CITY OF DELAWARE
CITY COUNCIL
MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
May 10, 2021

AGENDA

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

1. ROLL CALL

2. INVOCATION – Chaplain Dan Maurer, City of Delaware Police Department

3. APPROVAL of the Motion Summary of the regular meeting of Council held on April 26, 2021, as recorded and transcribed.

4. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Airport Commission meeting held on January 21, 2021, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held on March 24, 2021, as recorded and transcribed.
   C. Acceptance of the Motion Summary of the Planning Commission meeting held on April 7, 2021, as recorded and transcribed.
   D. Acceptance of the Motion Summaries of the Civil Service Commission meeting held on January 13, 2021 and November 11, 2020, as recorded and transcribed.
   E. Resolution No. 21-17, a resolution authorizing the City Manager to apply for an Ohio Department of Natural Resources NatureWorks Grant.
   F. Establish May 24, 2021 at 7:30 p.m. as a date and time for a public hearing and second reading of Ordinance No. 21-31, an ordinance approving a Rezoning Amendment for Vincent Romanelli from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road and Ordinance No. 21-32, an ordinance for Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
   G. Establish May 24, 2021 at 7:40 p.m. as a date and time for a public hearing and second reading of Ordinance No. 21-35, an ordinance approving a Rezoning Amendment for Charles R. Davis from A-1

(Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision.

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 National Police Week and Peace Officers Memorial Day - presented to Police Chief Bruce Pijanowski.

8. 7:20 P.M. PUBLIC HEARING AND SECOND READING of Resolution No. 21-16, a resolution authorizing the placement of certain traffic control signage to create approximately twenty (20) temporary parking spaces within the surface lot located on Parcel No. 519-433-070-004-000.

PUBLIC HEARING COMMENT OPTIONS:

- 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 commen**t. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to Council for submission and read into the record. **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.

9. 7:30 P.M. PUBLIC HEARING on the City's Application to Expand the Types of Alcoholic Beverages for Consumption within the District and the Boundaries and Hours of Operation for the Designated Outdoor Refreshment Area (DORA).

PUBLIC HEARING COMMENT OPTIONS:

- 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: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to Council for submission and read into the record. **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.

10. CONSIDERATION of Resolution No. 21-18, a resolution expanding the existing Designated Outdoor Refreshment Area (DORA) in Downtown Delaware and enacting regulations.

11. THIRD 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.

12. THIRD 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.

13. THIRD 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.

14. THIRD 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.

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

16. SECOND READING 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 and declaring an emergency.

17. CONSIDERATION of Ordinance No. 21-31, an ordinance approving a Rezoning Amendment for Vincent Romanelli from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

18. CONSIDERATION of Ordinance No. 21-32, an ordinance for Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

19. CONSIDERATION of Ordinance No. 21-33, an ordinance for Vincent Romanelli for approval of a Preliminary Development Plan for the Glenross North Subdivision Sections 5 & 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

20. CONSIDERATION of Ordinance No. 21-34, an ordinance for Vincent Romanelli for approval of a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 & 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

21. CONSIDERATION of Ordinance No. 21-35, an ordinance approving a Rezoning Amendment for Charles R. Davis from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision.

22. CONSIDERATION of Ordinance No. 21-36, an ordinance approving a Preliminary Subdivision Plat for Charles R. Davis for the Davis Tract

Subdivision on Approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision.

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

24. COUNCIL COMMENT

25. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (2) acquisition of property for public purpose and Section 121.22 (G) (3) pending or imminent court action

26. ADJOURNMENT

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

The regular meeting of Council held on April 26, 2021 and was called to order at 7:03 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: Second Ward Lisa Keller, Third Ward Cory Hoffman (unavailable from 7:30 p.m. to 7:40 p.m. due to computer issues), Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was First Ward Chris Jones.

Staff Present Remotely: Dave Efland, Planning Director, Lance Schultz, Zoning Administrator, Blake Jordan, Public Utilities Director, Bill Ferrigno, Public Works Director and City Engineer, Jessica Feller, Human Resource Manager, John Donahue, Fire Chief, Justin Nahvi, Finance Director, Natalia Harris, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Motion to Excuse: Mrs. Keller motioned to excuse Mr. Jones, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 2. INVOCATION

The invocation was delivered by Major Stephanie Larrick, The Salvation Army

ITEM 3: APPROVAL OF MINUTES

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.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held on April 12, 2021, as recorded and transcribed and the work session meeting of Council held on April 5, 2021, as recorded and transcribed, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 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.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

The following participants joined the meeting virtually:

James Harrison
7160 Jacquelin Court
Westerville, Ohio

ITEM 6: COMMITTEE REPORTS

ITEM 7: PRESENTATIONS

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

ITEM 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

Motion: Mrs. Keller motioned to approve the liquor permit without objection, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

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

Motion: Vice-Mayor Shafer motioned to approve the liquor permit without objection, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 9: ORDINANCE NO. 21-21 [Public Hearing and Second 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 second time. Council will take Ordinance No. 21-21 to a third reading.

PUBLIC PARTICIPATION:
David C. Shade
236 West Central Avenue
Delaware, Ohio

John Rybka
Delaware Together Steering Committee Member
212 Tara Glen Drive
Delaware, Ohio

ITEM 10: ORDINANCE NO. 21-22 [Public Hearing and Second 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 second time. Council will take Ordinance No. 21-22 to a third reading.

ITEM 11: ORDINANCE NO. 21-23 [Public Hearing and Second 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 second time. There was no request to speak during the public hearing. Council to take Ordinance No. 21-23 to a third reading.

APPLICANT:
Michael R. Shade
236 West Central Avenue
Delaware, Ohio

ITEM 12: ORDINANCE NO. 21-24 [Second 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 second time. Council to take Ordinance No. 21-24 to a third reading.

ITEM 13: RESOLUTION NO. 21-15 [First Reading]
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).

The Clerk read the resolution for the first time.

APPLICANT:
Sara Radcliffe, Esq.
Kephart and Fisher, LLC
207 North Fourth Street
Columbus, Ohio

Motion: Mrs. Keller motioned to adopt Resolution No. 21-15, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 14: RESOLUTION NO. 21-16 [First Reading]
A RESOLUTION AUTHORIZING THE PLACEMENT OF CERTAIN TRAFFIC CONTROL SIGNAGE TO CREATE APPROXIMATELY TWENTY (20) TEMPORARY PARKING SPACES WITHIN THE SURFACE LOT LOCATED ON PARCEL NO. 519433070004000.

The Clerk read the resolution for the first time. A public hearing was scheduled for May 10, 2021.

ITEM 15: ORDINANCE NO. 21-29 [First Reading]
AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 21-29 to a second reading.

ITEM 16: ORDINANCE NO. 21-30 [First Reading]
AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT FOR THE DEVELOPMENT OF WINTERBOURNE DRIVE AND OTHER INFRASTRUCTURE IMPROVEMENTS.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 21-30 to a third reading.

ITEM 17: FINANCE DIRECTOR'S REPORT
Mr. Nahvi reviewed the provided reports and discussed the changes to the federal, state and city income tax filing date.

ITEM 18: CITY MANAGER'S REPORT & COVID-19 UPDATE
Mr. Homan stated that staff is working on a reopening plan for Mingo Pool. There will be no work session meeting for the month of May. He discussed having a conversation with a member of Sustainable Delaware relating to energy aggregation and his plans to defer this topic until the Spring of 2022. Finance Committee will meet on April 2 to review options for street resurfacing financing.

ITEM 19: COUNCIL COMMENTS
Mrs. Keller thanked staff for the revision to the city policy relating to vaccines.

Mr. Hoffman recognized staff for their work on the Comprehensive Plan.

Mr. Farrell recognized staff for their work on the virtual meeting.

Mayor Riggle recognized staff for their work on the Comprehensive Plan.

ITEM 20: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action.

Vice-Mayor Shafer motioned to enter into executive session pursuant to Ohio Revised Code Section 121.22 (G)(3) pending or imminent court action at 9:21 p.m. This motion was seconded by Mr. Farrell and approved by a 6-0 vote. The following members of Council were present for the discussion 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. At 9:41 p.m. Mrs. Keller motioned to enter back into open session, second by Vice-Mayor Shafer. This motion was approved by a 6-0 vote.

ITEM 21: ADJOURNMENT

Motion: Mayor Riggle motioned to adjourn the meeting. The meeting adjourned at 9:42 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

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AIRPORT COMMISSION
January 21, 2021
MOTION SUMMARY

ITEM 1. Roll Call

The Clerk called the virtual meeting to order at 6:38 p.m.

Members Present: Eric Everson, Walt Gaub, Timothy Smith, John Lewis, Vice-Chairwoman Janie McIntire (arrived at 6:40 p.m.)

Members Absent: Chris Acker, Mayor Carolyn Kay Riggle

Staff Present: Joe Bullis, Public Works Superintendent, Kevin Piatt, Airport Operations Supervisor, and Bill Ferrigno, Public Works Director/City Engineer

Motion to Excuse: Mr. Smith motioned to excuse Mr. Acker and Mayor Riggle, seconded by Mr. Gaub. Motion approved by a 5-0 vote.

ITEM 2. WELCOME NEW COMMISSION MEMBER – Eric Everson

ITEM 3. ELECTION of Chairperson and Vice-Chairperson

Motion: Mr. Lewis motioned to table the election of Chair and Vice-Chair until the next regular scheduled meeting, seconded by Mr. Gaub. Motion approved by a 5-0 vote.

ITEM 4. APPROVAL of the Motion Summary of the meeting of the Airport Commission held on October 15, 2020, as recorded and transcribed.

Motion: Mr. Lewis moved to approve the Motion Summary of the meeting of the Airport Commission held on October 15, 2020, as recorded and transcribed, seconded by Mr. Gaub. Motion approved by a 5-0 vote.

ITEM 5. PUBLIC COMMENTS

There were no public comments.

ITEM 6. UPDATE on Hangar Paving Project

Mr. Ferrigno discussed the location of the paving project and that the plans are being submitted to the FAA for approval. He expected approval for funding to be approved/released in the spring. The access road is not part of the project, but will be a in house project.

ITEM 7. UPDATE on FBO-Business

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Mr. Everson also provided his gratitude to staff for their work and recognized their efforts over the holiday season.

Mr. Smith questioned if commissioners were part of the OAA membership that is held by the City. Mr. Piatt did express that the City is a member of OAA and would clarify if this includes commissioners.

Vice-Chairwoman McIntire praised staff for their overall hard work throughout the pandemic. She discussed an email received from OAA regarding Senate Bill 259 relating to a Airport Development District. She also requesting information on the FAA – COVID Response Grant Program.

ITEM 14. ADJOURNMENT

Motion: Mr. Smith moved to adjourn the meeting, seconded by Mr. Lewis. The Airport Commission meeting adjourned at 7:46 p.m.

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Janie McIntire
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Chairperson

DocuSigned by:
Elaine McCloskey
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Elaine McCloskey, Clerk

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HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
March 24, 2021

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

Members Present: Cara Hering (unavailable due to computer issues from 7:08 p.m. to 7:10 p.m.), Mark Reed, Mark Smiles, Stephanie VanGundy, Councilwoman Lisa Keller, Vice-Chair Sherry Riviera, Chairman Joe Coleman

Staff Present: Dianne Guenther, Development Planner

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 24, 2021, as recorded and transcribed.

Motion: Ms. VanGundy motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on February 24, 2021, as recorded and transcribed, seconded by Mr. Smiles. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission reviewed the staff report provided to them regarding the proposed revisions to the Architectural Standards for Downtown Delaware: Inclusion of Fiberglass-Clad Windows as an Acceptable Window Treatment.

ITEM 4. STAFF COMMENTS
Ms. Guenther discussed the procedure for sidewalk permits and discussed the plan to have the greenhouse and igloo structures that are placed on patios removed by April 30 and discussed potential regulations for use after non-Covid environment. Councilwoman Keller voiced concerns on having a date for the structures to be removed if the businesses felt they were beneficial to use.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: March 24, 2021

ITEM 7. ADJOURNMENT

Motion: Ms. VanGundy moved to adjourn the meeting, seconded by Mr. Reed. The Historic Preservation Commission meeting adjourned at 7:23 p.m.

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Joe Coleman
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Chairperson

DocuSigned by:
Elaine McCloskey
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Elaine McCloskey, Clerk

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PLANNING COMMISSION
April 7, 2021
MOTION SUMMARY

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

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held March 3, 2021, as recorded and transcribed.
APPROVAL of the Motion Summary of the Planning Commission work session meeting held on March 17, 2021, as recorded and transcribed.

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

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission word session meeting held on March 17, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Comprehensive Plan
   (1) 2021-0812: A request by the City of Delaware for adoption of the new Delaware Together Comprehensive Plan and approval of Amendments to Chapter 1101 – Master Plan of the City of Delaware Planning and Zoning Code.
   (2) 2021-0814: A request by the City of Delaware for adoption of the new 2020-2040 Thoroughfare Plan and approval of Amendments to Chapter 1103 – Thoroughfare Plan of the City of Delaware Planning and Zoning Code.

      a. Staff Presentation
      b. Public comment (public hearing)
         There was no public comment submitted or request to speak.

      c. Commission Action

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Motion: Mr. Volenik motioned to approve 2021-0812, seconded by Mr. Prall. Motion approved by a 7-0 vote.
Motion: Mr. Volenik motioned to approve 2021-0814, seconded by Mr. Prall. Motion approved by a 7-0 vote.

B. Houk Road Condominiums

(1) 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.

(2) 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.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation

APPLICANT:
Michael R. Shade
236 West Central Avenue
Delaware, Ohio

John Oney
Archall Architectural Alliance
49 East Third Avenue
Columbus, Ohio

c. Public comment (public hearing)

The following individuals provided public comment through Cisco Webex:

Dawn Hardwick
2203 Green Lawn Drive
Delaware, Ohio

Jayne Marcum
128 Hanover Court
Delaware, Ohio

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Gary Salyer
126 Hanover Court

Michael Dardarian
1890 Mary Dell Lane
Delaware, Ohio

Diane Orick
1920 Mary Dell Lane
Delaware, Ohio

Gary and Teresa Milner
2138 Greenlawn Drive
Delaware, Ohio

The following individuals submitted a letter which was read into the record by the City Council Clerk:

Edward Schlote
378 Cod Springs Lane
Delaware, Ohio

Paul Clark
2191 Greenlawn Drive
Delaware, Ohio

Brett Latta
376 North Sandusky Street
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0589, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0591, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

C. Communities at Glenross – Section 14

(1) 2021-0601: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind

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Road.

(2) 2021-0603: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation

APPLICANT:
Joe Looby
EMHT
5500 New Albany Road
Columbus, Ohio

Joseph Lamparyk
Pulte Homes of Ohio LLC
475 Metro Place South, Suite 200
Columbus, Ohio

c. Public comment (not a public hearing)

There was no public comment request to speak or letters submitted.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0601, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0603, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

D. Terra Alta

(1) 2021-0605: A request by Terra Alta LLC., for approval of a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

(2) 2021-0606: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

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Anticipated Process

a. Staff Presentation
b. Applicant Presentation

APPLICANT:
Jeff Strung
EMHT
5500 New Albany Road
Columbus, Ohio

Jim Ohlin
Terra Alta LLC
148 West Schrock Road
Westerville, Ohio

c. Public comment (not a public hearing)

There was no public comment request to speak or letters submitted.

d. Commission Action

Motion: Mr. Volenik motioned to approve 2021-0605, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approve 2021-0606, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 5, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:45 p.m.

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Chairperson

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DocuSigned by:
Elaine McCloskey
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Elaine McCloskey, Clerk

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CIVIL SERVICE COMMISSION
Motion Summary
January 13, 2021

ITEM 1. ROLL CALL

Chairman Rybka called the virtual meeting to order at 3:00 p.m.

Members Virtually Present: Kent Shafer (arrived at 3:30 p.m.), City Council Liaison, Mary Jane Santos, Vice-Chairman Eric Coss and Chairman John Rybka

Staff Virtually Present: Lorrie Diaz, Human Resource Coordinator, John Donahue, Fire Chief and Natalia Harris, City Attorney

ITEM 2. APPROVAL of the Motion Summary for the Civil Service Commission meeting held November 11, 2020, as recorded and transcribed.

