

WHEREAS, the NAPA lot is a paved surface lot that can be utilized for additional parking as set forth in the attached Exhibit A; and

WHEREAS, a need for additional parking for City staff and vehicles in the downtown area exists; and

WHEREAS, additional afterhours public parking would benefit downtown business; and

WHEREAS, no long-term use of the NAPA lot is currently established, which allows for its temporary use as a parking lot; and

WHEREAS, the addition of the referenced parking spaces shall be scheduled for a public hearing before this Council on May 10, 2021 at 7:20 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL FOR THE CITY OF DELAWARE, STATE OF OHIO:

SECTION 1. Up to twenty (20) temporary parking spaces will be created as shown on the attached Exhibit A to provide additional parking for City staff, City vehicles, and afterhours public parking at the paved surface lot located on Spring Street, Parcel No. 51943307004000.

SECTION 2. That this resolution shall take effect and be in force immediately after its passage.

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

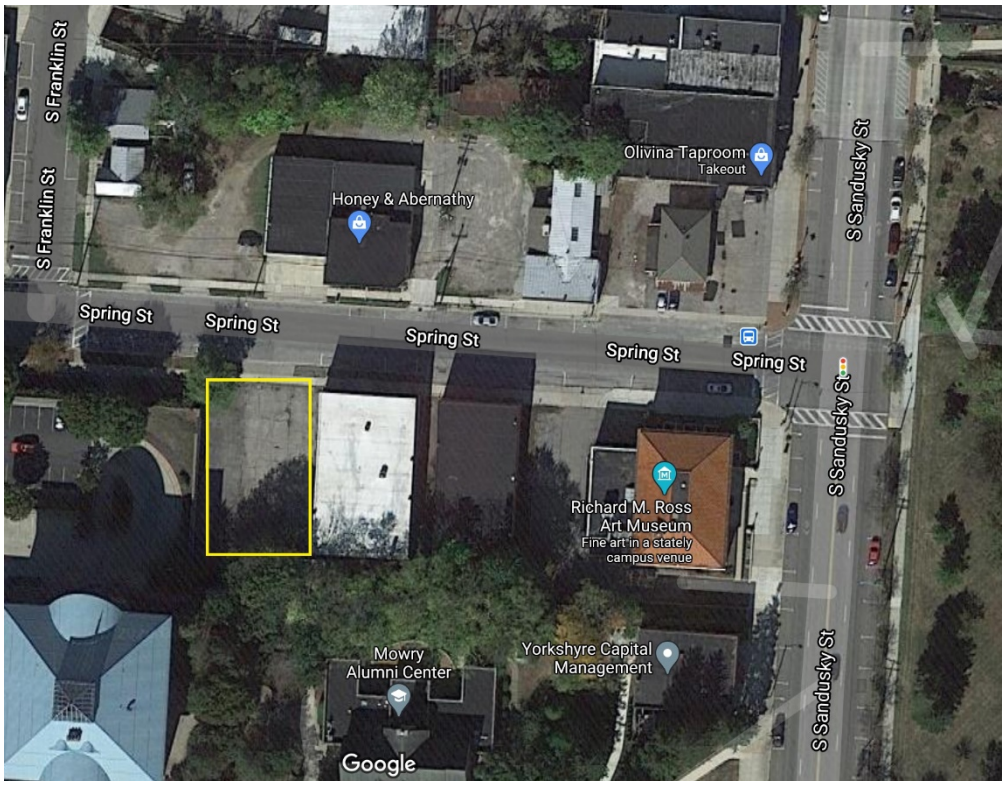
EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO:	Mayor and Members of City Council
FROM:	R. Thomas Homan, City Manager
VIA:	Kyle Kridler, Assistant City Manager
DATE:	April 22, 2021
RE:	Spring Street Parking Lot – Public Parking Request

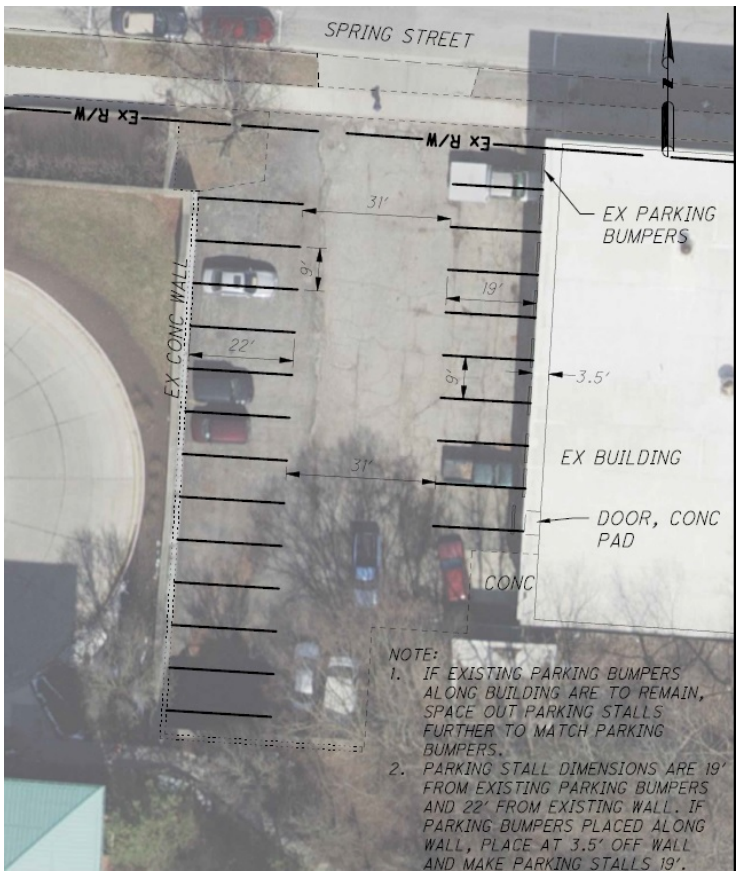
Background

The City of Delaware purchased several properties along Spring Street in August 2020 including Parcel No. 5194330700400. City Council made the strategic decision to purchase these properties as an opportunity for redevelopment at the site along with future improvements to the Spring Street corridor. Included with this purchase of the properties were three parking lots. The parking lot west of the former Napa building (in yellow below) and two other lots on the north side of Spring Street.





Prior to the eventual demolition of these buildings to prepare for future redevelopment, staff is proposing that this lot be made available to the public for parking, accessible to the downtown. Per the exhibit below, Public Works can stripe 20 spaces given the current configuration of the lot.



Conclusion

Staff recommends that Council adopt Resolution No. 21-XXX to make available these 20 spaces to the public until future development occurs. It is also staff's recommendation to make these parking spaces free to the public and will be evaluated by staff on the length of time restriction based on need. Staff from Public Works have already begun preparing the lot, and if approved, will stripe these spaces and establish the proper signage. Community Affairs will also work to communicate this newly added temporary parking lot to the public once they are ready for use. This resolution will be a part of the public hearing at the April 26, 2021 City Council meeting.

Should Council choose to pass this resolution, staff will monitor the use of these parking spaces and evaluate the two parking lots to the north of Spring Street that are also owned by the City. These current lots are unpaved and will require some additional work to maximize layout along with working with the immediate neighboring businesses.

17 Spaces
Parking Blocks & Signs
Drive Aisle
8 Spaces
Parking Blocks & Signs
Spring Street Parking
20 Spaces
(Seal & Stripe)

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15 | DATE: 04/26/2021

ORDINANCE NO: 21-29 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jessica Feller, Human Resource Manager

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

BACKGROUND:
This ordinance amends the Safety Forces Pay Plan (Sec. 1.03) of the Management Pay Plan to provide a pay schedule for Paramedic and Paramedic Lieutenant positions as part of the City's Paramedicine program. These positions are not recognized under the local IAFF bargaining unit and therefore, must be added to the Management, Professional, Technical, Confidential, and Supervisory Employees pay plan.

REASON WHY LEGISLATION IS NEEDED:
Legislation is necessary to compensate Paramedic and Paramedic Lieutenant employees.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
No impact as the positions are reflected in the 2021 budget. These positions were already budgeted in the current fiscal year.

POLICY CHANGES:

N/A

PRESENTER(S):
Jessica Feller, Human Resource Manager
John Donahue, Fire Chief

RECOMMENDATION:
Approval at third reading

ATTACHMENT(S)
Amended Pay Plan

ORDINANCE NO. 21-29

AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN

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

SECTION 1. That the attached Management, Professional, Technical, Confidential and Supervisory Pay Plan shall be amended to reflect the noted changes.

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

THE CITY OF DELAWARE 2021 SUMMARY OF BENEFITS

Professional, Confidential, Supervisory and Non-Union Employees

Revised 5/24/2021

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Article I. WAGES AND PAY PLAN

Section 1.01 Non- Union Employee Pay Plan

(a) The following pay schedule is to be effective December 23, 2020 and the table below reflects a 3% increase for each step. Step increase shall take effect the first full pay period following the employee's anniversary date.

Pay Grade	Position
[1]**M1**	Administrative Assistant, Police Administrative Aide, Help Desk Support Technician
M2	Airport Technician, Police Assistant
M3	Economic Development Communications Specialist, Communications Specialist, Service Coordinator, Data and Video Technician
M4	Cemetery Manager, Financial Specialist I, Arborist
M5	GIS/CMMS Technician, Administrative Services Specialist, Right-of-Way Inspector, Zoning Technician, Golf Course Supervisor, Watershed Coordinator, Technical Support Specialist
M6	Police Technician
M7	Code Enforcement Officer I, Customer Service Liaison, Facility Maintenance Supervisor
M8	Engineering Technician, Airport Operations Supervisor, Division Supervisor, Financial Specialist II, Executive Assistant, Code Enforcement Officer II, Project Manager I, Collections Manager, Construction Inspector, Economic Development Coordinator, GIS/CMMS Analyst
M9	Assistant City Attorney/Prosecutor, Building Inspector I
M10	Development Planner, Recreation Program Superintendent
M11	No current position
M12	GIS Coordinator, Project Manager II, Airport Manager, Construction Inspection Manager, Budget and Management Analyst, Fleet Maintenance Supervisor
M13	Building Inspector II
M14	Information Systems & Network Administrator, Human Resource Manager, Assistant Prosecutor, Application System Specialist
M15	Project Engineer I, Assistant Water Manager, Parks Superintendent
M16	No current position
M17	Public Works Superintendent, Accountant, Zoning Administrator, Water Manager, Wastewater Manager, Community Affairs Coordinator, Project Engineer II, Income Tax Administrator, Utilities Field Superintendent
M18	Project Engineer III, Deputy Director
M19	Deputy City Engineer
M20	No current position

[1] Per Amendment to Ordinance No. 18-112 (December 20, 2018) Clerk of Council (M1) removed from Management Pay Plan effective January 15, 2019.

Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5
M1	20.01	20.79	21.52	22.51	23.38
M2	20.58	21.81	22.26	23.20	24.09
M3	21.61	22.48	23.38	24.33	25.30
M4	22.48	23.37	24.32	25.33	26.31
M5	23.64	24.67	26.13	27.11	27.92
M6	24.60	25.73	27.15	28.18	29.05
M7	25.54	26.77	28.23	29.28	30.21
M8	26.97	28.12	29.24	30.48	31.77
M9	28.07	29.22	30.42	31.70	33.03
M10	29.19	30.40	31.67	32.99	34.38
M11	30.35	31.56	32.97	34.28	35.70
M12	31.60	32.87	34.25	35.65	37.16
M13	32.85	34.18	35.63	37.10	38.66
M14	34.11	35.57	37.05	38.58	40.21
M15	35.47	37.00	38.54	40.13	41.77
M16	36.94	38.46	40.07	41.73	43.44
M17	38.42	39.97	41.73	43.38	45.22
M18	39.91	41.58	43.38	45.16	47.03
M19	41.54	43.26	45.12	46.94	48.87
M20	43.19	44.95	46.94	48.82	50.84

Section 1.02 Department Head Pay Plan

(a) The following pay schedule for the positions below is to be effective December 23, 2020 and reflects a 3% increase to each range.

Pay Grade					
DH III			**Range**		
	Justin Nahvi	Finance Director	$111,804.43	to	$156,526.20
	Natalia Harris	City Attorney			
	Bruce Pijanowski	Police Chief			
	John Donahue	Fire Chief			
DH II			$93,170.36	to	$130,437.74
	Bill Ferrigno	Public Works Director/City Engineer			
	David Efland	Planning & Development Director			
	Susie Dailey	Chief Information Officer			
	Vacant	Assistant Fire Chief			
	Vacant	Assistant Police Chief			
	Blake Jordan	Public Utilities Director			
	Kyle Kridler	Assistant City Manager			
DH I			$77,641.97	to	$108,698.75
	Jerry Warner	Chief Building Official			
	Sean Hughes	Economic Development Director			
	Ted Miller	Parks & Natural Resources Director			
	Vacant	Chief Prosecutor			
	Lee Yoakum	Community Affairs Coordinator			

Section 1.03 Safety Forces Pay Plan

(a) Police Captain Wages

The following pay schedule for the position(s) below is to be effective December 23, 2020 and reflects a 3% increase for each step.