Motion: Ms. Santos motioned to approve the motion summary for the November 11, 2020 Civil Service Commission meeting, seconded by Vice-Chairman Coss. This motion was approved by a 3-0 vote.

ITEM 3. ADOPTION of Proposed 2021 Community Paramedic Recruitment Process

Chairman Ryka discussed the roles for the community paramedics that were approved in the budget. Chief Donahue discussed that the process mirrors the firefighter position with minor modifications. He discussed the physical ability test that will need to be completed. He discussed there is also a position for Service Coordinator, but this would be a position held by a social worker. Chief Donahue clarified there would be one service coordinator/social worker position, one community paramedic, and critical care paramedics for the remaining positions.

PUBLIC COMMENT:
Joseph Murphy
IAFF Local 6060 President

Mr. Murphy read a statement into the record representing Local 6060 of the International Association of Fire Fighters and informed the Commission that Local 6060 is filing another ULP with the State Employment Relations Board regarding their concerns.

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Motion: Ms. Santos moved to accept the proposed 2021 Community Paramedic Recruitment Process as presented, seconded by Chairman Rybka. Motion approved by a 2-1 (Coss) vote.

ITEM 4. PUBLIC COMMENT
There was no additional public comment.

ITEM 5. STAFF COMMENTS

Chief Donahue shared effects of COVID-19 on staff relating to illness and quarantine and when firefighters are expected to receive the vaccine.

ITEM 6. COMMITTEE COMMENTS

ITEM 7. ADJOURNMENT

Motion: Chairman Rybka moved to adjourn the Civil Service Commission meeting, seconded by Vice-Chairman Coss. The Civil Service Commission meeting was adjourned at 3:43 p.m.

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John Rybka
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John M. Rybka, Chairman

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Elaine McCloskey
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Elaine McCloskey, Clerk

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CIVIL SERVICE COMMISSION
Motion Summary
November 11, 2020

ITEM 1. ROLL CALL

Chairman Rybka called the virtual meeting to order at 3:00 p.m.

Members Virtually Present: Kent Shafer, City Council Liaison, Mary Jane Santos (did not have audio video until 3:25 p.m.), Vice-Chairman Eric Coss and Chairman John Rybka

Staff Virtually Present: Lorrie Diaz, Human Resource Coordinator, John Donahue, Fire Chief and Natalia Harris, City Attorney

The Commission and staff was made aware that although Commissioner Santos was present for the meeting she was having audio difficulties connecting.

ITEM 2. APPROVAL of the Motion Summary for the Civil Service Commission meeting held July 1, 2020, as recorded and transcribed.

Motion: Vice-Chairman Coss motioned to approve the motion summary for the July 1, 2020 Civil Service Commission meeting, seconded by Chairman Rybka. This motion was approved by a 2-0 vote.

Chairman Rybka discussed that the amended did not include the motion summary for the November 6, 2019 Civil Service Commission meeting which was tabled at the July 1, 2020 meeting. He requested to amend the agenda to include the motion summary.

Motion: Chairman Rybka motioned to amend the agenda and approve the Motion Summary of the November 6, 2019 Civil Service Commission meeting, as recorded and transcribed, seconded by Vice-Chairman Coss. Motion approved by a 2-0 vote.

ITEM 3. UPDATE of the Fire Lieutenant Promotional Process

Motion: Vice-Chairman Coss moved to accept the Fire Lieutenant Promotional Process as presented, seconded by Chairman Rybka. Motion approved by a 2-0 vote.

ITEM 4. UPDATE of Fire Captain Promotional Process

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Commissioner Santos was able to participate with audio via phone at 3:25 p.m.

Motion: Vice-Chairman Coss moved to accept the Fire Captain Promotional Process as presented, seconded by Chairman Rybka. Motion approved by a 3-0 vote.

ITEM 5. PUBLIC COMMENTS

There was no public comment.

ITEM 6. STAFF COMMENTS

ITEM 7. COMMITTEE COMMENTS

Chairman Rybka questioned the impact to staff with COVID-19 and budget requests for paramedic positions. Chief Donahue discussed precautions and staff quarantined. He also discussed that City Council is currently reviewing the budget and that he briefed them at the November 2 work session.

Vice-Chairman Coss provided his thanks to staff for all their work during the pandemic.

ITEM 8. ADJOURNMENT

Motion: Chairman Rybka moved to adjourn the Civil Service Commission meeting, seconded by Vice-Chairman Coss. The Civil Service Commission meeting was adjourned at 3:29 p.m.

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John Rybka
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John M. Rybka, Chairman

DocuSigned by:
Elaine McCloskey
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Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E DATE: 05/10/2021

ORDINANCE NO: RESOLUTION NO: 21-17

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Ted Miller, Parks and Natural Resources Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A OHIO DEPARTMENT OF NATURAL RESOURCES NATUREWORKS GRANT.

BACKGROUND:
The Mingo Park Tot Lot is the busiest playground the City has to offer. These improvements will include a new Tot Lot Playground. The playground is currently 20 years old, and at the end of its life. This development is part of the 2022 Capital Improvement Fund. The City will consult with the Parks Board about these improvements. NatureWorks recommendation announcements are planned for autumn 2021.

REASON WHY LEGISLATION IS NEEDED:
The NatureWorks application requires authorization for filing the application. This does not commit the City to accept the grant.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

The fiscal impact will be positive if the grant is awarded. The grant will allow the Parks and Natural Resources Department to leverage existing funds for additional park improvements to expand the final scope for the park. The grant is requesting an estimated $40,000-$50,000.

POLICY CHANGES:
N/A

PRESENTER(S):
Ted Miller, Parks and Natural Resources Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
Application

RESOLUTION NO. 21-17

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AN OHIO DEPARTMENT OF NATURAL RESOURCES NATUREWORKS GRANT.

WHEREAS, the State of Ohio through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes, through the State of Ohio NatureWorks Grant Program; and

WHEREAS, the City of Delaware desires financial assistance under the NatureWorks Grant Program.

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

SECTION 1. That the City Manager approves the filing of the attached application with the State of Ohio NatureWorks Grant Program for financial assistance.

SECTION 2. That the City Manager is hereby authorized and directed to execute and file an application with the Ohio Department of Natural Resources and to provide all information and documentation required to become eligible for possible funding assistance.

SECTION 3. That the City of Delaware does agree to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms of the NatureWorks Grant Program.

SECTION 4. 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

FACT SHEET

AGENDA ITEM NO: 8

DATE: 05/10/2021

RESOLUTION NO: 21-16

RESOLUTION NO:

READING: SECOND

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

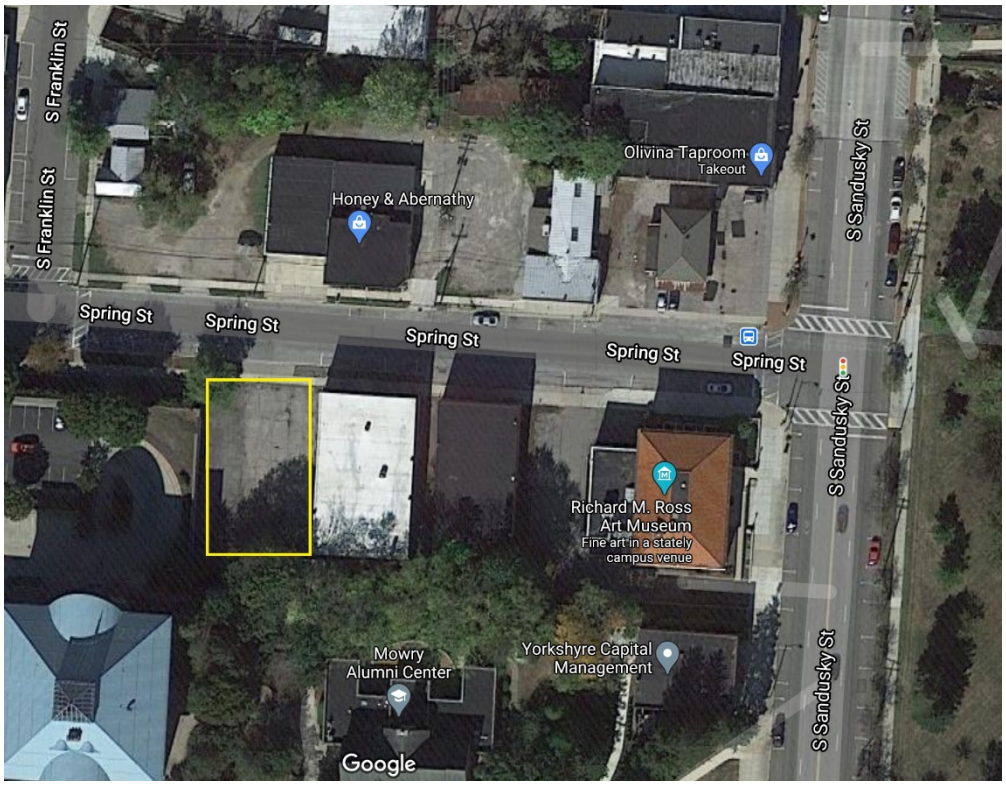
EST 1808
CITY OF
DELAWARE
OHIO

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

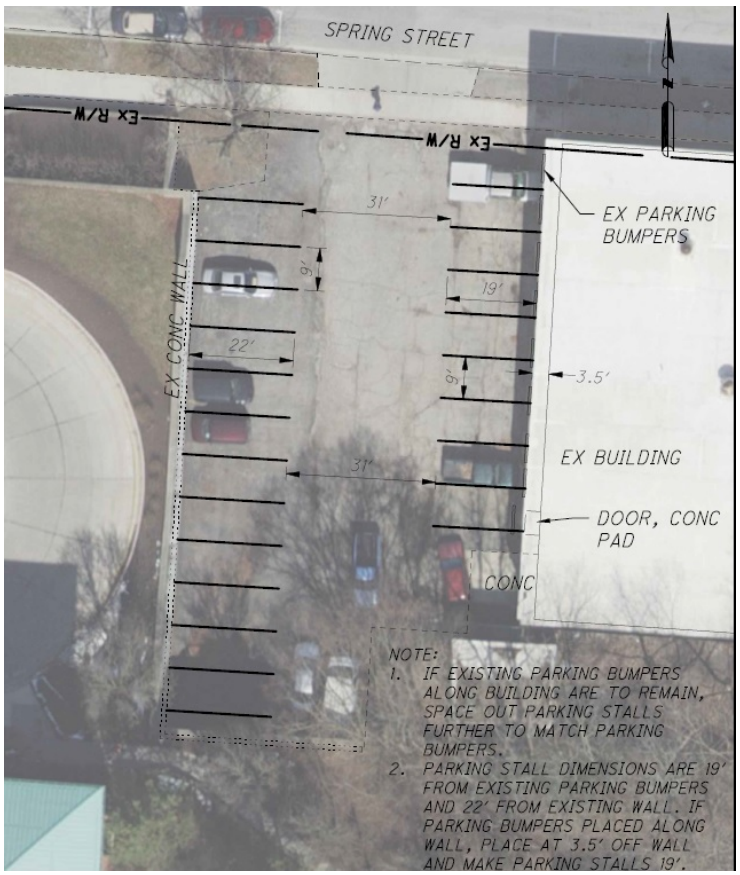
Background

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)

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EXHIBIT A

EST 1808
CITY OF
DELAWARE
OHIO

APPLICATION TO THE DELAWARE CITY COUNCIL:

DOWNTOWN DELAWARE DESIGNATED OUTDOOR REFRESHMENT AREA – UPDATED 2021

O.R.C. 4301.82

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

Submitted

By: DocuSigned by: _____
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R. Thomas Homan, City Manager

March 22, 2021

DocuSign Envelope ID: ABFDEA0C-ADBC-448A-855D-C2DCEC337CB6

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4. Qualifying Permit Holders	6-8
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I. INTRODUCTION AND SUBMITTAL OF APPLICATION

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

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

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

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

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

The application includes the following:

Section II. Boundaries

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

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Section III. Nature of Establishments

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

Section IV. Qualifying Permit Holders

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

Section V. Hours of Operation

Days and hours where the DORA will be active

Section VI. Land Use & Zoning

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

Section VII. Public Health & Safety

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

Section VIII. Signage

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

Section IX. Qualifying Special Events

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

Section X. Delaware DORA Container

Guidelines for acceptable containers and protocol

Section XI. Additional Rules & Requirements

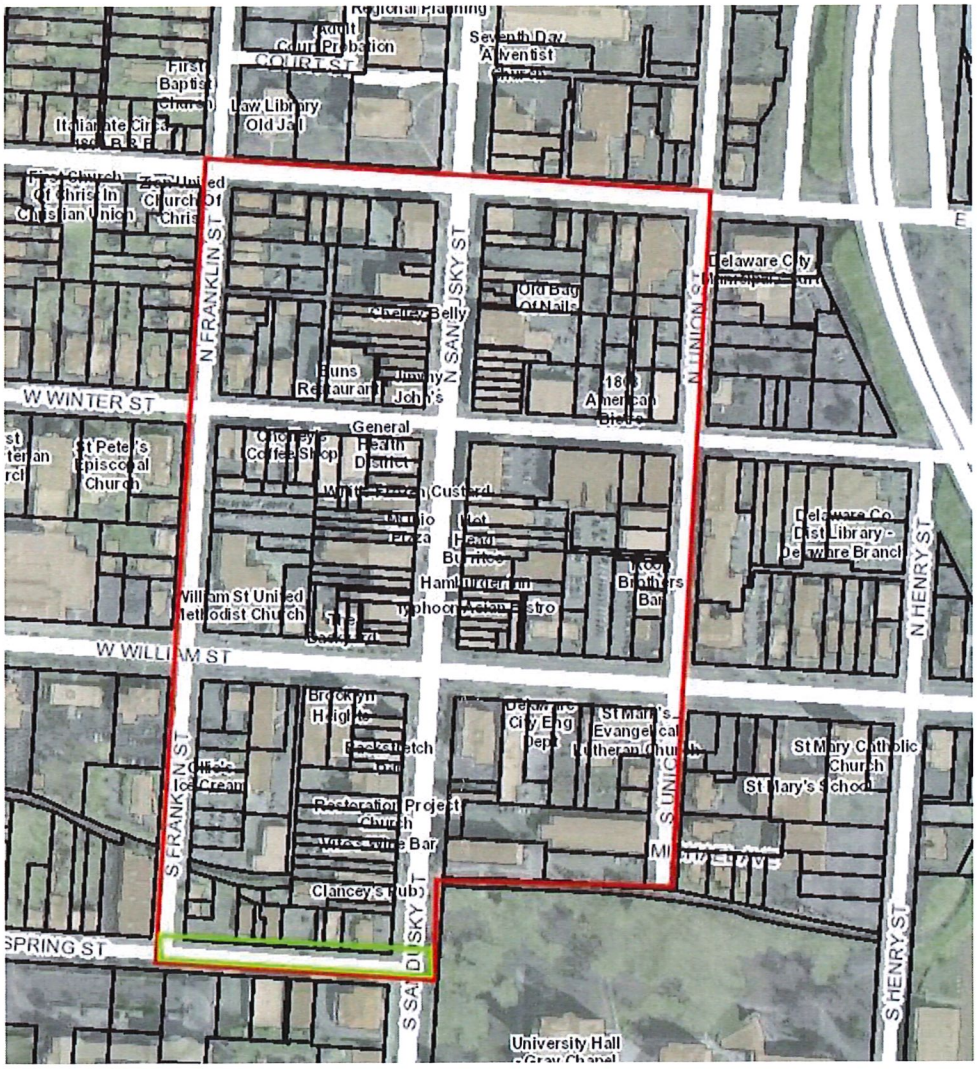
Section XII. Request to Temporarily Suspend a Portion of the DORA