Pay Grade	STEP 1		STEP 2		STEP 3	
	Hourly	Annual	Hourly	Annual	Hourly	Annual
SF1	51.75	$107,634.18	53.68	$111,661.89	55.63	$115,711.02
PAY GRADE		**POSITION**				
SF1		Police Captain				

1) Maximum Vacation Accrual

If an employee enters into the Management Pay Plan with more than the maximum accrual of vacation hours allowed, the following will occur: 1. the employee may request a pay out to take the current level below the maximum allowed of, 2. the current accrual will be "frozen" as a maximum cap for the calendar year.

2) *Initial Compensatory Time*

Prior to entering the Management Pay Plan all compensatory time will be paid out according to the provision in the respective bargaining contract and the employee compensation time will be zero (0).

3) *Clothing Maintenance Allowance*

The positions of Police Chief and Police Captain shall receive an annual clothing maintenance allowance of three hundred and forty dollars ($340) in January of each year.

4) *Uniforms Allowance*

The Management Pay Plan positions in the Police and Fire Departments will receive replacement uniform items when determined by the Chief that replacement is necessary.

(b) Fire Captain Wages

The following pay schedule is to be effective December 26, 2018. The table below reflects the contractual equivalent increase for each step. Step increase shall take effect the first full pay period following the employee's anniversary date.

Pay Grade	STEP 1		STEP 2		STEP 3	
	Hourly	Annual	Hourly	Annual	Hourly	Annual
SF2	per contract		per contract		per contract	
PAY GRADE		**POSITION**				
SF2		Fire Captain				

1) *Fire Captain Provision*

Wages and associated benefits for the 40-hour/week Management Fire Captain are identical to those provided to equivalent bargaining unit position. Position is considered overtime eligible. Additionally, incumbent will receive 5% out-of-class pay (based on wage rate and does not include shift premium) when serving as Acting Chief.

(c) Paramedic Wages

The following pay schedule is to be effective May 24, 2021. Wages for the Paramedic and Paramedic Lieutenant positions are defined below. The associated benefits and application of the wage table is consistent with the IAFF bargaining unit positions.

Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5
PARA	10% below IAFF Contract annual rate for Firefighter/ Paramedic	10% below IAFF Contract annual rate for Firefighter/ Paramedic	10% below IAFF Contract annual rate for Firefighter/ Paramedic	10% below IAFF Contract annual rate for Firefighter/ Paramedic	10% below IAFF Contract annual rate for Firefighter/ Paramedic
PARALT	10% below IAFF Contract annual rate for Firefighter Lieutenant	10% below IAFF Contract annual rate for Firefighter Lieutenant	10% below IAFF Contract annual rate for Firefighter Lieutenant	N/A	N/A

Pay Grade PARA refers to employees hired for paramedic positions (Mobile Integrated Health Care Technician and Advanced Practice Specialist) and PARALT refers to employees hired for Paramedic Lieutenant in the Fire Department.

Section 1.04 Overtime Pay & Compensatory Time: Non-Exempt Employees

(a) For employees who are entitled to overtime pay or compensatory time off under the provisions of the Fair Labor Standard Act they shall be entitled to overtime pay or compensatory time as described below:

1) Employees shall be compensated at straight-time rates for all hours in active pay status, except that all hours in paid status in excess of forty (40) hours in any workweek shall be compensated for at a rate of time and one-half. Payment in cash shall be made for any overtime due at the time of separation from City service.

2) In lieu of cash payment, the employee may request to be compensated for overtime by compensatory time off in accordance with the law. Such compensatory time off shall be equal to one and one-half (1.5) hours for each hour of overtime compensation to which the employee is entitled. All requests for use of compensatory time are subject to approval of the department head. Compensatory time shall be taken at a time mutually agreeable to the supervisor and the employee.

3) Employees can accumulate up to eighty (80) hours of compensatory time. When an employee has eighty (80) hours of accumulated compensatory time, all further overtime will be paid in cash.

4) At no time shall compensatory time be converted to any other form of leave or compensation; except when an employee separates from City service. Upon termination of employment, a non-exempt employee shall be paid for unused compensatory time provided that the time was earned after April 14, 1986 at a rate of compensation not less than:

    1. The average regular rate (hourly rate) received by such employee during the last 3 years of the employee's employment, or

    2. The final regular rate (hourly rate) received by such employee, whichever is higher.

5) Compensatory time shall be submitted on the regular payroll sheet detailing the time earned and taken.

Section 1.02 Compensatory Time: Exempt Employees

(a) Employees exempt under the Fair Labor Standard Act shall not be entitled to overtime pay but shall be entitled to compensatory time as described below:

1) No existing compensatory time balances will be carried over from an outside position or when the employee transfers in the Management Pay Plan
2) Compensatory time shall be earned for approved work that exceeds eight (8) hours per day and such employees may receive said compensatory time at the rate of one (1) hour for each hour worked in excess of eight (8) hours per day.
3) The maximum accrual of compensatory time shall be eighty (80) hours.
4) Compensatory time must be used in minimum increments of one (1) hour and maximum increments of twenty four (24) hours per pay period.
5) At no time shall compensatory time be converted to any other form of leave of compensation. Upon termination of employment, an exempt employee is not entitled to payment for unused compensatory time.
6) Compensatory time shall be submitted on the regular payroll sheet detailing the time earned and taken.

Article II. ACCRUED TIME AND VARIOUS LEAVES

Section 2.01 Vacation

(a) The vacation year for employees shall end at close of business on the last pay period that ends in the month of December.

(b) Each full-time employee shall accrue vacation leave by pay period at the annual rate of work hours based on years of full-time total service which is established in the schedules contained in Section 3 of this article. Years of total full-time service is defined to be the total of all periods of employment for the City of Delaware. Any period of interruption of service due to resignation, layoff, disciplinary suspension, or discharge for cause, will not be included in the computation of total service. Time not in paid status, excepting military leave, shall also be excluded in computing total service. In computing years of service, the higher rate of accrual will be on the first day of the first pay period in which a year of service is completed.

(c) The following vacation accrual schedules are established:

Years of Total Service	Vacation Hrs./Year	Vacation Hrs./Pay
Start through 5 years	80.6	3.1
6 through 10 years	119.6	4.6
11 through 15 years	161.20	6.2
16 plus years	200.2	7.7

(d) Any vacation balance in excess of the maximum accrual shall become void as of the close of business on the last day of the pay period that ends in the month of December.

Years of Total Service	Maximum Accrual of Vacation Hours
Start through 5 years	241.8
6 through 10 years	358.8
11 through 15 years	483.6
16 plus years	600.6

(e) Eligibility

1) To be eligible for biweekly (pay period) vacation accumulation, an employee must be in paid status for a minimum of 72 hours within that pay period; except that when an employee is required to report for work and does so report and is denied work because of circumstances beyond their control, absence from work for the balance of that day shall not be construed as unpaid work status.
2) An employee in full-time status who is to be separated from City service through discharge, resignation, retirement or layoff, and who has unused vacation leave to their credit, shall be paid in a lump sum for such unused vacation leave in lieu of granting a vacation leave after his last day of active service with the City. Such payment shall be paid at the employee's hourly rate of pay at time of separation.
3) When a member dies while in paid status in the City service, any unused vacation leave to their credit shall be paid in a lump sum to the surviving spouse, or such other person the employee may have designated in writing.
4) Requests for vacation are to be submitted and approved, in advance of the intended use, by employee's supervisor or department head.
5) To be eligible to transfer years of service for determination of vacation benefits to the City of Delaware from prior employment **inside the state of Ohio:**
    i. Employees will only be eligible to transfer years of service from a public agency as defined by State law.
    ii. The amount of years of service that can be transferred is unlimited.
    iii. Prior employment must be in full-time status
6) To be eligible to transfer years of service for determination of vacation benefits to the City of Delaware from prior employment **outside the State of Ohio:**
    i. Employees will only be eligible to transfer years of service from their immediate previous employer.
    ii. Said previous employer must be a public agency.
    iii. Employment with the City of Delaware must take place within twelve months of termination from their immediate previous employer.
    iv. The maximum amount of years of service that can be transferred is five (5) years.
    v. Present employees are not eligible.
    vi. Prior employment must be in full-time status.
7) An employee may elect to trade three (3) weeks of vacation time, or the equivalent of vacation time earned in one year, whichever is greater, for equivalent pay during the calendar year. Conversion of vacation time may occur for pay periods ending in the months of January, June, or December of each year. For 2021, these dates are as follows:

Pay period ending	Pay date
January 5, 2021	January 12, 2021
January 19, 2021	January 26, 2021
June 8, 2021	June 15, 2021
June 22, 2021	June 29, 2021
December 7, 2021	December 14, 2021
December 21, 2021	December 28, 2021

An employee must inform the Department Head prior to August 1 of the year preceding the calendar year in which he intends to make the trade and must maintain at least forty (40) hours of vacation time in the employee's account after said trade takes place. Exceptions may be granted by the authority of the city manager.

Section 2.02 Sick Leave

(a) Each city employee shall be entitled to sick leave with pay for four and six-tenths (4.6) hours of each completed (80) hours of service. An employee may use sick leave, upon approval of his or her Department Head, for absence due to personal illness, pregnancy, injury, or exposure to contagious disease which could be communicated to other employees, and for illness or injury of the employee's spouse, dependent children, step-children or parent. It is the option of a supervisor, with cause, to require return to work documentation from the employee.

(b) To be eligible for sick leave incentive, an employee must be on the first payroll of the calendar year and remain employed through the last payroll period of the calendar year. Sick leave incentive is awarded the first pay in February following the completed calendar year. If an employee used 0 hours of sick leave in any one calendar year, that employee shall be credited with an additional three (3) vacation days the following year. If an employee uses between one (1) and eight (8) hours of sick leave in any one calendar year that employee shall be credited with an additional two (2) vacation days the following year. If an employee uses between nine (9) and sixteen (16) hours of sick leave in any one calendar year that member shall be credited with one (1) additional vacation day the following year. To be eligible for this incentive, an employee must be active for the first pay period of the calendar year through the last pay period of the calendar year. At the employee's option, any additional vacation days earned can be converted to pay for pay periods ending in the months of January, June, or December of the year the additional vacation is earned. For 2021, these dates are as follows:

Pay period ending	**Pay date**
January 5, 2021	January 12, 2021
January 19, 2021	January 26, 2021
June 8, 2021	June 15, 2021
June 22, 2021	June 29, 2021
December 7, 2021	December 14, 2021
December 21, 2021	December 28, 2021

(c) To be eligible to transfer sick leave to the City of Delaware from prior employment <u>inside the state of Ohio</u>:

1) Employees will only be eligible to transfer sick leave from a public agency as defined by the State of Ohio.
2) Employment with the City of Delaware must take place within ten (10) years of termination from their previous employer.
3) The maximum amount of sick leave hours that be transferred is unlimited as long as it is accrued at a rate of no greater than 15 days per year.

(d) To be eligible to transfer sick leave of the City of Delaware from prior employment <u>outside the state of Ohio</u>:

1) Employees will only be eligible to transfer sick leave from their immediate previous employer.
2) Said previous employer must be a public agency.
3) Employment with the City of Delaware must take place within twelve (12) months of termination from their immediate previous employer.
4) The maximum amount of sick leave hours that can be transferred is six hundred (600).

5) Any sick leave time so transferred shall have been accumulated at the rate of one and one-fourth days per month of employment.

6) Present employees are not eligible.

(e) Any City employee who has accumulated at least 100 days of sick leave credit may convert any excess thereof up to fifteen (15) days per year of sick leave to vacation leave on the basis two (2) sick leave days for one (1) day vacation leave. Such annual conversion, if made, shall occur in December for the year of conversion.

(f) Any employee separated from City service for other than just cause shall be paid for all accumulated and unused sick leave on the basis of one (1) hour of pay for every two (2) hours of unused sick leave. Total sick leave pay out cannot exceed sixteen (16) weeks pay (640 hours).

(g) For Employees Hired After November 1, 2013

1) Each member hired by the City of Delaware after November 1, 2013 may transfer accrued sick leave hours from previous employment with any public agency once they have completed their probationary period. Such sick leave hours will not be eligible for conversion or payment upon separation pursuant to section 5. In addition, sick leave usage by members who transfer in sick leave hours will first be charged to sick leave hours accumulated while employed by the City of Delaware. Members will only be eligible to utilize hours transferred in from prior public employment when they have no balance of sick leave available from sick leave accrued while employed by the City of Delaware.

Section 2.03 Holiday and Personal Days

(a) The following are designated as paid holidays for covered employees:

New Year's Day, January 1	Little Brown Jug Day, ½ day
Martin Luther King Day	Thanksgiving Day
Memorial Day	Day after Thanksgiving Day
Independence Day, July 4	Day before Christmas, ½ day
Labor Day	Christmas Day, December 25

(b) If one of the holidays set forth above occurs while an employee is on vacation leave, such day shall not be charged against his/her vacation leave.

(c) In the event that the Federal Government designates a specific day for any of the aforesaid holidays, then such holiday shall be observed by the City in accordance with such federal designation. When any such holidays falls on a Saturday it shall be observed on the Friday immediately preceding, and when any such holiday falls on a Sunday, it shall be observed on the Monday immediately following, provided that the employee works their last regularly scheduled work day preceding the following the holiday.

(d) Employees who work a non-traditional workweek and their work schedule includes both the observed holiday and actual holiday will only receive holiday pay on the observed date of the holiday.

(e) For each of the holidays specified in Section 1 of this article on which a FLSA non-exempt employee works, they shall be entitled to holiday compensation equal to double the employee's regular rate of pay, except that the employee shall be entitled to holiday compensation at two and one-half times the employee's regular rate of pay if they work on any of the following holidays: New Year's Day, Memorial Day, Independent Day, Labor Day, Thanksgiving Day, Christmas Day. Only eight (8) hours per day will be used when computing the holiday rate. Compensation for holidays may be in the form of cash or compensatory time off.

(f) Employees shall be credited 32 hours of personal leave a year, except for new hires who shall receive a prorated amount based on hire date. Use of holiday compensatory time or personal days shall be at the employee's discretion with the approval of the employee's supervisor or department head. When an employee separates city service, they will be paid for any remaining personal leave.

(g) All employees will be permitted to accumulate three (3) years' worth of holiday compensatory time and personal leave. Once an employee accumulates the maximum allowable number of personal leave/holiday compensatory time then future personal leave/holiday compensatory time will be compensated for in cash, at the time they are earned. An employee may elect to cash in up to one year's worth of personal leave each year (32 hours) for pay periods ending in the months of January, June, or December each year. An employee must inform his or her Department Head prior to August 1 of the year preceding the calendar year in which they intend to make the trade. For 2021, the dates are as follows:

Pay Period Ending	**Pay Date**
January 5, 2021	January 12, 2021
January 19, 2021	January 26, 2021
June 8, 2021	June 15, 2021
June 22, 2021	June 29, 2021
December 7, 2021	December 14, 2021
December 21, 2021	December 28, 2021

(h) In the event that an office remains open on a designated paid holiday, all affected staff may take the corresponding time off for that holiday on another date, upon prior approval of their supervisor and/or department director.

Section 2.04 Funeral Leave

(a) Each covered employee shall be entitled to funeral leave with pay according to the following schedule:

Leave for Death of:	**Days/Hours of Leave**	
	Local Funeral	**Other Funeral**
Immediate Family Member	1 – 3 Days	1 – 5 Days
Other Relative	May Use Up to One Scheduled Work Day of Accrued Leave	May Use Between 1 – 3 Scheduled Work Days of Accrued Leave

1) One work day/shift is automatic for the day of the funeral, but additional time up to the maximum shall be given only with approval of the Department Head.
2) All leave time with approval of the Department Head.

(b) For the purposes of this section, "Immediate Family Member" means spouse, child, brother, sister, parents, step-child, step-brother, step-sister and step-parents, grandparents, grandchildren, sister-in-law, brother-in-law, and parents-in-law.

(c) For the purposes of the article, "Local Funeral" means a funeral in the City of Delaware, or within fifty (50) miles thereof.

Section 2.05 Special Leave

(a) In additional to other leaves authorized herein, the City Manager may authorize a special leave of absence, with or without pay, for purposes beneficial to the employee and/or the City.

(b) For exempt employees who are absent, if the absence cannot be covered or paid through appropriate leave time, said employees shall be subject to a reduction in pay, unless the absence is less than one workday.

Section 2.06 Jury Duty Leave

(a) An employee, while serving on a jury in any court of record in Delaware County, or any adjoining county, will be paid his regular salary for each of his workdays during the period of time so served. Time so served shall be deemed active and continuous service for all purposes. All jury fees received from the court of record shall be assigned to the City of Delaware.

(b) When an employee has been released from Jury Duty they shall report back to work if more than two (2) hours are left in the workday.

Section 2.07 Court Leave

(a) Time off with pay shall be allowed employees who are subpoenaed to attend any court of record in Delaware County, Delaware, Ohio or any adjoining county, as a witness in civil matters, as they pertain to City matters. All witness fees shall be assigned to the City of Delaware.

Section 2.08 Injury Leave

(a) All regular full-time City employees shall be entitled to injury leave with pay, less any Worker's Compensation weekly salary benefits which he/she may be awarded by the Ohio Industrial Commission (OIC), for a period not to exceed 30 consecutive working days for employees working a 40-hour workweek for each injury incurred in the performance of employment duties with the City, provided that the following procedures are followed:

1) In all cases of personal injury to any regular full-time City employee as a result of the performance of employment duties, the employee shall complete an accident/injury investigation form and in conjunction with his/her Department Head shall report such injury to the Department of Administrative Services immediately and ensure that a claim is filed with the BWC.

2) In the event that time off from work is required by the injured employee, they will be granted injury leave from the first day of injury, if the proper documentation is submitted to the City of Delaware. This documentation will include, but not be limited to, a statement from the employee's physician, an Agreement covering Compensation Reimbursement, any necessary BWC forms and other documents as may be required by the City. In the event that the BWC determines that the injury is NOT employment related, any time the employee is, or has been, absent from work shall be deducted first from any accrued sick leave, then accrued vacation, or accrued compensatory time off, other than compensatory time for overtime worked.
3) During the period of time an injured employee is being paid under this policy, all normal benefits given to regular full-time City employees shall remain in force with no deductions to earned sick leave and/or vacation time.
4) In all cases where more than 30 consecutive working days are needed for injury leave for employees working a 40-hour workweek, the City Manager may extend such leave, if such necessity is determined to his/her satisfaction. Each employee requesting such an extension under this policy may be required to furnish a current affidavit from a licensed physician setting forth the need for the extension.

Article III. Insurance

Section 3.01 Hospitalization, Surgical and Major Medical

(a) The City will continue to provide comprehensive hospitalization, surgical and major medical coverage for all full-time members and their dependents. Beginning January 1, 1999, or at some date thereafter, the City may implement a Preferred Provider Organization (PPO). The Plan if implemented will provide for the following deductibles and co-payments as follows:

	Network Providers	**Non-Network Providers**
Annual Deductible Single **Family**	None None	$500.00 $1000.00
Office Visit Co-pay	$10.00	N/A
ER Visit Co-pay	$50.00 unless admitted into the hospital, otherwise co-insurance will apply in excess of the deductible	N/A
Co-insurance Single **Family**	90/10% of first $1,000 80/20% of next $3,000 90/10% of first $2,000 80/20% of next $5,000	50/50% of first $5,000 50/50% of first $5,000

1) Contributions will be deducted from the member's gross income prior to taxes, subject to compliance with all applicable tax regulations.

2) Effective January 1, 2013 employees will contribute to the cost of the health benefit plan in an amount equal to the 15% of the established monthly COBRA rate utilized by the City. Annual changes to the calculated COBRA rate will be applied to the monthly employee contributions on the first full pay-period in April of each year. Contributions will be deducted from all members in paid status based on twelve (12) months times the monthly rate, divided by the number of pay periods per year. An example would be $56.95/mo. X 12 = $683.40, $683.40 / 26 pay periods = $26.28 per pay period. In the event federal tax regulations are changed so that medical benefit plans are no longer tax exempt, the City will not be responsible to pick up the member's tax burden.

3) The City will permit employees who have alternate health plan options through a spouse to opt out of the City plan in return for a payment of at least $100.00 per month for full opt out of all health insurance. Families who have both spouses employed full time by the City of Delaware will not be eligible to opt out of the plan. One spouse will carry the full cost of the plan. The employee will provide proof that they do in fact have other coverage before the City will drop that employee's current coverage.

4) The City will continue to provide dental coverage if it is not provided under the employee's spouse's insurance. A member may elect to return to coverage under the City's insurance plan by notifying the City in writing of any substantial changes in their qualifying family circumstances. The member must give (30) days' notice of his or her election to return to the City's plan, except in the case of an emergency, such as sudden loss of spouse's coverage, divorce or other change in family status. The plan will comply with Internal Revenue Code Section 125 which governs this matter.

5) Employees who opt out of the health insurance program will be compensated as follows:

No coverage	$100 per month

Note: An employee may not elect to have medical coverage only

6) Payments will begin on the first pay period of the month following 30 days' notice of an employee's desire to drop coverage. A form will be provided which will contain all information necessary to discontinue coverage under the plan. The form must be signed and returned to the Department of Administrative Services. Until such time that an employee is effectively dropped from City coverage, they will be subject to any payroll contributions.

7) All payments made in lieu of insurance coverage will be included as other pay on employee's paycheck. This income will not be included in income subject to OPERS contributions but will be subject to all applicable taxes.

Section 3.02 Prescription Plan

(a) The City will provide a prescription card plan for members and their dependents.

(b) The retail benefits will be the following with the City paying the higher amount and the employee paying the lesser amount of prescription coinsurance:

1) 80/20% for generic drugs

2) 50/50% name brand drugs with a $25 co-pay for each disbursement

(c) The mail order benefits will be the following:

1) 90/10% for generic drugs and

2) 75/25% for name brand drugs with no $25 co-pay

(d) The maximum expense an employee will pay for coinsurance is $250 annually for single coverage and $500 for family annually for prescription benefits, however, the $25 co-pay for retail name brand drugs will not count towards the calculation of the $250 or the $500 coinsurance maximum and will always apply even after an employee reaches the coinsurance maximum expenditure.

Section 3.03 Dental Care Plan

(a) The City will maintain dental coverage for all members. Please refer to the Plan Document for specific covered services.

Section 3.04 Life Insurance

(a) The City will provide the following amount of life insurance:

1) Department Heads: $50,000

2) Assistant Fire and Police Chiefs: $50,000

3) Pay Grades M11 though M20: $40,000

4) Police Captain and Fire Captain: $40,000

5) Pay Grades M1 through M10: $30,000

Section 3.05 Vision Plan

(a) The City will provide a vision plan for members and their dependents covered by this Summary of Benefits. The City will contribute $6.00 per month on behalf of the employee. The employee will be responsible for the balance of the monthly cost of the coverage selected.

Article IV. Other Compensation

Section 4.01 Longevity Compensation

(a) Employees shall receive, in addition to other pay called for herein, Longevity Compensation based on completed years of service according to the following table:

After five (5) years of continuous service	$550.00/year
After ten (10) years of continuous service	$750.00/year
After fifteen (15) years of continuous service	$950.00/year
After twenty (20) years of continuous service	$1150.00/year

1) Longevity compensation shall be paid, in accordance with the above schedule, in two (2) separate lump sum payments during the first pay periods in June and December of each year.

2) Upon termination of service for any reason, employees who are eligible for longevity pay under this section (or in the event of death, the surviving spouse or estate) will be paid, as part of their terminal pay, the final partial year of longevity compensation, prorated to the name of months completed during said partial year since the employee's last payment date.

3) For the purpose of this section, continuous years of service shall include approved military leave.

Section 4.02 Automobile Expense Reimbursement

(a) Employees shall receive reimbursement for business use of their personal vehicle. Reimbursement will be in accordance with the Internal Revenue Service (IRS) regulations for not-taxable reimbursements and shall be at the IRS per mile reimbursement rate in effect when the business use miles were incurred. Department Heads as department heads employed by the City prior to January 1, 1999 who had received a monthly automobile allowance will only be reimbursed for business use of their personal vehicle for travel outside the City limits.

Section 4.03 Non-Uniformed Clothing Allowance

(a) All employees covered under this pay plan in Pay Grades M1 through M9 who are not provided with a uniform shall receive an annual clothing allowance of $150.00. Such allowance shall be utilized to purchase necessary work-related items of clothing such as, but not limited to: steel toed boots, coats, rain gear, rubber boots, gloves etc. All purchases of clothing shall be the responsibility of the employee. Upon hire the clothing allowance will be prorated based on the full months of service for that year.

Section 4.04 Call-In Pay

(a) Both exempt and nonexempt employees shall be eligible for "on call" compensation for weekly periods when assigned the responsibility of direct Parks, Public Works, or Utility personnel in response to service requests during non-scheduled work periods. Employees assigned to this "on call" status shall serve in this posture for weekly time periods are authorized by the respective Department Head. Said employees shall be responsible for responding to after hour service requests. Employees assigned to an "on call" status shall be compensated at a weekly rate of between $25.00 and $50.00 as determined by the City Manager. On call compensation shall be paid in addition to regular and overtime wages earned during the pay period. On call assignments will be posted in June and December of each year for the following six-month period. Changes to the schedule must be made in advance with approval of the Department Head.