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

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I. BOUNDARIES

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



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

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

II. NATURE OF ESTABLISHMENTS

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

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

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

III. QUALIFYING PERMIT HOLDERS

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

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

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

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

IV. HOURS OF OPERATION

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

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

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

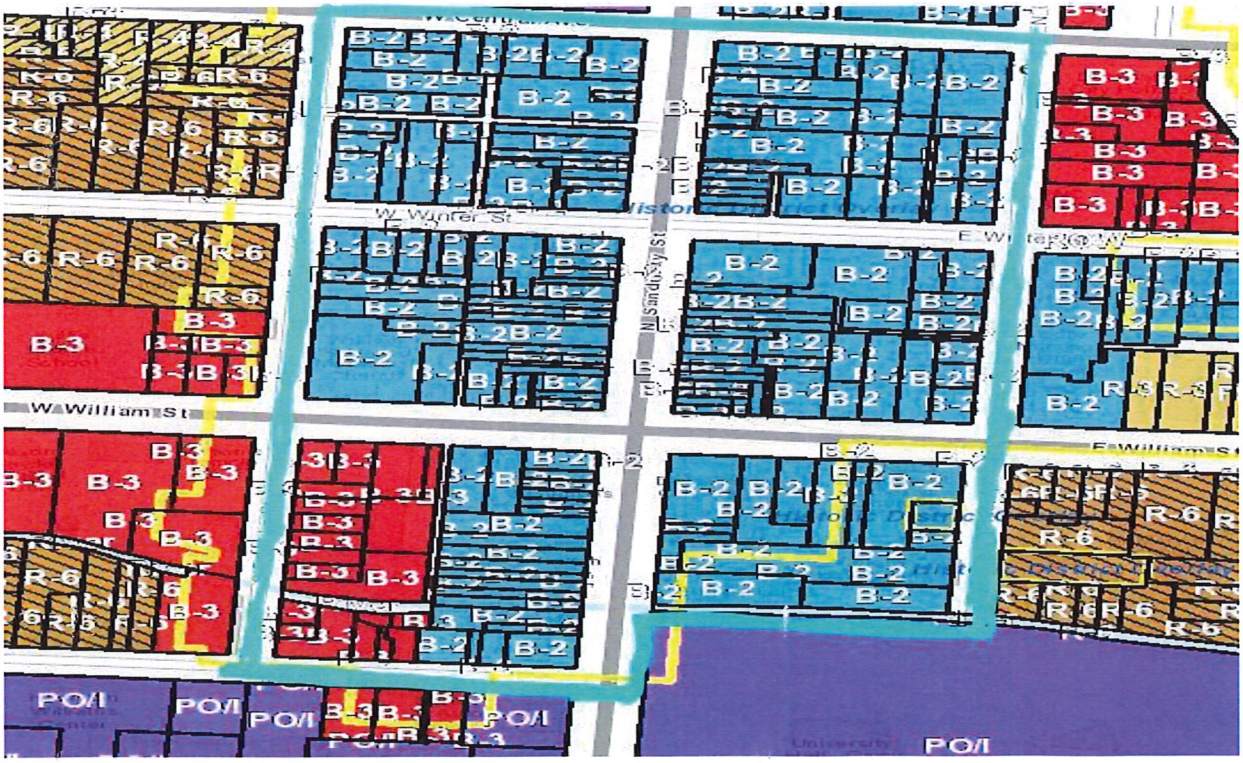
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LAND USE & ZONING

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

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

Zoning Districts



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V. PUBLIC HEALTH & SAFETY

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

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

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

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

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

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

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VI. SIGNAGE

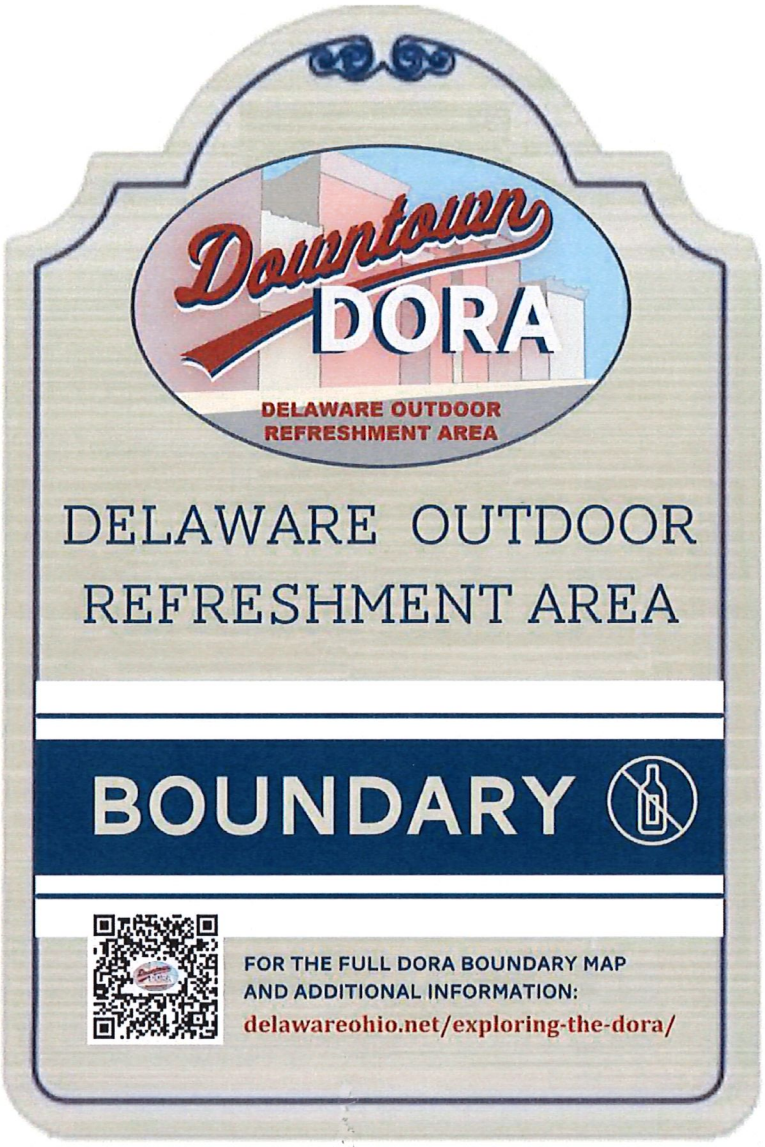
In accordance with the ORC § 4301.82 F(1)(b), there will be signs designating the boundary of the DORA.

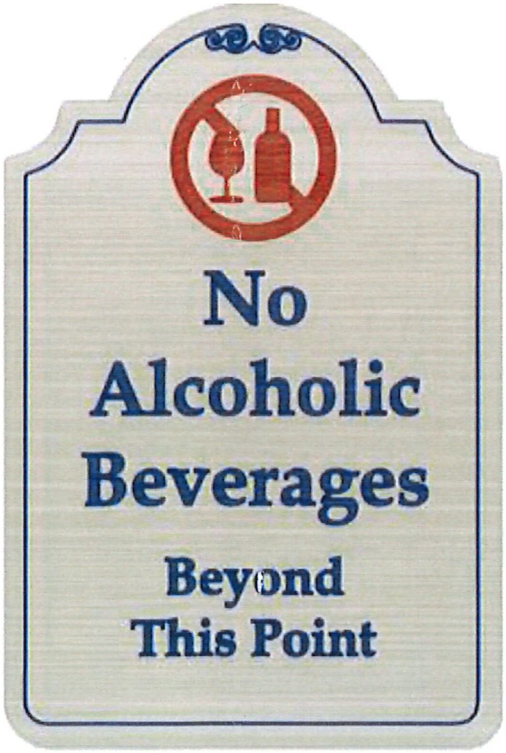
As part of the DORA update, we will create and erect new signage in the DORA zone.

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

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

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





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

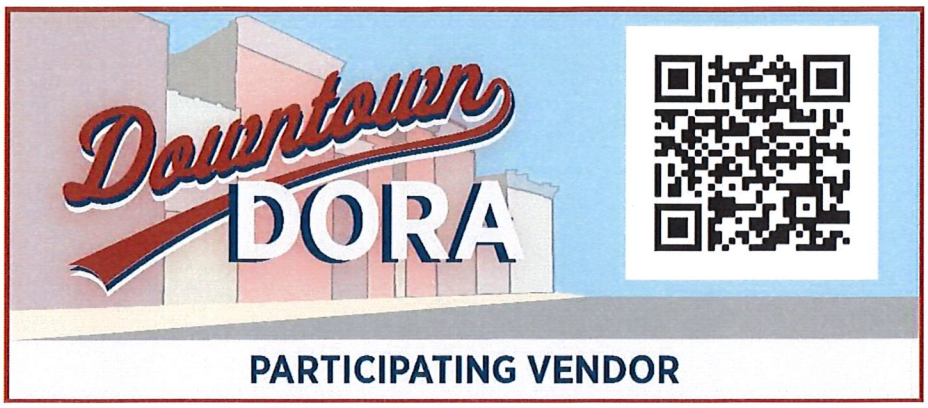
Cost and Implementation

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

Public Works staff can remove and replace the signs.

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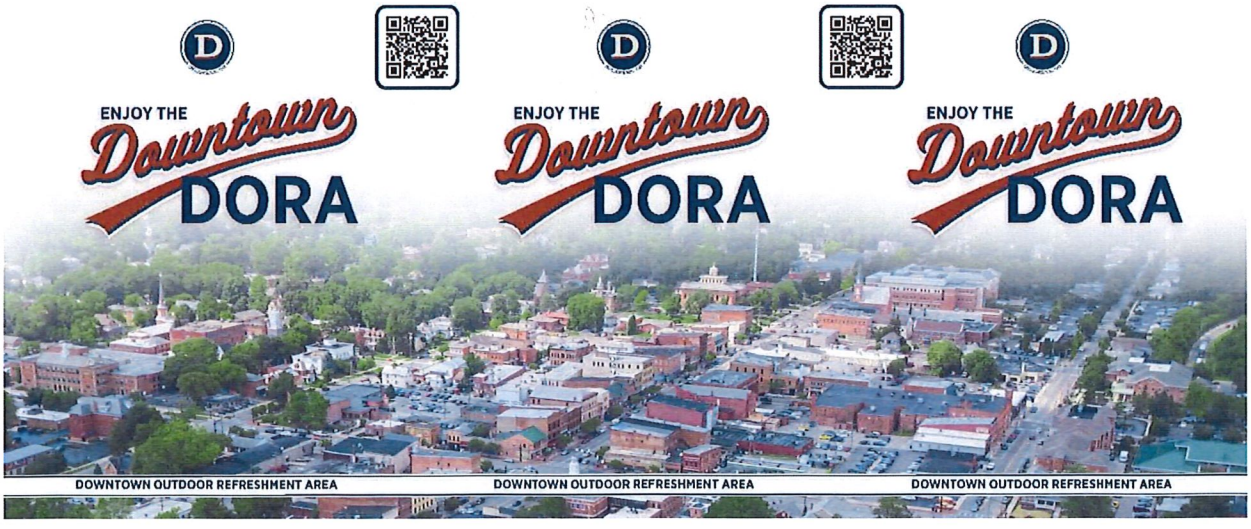
Window Decals of Participating Vendor



Window Decals of Participating Retailer



DORA Banner "Wrap" within the District



DocuSign Envelope ID: ABFDEA0C-ADBC-448A-855D-C2DCEC337CB6

VII. QUALIFYING SPECIAL EVENTS

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

VIII. DELAWARE DORA CONTAINER

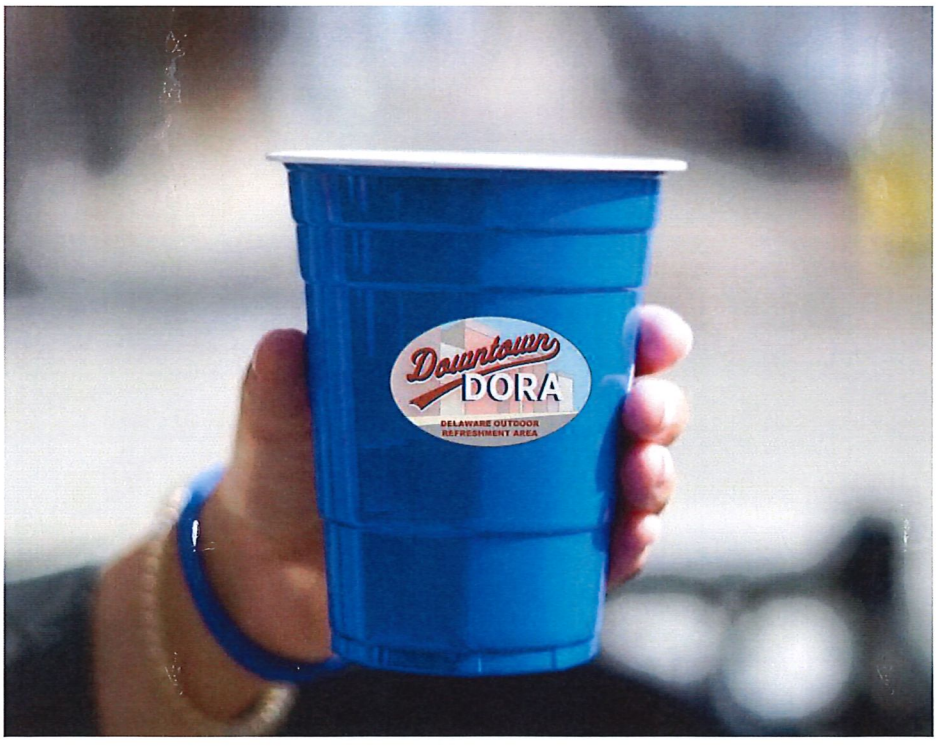
In accordance with ORC § 4301.82 (F)(1)(g), Wine, beer, mixed drinks and spiritous liquor shall only be consumed within the DORA as follows:

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

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

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

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



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IX. ADDITIONAL RULE & REQUIREMENTS

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

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

X. REQUEST TO TEMPORARILY SUSPEND A PORTION OF THE DORA

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

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FACT SHEET

AGENDA ITEM NO: 10

DATE: 05/10/2021

ORDINANCE NO:

RESOLUTION NO: 21-18

READING: FIRST

PUBLIC HEARING: YES
May 10, 2021 @ 7:30 P.M.

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 EXPANDING THE EXISTING DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) IN DOWNTOWN DELAWARE AND ENACTING REGULATIONS.

BACKGROUND:

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

Due to the success of the existing DORA, and the economic advantages it provides to the downtown, especially during the pandemic, staff is proposing an updated application to expand upon the programs' success with expanded boundaries, hours, and allowable beverages.

Staff recommends that Council adopt Resolution No. 21-18 to approve the newly proposed DORA. This resolution will be a part of the public hearing at the May 10, 2021 City Council meeting.

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
Minimal cost for new signage for DORA Boundaries.

POLICY CHANGES:
N/A

PRESENTER(S):
Kyle Kridler, Assistant City Manager

RECOMMENDATION:
Approval

ATTACHMENT(S)
Memo RE: Delaware 2021 DORA Application from Kyle Kridler, Assistant City Manager

RESOLUTION NO. 21-18

A RESOLUTION EXPANDING THE EXISTING DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) IN DOWNTOWN DELAWARE AND ENACTING REGULATIONS.

WHEREAS, pursuant to the provisions of Ohio Revised Code §4301.82, a municipal corporation is permitted to designate certain property as an outdoor refreshment area ("Designated Outdoor Refreshment Area" or "DORA); and

WHEREAS, on October 23, 2017, this Council passed Resolution No. 17-57, which created a DORA for Downtown Delaware and enacted regulations for the DORA; and

WHEREAS, pursuant to R.C. 4301.82, *et seq.*, a municipal corporation may expand an existing DORA provided: (1) the expansion does not exceed the legally permissible maximum size of the DORA as set forth in R.C. 4301.82(B), (2) the legislative authority of the municipal corporation where the DORA exists follows the same legally required notice and legislative procedures as when the DORA was created as set forth in R.C. 4301.82(C), and the legislative authority of the municipal corporation where the DORA exists sends required information, including a new street boundary listing that includes all streets in the expanded DORA, as required by R.C. 4301.82 to the Ohio Department of Commerce, Division of Liquor Control; and

WHEREAS, the existing DORA in Downtown Delaware created by Resolution No. 17-57 has proven to be a safe and effective marketing tool to encourage Delaware residents and guests to visit downtown shops and restaurants, which has resulted in economic advantages to Downtown Delaware; and

WHEREAS, on March 18, 2021, the City Manager submitted an application to this Council to expand the DORA created by Resolution 17-57, which currently exists in Downtown Delaware (the "DORA Application"); and

WHEREAS, pursuant to R.C. 4301.82(C), notice of the filing of the DORA Application and the date of a public hearing thereon was published in a newspaper of general circulation in the City of Delaware on **April 8, 2021**; and

WHEREAS, a public hearing on the application was held on **May 10, 2021**, during which public testimony was given; and

WHEREAS, R.C. 4301.82(F)(1) requires the City to establish requirements that the City determines necessary to ensure public health and safety in the expanded DORA; and

WHEREAS, the DORA Application as submitted and attached to this resolution as "Exhibit A", meets the requirements of R.C. 4301.82(B)(1)-(5), it being further clarified that the boundary of the expanded DORA includes the premises of the permit holders located at the street addresses listed in the DORA Application; and

WHEREAS, expansion of the Designated Outdoor Refreshment Area will enhance the experience of patrons of business establishments within the Downtown Delaware area.

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

SECTION 1. City Council approves the DORA Application as having met the requirements of R.C. 4301.82(B)(1)-(5) and approves the expansion of the Designated Outdoor Refreshment Area in Downtown Delaware comprised of the area as depicted on "Exhibit A", attached hereto and made a part hereof, such area to include and encompass the premises of the permit holders located at the street addresses listed on "Exhibit A", as is required to be included pursuant to R.C. 4301.82(F)(1)(a).

SECTION 2. City Council determines that all public notice requirements of R.C. 4301.82 prior to the passage of this Resolution have been met.

SECTION 3. The City Council Clerk is directed to forward a certified copy of this Resolution, along with all exhibits, to the Ohio Department of Commerce, Division of Liquor Control and the Ohio Department of Public Safety, Investigative Unit in accordance with R.C. 4301.82(C) and (F)(3).

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 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 5. That this Resolution shall take effect and be in force immediately after its passage.

PASSED: _____, 2021 YEAS_____ NAYS_____
ABSTAIN_____

ATTEST: _____ _____
CITY CLERK MAYOR

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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:	May 6, 2021
RE:	Delaware 2021 DORA Application

Background

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

Due to the success of the existing DORA, and the economic advantages it provides to the downtown, especially during the pandemic, staff is proposing an updated application to expand upon the programs' success which is outlined in this memo along with the application attached. See updates to process below in **green** and **red**.

Process and Timeline

1) City Manager submitted formal DORA application to City Council (**Sent on March 22, 2021**)
    a. Application is required by ORC to contain proposed boundaries
    b. Application is required by ORC to contain proposed "nature of establishments"
    c. Application is required by ORC to contain proposed Qualified Permit Holders
    d. Application is required by ORC to contain existing land use and zoning for proposed area
    e. Application is required by ORC to contain proposed public health and safety plan

2) Within (45) days of application (**by May 6, 2021**), applicant (City) needs to publish notice of application in local publication (newspaper). This would also be where we publish notice of any public hearing to be held on the application. (**This starts the 60 day clock**

so we won't do this until we are committed to moving forward…we have "not earlier than 30 but not later than 60 days after initial publication of notice" to approve the DORA Ordinance/Resolution)

This was published by the Gazette on Thursday, April 8, 2021. Additional social media to be sent out week of May 5.

Public Hearing Notice

City of Delaware

A Designated Outdoor Refreshment Area (DORA) application was submitted to the Delaware City Council for consideration. A public hearing regarding the application will be held May 10, 2021 at 7:30 p.m. City Council continues to meet virtually with meetings appearing live on the City of Delaware Facebook page. To provide live public hearing comment, email the City Council Clerk at 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. Written public hearing comment, maximum of 500 words, is to emailed to the council clerk by 3 p.m. the date of the meeting to be presented to Council and read into the record. Name and address are required. Facebook comments will be addressed by staff after the meeting and shared, as needed, with Council members who do not have Facebook access. A copy of the application can be viewed on the City's website at: http://www.delawareohio.net/

3) Legislative authority (Council) must give notice of its proposed action by publication once before they can approve the Ordinance/Resolution.

   See date above

4) Within 30-60 days of initial public notice of the application being filed, we must pass the Resolution/Ordinance approving the DORA. The legislation must include:
   a. Boundaries
   b. Number, spacing, and type of signage
   c. Hours of operation
   d. Number of personnel needed to ensure public safety
   e. A sanitation plan
   f. Number of personnel needed to execute sanitation plan
   g. Requirement that beer, wine, mixed drinks and spiritous liquor be served in plastic containers

Resolution to be voted on at the May 10 City Council meeting.

5) Provide the Division of Liquor Control and Dept. of Public Safety with the DORA regulations.

   Staff to contact should Council pass at May 10 meeting.

6) Liquor Control issues DORA designations to Qualified Permit Holders

   Staff to contact should Council pass at May 10 meeting.

7) Review of DORA required after 5 years of initial approval (can be review ours annually)

   To be completed in 2026.

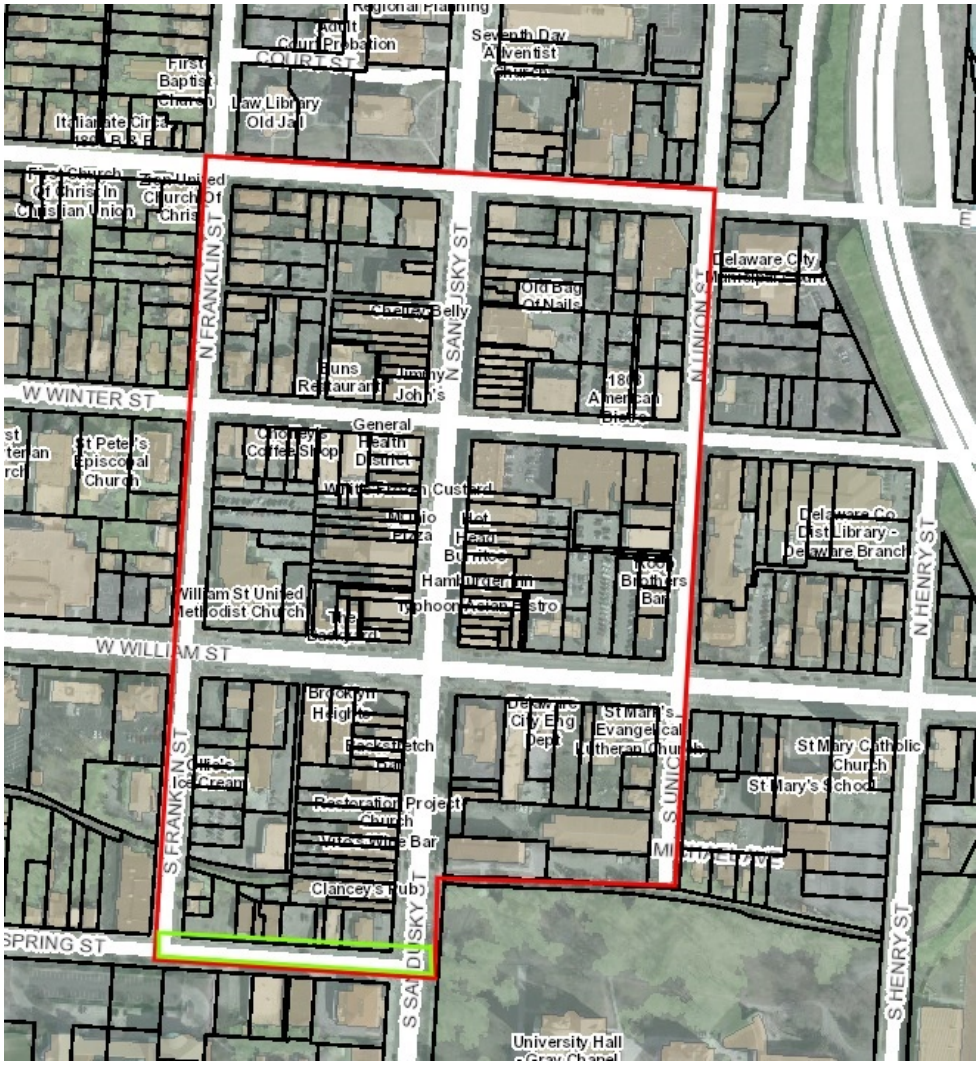
Key Changes from Existing DORA

Addition of "mixed beverages and spiritous liquor"

At the request of existing businesses within the DORA, staff is recommending the expansion of allowable beverages to include mixed drinks and spiritous liquors in addition to wine and beer. This is a trend that other DORA communities are allowing or are proposing to allow due to the success of their existing DORA. It also allows for businesses to offer specialty seasonal drinks such as spiced hot drinks during the colder months along with themed cocktails for special events. Delaware Police have been consulted and due to the current safety of the existing DORA, they are supportive of.

Expanded DORA Boundaries

The proposed boundary will get slightly expanded to pick up Spring Street and the sidewalk directly on the southside of Spring Street at the discretion of City Council upon the development of this area. This site could potentially become a hotel, mixed use project or another complimentary use that aligns with the DORA. Staff proposes that this area be 'temporarily suspended' until development occurs, at which time staff could seek approval to lift the suspension from City Council. Ohio Wesleyan University and the Delaware Police Department were both consulted regarding this potential boundary extension and are in support should the future development align with the use of the DORA (see map below).



The proposed DORA district (outlined in red) is north/ south Sandusky Street from Spring Street (This includes the Southside of Spring Street) to Central Avenue and east/ west William and Winter Streets from Franklin Street to Union Street. This includes the west side of Franklin St. and the east side of Union St. The south side of Spring Street, outlined in **green above**, is temporarily suspended until directed otherwise by Delaware City Council. The lift of the suspension would likely coincide with the future development along Spring Street should Council elect to do so.

Hours of Operation

Staff also recommends creating permanent, easy to follow hours for the DORA as outlined below. This would be a seven day a week DORA, from 11 AM to Midnight. Like the inclusion of mixed drinks and spiritous liquors by other communities, this is trend we are seeing in other communities throughout Ohio to keep the DORA simple and create consistency. Delaware

Police were consulted about these updated hours and are supportive of the proposed expansion. The previous allowable hours (not permanent but by special event) were:

2017 Allowable DORA Hours

- Mon. – Wed. 9 AM – 10 PM
- Fri. & Sat. 9 AM – 11 PM
- Sun. Noon – 10 PM

2021 Proposed Permanent DORA Hours

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

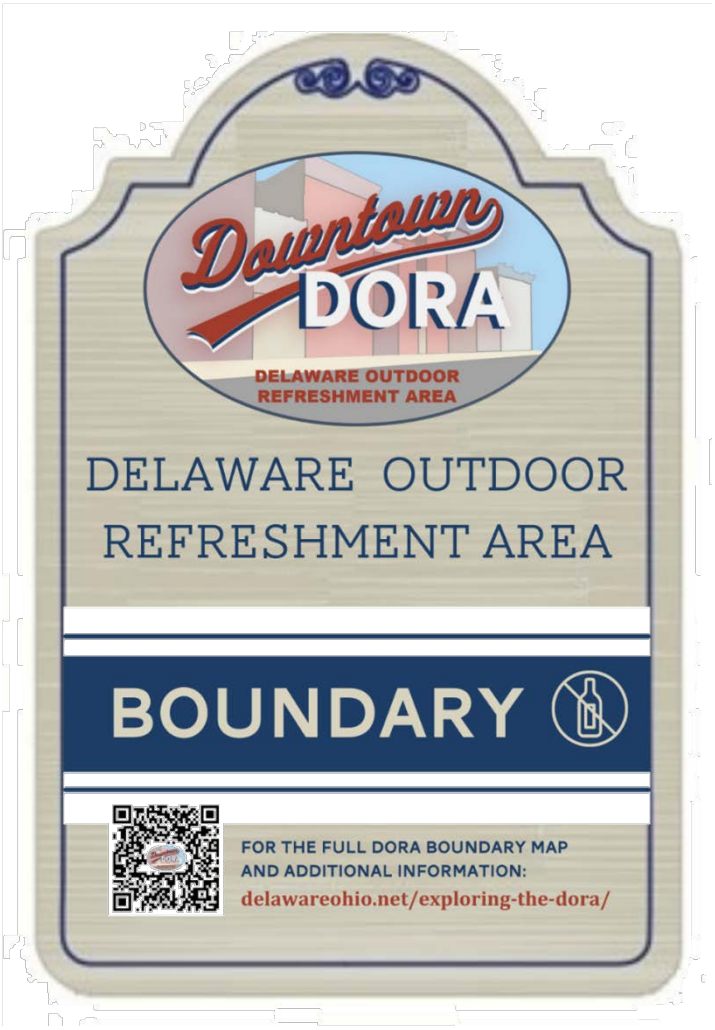
Updated Signage

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

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

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

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





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

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

Cost and Implementation

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

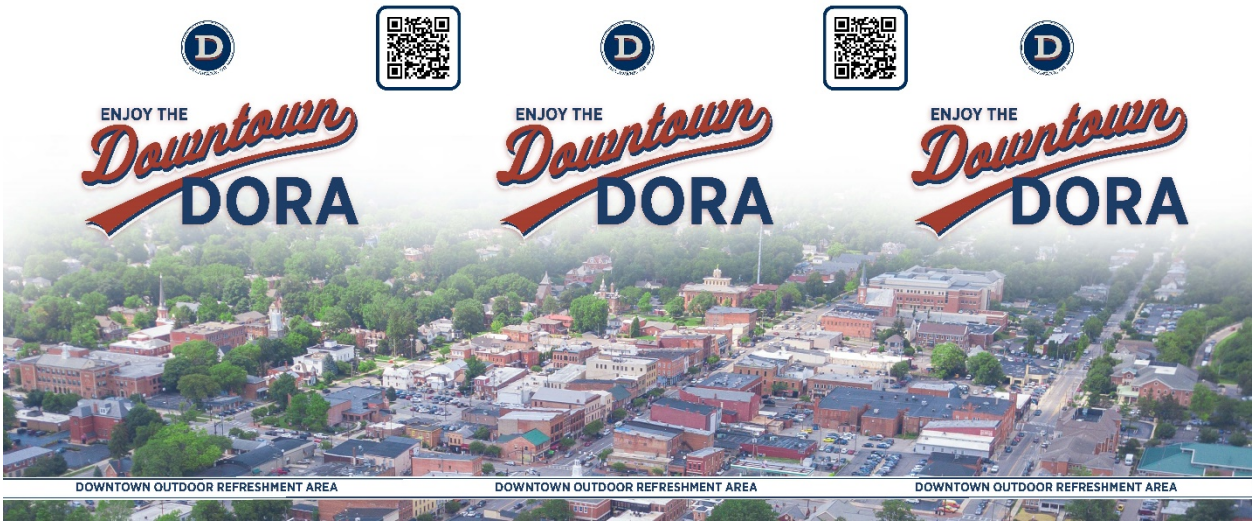
Window Decals of Participating Vendor



Window Decals of Participating Retailer



DORA Banner "Wrap" within the District



Conclusion & Next Steps

The recommendations for the updated 2021 DORA Application to City Council was evaluated by the City Manager's Office, Police Department, Legal, Economic Development, Planning and Community Development, Community Affairs and Public Works. Based on feedback received by the local businesses, and Main Street along with outreach to other communities within central Ohio and from around the state, staff believes these updates to further support the economic vitality of the downtown, especially as they recover from the pandemic.

Should Council support the proposed application, staff recommends passing the DORA Resolution at the May 10, 2021 City Council meeting, following the public hearing. Should Council pass the resolution, staff will follow up with communication to the state liquor control board and location businesses within the DORA District. Any questions about the application or process can be directed to Assistant City Manager, Kyle Kridler for is the project manager for this application.

EST 1808

CITY OF DELAWARE OHIO

DORA Application 2021

Presenter: Assistant City Manager Kyle Kridler

May 10, 2021

Background

- Original DORA passed October 23, 2017
- Activated for special events with application to the City
- Allowed for Beer & Wine
- No issues per Delaware Police
- Expanded days/hours during COVID-19



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Business Support of DORA



- Almost all restaurants, bars, microbreweries and wineries have said that the DORA was instrumental in keeping them afloat during the pandemic
- Before the pandemic, the DORA increased their alcohol sales by 30% or more when a DORA event was active.
- About 60% of a typical restaurant's revenues come from its bar.