Section 4.05 Tuition Reimbursement

(a) All full-time employees with one or more years of continuous active service shall be eligible for a reimbursement of instructional fees for undergraduate or graduate courses towards a degree or certification, pre-approved by the city and voluntarily undertaken by the employee. The tuition reimbursement program shall be subject to the following conditions:

1) All courses must be taken during other than scheduled working hours. Any situation which, in the discretion of the department head, would require an employee's presence on the job shall take complete and final precedence over any time scheduled for courses. All courses are subject to approval by the department head and/or city manager. There must be a direct correlation between the employee's duties and responsibilities and the courses taken or the degree program pursued. The city manager, or his designee, has the sole and final discretion to approve or disapprove tuition reimbursement requests.

2) Any financial assistance from any government or private agency available to the employee, whether applied for and regardless of when such assistance may have been received, shall be deducted in the entire amount from the tuition reimbursement the employee is eligible for under this section. If an employee's tuition is fully covered by another governmental or private agency, then the employee is not entitled to any payment from the city.

3) Employees seeking authorization of a tuition reimbursement must first submit to the department head for review, prior to September 30 of the year preceding when the classes are to be taken, all necessary information pertaining to the proposed course degree to be pursued, the educational institution and the employee's best estimate of course costs, dates and times. Employees will be eligible for tuition reimbursement for properly approved and completed coursework up to $3,500 for calendar year (January 1 to December 31). Pre-approval is subject to available appropriations. The employee will be responsible for any tuition in excess of the above mentioned amounts. An application for tuitions reimbursement must be completed by the employee prior to enrolling in the class work for which reimbursement is requested.

4) Courses must be taken at accredited colleges, universities, technical and business institutes or at their established extension centers and these must be first approved by the city. Seminars, conferences and workshops are not included.

5) Reimbursement for tuition will be made when the employee satisfactorily completes (attains at least a grade of "C" or its equivalent for undergraduate work and a grade of at least "B" or its equivalent and a receipt of payment or a copy of the unpaid bill from the institution confirming completion of the approved course.

6) No reimbursement will be granted for books, paper, supplies of whatever nature, transportation, meals, or any other expense connected with any course, except the cost of tuition fees outlined above.

7) Any employee participating in the tuition reimbursement program who resigns (except resignation due to disability), retires (except retirement due to disability), or is discharged for cause must repay the tuition reimbursement paid by the city for courses completed less than two years prior to the date of termination or discharge. If necessary, the amount will be deducted from the employee's terminal leave pay or final paycheck.

Article V. Miscellaneous

Section 5.01 Personnel Files

(a) The official personnel files of all employees shall be maintained in the Department of Administrative Services (DAS). All employee personnel records shall include but not limited to, applications, performance evaluations, promotions, disciplinary actions and any other pertinent information pertaining to the job performance of the individual employee. Copies therein shall be available to the employee.

(b) DAS shall be responsible for the care and maintenance for all personnel files and records. Department heads shall be responsible for promptly forwarding all pertinent personnel information and documentation to DAS. Employees may, during normal office hours, review their official personnel files.

Section 5.02 Parks and Recreation Credit

(a) The City shall provide each employee with a credit to be applied to a Jack Florance Pool membership, City Golf Course membership or punch-card, or City rentals (shelters or Hilborn Room). The amount of the credit shall be $60.00. Employees shall abide by the stipulations set forth by the managing organization both in definition and restrictions. This credit amount is fixed, regardless of changes in membership fees that may occur. In addition, the City will provide to each member a 20% discount on all individual registrations for City recreation programs.

(b) Credits may not be used to purchase memberships or to secure rentals beyond the calendar year for which it is issued. Credits will not be re-issued if lost or stolen and must be surrendered at the time of registration/purchase. Credits for non-transferrable.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 04/26/2021

ORDINANCE NO: 21-30 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Bill Ferrigno, Public Works Director/City Engineer
David Efland, Planning and Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT FOR THE DEVELOPMENT OF WINTERBOURNE DRIVE AND OTHER INFRASTRUCTURE IMPROVEMENTS AND DECLARING AN EMERGENCY.

BACKGROUND:

Grden LLC/Arlington Builders intends to build a 263-single-family detached dwelling unit development in the southeast quadrant of the City.

The City accepted the annexation (Ordinance 19-32) of the subject property in June 2019 and approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the development. In October 2019, City Council (Ordinance 19-59) approved a Preliminary Subdivision Plat for the 263 single family lot subdivision on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres).

Primary access to the site would be from Peachblow Road (the southern corporate boundary of the city at this time as well as the southern utility boundary of the City) at a proposed roundabout which would ultimately be constructed by the Delaware County Engineer who is requiring contributions from adjacent developments including this one. Other primary access would be

from Belmont Place Subdivision to the west and which required the subject developer to obtain an easement across property owned by OhioHealth who declined to participate in development of this connection (despite the fact that they would ultimately benefit from it) other than to grant an easement in exchange for an exorbitant payment. Finally, primary access is from Communities at Glenross to north through Winterbourne Drive.

Overall, this is a relatively small development in area at about 100 acres, with an number of extraordinary infrastructure roadway costs several of which were not in the control of the developer or the city and is located along Winterbourne Dr. which has been identified as a primary road segment in this area (unloaded) and included upon the City Thoroughfare Plan. As such, the City and applicant have engaged in discussions concerning the use of Tax Increment Financing in a partnership approach to help off-set some of the aforementioned infrastructure costs associated with the development.

The Finance Sub-Committee of City Council has discussed this approach for this development on at least two occasions as well indicating to Staff the desire to advance the discussion relative to this proposal but also to use this to help establish a more policy based approached toward this and future requests involving roadway segments that appear on the City Thoroughfare Plan and which are therefore designated as primary and vital segments needed for the overall growth and development of the community. The City is advancing this legislation as the Ohio Revised Code requires certain steps to be taken which require time to complete. During this time, the applicant and City continue to work on the final business terms of a TIF that would be consistent with direction from the Finance Sub-Committee of City Council as well as discussions with the applicant to date (consequently, there is no agreement currently on file with the Clerk as indicated in Section 1 of the legislation). The final legislation with complete business terms would be presented to City Council during the upcoming hearing process required and prior to any authorization to establish a TIF or TIFs over the property.

Additionally, there will be a future public hearing on the TIF and a separate ordinance presented to Council to authorize the TIF itself.

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

POLICY CHANGES:
N/A

PRESENTER(S):
R. Thomas Homan, City Manager
Bill Ferrigno, Public Works Director/City Engineer
David Efland, Planning and Development Director

RECOMMENDATION:
Approval at third reading with Emergency Clause.

ATTACHMENT(S):
A draft copy of the TIF agreement will be provided prior to the third reading of this legislation.

ORDINANCE NO. 21-30

APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT FOR THE DEVELOPMENT OF WINTERBOURNE DRIVE AND OTHER INFRASTRUCTURE IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42, and 5709.43 authorize this Council, by ordinance, to create one or more incentive districts within the corporate boundaries of the City, and declare the improvement to each parcel of real property located within the incentive district to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit or serve, or that once made will directly benefit or serve, parcels in the incentive districts; and

WHEREAS, the City expects to create the Winterbrooke Incentive District #1, the Winterbrooke Incentive District #2, the Winterbrooke Incentive District #3, and the Winterbrooke Incentive District #4 within the Winterbrooke Place subdivision of the City (each an "Incentive District" and collectively the "Incentive Districts"); and

WHEREAS, the City anticipates that 263 new single-family homes will be constructed within the Incentive Districts; and

WHEREAS, the City desires to use service payments in lieu of taxes generated from the Incentive Districts to provide for the design and construction of a portion of Winterbourne Drive, a portion of the Peachblow Rd. roundabout required by the Delaware County Engineer, and Ensign Road connector within and adjacent to the Winterbrooke Place subdivision (the "Public Infrastructure Improvements") by entering into a Tax Increment Financing Agreement with Grden LLC, Arlington Builders, or its designee (the "Developer").

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

SECTION 1. Tax Increment Financing Agreement. The Tax Increment Financing Agreement (the "TIF Agreement") substantially in the form on file with the Clerk of Council, providing for, among other things, the design, construction and financing of the Public Infrastructure Improvements and reimbursement of a portion of those costs to the Developer is hereby approved. The City Manager, for and in the name of the City, is hereby authorized to execute and deliver the TIF Agreement in substantially that form along with any changes or completions that are not substantially adverse to the City. The approval of those changes

and completions, and the character of those changes and completions as not being substantially adverse to the City, will be evidenced conclusively by the City Manager's execution of the TIF Agreement. This Council hereby expressly waives any requirement for competitive bidding pursuant to the City's Codified Ordinances that may be applicable to the TIF Agreement or the completion of the Public Improvements to be designed and constructed thereunder.

SECTION 2. Reimbursement Obligation. The reimbursement obligation to Developer for a portion of the costs of the design and construction of the Public Infrastructure Improvements under the TIF Agreement (the "Reimbursement Obligation") constitutes a special obligation of the City and is payable solely from service payments deposited into the TIF Fund to be established for the Incentive Districts. All such service payments hereafter deposited into the TIF Fund are pledged for payment of the Reimbursement Obligation. No other funds are pledged for the payment of the Reimbursement Obligation, and neither the Developer nor any other beneficiary of the Reimbursement Obligation has a right to have taxes levied for the payment of the Reimbursement Obligation. All money hereafter deposited in that TIF Fund is hereby appropriated to pay the Reimbursement Obligation as set forth in the TIF Agreement, and the Finance Director is hereby authorized to make payments in satisfaction of the Reimbursement Obligation to the Developer in accordance with the TIF Agreement.

SECTION 3. Further Authorizations. This Council hereby authorizes the City Manager and the Finance Director or other appropriate officers of the City to prepare and sign all documents and to take any other actions as may be appropriate to implement this ordinance.

SECTION 4. Open Meetings. 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 or any of its committees, 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 ORC Section 121.22.

SECTION 5. Emergency Clause. 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 provide immediate assistance needed to move forward with the referenced public infrastructure improvements.

SECTION 6. Effective Date. This ordinance is effective on the earliest date permitted by law.

VOTE ON RULE SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

VOTE ON EMERGENCY CLAUSE: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2021. YEAS___NAYS___
ABSTAIN___

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

TO: TOM HOMAN, CITY MANAGER

FROM: JUSTIN NAHVI, FINANCE DIRECTOR

SUBJECT: MARCH 2021 FINANCIAL REPORT

DATE: 4/9/2021

BACKGROUND

The purpose of this report is to provide a brief review of 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.

Actual revenues and expenditures are compared to the budget to assess potential overages/shortages in budgeted categories. Comparisons with figures from last fiscal year are also included to indicate the differences by year, since budgeting techniques remain relatively uniform from one year to the next.

Appendix A details the year-to-date activity for all of the city's active funds. It is important to note the ending balance, encumbrances, and unencumbered balance. The unencumbered balance is the amount remaining in the fund if the city were to expend all the monies listed as encumbrances. The ending balance is the amount of funds available to the city as of March 31, 2021, and ties to the amount listed in Appendix B.

Appendix B is the Financial Statement for the city as of March 31, 2021. This statement provides a listing of the city's funds held at various financial institutions. Also presented are the interest earned to date, weighted average interest rate, and the weighted average maturity (days).

Appendix C is the Debt Schedule for the city through March 31, 2021. All principal and interest payments that have been paid to date are included in the schedule.

Appendix D is a graphical representation of the water and sewer utility consumption billed on a monthly basis in terms of units billed as well as dollars.

GENERAL FUND

The General Fund is the main operating fund for the city and is used to account for all financial transactions which are not reported in other funds. Major sources of revenue include income tax and property tax. Please refer to page three for a breakdown of the revenues and expenditures through March 31, 2021.

Revenues

The General Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- Property Taxes – Settlement revenue is received after the 1st and 2nd half real estate collection periods in March and August respectively. 1st half collections were $914,716 reflecting an increase of $130,014 or 16.6% from the same period in the prior year
- Intergovernmental – Total intergovernmental receipts were $618,726 or 199.8% greater than the amount received during the same period in the prior year. This increase is attributed to the receipt of $405,203 in a grant reimbursement received for the East William Street project.
- Income Tax – Year-to-date receipts total $4,045,650 which is $359,095 or 9.7%, greater than amount the City received during the same period in the prior year. The increase is attributed to employer withholding distributions to the City which increased 7.4% in the current year as compared to year-to-date collections in the prior year.
- Charges for Services – Chargebacks for the General Fund related services attributed to special revenue and enterprise funds through the end of March were $487,306.