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Key Change 1 – Mixed Drinks & Spiritous Liquor

2017 DORA

- Wine & Beer Only

2021 Proposed DORA

- Wine, Beer, Mixed Drinks and Spiritous Liquor
- Requested from businesses
- More communities adding these options



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Key Change 2 – Slight Boundary Adjustment

2017 DORA

- Sandusky Street from Spring Street (not to include Spring Street) to Central Avenue and on William and Winter Streets from Franklin Street to Union Street.

2021 Proposed DORA

- Same boundaries with addition of Spring Street after development occurs should Council Approve (currently suspended)
- Added benefit to new development
- OWU is Supportive



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Key Change 3 – Hours of Operation

2017 DORA

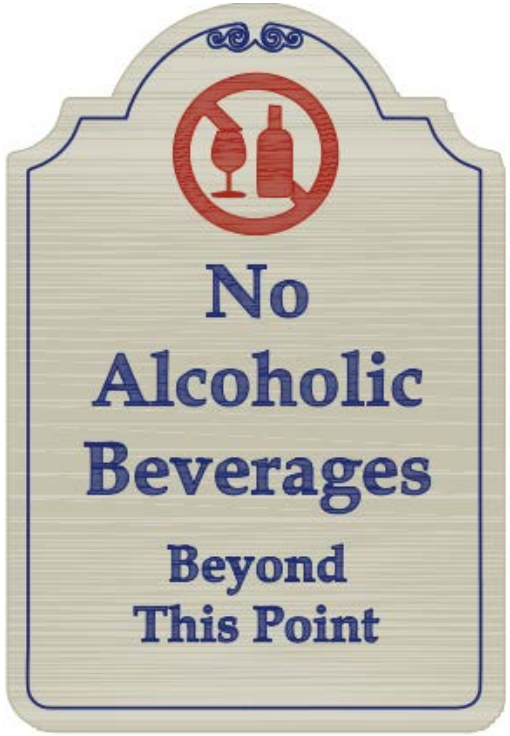
- Only during Special Event Requests
- Available Hours
  - Mon. – Wed. 9 AM – 10 PM
  - Fri. & Sat. 9 AM – 11 PM
  - Sun. Noon – 10 PM

2021 Proposed DORA

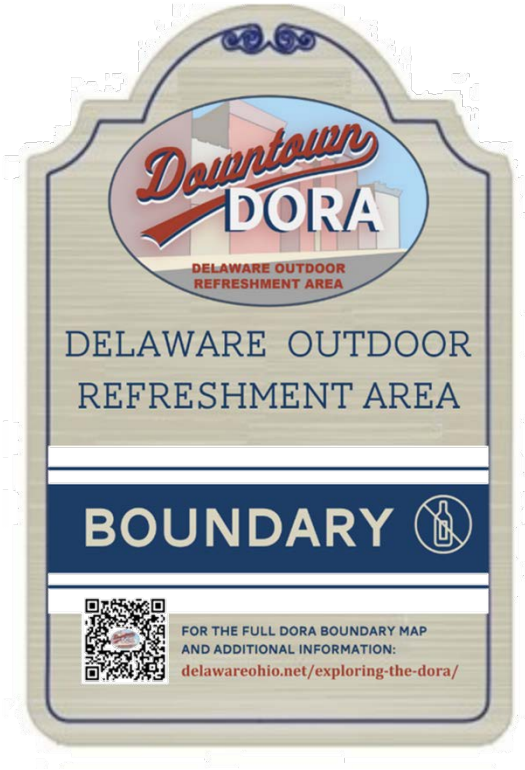
- Establish Permanent Hours
  - 11 AM – Midnight, 7 days a week
  - Police Chief is supportive
  - No need to permit, re-sign, change, etc.

Key Change 4 – Updated Signage

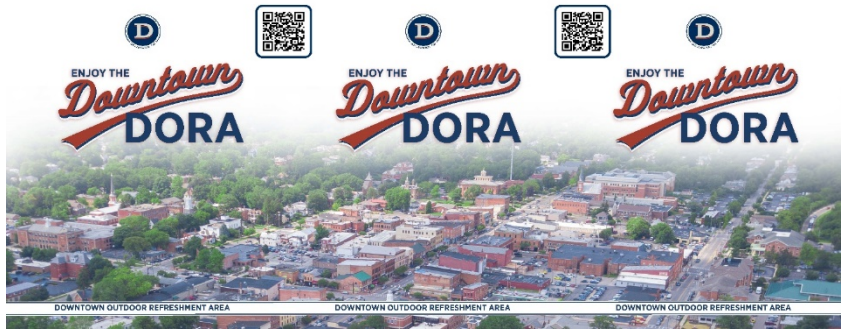
2017 DORA



2021 DORA Proposed







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Next Steps

- Initial Application Submitted to City Council –March 22, 2021
- Public Notice to Gazette – April 8
- Public Hearing @ May 10 Council Meeting
- Council Approval (May 10)
- Send Notice to Division of Liquor and Department of Public Safety, Investigative Unit





Questions

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FACT SHEET

AGENDA ITEM NO: 11

DATE: 05/10/2021

ORDINANCE NO:

RESOLUTION NO:

READING: THIRD

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.

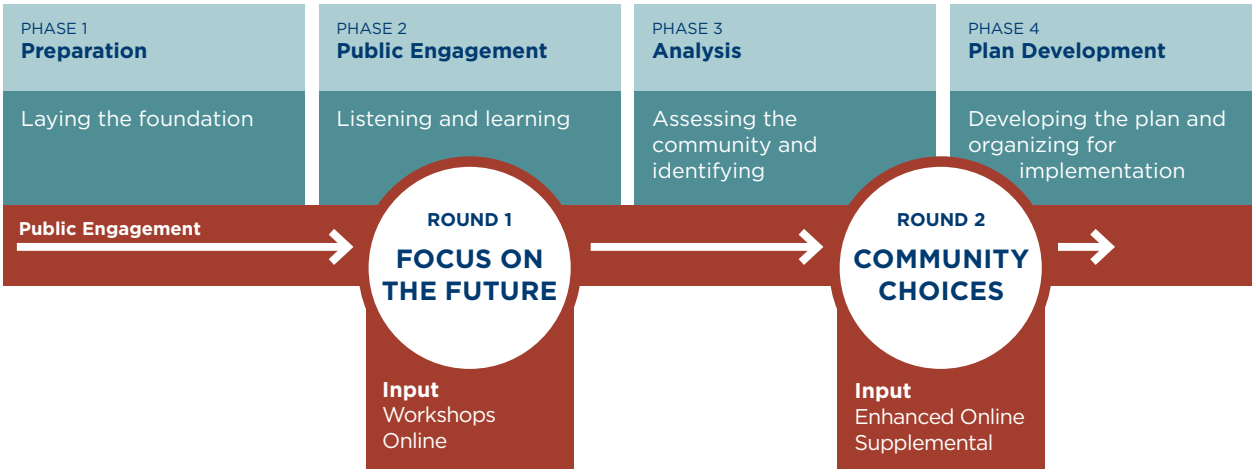
ONLINE AND SUPPLEMENTAL ENGAGEMENT

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.)

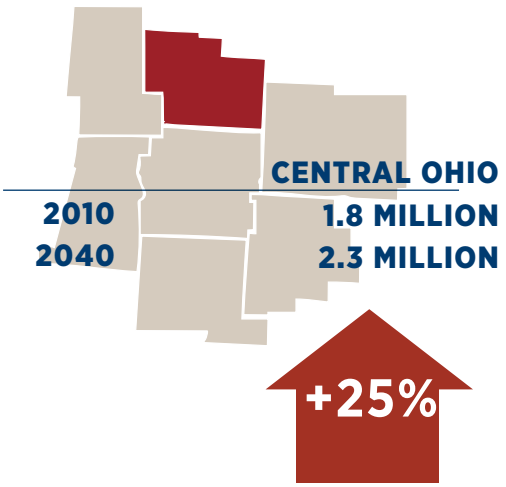
PLACE

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

PROSPERITY

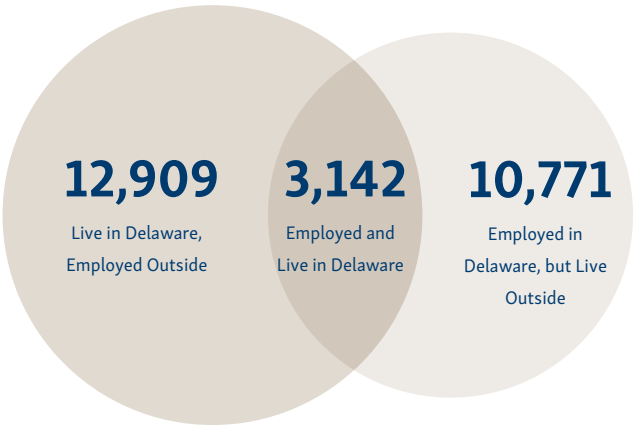
- Diverse economic base
- Mismatch between where people live and work
- Strong but changing industrial and business market
- Investment in infrastructure
- Emphasis on fiscal sustainability
- High quality of life and affordable housing stock

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

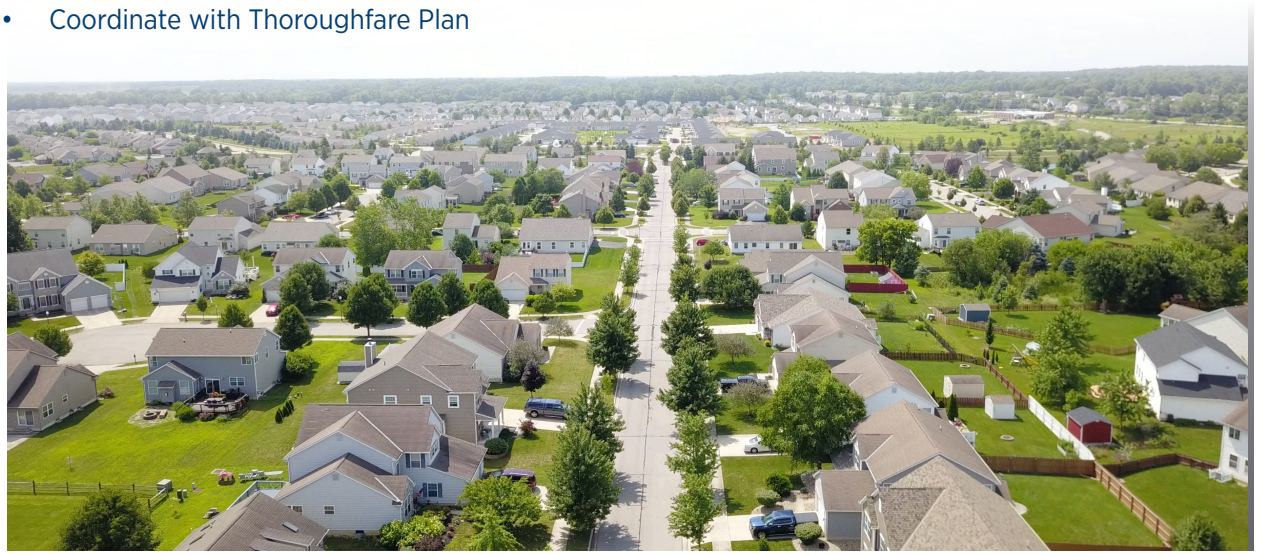
- Encourage variety of housing types, including “starter”, “empty nester”, attainable, and affordable
- Support housing inside long standing utility boundary
- Encourage connections between new housing developments
- Encourage mix of housing types and mixed use in identified areas

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

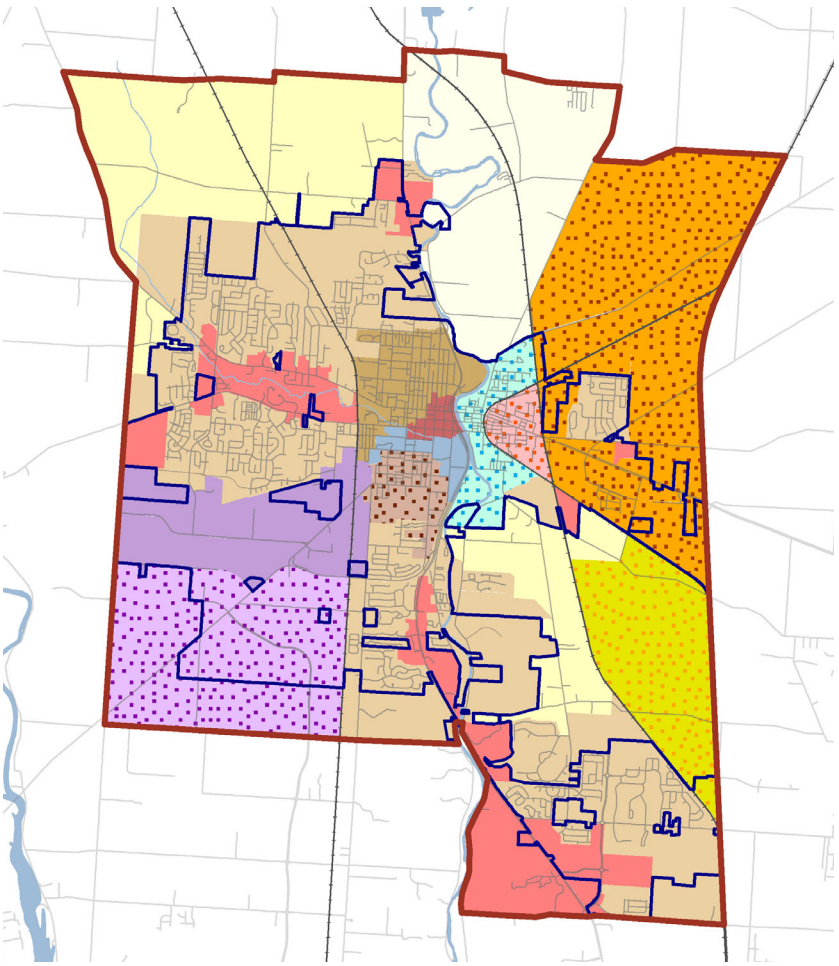
F. ENSURE FISCAL SUSTAINABILITY

- 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

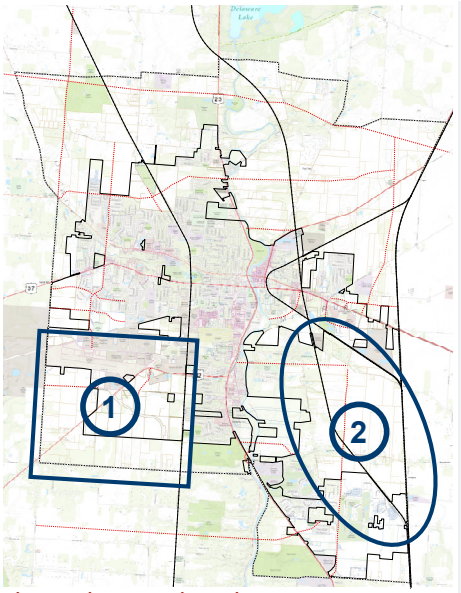
- Includes traditional / suburban residential development, major neighborhood and community scale commercial corridors, and railroad-oriented industrial / service
- Opportunity for riverfront access and development
- Infill housing potential (including attainable housing) and intensification of uses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