Expenditures

The General Fund expenditures performed as expected through the end of March. However, the following expenditures require additional explanations:

- Transfers – Transfers to the following funds have been made to the Recreation Fund ($289,167) as well as the Streets Maintenance Fund ($180,885).

GENERAL FUND
STATEMENT OF REVENUE AND EXPENDITURES
MARCH 2021

	2020 ACTUAL YTD MAR 31	2021 ACTUAL YTD MAR 31	2021 TOTAL BUDGET	2021 % of BUDGET
REVENUES				
Property Taxes	784,702	**914,716**	1,539,292	59.42%
Intergovernmental Receipts	206,366	**618,726**	1,487,000	41.61%
Income Taxes	3,686,555	**4,045,650**	15,576,300	25.97%
Fines & Forfeitures	16,034	**65,663**	100,000	65.66%
Fees, Licenses, & Permits	681,165	**627,011**	2,410,000	26.02%
Miscellaneous	48,781	**278,865**	403,000	69.20%
Other Financing	5,013	**-**	5,000	0.00%
Earnings on Investments	161,603	**27,286**	40,000	68.21%
Charges for Services	380,479	**487,306**	4,318,839	11.28%
Total Revenues	5,970,699	**7,065,224**	25,879,431	27.30%
EXPENDITURES				
Council	40,458	**33,598**	182,796	18.38%
City Manager	203,131	**205,172**	915,052	22.42%
Admin Services	85,767	**64,342**	422,199	15.24%
Economic Development	58,006	**252,132**	480,102	52.52%
Legal Affairs	189,829	**156,414**	870,128	17.98%
Finance	638,630	**577,954**	2,253,943	25.64%
General Admin	1,674,189	**714,695**	5,894,309	12.13%
Risk Management	6,255	**1,850**	339,600	0.54%
Police	2,194,258	**2,122,142**	10,128,465	20.95%
Planning	288,924	**329,799**	1,555,748	21.20%
Engineering	390,736	**422,698**	2,155,656	19.61%
Building Maintenance	122,125	**122,426**	677,876	18.06%
Total Expenditures	5,892,308	**5,003,221**	25,875,874	19.34%

FIRE/EMS INCOME TAX FUND

The Fire/EMS Income Tax Fund is a Special Revenue Fund which means that the resources are restricted to only funding expenditures that support the Fire Department. Please refer to page five for a breakdown of the revenues and expenditures through March 31, 2021.

Revenues

Several sources of revenue support this fund, including intergovernmental as well as income tax collections.

- EMS Service Agreement - The city contracts with Delaware County to provide EMS services to certain unincorporated portions of the County. To date, the City has received $189,008 in reimbursements.
    - For the 2021 fiscal year, the City will receive quarterly distributions of $225,000 from Delaware County for EMS services.
- Income Tax – Year-to-date receipts total $2,828,337 which is $249,390, or 9.7%, greater than amount the City received during the same period in the prior year. The increase is attributed to employer withholding distributions to the City which increased 7.4% in the current year as compared to year-to-date collections in the prior year.

Expenditures

Fire/EMIS Income Tax Fund expenditures performed as expected through March 31, 2021.

FIRE/EMS INCOME TAX FUND
STATEMENT OF REVENUE AND EXPENDITURES
MARCH 2021

	2020 ACTUAL YTD MAR 31	2021 ACTUAL YTD MAR 31	2021 TOTAL BUDGET	2021 % of BUDGET
REVENUES				
Intergovernmental Receipts	174,696	**191,953**	753,000	25.49%
Income Taxes	2,578,947	**2,828,337**	10,995,889	25.72%
Miscellaneous	632	**10,024**	3,500	286.41%
Other Financing	1,175	**-**	3,000	0.00%
Transfer In	-	**-**	268,257	0.00%
Total Revenues	2,755,449	**3,030,314**	12,023,646	25.20%
EXPENDITURES				
Personal Services	2,157,057	**1,762,864**	9,820,895	17.95%
Charges & Services	244,792	**318,020**	1,169,814	27.19%
Materials & Supplies	118,692	**87,516**	464,806	18.83%
Capital Outlay	30,738	**828,043**	1,943,007	42.62%
Refunds	103,055	**98,194**	500,000	19.64%
Transfer	-	**99,056**	396,224	25.00%
Debt	-	**-**	515	0.00%
Total Fire Expenditures	2,654,333	**3,193,692**	14,295,261	22.34%

REC CENTER INCOME TAX FUND
RECREATION LEVY SUMMARY
MARCH 2021

Account #	Description	2014 Expended	2015 Expended	2016 Expended	2017 Expended	2018 Expended	2019 Expended	2020 Expended	2021 Expended	2021 Encumbered	2021 Remaining Budget	Total 2014 - 2021
	Phase 1 - $20,000,000											
233-0233- 5230	Design	7,090	0	0	0	0	0	0	0	0	0	7,090
5513	Other Park Improvements	14,981	0	0	0	0	0	0	0	0	0	14,981
5521	National Guard City Alternatives	117,500	0	0	0	0	0	0	0	0	0	117,500
5533	Veterans Park Restroom/Shelter	0	100,000	150,000	0	0	0	0	0	0	0	250,000
	Total	**139,571**	**100,000**	**150,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**389,571**
	Phase 2 - $3,800,000											
233-0233- 5501	Houk Rd. Site Improvements	0	0	0	0	0	235,000	0	0	0	0	235,000
5522	Park Asphalt Projects	306,291	59,111	27,841	0	0	0	0	0	0	0	393,243
5523	Park Seal Coating Projects	36,025	100,894	0	0	0	0	0	0	0	0	136,919
5524	Smith Park Trail	27,461	3,699	205,818	0	0	0	0	0	0	0	236,978
5525	Park Irrigation	0	0	0	0	0	0	0	0	0	0	0
5526	Park Aeration	20,109	0	0	0	0	0	0	0	0	0	20,109
5527	Parks General Construction Projects	113,737	6,250	12,645	57,797	148,270	48,464	0	0	0	0	387,163
5528	Dog Park	32,354	34,003	0	0	0	0	0	0	0	0	66,357
5529	Drainage & Excavation Projects	2,608	0	0	0	0	0	0	0	0	0	2,608
5530	Miscellaneous Park Improvements	42,715	0	0	18,532	0	0	0	0	0	0	61,247
5531	Veterans Park Parking Lot Addition	337,203	0	0	0	0	0	0	0	0	0	337,203
5532	Wayfinding and Signage	0	0	0	21,160	2,590	61,357	30,758	4,425	0	28,000	148,290
5534	Veterans Park Playtoy	0	152,551	94,449	0	0	0	0	0	0	0	247,000
5535	Splashpad Construction	5,300	479,956	51,627	12,791	34,302	0	0	0	0	0	583,976
5536	Parkland Acquisition/Improvement	0	722,272	428,577	0	0	0	0	0	0	0	1,150,849
5537	Park Improvements Contingency	3,040	0	0	0	0	0	0	0	0	0	3,040
5538	Pickleball Courts	0	17,035	0	0	0	0	0	0	0	0	17,035
5710	In House Design	0	4,237	0	0	0	0	0	0	0	0	4,237
	Total	**926,843**	**1,580,008**	**820,957**	**110,280**	**185,162**	**344,821**	**30,758**	**4,425**	**0**	**28,000**	**4,031,254**
	Phase 1 Totals	**139,571**	**100,000**	**150,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**389,571**
	Phase 1 Reimbursements	**72,000**										**72,000**
	Phase 1 Net Cost	**67,571**	**100,000**	**150,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**317,571**
	Phase 1 Net Cost 2009-2013											**19,609,505**
	TOTAL PHASE 1 COSTS											**19,927,076**
	Phase 2 Totals	**926,843**	**1,580,008**	**820,957**	**110,280**	**185,162**	**344,821**					**3,968,071**
	Phase 2 Reimbursements		**212,722**									**212,722**
	TOTAL PHASE 2 COSTS	**926,843**	**1,367,286**	**820,957**	**110,280**	**185,162**	**344,821**					**3,755,349**
	TOTAL ALL PHASES											**23,682,425**

STORMWATER FUND

The Stormwater Fund is an Enterprise Fund that was established to account for the costs of repairing, replacing, and improving the city's storm drainage system. User fees sustain the expenditures of this fund. Please refer to page eight for a breakdown of the revenues and expenditures through March 31, 2021.

Revenues

The Stormwater Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- Charges for Services – Year-to-date service charges totaled $241,657 which is $11,184 (4.9%) greater than the amount collected during the same period in the prior year.
-

Expenditures

The Stormwater Fund expenditures performed as expected through the end of March. However, the following expenditures require additional explanations:

- Transfers – A transfer in the amount of $900,000 was processed to the Stormwater Capital Fund in the month of February. Capital expenditures were previously realized within the Stormwater Fund. For the 2021 Adopted Budget, the Stormwater Capital Fund was established to account for capital expenditures going forward.

STORMWATER FUND
STATEMENT OF REVENUE AND EXPENDITURES
MARCH 2021

	2020 ACTUAL YTD MAR 31	2021 ACTUAL YTD MAR 31	2021 TOTAL BUDGET	2021 % of BUDGET
REVENUES				
Miscellaneous	967	**595**	2,350	25.31%
Charges for Services	230,473	**241,657**	829,500	29.13%
Total Revenues	231,440	**242,252**	831,850	29.12%
EXPENDITURES				
Stormwater Operations				
Personal Services	62,571	**58,415**	261,315	22.35%
Charges & Services	13,005	**20,606**	203,828	10.11%
Materials & Supplies	10,181	**8,196**	95,676	8.57%
Capital Outlay	-	**-**	20,000	0.00%
Refunds	20	**-**	-	0.00%
Transfer	-	**900,000**	900,000	100.00%
Total Ops Expenditures	85,777	**987,217**	1,480,819	66.67%

WATER FUND

The Water Fund was established to account for the treatment and distribution of water to resident and commercial users. This fund is also an Enterprise Fund, with user fees financing the expenditures. Please refer to page ten for a breakdown of the revenues and expenditures through March 31, 2021.

Revenues

The Water Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- Charges for Services – Included in this category are Services Charges & Collections.
    - Meter Charges – Year-to-date meter charges for water consumption totaled $1,347,392 which is $2,029 or 0.2% less than the amount collected same period from the prior year.
    - Capacity Fees – Year-to-date receipts total $626,217 and these fees are deposited into the Water Capacity Fee Fund (Fund 536).

Expenditures

The Water Fund expenditures performed as expected through March 31, 2021.

WATER FUND
STATEMENT OF REVENUE AND EXPENDITURES
MARCH 2021

	2020 ACTUAL YTD MAR 31	2021 ACTUAL YTD MAR 31	2021 TOTAL BUDGET	2021 % of BUDGET
REVENUES				
Miscellaneous	6,876	**3,561**	25,000	14.24%
Other Financing	6,549	**-**	10,000	0.00%
Earnings on Investments	64,362	**2,825**	7,500	37.66%
Charges for Services	1,382,634	**1,375,239**	5,680,427	24.21%
Total Revenues	1,460,421	**1,381,624**	5,722,927	24.14%
EXPENDITURES				
Water Administration				
Personal Services	71,847	**83,674**	324,395	0.00%
Charges & Services	59,015	**285,327**	1,063,862	26.82%
Materials & Supplies	71	**47**	750	0.00%
Capital Outlay	-	**-**	25,000	0.00%
Refunds	1,818	**4,388**	10,000	43.88%
Transfers	182,500	**-**	1,952,379	0.00%
Total Admin Expenditures	315,251	**373,435**	3,376,386	11.06%
Water Treatment				
Personal Services	203,205	**171,306**	947,336	18.08%
Charges & Services	236,005	**241,119**	791,975	30.45%
Materials & Supplies	85,329	**62,991**	414,874	15.18%
Capital Outlay	10,420	**-**	94,500	0.00%
Refunds	-	**-**	-	0.00%
Total Treat Expenditures	534,960	**475,416**	2,248,685	21.14%
Water Distribution				
Personal Services	132,423	**103,624**	627,619	16.51%
Charges & Services	20,211	**27,148**	138,496	19.60%
Materials & Supplies	67,175	**69,663**	288,650	24.13%
Capital Outlay	-	**-**	15,000	0.00%
Refunds	-	**-**	-	0.00%
Total Dist Expenditures	219,809	**200,435**	1,069,765	18.74%
Total Expenditures	1,070,019	**1,049,287**	6,694,836	15.67%

WASTEWATER FUND

The purpose of the Wastewater Fund is to provide wastewater collection and treatment service to resident and commercial users. This fund is also an Enterprise Fund, with user fees financing the expenditures. Please refer to page twelve for a breakdown of the revenues and expenditures through March 31, 2021.

Revenues

The Sewer Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- Charges for Services – Included in this category are Services Charges & Collections.
    - Meter Charges – Year-to-date meter charges for wastewater treatment totaled $1,679,777 which is $58,733 or 3.6% greater than the amount collected during same period from the prior year.
    - Capacity Fees – Year-to-date receipts total $543,990 and these fees are deposited into the Wastewater Capacity Fee Fund (Fund 546).

Expenditures

The Wastewater Fund expenditures performed as expected through March 31, 2021.

WASTEWATER FUND
STATEMENT OF REVENUE AND EXPENDITURES
MARCH 2021

	2020 ACTUAL YTD MAR 31	2021 ACTUAL YTD MAR 31	2021 TOTAL BUDGET	2021 % of BUDGET
REVENUES				
Miscellaneous	2,579	**235**	25,000	0.94%
Other Financing	7,423	**-**	15,000	0.00%
Earnings on Investments	61,929	**3,045**	23,000	13.24%
Charges for Services	1,671,948	**1,745,793**	7,009,424	24.91%
Total Revenues	1,743,879	**1,749,072**	7,072,424	24.73%
EXPENDITURES				
Sewer Administration				
Personal Services	63,619	**56,039**	324,440	0.00%
Charges & Services	18,933	**264,186**	1,117,987	23.63%
Materials & Supplies	100	**47**	900	0.00%
Capital Outlay	-	**-**	25,000	0.00%
Refunds	227	**-**	8,500	0.00%
Transfers	205,750	**-**	3,237,090	0.00%
Total Admin Expenditures	288,629	**320,272**	4,713,917	6.79%
Sewer Treatment				
Personal Services	209,478	**181,655**	984,939	18.44%
Charges & Services	217,822	**312,170**	1,240,058	25.17%
Materials & Supplies	48,548	**40,250**	272,483	14.77%
Capital Outlay	-	**-**	-	0.00%
Refunds	-	**-**	-	0.00%
Total Treat Expenditures	475,848	**534,075**	2,497,480	21.38%
Sewer Collection				
Personal Services	61,451	**93,530**	299,174	31.26%
Charges & Services	49,645	**40,696**	245,976	16.54%
Materials & Supplies	27,970	**47,554**	179,038	26.56%
Capital Outlay	-	**-**	16,500	0.00%
Refunds	-	**-**	-	0.00%
Total Col Expenditures	139,067	**181,781**	740,688	24.54%
Total Expenditures	903,544	**1,036,128**	7,952,085	13.03%

REFUSE FUND

The Refuse Fund accounts for the costs of providing refuse services. This fund is an Enterprise Fund which means that the main source of revenue is the monthly fees charged to residents for this service. Please refer to page fourteen for a breakdown of the revenues and expenditures through March 31, 2021.

Revenues

The Refuse Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- Charges for Services – Year-to-date receipts total $952,244 which is $42,485 or 4.7% greater than the amount received from the same period in the prior year.

Expenditures

The Refuse Fund expenditures performed as expected through March 31, 2021.

REFUSE FUND
STATEMENT OF REVENUE AND EXPENDITURES
MARCH 2021

	2020 ACTUAL YTD MAR 31	2021 ACTUAL YTD MAR 31	2021 TOTAL BUDGET	2021 % of BUDGET
REVENUES				
Miscellaneous	3,365	**45,380**	-	0.00%
Other Financing	-	**12,950**	10,000	0.00%
Earnings on Investments	4,653	**223**	13,500	1.66%
Charges for Services	909,759	**952,244**	3,749,000	25.40%
Transfer In	-	**-**	50,000	0.00%
Total Revenues	917,777	**1,010,797**	3,822,500	26.44%
EXPENDITURES				
Refuse Administration				
Personal Services	-	**-**	-	0.00%
Charges & Services	9,315	**26,499**	497,002	5.33%
Materials & Supplies	-	**-**	-	0.00%
Capital Outlay	5,985	**-**	-	0.00%
Refunds	131	**100**	300	33.33%
Transfers	92,795	**-**	-	0.00%
Total Admin Expenditures	108,226	**26,599**	497,302	5.35%
Refuse Collection				
Personal Services	175,155	**123,415**	806,002	15.31%
Charges & Services	275,015	**276,441**	1,393,444	19.84%
Materials & Supplies	23,427	**45,524**	215,009	21.17%
Capital Outlay	-	**-**	1,111,176	0.00%
Refunds	-	**-**	-	0.00%
Total Collect Expenditures	473,598	**445,380**	3,525,631	12.63%
Refuse Recycling				
Personal Services	106,548	**100,870**	486,408	20.74%
Charges & Services	72,157	**69,137**	290,643	23.79%
Materials & Supplies	7,213	**6,058**	128,608	4.71%
Capital Outlay	-	**1,742**	307,742	0.57%
Refunds	-	**-**	-	0.00%
Total Recycle Expenditures	185,919	**177,807**	1,213,401	14.65%
Total Expenditures	767,742	**649,786**	5,236,334	12.41%

APPENDIX A

YEAR TO DATE FUND REPORT
March 31, 2021

Fund #	FUND	BEGINNING BALANCE	YTD REVENUES	YTD EXPEND	ENDING BALANCE	ENCUMB	UNENCUMB BALANCE
101	General Fund	6,983,031.34	7,065,523.98	4,952,807.20	9,095,748.12	783,928.64	8,311,819.48
200	Street Maintenance & Repair	104,616.68	666,323.63	770,940.31	0.00	284,665.16	(284,665.16)
201	State Highway Improvement	39,903.60	39,277.55	0.00	79,181.15	0.00	79,181.15
202	License Fee	364,450.04	134,511.97	16,973.53	481,988.48	212,374.14	269,614.34
204	Performance Bond	552,151.00	884,147.00	0.00	1,436,298.00	0.00	1,436,298.00
210	Recreation	16,995.52	295,994.94	312,990.46	0.00	105,320.79	(105,320.79)
212	Oak Grove Cemetery	201,988.79	60,249.07	68,488.56	193,749.30	76,759.69	116,989.61
215	Tree Replacement	212,453.78	38,147.00	0.00	250,600.78	0.00	250,600.78
222	Airport	276,740.87	157,498.37	172,666.95	261,572.29	85,812.74	175,759.55
223	Hangars	184,909.89	27,086.00	10,282.47	201,713.42	0.00	201,713.42
231	Fire/EMS Income Tax	10,063,975.44	3,030,314.33	3,185,308.20	9,908,981.57	696,416.07	9,212,565.50
233	Rec Center Income Tax	4,815,002.65	606,949.18	25,466.40	5,396,485.43	0.00	5,396,485.43
235	Airport TIF	163,387.07	12,318.84	0.00	175,705.91	0.00	175,705.91
236	Glenn Road TIF	2,338,996.22	896,149.04	183,354.58	3,051,790.68	175,201.92	2,876,588.76
237	Sky Climber TIF	0.00	21,834.03	20,218.28	1,615.75	0.00	1,615.75
238	Mill Run TIF	0.00	78,970.08	0.00	78,970.08	0.00	78,970.08
240	Municipal Court	2,408,686.30	599,532.60	509,157.51	2,499,061.39	7,552.27	2,491,509.12
241	Court IDIAM	24,001.06	13,321.57	206.66	37,115.97	473.36	36,642.61
250	Drug Enforcement	51,289.68	250.00	0.00	51,539.68	0.00	51,539.68
251	Court Alcohol Treatment	624,074.63	6,303.45	1,623.33	628,754.75	0.00	628,754.75
252	OMVI Enforcement/Education	5,707.65	413.00	0.00	6,120.65	0.00	6,120.65
253	Police Judgement	23,324.02	0.00	877.03	22,446.99	0.00	22,446.99
254	Police Fed Judgement	13,885.77	2.25	7,500.00	6,388.02	0.00	6,388.02
255	Park Exaction Fee	79,629.07	0.00	0.00	79,629.07	0.00	79,629.07
256	Court Computer Legal Research	742,067.00	41,477.20	6,080.67	777,463.53	71,862.02	705,601.51
257	Court Special Projects	622,876.17	42,318.00	45,454.06	619,740.11	40,574.65	579,165.46
259	Court Probation Services	707,004.01	64,043.49	5,988.80	765,058.70	304.00	764,754.70
261	Police Disability Pension	0.00	137,870.81	0.00	137,870.81	0.00	137,870.81
262	Fire Disability Pension	0.00	137,870.81	0.00	137,870.81	0.00	137,870.81
272	Community Promotion	2,651.63	8,333.84	0.00	10,985.47	50,000.00	(39,014.53)
280	Local Coronavirus Relief	0.00	0.00	0.00	0.00	0.00	0.00
291	CDBG	0.00	0.00	1,265.20	(1,265.20)	2,084.80	(3,350.00)
292	Police Fed Treasury Seizures	3,541.85	1,934.53	850.00	4,626.38	0.00	4,626.38
295	ED Revolving Loan	300,624.04	23,140.24	537.15	323,227.13	176,009.20	147,217.93
296	Housing Program Income	0.00	0.00	0.00	0.00	0.00	0.00

APPENDIX A

YEAR TO DATE FUND REPORT
March 31, 2021

Fund #	FUND	BEGINNING BALANCE	YTD REVENUES	YTD EXPEND	ENDING BALANCE	ENCUMB	UNENCUMB BALANCE
300	General Bond Retirement	492,654.88	82.54	0.00	492,737.42	0.00	492,737.42
301	Park Improvement Bond	48,165.20	8.07	0.00	48,173.27	4,000.00	44,173.27
302	SE Highland Bond	34.44	0.00	0.00	34.44	0.00	34.44
410	Capital Improvement	2,449,344.45	308,478.15	1,141,084.14	1,616,738.46	1,771,443.78	(154,705.32)
412	OPWC	0.00	0.00	0.00	0.00	0.00	0.00
415	Point Project	1,126,493.80	298,407.04	676,070.94	748,829.90	875,922.44	(127,092.54)
430	FAA Airport Grant	0.00	9,209.06	0.00	9,209.06	0.00	9,209.06
431	FAA Alloc/Improvement Grant	89,765.41	0.00	6,219.85	83,545.56	9,136.00	74,409.56
440	Equipment Replacement	213,611.45	0.00	192,097.00	21,514.45	540,655.00	(519,140.55)
491	Parks Impact Fee	2,518,138.33	116,891.92	68,608.18	2,566,422.07	455,152.67	2,111,269.40
492	Police Impact Fee	486,957.21	18,645.36	0.00	505,602.57	0.00	505,602.57
493	Fire Impact Fee	622,208.16	32,720.60	0.00	654,928.76	0.00	654,928.76
494	Municipal Impact Fee	507,884.92	37,360.28	0.00	545,245.20	0.00	545,245.20
496	Glenn Rd S Construction	1,385,273.45	605,846.73	0.00	1,991,120.18	0.00	1,991,120.18
498	Glenn Rd N	290,330.29	73,143.84	0.00	363,474.13	0.00	363,474.13
501	Golf Course	221,143.30	34,398.95	12,731.92	242,810.33	18,800.06	224,010.27
520	Parking Lots	44,994.76	9,002.84	9,948.49	44,049.11	3,156.00	40,893.11
523	Stormwater	3,761,276.68	242,251.83	986,298.95	3,017,229.56	99,436.06	2,917,793.50
524	Stormwater Capital	(1,927,151.51)	900,000.00	383,183.14	(1,410,334.65)	98,400.78	(1,508,735.43)
530	Water	2,058,415.83	1,381,624.09	1,042,544.35	2,397,495.57	291,396.28	2,106,099.29
531	Water Construction	1,398,500.42	0.00	735,073.05	663,427.37	208,226.20	455,201.17
533	Water Reserve	2,000,000.00	0.00	0.00	2,000,000.00	0.00	2,000,000.00
535	Water Customer Deposit	190,359.63	(12,675.39)	444.12	177,240.12	0.00	177,240.12
536	Water Capacity Fee	11,662,148.66	626,216.81	422,001.09	11,866,364.38	210,623.13	11,655,741.25
540	Wastewater	4,092,154.36	1,749,072.33	1,025,389.28	4,815,837.41	339,961.08	4,475,876.33
541	Wastewater Construction	3,960,063.37	0.00	322,207.37	3,637,856.00	700,026.97	2,937,829.03
543	Wastewater Reserve	2,000,000.00	0.00	0.00	2,000,000.00	0.00	2,000,000.00
546	Wastewater Capacity Fee	8,376,102.10	543,989.71	1,161,457.90	7,758,633.91	213,604.96	7,545,028.95
548	SE Highland Wastewater	244,100.11	208,000.00	0.00	452,100.11	0.00	452,100.11
550	Refuse	1,199,261.65	1,010,797.33	649,786.17	1,560,272.81	1,354,137.34	206,135.47
601	Garage Rotary	46,938.31	210,475.00	180,245.85	77,167.46	181,082.81	(103,915.35)
602	IT Rotary	18,532.22	785,603.00	592,037.64	212,097.58	101,832.01	110,265.57
610	Health Insurance	2,010,396.95	493,883.25	1,841,426.42	662,853.78	4,100.00	658,753.78
620	Workers Compensation	3,651,058.38	8,420.58	162,513.50	3,496,965.46	600.00	3,496,365.46
701	Fire Donation	1,283.36	0.00	0.00	1,283.36	0.00	1,283.36
702	Parks/Rec Donation	7,749.03	0.00	0.00	7,749.03	0.00	7,749.03
703	Police Donation	9,336.60	0.00	499.32	8,837.28	0.00	8,837.28
704	Mayors Donation	1,448.15	150.00	0.00	1,598.15	0.00	1,598.15
705	Project Trust	1,124,540.63	269,935.37	0.00	1,394,476.00	175,000.00	1,219,476.00