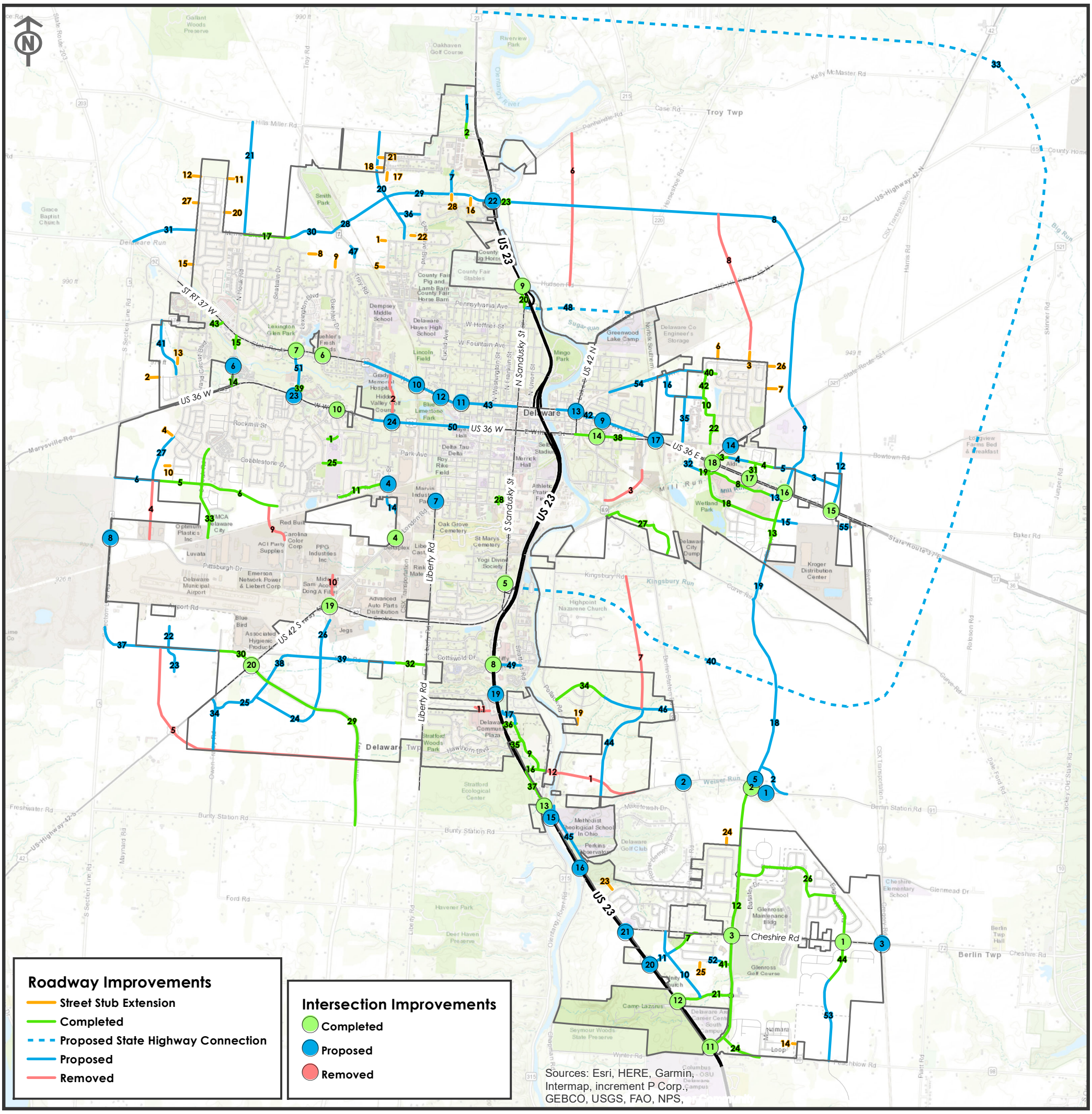
The plan includes an implementation matrix, which assigns responsibilities and timeframes for all Actions.

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: 12

DATE: 05/10/2021

ORDINANCE NO: 21-22

RESOLUTION NO:

READING: THIRD

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)

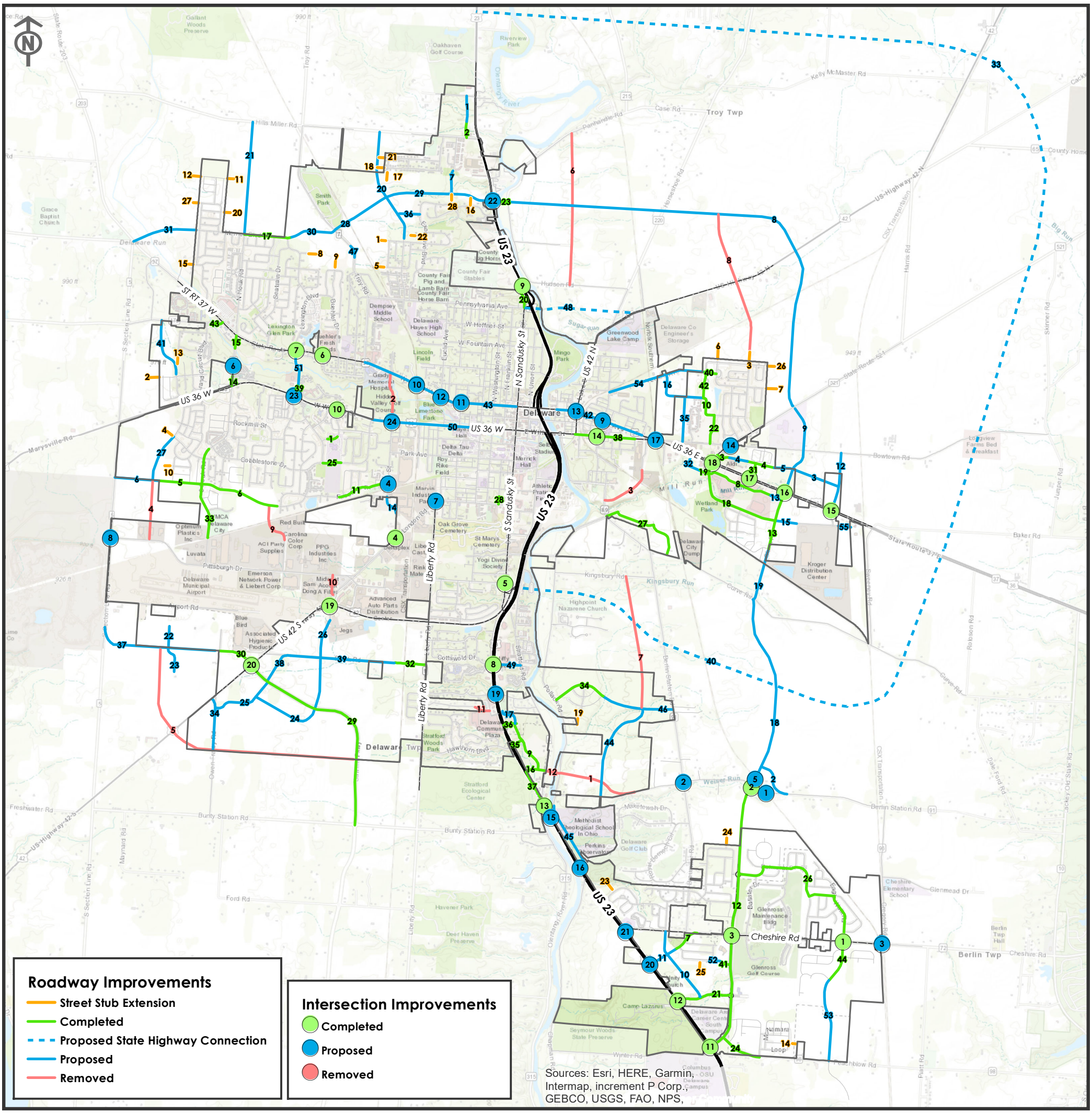
Staff recommends approval of a request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

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

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

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

Last Updated: 02/22/2021

City of Delaware Planning and Zoning Code

Proposed

Chapter 1103 – Thoroughfare Plan

Repeal Chapter 1103 – Thoroughfare Plan and replace it with the following:

Chapter 1103 Thoroughfare Plan

1103.01 THOROUGH PLAN ADOPTED.

The 2020-2040 Thoroughfare Plan as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official thoroughfare plan for major streets and thoroughfares for the City of Delaware, Ohio and its long-range planning area.

1103.02 CERTIFICATION AND FILE COPY.

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

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER, AND DIRECTOR OF REGIONAL PLANNING

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer, and Director of the Regional Planning Commission.

(Ord 21-XX, Passed XX-XX-2021)

Existing

City of Delaware Planning and Zoning Code

Chapter 1101 – Master Plan

Chapter 1103 – Thoroughfare Plan

The following pages contain the existing Chapters 1101 and 1103.

CODIFIED ORDINANCES OF DELAWARE

PART ELEVEN - PLANNING AND ZONING CODE

TITLE ONE - Planning

Chap. 1101. Master Plan.
Chap. 1103. Thoroughfare Plan.

CHAPTER 1101
Master Plan

1101.01 Master Plan adopted.
1101.02 Certification and file copy.
1101.03 Planning policy statement.

CROSS REFERENCES
Official City plan - see CHTR. Sec. 103
Procedure in plan legislation - see CHTR. Sec. 104

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Comprehensive Plan 2003-2008 as prepared by the City of Delaware Department of Planning and Community Development, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Plan for the City of Delaware, Ohio. (Ord. 04-24. Passed 3-8-2004.)

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager. (Ord. 04-24. Passed 3-8-2004.)

1101.03 AMENDING THE COMPREHENSIVE PLAN

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

(1) Applications to amend the Future Land Use Map may be filed by an owner or lessee located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.

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

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

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

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

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

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

(b) A tax map showing property lines and the proposed land use designation consistent with the categories as shown on the Future Land Use Map and/or a written proposal to modify the text, referencing the page and section number.

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

(d) A statement on the ways in which the proposed amendment can be supported by the goals, objectives and strategies, as well as the purposes and the intent of the Comprehensive Plan.

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

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be rezoned and others that may have substantial interest in the case.

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

(3) Transmittal to Planning Commission. After the filing of a completed application by an owner, lessee of property or developer with an option on such property, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered by the Planning Commission and Council according to the process set forth herein.

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

(1) Notice of the proposed amendment shall be published at least ten (10) days prior to the date of the required hearing, in one or more newspapers of general circulation in the City. The notice shall include the map of a proposed amendment to the Future Land Use Map.

In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be rezoned.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

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

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

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

(4) The Planning Commission may continue or defer its consideration and no further written notice shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing required in Section 1130.05, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

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

(c) That the amendment be denied.

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

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

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

(1) Notice of the public hearing shall be given to at least one (1) or more newspapers of general circulation in the City. The notice shall be published at least ten (10) days before the date of the hearing. The notice shall include the map of a proposed amendment to the Future Land Use Map.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

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

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

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

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

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

CHAPTER 1103
Thoroughfare Plan

1103.01 Thoroughfare Plan accepted.
1103.02 Certification on Plan and file copy.
1103.03 Certification to County Recorder, Engineer and Director of Regional Planning Commission.

1103.01 THOROUGHFARE PLAN ACCEPTED.

The official plan for major streets and thoroughfares for the City of Delaware and for territory within three miles thereof, prepared by the firm of ms Consultants and titled Thoroughfare Plan – City of Delaware, Ohio, is hereby accepted, confirmed and certified.

1103.02 CERTIFICATION ON PLAN AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval and certification on the Thoroughfare Plan and cause such Plan, as certified, to be filed in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER AND DIRECTOR OF REGIONAL PLANNING COMMISSION.

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer and Director of the Regional Planning Commission.

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13

DATE: 05/10/2021

ORDINANCE NO: 21-23

RESOLUTION NO:

READING: THIRD

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.

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 05/10/2021

ORDINANCE NO: | RESOLUTION NO:

READING: THIRD | 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 DEVLOPMENT 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:
05/10/2021 UPDATE – Staff realized that Condition 26 of the Preliminary Development Plan did not reflect a clarification as to maximum building height ultimately recommended by Planning Commission. The current ordinance reflects this clarification phrase in the condition.

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 DEVLOPMENT 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 as well as ensuring that the maximum height shall be a single story and no more than 18 feet in height from the front of any unit.

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.

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

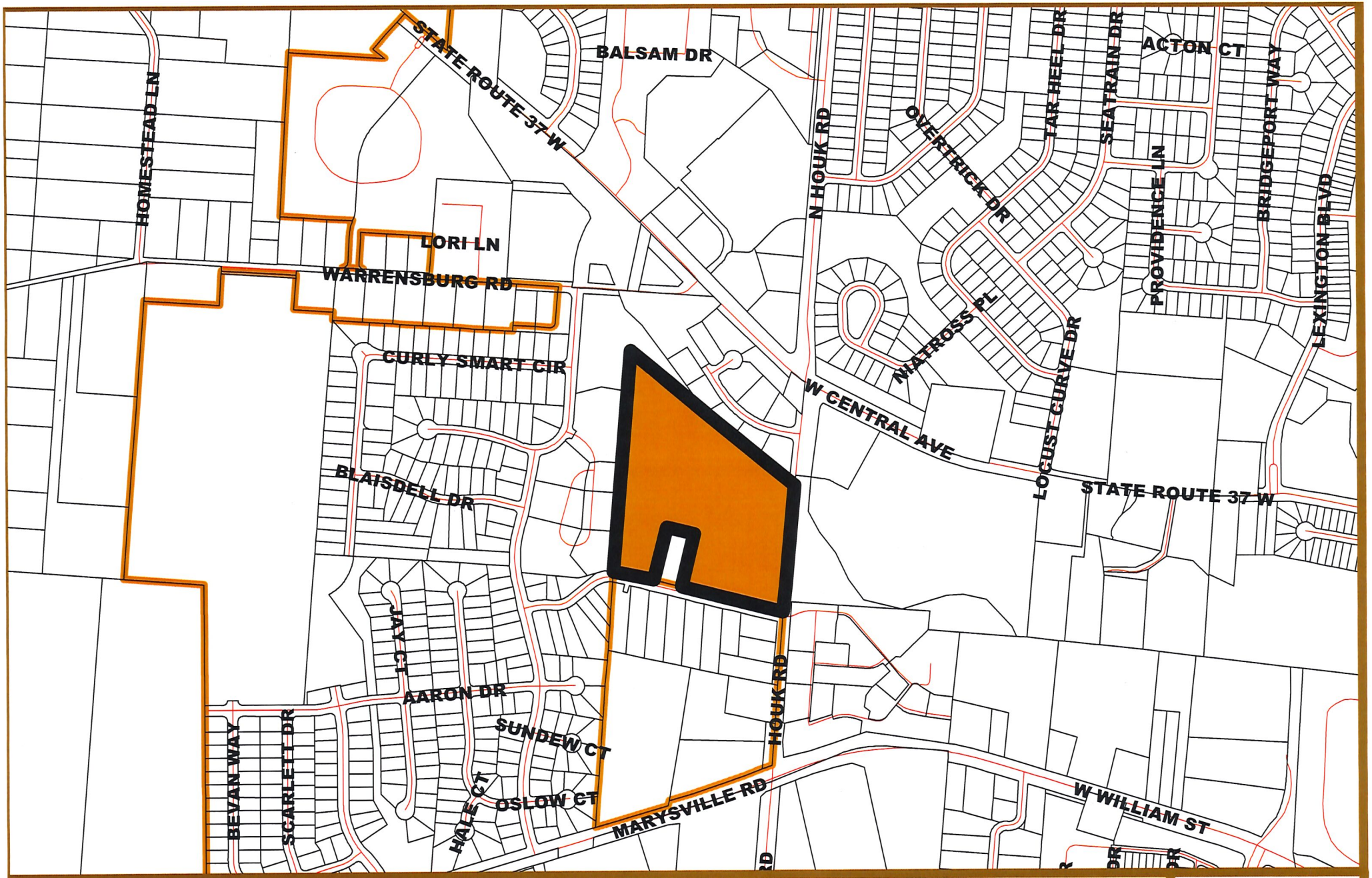
Parking setbacks from adjacent property lines shall be 30'.

12. UTILITIES

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

13. STORM WATER MANAGEMENT

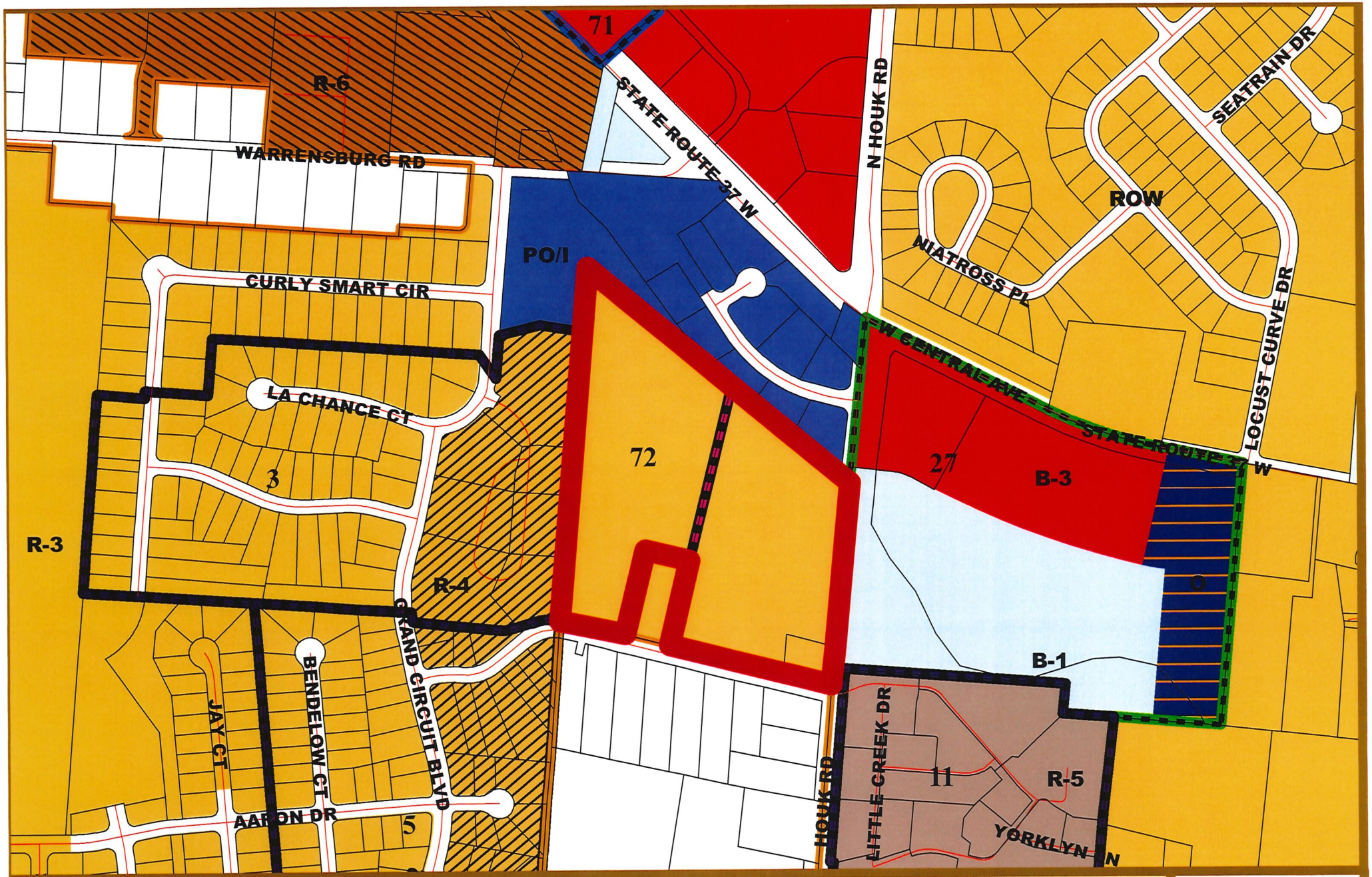
Preliminary grading plans and storm water calculations have been completed. Two detention basins will be required. Storm water management will comply with all City standards.



EST 1808
CITY OF
DELAWARE
OHIO

2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Location Map

N



EST 1808
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2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Zoning Map

N



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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.

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00.0 // cover
01.0 // existing site
01.1 // proposed site plan
02.0 // 3d massing
02.1 // 3d massing
02.2 // 3d massing
03.0 // floor plans
03.1 // floor plans

archall

© 2020 ARCHITECTURAL ALLIANCE



existing site

SCALE: 1" = 150'-0"

houk road condos

PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020

archall

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site data:

building types	
- type a (ranch walkouts)	9
- type b (standard ranch)	12
total buildings:	21
total units:	42
(total walkouts: 18)	
total acres (gross) //	18.73
units per acre //	2.25

N

proposed site

SCALE: 1" = 150'-0"

houk road condos

PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020

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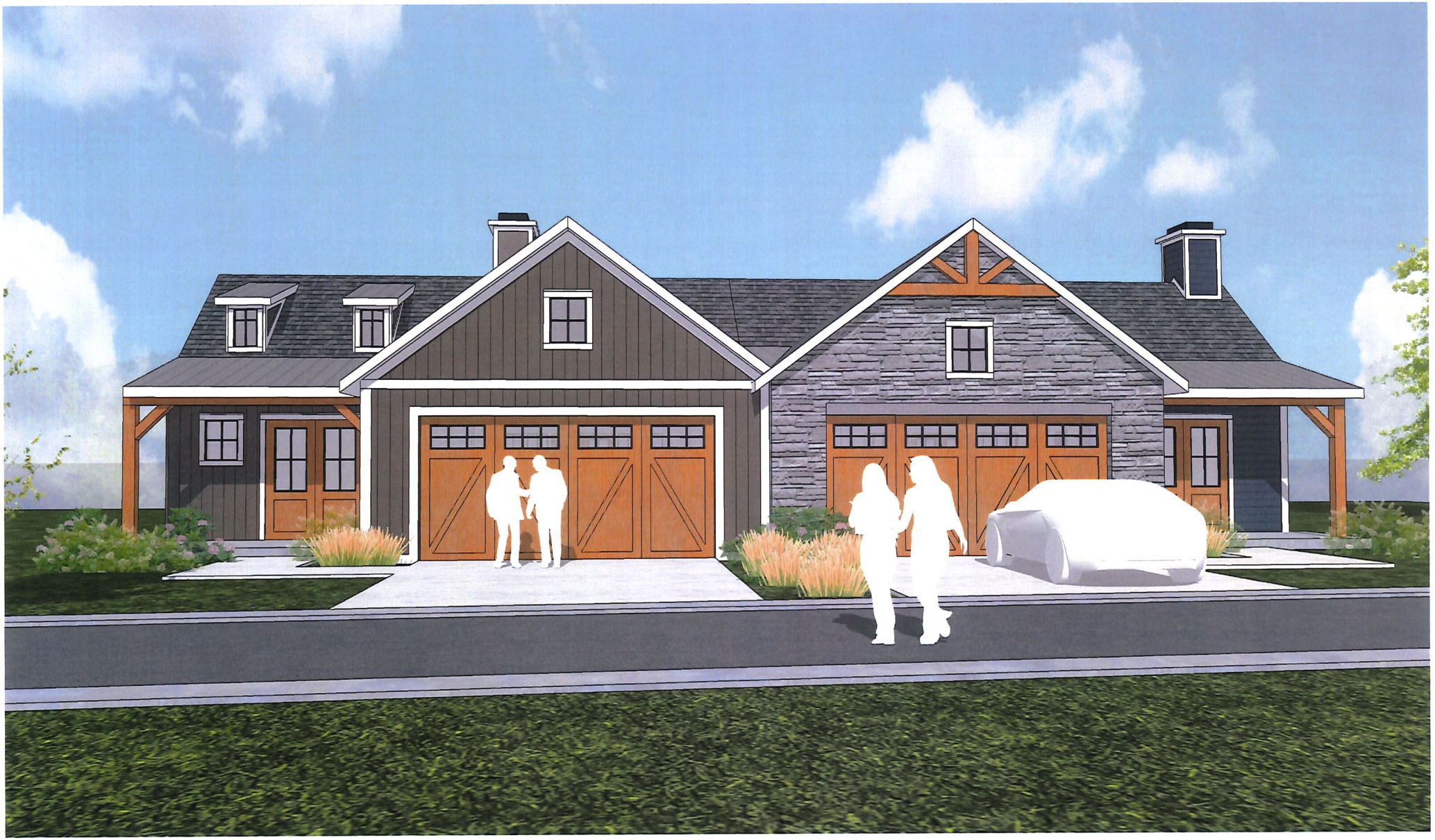
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01 **perspective** // sample duplex condo

houk road condos
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02 **perspective** // sample duplex condo

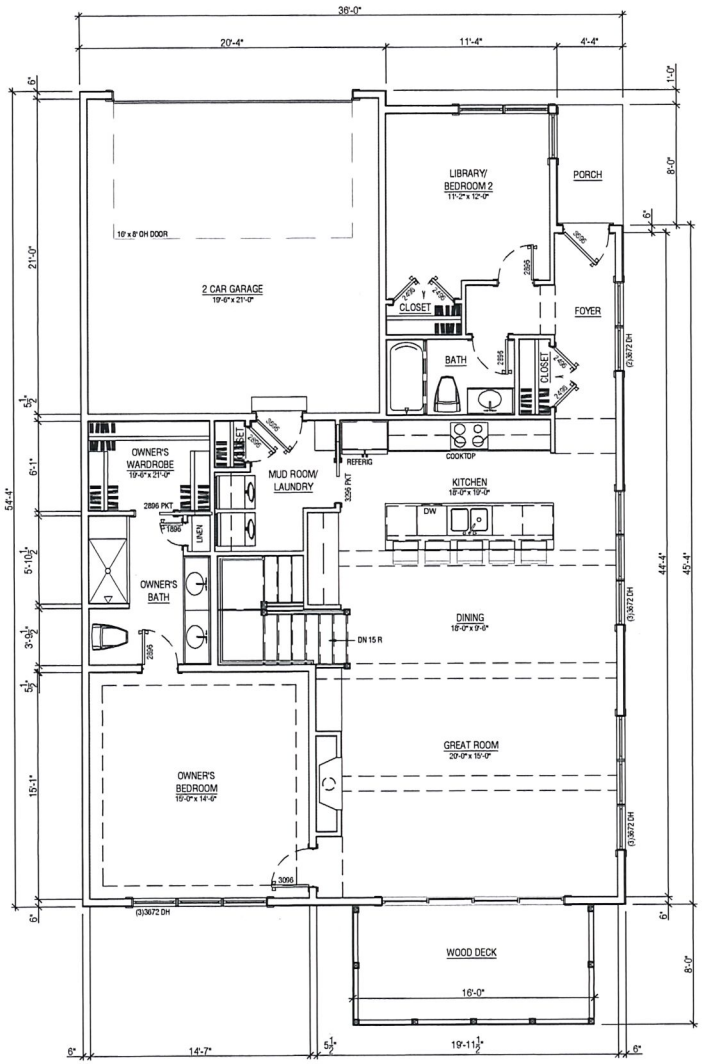
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03 **perspective** // sample duplex walk-out condo

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

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A 1ST FLOOR: TYPE A WALKOUT

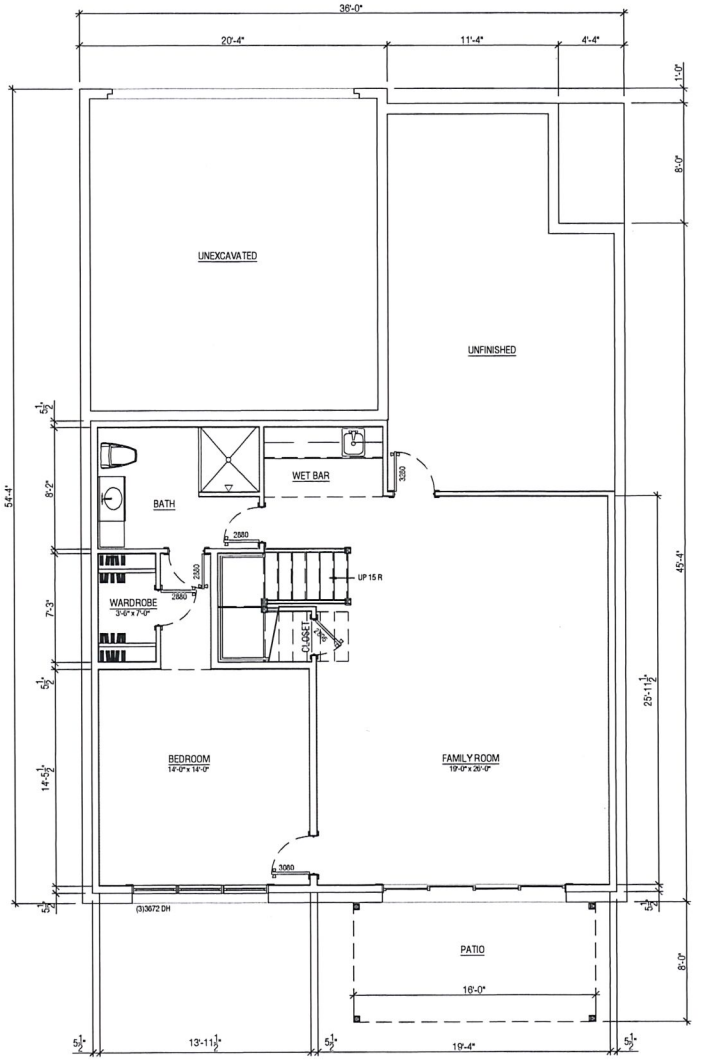
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,480 SF

TOTAL= 1,905 SF



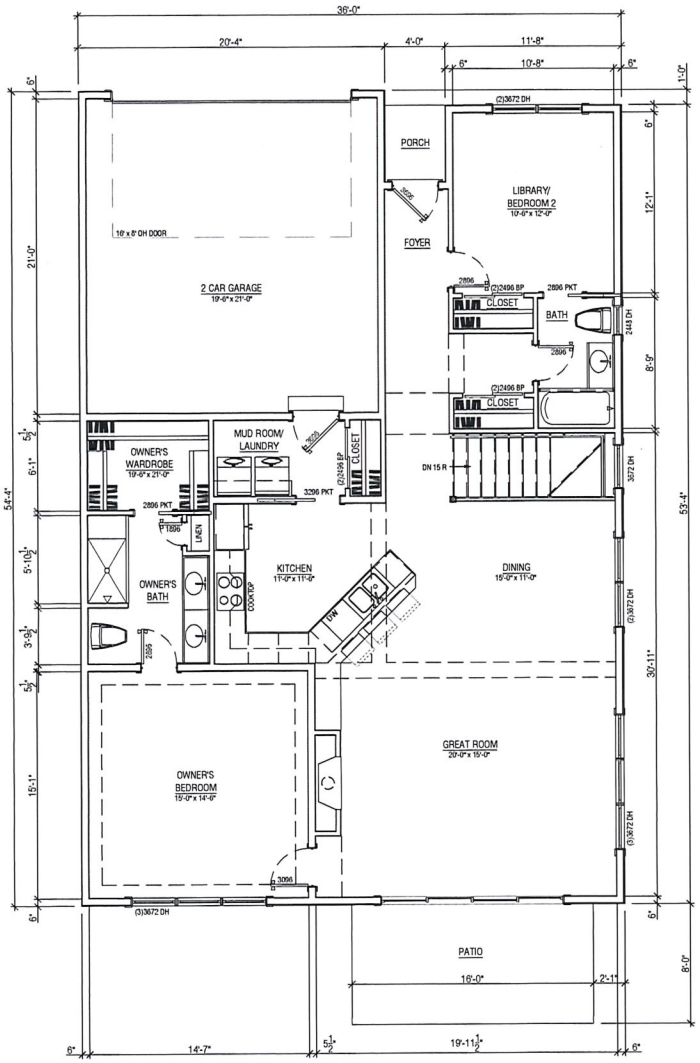
B LOWER LEVEL: TYPE A WALKOUT

SCALE 1/8" = 1'-0"