YEAR TO DATE FUND REPORT
March 31, 2021

707	Unclaimed Funds	57,589.32	0.00	0.00	57,589.32	0.00	57,589.32
708	Municipal Court Unclaimed Funds	106,921.77	1,601.86	23.12	108,500.51	0.00	108,500.51
709	Development Reserve	678,717.04	0.00	0.00	678,717.04	0.00	678,717.04
710	Reserve Account	1,213,864.04	0.00	0.00	1,213,864.04	0.00	1,213,864.04
750	Cemetery Perpetual Care	37,204.40	6.24	0.00	37,210.64	260.00	36,950.64
801	State Highway Patrol	7,085.84	10,374.96	17,460.81	(0.01)	0.00	(0.01)
803	State Building Permit	632.01	2,325.93	1,777.29	1,180.65	0.00	1,180.65
811	Berkshire JEDD	153,198.73	112,271.70	155,796.41	109,674.02	2,751.70	106,922.32
		90,566,693.90	**25,180,626.78**	**22,085,963.65**	**93,661,357.03**	**10,429,044.72**	**83,232,312.31**

CITY OF DELAWARE, OHIO
FINANCIAL STATEMENT
MARCH 31, 2021

	Weighted Average Interest Rate	YTD Interest Earned	Weighted Average Maturity (Days)	Ending Balance
Checking/Depository				
Checking (Operating & Payroll)*		-		24,482,910
Total Bank Deposits		$ -		$ 24,482,910
Investments				
Star Ohio	0.07%	15,500		69,178,448
Total Investments		$ 15,500		$ 69,178,448
TOTAL BANK DEPOSITS & INVESTMENTS		$ 15,500		$ 93,661,357

* The city participates in an Earning Credit Allow ance program. The City maintains a minimum balance in the checking account so that a credit is earned that then offsets the monthly service charge.

I certify that the balances stated above are true to the best of my know ledge.

Justin Nahvi — MARCH 31, 2021

Finance Director — Date

Tom Homan — MARCH 31, 2021

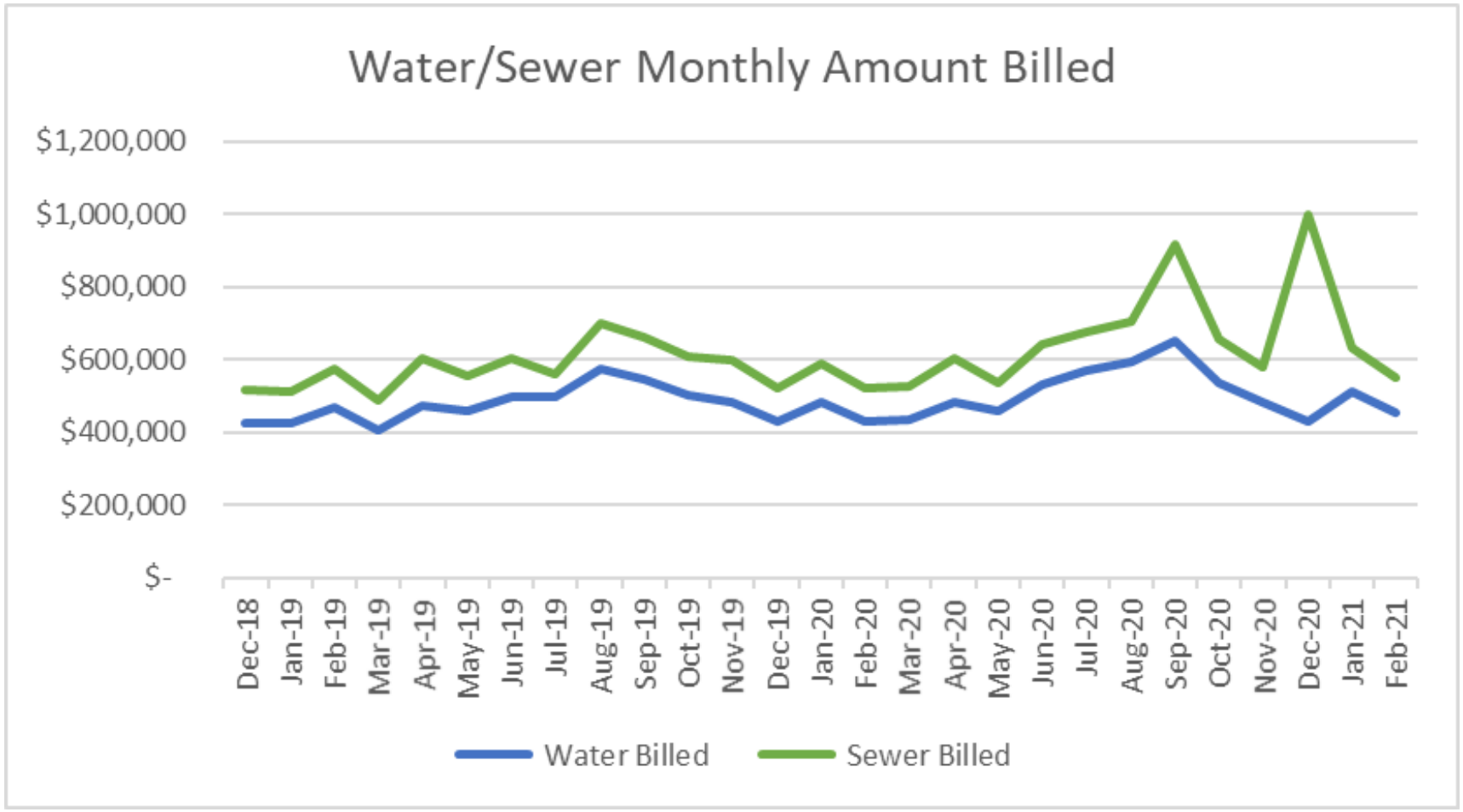
City Manager — Date

CITY OF DELAWARE
DEBT SCHEDULE
MARCH 2021

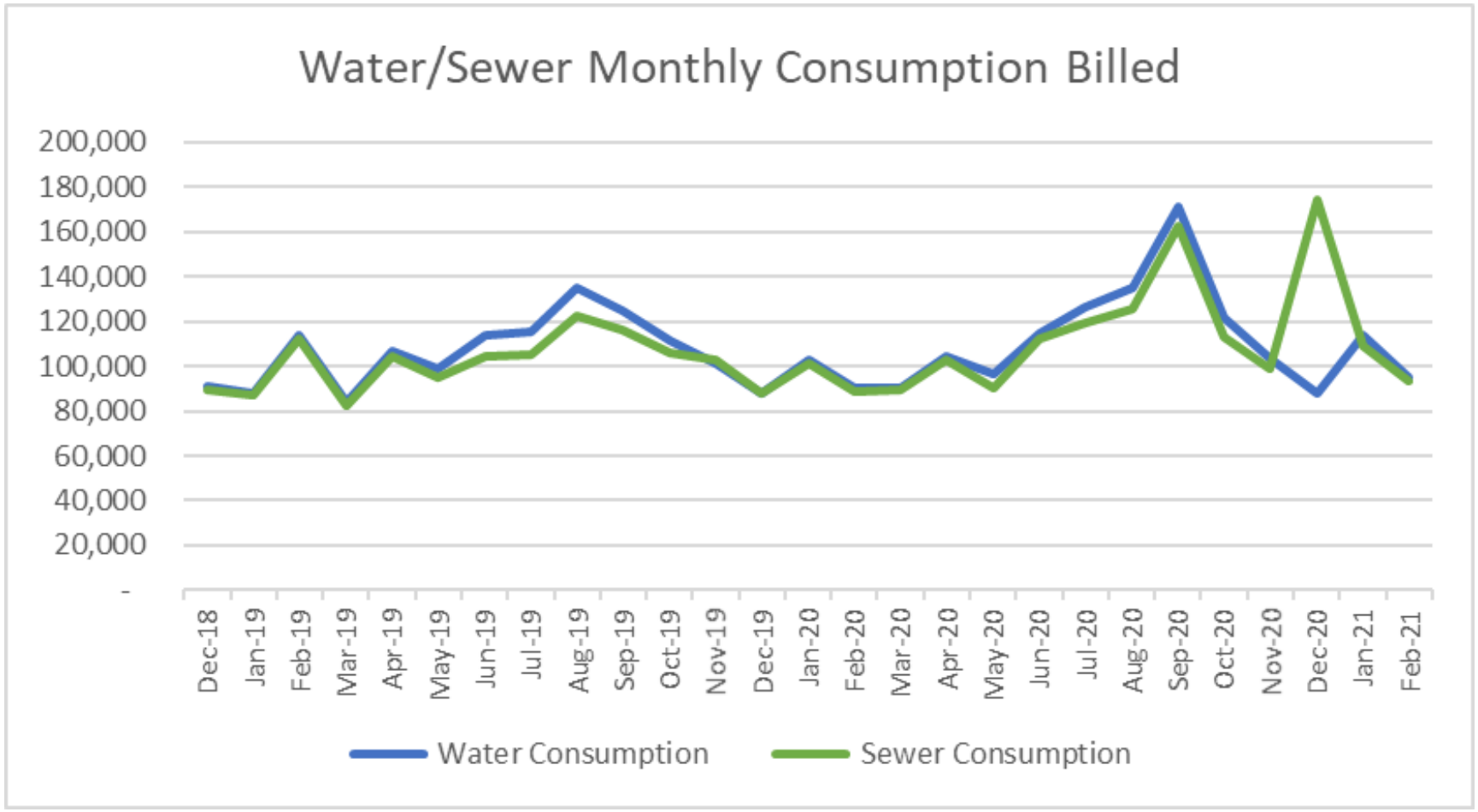
	Outstanding Balance 3/31/2021	General	Fire/EMS	Rec Levy	Police Impact Fee	Municipal Impact Fee	Glenn Rd. TIF/NCA	Water User Fee	Water Capacity Fee	Sewer User Fee	Sewer Capacity Fee
2019 GO Bonds	**$19,780,000**	$ 3,615,000					$ 6,280,000				$ 9,885,000
2017 General Obligation Bonds	**$ 5,405,000**	$ 587,605	$ 2,485,000						$ 1,820,494		$ 511,901
2015 General Obligation Bonds	**$ 4,930,000**		$ 350,000	$ 2,215,000			$ 2,365,000				
2013 General Obligation Bonds	**$ 4,740,000**		$ 1,725,000		$ 534,750	$ 1,190,250	$ 1,290,000				
2012 General Obligation Bonds	**$ 1,265,000**	$ 565,148	$ 114,852								$ 585,000
OWDA Water Projects	**$27,804,208**							$17,819,341	$ 9,984,867		
OWDA Sewer Projects	**$ 9,253,262**									$ 797,631	$ 8,455,631
2020 Recreation Levy Bonds	**$12,085,000**			$12,085,000							
Total Long Term Debt	**$85,262,470**	$ 4,767,753	$ 4,674,852	$14,300,000	$ 534,750	$ 1,190,250	$ 9,935,000	$17,819,341	$11,805,360	$ 797,631	$19,437,532
Fund Balance Reserves 3/31/21		$ 9,095,745	$ 9,808,982	$ 5,396,485	$ 505,603	$ 545,245	$ 5,042,911	$ 5,060,923	$11,866,364	$10,453,693	$ 7,758,634
Annual Debt Service		$ 767,721	$ 702,262	$ 2,431,580	$ 136,700	$ 353,500	$ 999,126	$ 1,285,727	$ 964,722	$ 152,695	$ 3,003,987
2021 Revenue		$25,879,431	$12,023,646	$ 2,326,517	$ 102,500	$ 170,500	$ 3,419,300	$ 7,722,927	$ 2,000,000	$ 8,572,424	$ 4,080,000

APPENDIX D

Billing Month	Consumption Period	Water Customers	Water Consumption	Water Billed	Sewer Customers	Sewer Consumption	Sewer Billed	Refuse Customers	Refuse Billed	Stormwater ERU	Stormwater Billed
Jan-19	Dec-18	12,928	91,066	$ 425,547	12,691	89,468	$ 515,265	14,235	$ 293,242	36,466	$ 91,166
Feb-19	Jan-19	12,951	88,253	$ 423,755	12,711	86,832	$ 511,264	14,247	$ 293,493	27,873	$ 69,681
Mar-19	Feb-19	12,957	113,997	$ 469,192	12,716	111,840	$ 576,244	14,316	$ 294,918	27,908	$ 69,771
Apr-19	Mar-19	12,983	84,044	$ 403,182	12,742	82,418	$ 485,058	14,294	$ 294,455	27,947	$ 69,868
May-19	Apr-19	13,050	106,911	$ 474,402	12,810	104,035	$ 601,199	14,349	$ 295,593	27,949	$ 69,873
Jun-19	May-19	13,096	99,139	$ 456,613	12,854	95,180	$ 553,500	14,395	$ 296,542	28,008	$ 70,020
Jul-19	Jun-19	13,134	113,613	$ 494,816	12,890	104,409	$ 604,106	14,464	$ 297,966	27,991	$ 69,978
Aug-19	Jul-19	13,151	115,139	$ 499,167	12,914	105,412	$ 559,491	14,495	$ 298,591	28,039	$ 70,097
Sep-19	Aug-19	13,172	134,924	$ 575,052	12,930	122,650	$ 697,696	14,519	$ 299,099	28,052	$ 70,129
Oct-19	Sep-19	13,207	125,047	$ 544,381	12,965	116,228	$ 661,645	14,573	$ 300,203	28,083	$ 70,208
Nov-19	Oct-19	13,243	111,664	$ 504,206	13,000	106,141	$ 608,906	14,599	$ 300,738	28,011	$ 70,028
Dec-19	Nov-19	13,211	100,944	$ 483,479	12,966	103,133	$ 596,428	14,595	$ 300,649	27,976	$ 69,941
Jan-20	Dec-19	13,270	87,728	$ 431,208	13,024	87,642	$ 522,014	14,631	$ 301,390	36,363	$ 90,907
Feb-20	Jan-20	13,219	102,900	$ 480,375	12,975	101,172	$ 587,089	14,382	$ 296,269	28,119	$ 70,297
Mar-20	Feb-20	13,240	90,393	$ 431,582	12,994	88,700	$ 522,680	14,651	$ 301,820	28,156	$ 70,390
Apr-20	Mar-20	13,278	90,392	$ 433,859	13,031	89,541	$ 527,488	14,707	$ 302,973	28,156	$ 70,390
May-20	Apr-20	13,333	104,347	$ 483,078	13,086	102,909	$ 601,266	14,681	$ 302,426	28,247	$ 70,616
Jun-20	May-20	13,386	96,858	$ 460,005	13,138	90,592	$ 534,923	14,687	$ 302,549	28,221	$ 70,552
Jul-20	Jun-20	13,415	114,917	$ 528,781	13,166	111,910	$ 642,513	14,727	$ 303,372	28,240	$ 70,600
Aug-20	Jul-20	13,402	126,267	$ 569,456	13,156	119,040	$ 675,202	14,755	$ 303,959	28,348	$ 70,870
Sep-20	Aug-20	13,473	134,662	$ 592,850	13,227	125,526	$ 706,345	14,837	$ 305,640	28,245	$ 70,612
Oct-20	Sep-20	13,475	171,441	$ 649,461	13,227	162,429	$ 916,105	14,857	$ 306,057	28,318	$ 70,796
Nov-20	Oct-20	13,506	121,983	$ 537,031	13,257	113,341	$ 656,170	14,867	$ 306,269	28,368	$ 70,921
Dec-20	Nov-20	13,513	103,585	$ 481,446	13,260	99,078	$ 576,854	14,897	$ 306,879	28,387	$ 70,967
Jan-21	Dec-20	13,596	88,116	$ 429,022	13,344	174,469	$ 1,000,075	14,926	$ 307,486	36,651	$ 91,627
Feb-21	Jan-21	13,589	113,480	$ 510,649	13,337	108,889	$ 634,005	14,984	$ 308,666	28,450	$ 71,124
Mar-21	Feb-21	13,611	95,261	$ 455,609	13,361	93,516	$ 549,420	15,008	$ 309,159	28,461	$ 71,152


Water/Sewer Monthly Amount Billed
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Dec-18
Jan-19
Feb-19
Mar-19
Apr-19
May-19
Jun-19
Jul-19
Aug-19
Sep-19
Oct-19
Nov-19
Dec-19
Jan-20
Feb-20
Mar-20
Apr-20
May-20
Jun-20
Jul-20
Aug-20
Sep-20
Oct-20
Nov-20
Dec-20
Jan-21
Feb-21
Water Billed
Sewer Billed

APPENDIX D


Water/Sewer Monthly Consumption Billed
200,000
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
-
Dec-18
Jan-19
Feb-19
Mar-19
Apr-19
May-19
Jun-19
Jul-19
Aug-19
Sep-19
Oct-19
Nov-19
Dec-19
Jan-20
Feb-20
Mar-20
Apr-20
May-20
Jun-20
Jul-20
Aug-20
Sep-20
Oct-20
Nov-20
Dec-20
Jan-21
Feb-21
Water Consumption
Sewer Consumption

MONTHLY INCOME TAX REVENUES

2019-2021

	2019					2020					2021				
	W/H	PERSONAL	BUSINESS	TOTAL	% OF ACTUAL	W/H	PERSONAL	BUSINESS	TOTAL	% OF ACTUAL	W/H	PERSONAL	BUSINESS	TOTAL	% OF BUDGET
JANUARY	1,570,681	603,605	80,207	2,254,493		1,706,358	637,606	44,177	2,388,141		2,124,476	695,732	32,121	2,852,329	
FEBRUARY	1,616,403	398,566	112,062	2,127,031		1,757,517	309,713	92,790	2,160,019		1,576,434	230,011	132,193	1,938,638	
MARCH	1,308,699	737,799	133,499	2,179,997		1,597,825	513,367	158,820	2,270,012		1,738,826	693,608	251,879	2,684,312	
SUBTOTAL	4,495,784	1,739,970	325,767	6,561,521	22.78%	5,061,699	1,460,686	295,786	6,818,172	23.67%	5,439,736	1,619,351	416,192	7,475,280	25.90%
APRIL	1,941,656	2,595,734	781,735	5,319,125		1,942,011	774,039	198,985	2,915,035		-	-	-	-	
MAY	1,440,447	242,575	54,049	1,737,070		1,436,969	284,090	63,824	1,784,883		-	-	-	-	
JUNE	1,696,517	732,504	153,590	2,582,612		1,486,251	546,475	182,455	2,215,181		-	-	-	-	
JULY	1,630,973	329,142	27,910	1,988,025		1,564,181	1,991,877	459,118	4,015,176		-	-	-	-	
AUGUST	1,393,601	220,627	97,863	1,712,090		1,813,509	215,388	47,643	2,076,540		-	-	-	-	
SEPTEMBER	1,742,714	764,332	253,449	2,760,494		1,470,918	797,195	287,393	2,555,506		-	-	-	-	
OCTOBER	1,688,264	281,632	96,126	2,066,022		1,803,650	308,140	128,510	2,240,300		-	-	-	-	
NOVEMBER	1,563,442	258,284	79,136	1,900,863		1,848,195	180,009	82,625	2,110,829		-	-	-	-	
DECEMBER	1,683,645	368,333	124,744	2,176,722		1,457,238	428,683	190,989	2,076,910		-	-	-	-	
TOTALS	19,277,043	7,533,133	1,994,369	28,804,544		19,884,622	6,986,582	1,937,329	28,808,533		5,439,736	1,619,351	416,192	7,475,280	

	Total Receipts	MARCH Receipts	% of Annual Collections
2011	17,765,717	4,452,287	25.06%
2012	19,658,101	5,110,981	26.00%
2013	20,557,766	5,020,529	24.42%
2014	21,537,420	5,324,992	24.72%
2015	22,852,743	5,454,787	23.87%
2016	24,975,316	6,416,012	25.69%
2017	25,898,396	5,928,245	22.89%
2018	27,829,347	6,137,586	22.05%
2019	28,804,544	6,561,521	22.78%
2020	28,808,533	6,818,172	23.67%
		10 Year Avg.	24.12%

Projection based on ten year trend!

MARCH 2021 RECEIPTS =		$7,475,280
HIGH =	22.05%	$33,894,785
LOW =	26.00%	$28,751,780
LAST 3 YR AVG =	22.83%	$32,737,960
*2021 BUDGETED RECEIPTS		$28,857,906

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: April 22, 2021

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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 Finance Committee 3 p.m.	30	

May 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Public Works/Utilities 6 pm	5 Civil Service 3 p.m. Planning 6:3 p.m.	6	7	8
9	10 Council 7 pm	11	12 BZA 6:30 p.m.	13	14	15
16	17	18 Parks and Recreation Advisory Board 6:30 p.m.	19	20	21	22
23	24 Council 7 p.m.	25	26 HPC 6:30 p.m.	27	28	29
30	31 Memorial Day Closed					

CONTRACT APPROVAL - 04/26/21				
VENDOR	**EXPLANATION OF AGREEMENT**	**2021 AMOUNT**	**DEPARTMENT**	**DATE**
Snyder Funeral Home	Indigent Burials for the City	$995 up to $2375	Finance	4/13/2021
Delaware Rising Football Team	Field Use Agreement	N/A	Parks	4/20/2021
Aero-Mark Co.	2021 Pavement Marking Maintenance Agreement	$100,000.00	Public Works	4/20/2021

Delaware Fire Department

March 2021

- 474 Responses

  2020–475 for March

  -3.12% For Year

- 73% - Emergency Responses Arrived within 6 Minutes.

  Goal for Year is 90%

- EMS Transports

  205 Transports to Hospitals
  -5.09% For Year

- $134,553 - Fire Loss for Month

  95.83% of Property Saved from Fire - 2021

- 7 Narcan Administration for Month

  +3.00% vs. projection for year

- Fire Inspections

  High/Ultra High Risks
  Status – 78%
  Goal – 100%

  Medium/Low Risks
  Status – 79%
  Goal – 95%

COVID-19 – Protection and Restrictions In Place



Summary

- March 13, W. William St., Auto Accident, Major Trauma
- March 27, Oak Hill Ave., Structure Fire
- March 28, Lippazon Way, Structure Fire
- March 29, W. William St., Structure Fire (Out)

Other Activities

- COVID-19 – Limited Activities
- Dempsey – Interview Exercise with Students
- Open Burning Training
- School COVID Vaccination – Capt Matteson
- FEMA Tornado Exercise, (PW, PD, FD, Del Co EMA)
- WDLR – Delaware Digest, Spring Storm Safety
- OWU Football Game Stand-by

Did you know?

Top 3 dispatch calls for the month

1. Sick Person
2. Breathing Problems
3. Lift Assist

74% of the calls were emergent responses for the month

Busiest Stations (Number of Calls to the Station's Area)

1. Station 301 – 292
2. Station 303 – 111
3. Station 302 – 35
4. Station 304 – 36

Total Apparatus Responses in the City for Month

815

Busiest Units

1. Medic 301 – 220
2. Engine 301 – 186
3. Medic 303 - 107
4. Battalion 301 - 62

Narcan Usage for Month

1. Narcotic Overdose - 5
2. Cardiac Arrest – 1
3. Altered Mental - 1

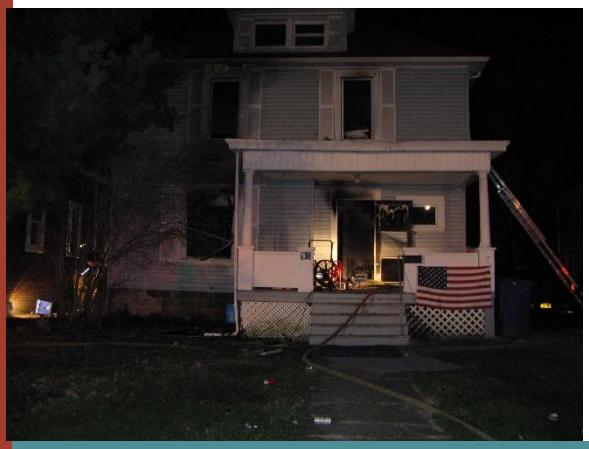
Additional metrics are available on our website



March 12 – Firefighters responded to a motor vehicle crash on US 23 at OhioHealth Blvd. Three patients were transported to the hospital from this incident with non-life threatening injuries.

March 13 – Firefighters responded on a motor vehicle crash on W. William St. The vehicle was on its top and one patient was trapped inside the vehicle. The vehicle was stabilized and the patient was extricated from the vehicle and transported to the Level 2 Trauma Center at Riverside Hospital.





March 27 – Personnel responded to a structure fire at a rental property on Oak Hill. The fire was accidental in nature and caused an estimated $130,000. The OWU students who resided in the residence were not home at the time. OWU was able to provide housing for the students.

Monthly Incident Locations