10 8 6 4 2 0

BASEMENT AREA= 1,365 SF

CONDITIONED AREA= 978 SF



A

1ST FLOOR: TYPE B

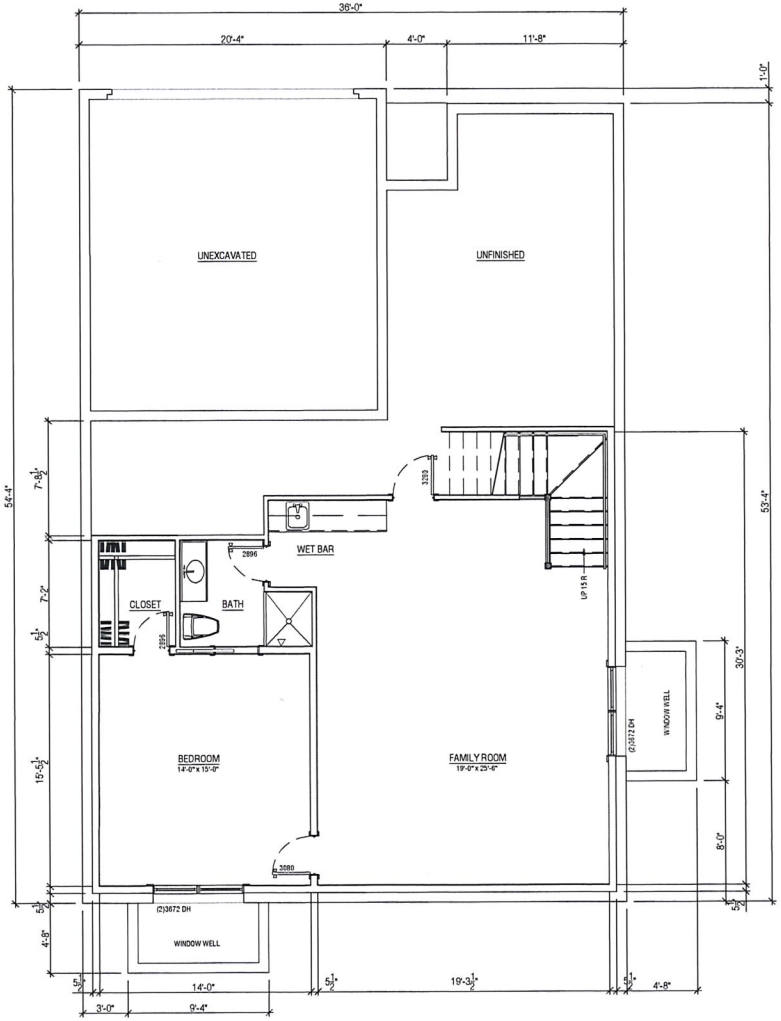
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,492 SF

TOTAL= 1,919 SF



B

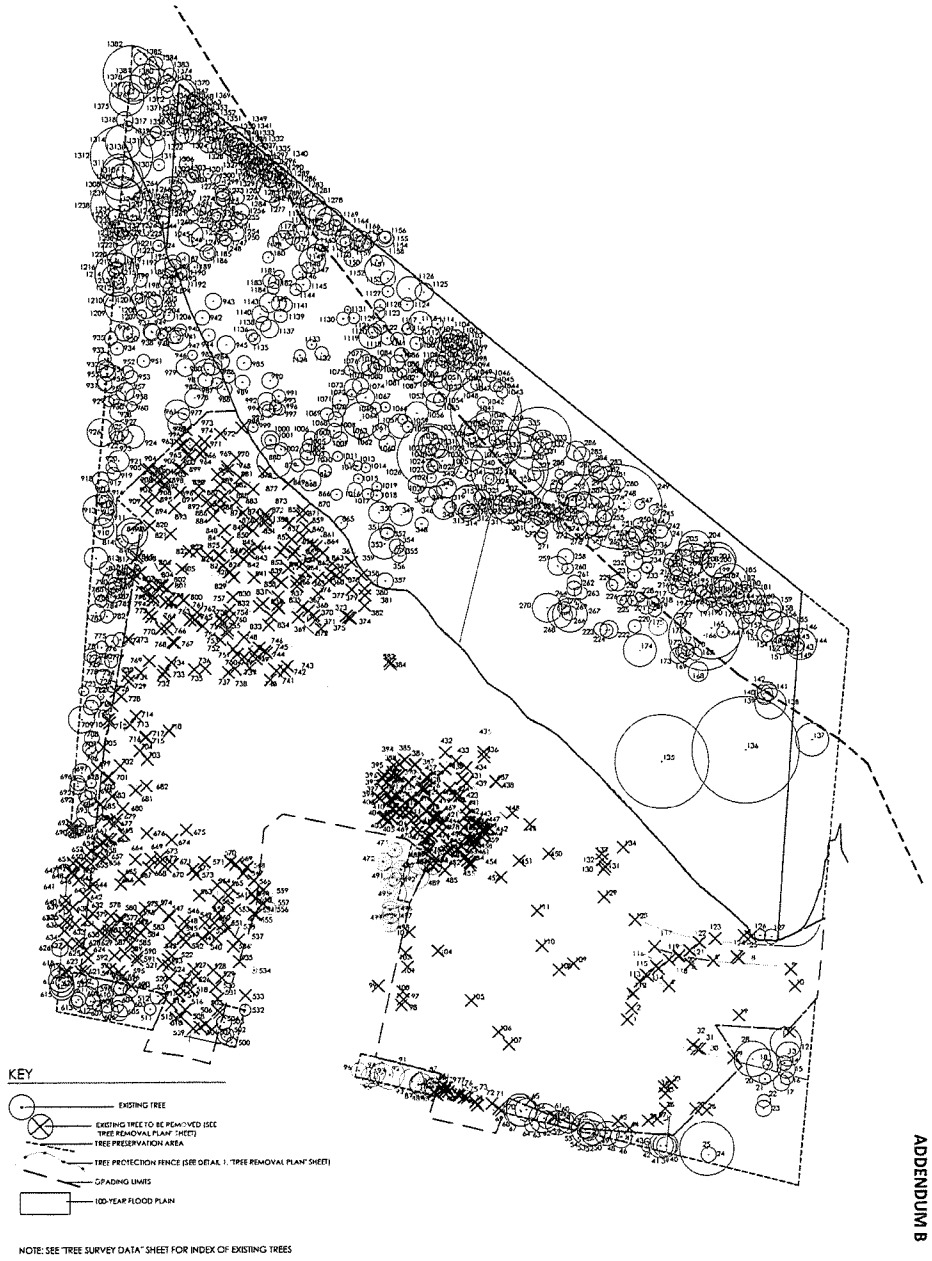
LOWER LEVEL: TYPE B

SCALE 1/8" = 1'-0"

10 8 6 4 2 0

BASEMENT AREA= 1,376 SF

CONDITIONED AREA= 865 SF



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

ADDENDUM B

OVERALL TREE SURVEY PLAN DELAWARE, OH

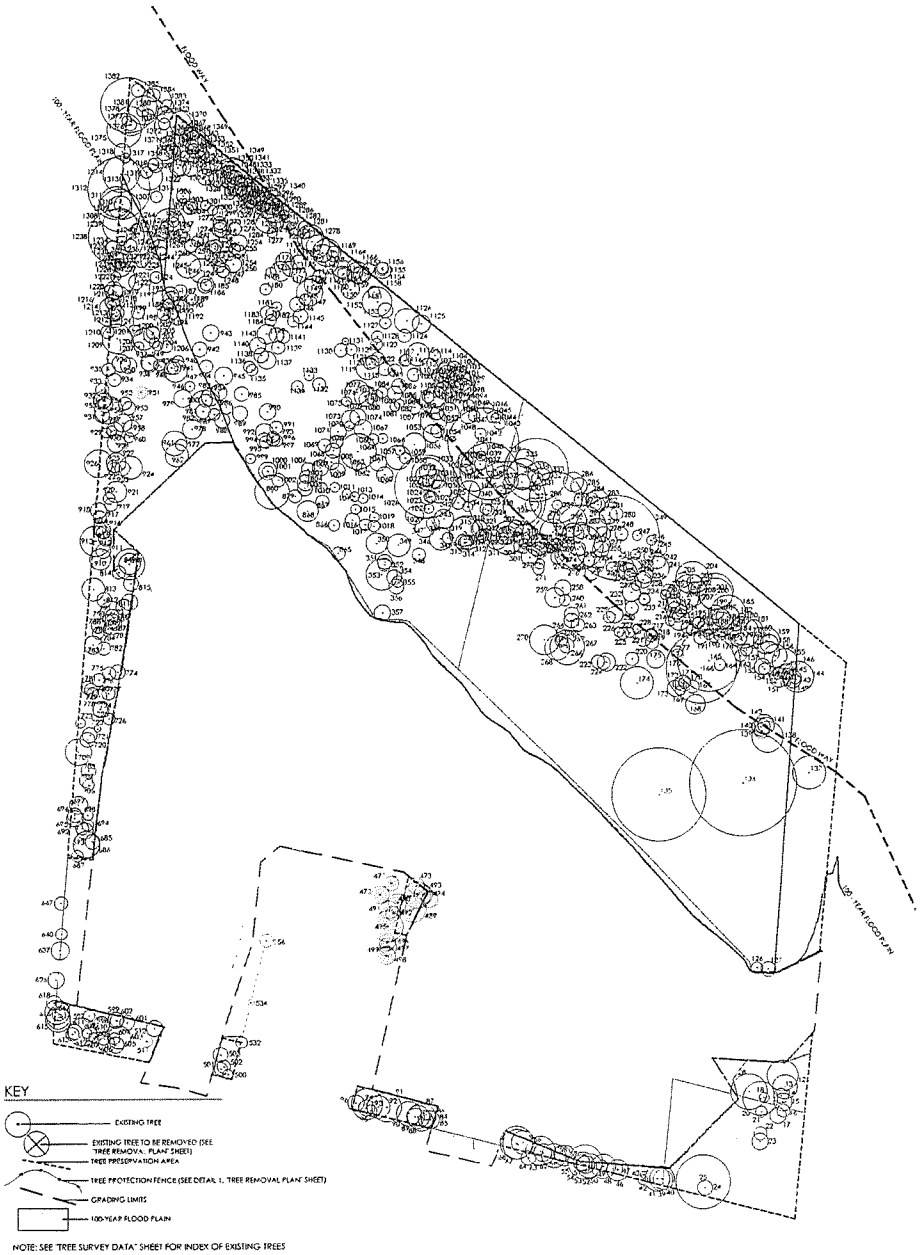
HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

NORTH
SCALE: 1"=100'

Faris Planning & Design



TREE PRESERVATION PLAN DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

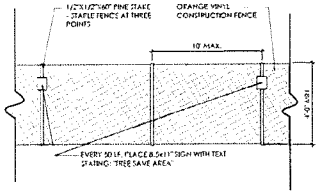
NORTH
SCALE: 1"=50'

0 25 50 100 150

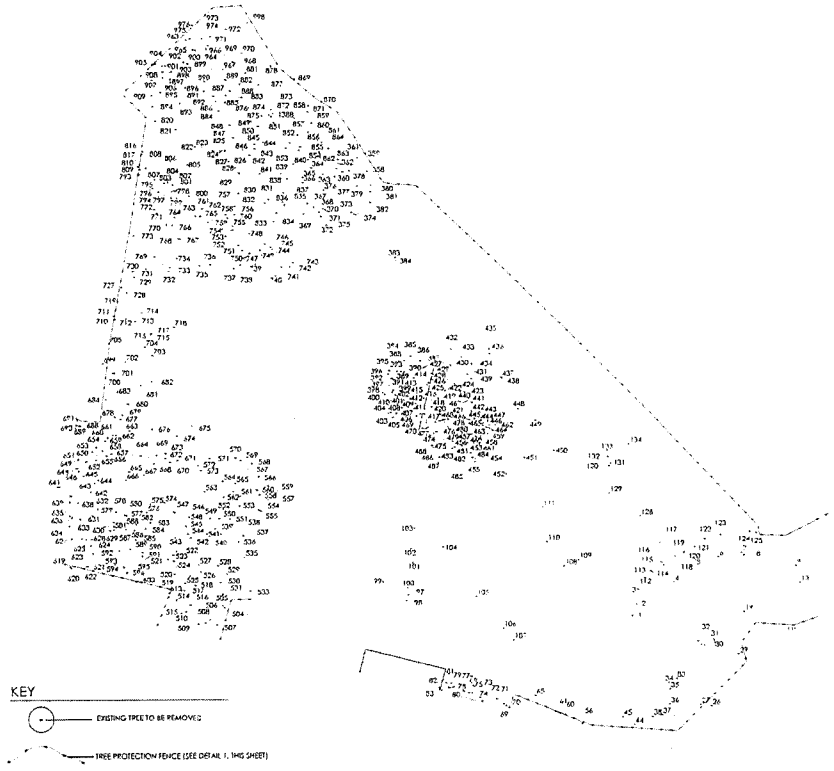
Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE

CAITLIN SMITH STREET Suite 410 COLUMBUS, OH 43215
p: (614) 487-1964 www.farisplanningdesign.com



1 TREE PROTECTION FENCE
N.T.S.



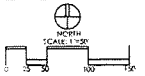
NOTE: SEE "TREE SURVEY DATA" SHEET FOR INDEX OF EXISTING TREES

TREE REMOVAL PLAN DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021



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LAND PLANNING
LANDSCAPE ARCHITECTURE

TREE #	SIZE	SPECIES	CONDITION	STATUS
1	7	CHERRY	GOOD	REMOVE
2	6	PINE	GOOD	REMOVE
3	31	MAPLE	GOOD	REMOVE
4	13	TREE	DEAD	REMOVE
5	26	HACKBERRY	GOOD	REMOVE
6	6	SPRUCE	POOR	REMOVE
7	6	TREE	DEAD	REMOVE
8	15	WALNUT	GOOD	REMOVE
9	39	WALNUT	GOOD	REMOVE
10	34	MAPLE	GOOD	REMOVE
11	30	MAPLE	GOOD	REMOVE
12	19	MAPLE	GOOD	PRESERVE
13	10	ASH	POOR	PRESERVE
14	9	MULBERRY	FAIR	PRESERVE
15	11	MULBERRY	POOR	PRESERVE
16	8	HACKBERRY	GOOD	PRESERVE
17	10	HACKBERRY	GOOD	PRESERVE
18	6	HICKORY	FAIR	PRESERVE
19	6	TREE	DEAD	REMOVE
20	21	HICKORY	FAIR	PRESERVE
21	7	APPLE	FAIR	PRESERVE
22	8	SPRUCE	GOOD	PRESERVE
23	10	SPRUCE	GOOD	PRESERVE
24	6	HACKBERRY	FAIR	PRESERVE
25	33	HACKBERRY	GOOD	PRESERVE
26	22	SPRUCE	GOOD	PRESERVE
27	18	SPRUCE	GOOD	REMOVE
28	22	PINE	GOOD	PRESERVE
29	21	SPRUCE	GOOD	REMOVE
30	13	PINE	FAIR	REMOVE
31	14	TREE	DEAD	REMOVE
32	15	PINE	FAIR	REMOVE
33	15	MULBERRY	POOR	REMOVE
34	11	PINE	GOOD	REMOVE
35	11	PINE	GOOD	REMOVE
36	25	PINE	GOOD	REMOVE
37	13	SWEETGUM	GOOD	REMOVE
38	13	SWEETGUM	GOOD	REMOVE
39	15	MULBERRY	FAIR	PRESERVE
40	12	MULBERRY	POOR	PRESERVE
41	15	PINE	GOOD	PRESERVE
42	6	HACKBERRY	FAIR	PRESERVE
43	12	TREE	DEAD	REMOVE
44	10	SWEETGUM	GOOD	REMOVE
45	10	SWEETGUM	GOOD	REMOVE
46	13	LOCUST	GOOD	PRESERVE
47	6	HACKBERRY	GOOD	PRESERVE
48	13	LOCUST	GOOD	PRESERVE
49	6	HACKBERRY	GOOD	PRESERVE
50	11	MULBERRY	FAIR	PRESERVE
51	11	MULBERRY	FAIR	PRESERVE
52	21	ASH	FAIR	PRESERVE
53	12	HOLLY	FAIR	PRESERVE
54	10	PINE	FAIR	PRESERVE
55	12	PINE	FAIR	PRESERVE
56	13	PINE	GOOD	PRESERVE
57	10	HACKBERRY	GOOD	PRESERVE
58	15	LOCUST	FAIR	PRESERVE
59	7	PINE	FAIR	REMOVE
60	11	PINE	GOOD	REMOVE
61	11	PINE	FAIR	PRESERVE
62	18	TREE	FAIR	PRESERVE
63	14	LOCUST	GOOD	REMOVE
64	13	WALNUT	GOOD	REMOVE
65	6	PINE	FAIR	PRESERVE
66	18	LOCUST	FAIR	PRESERVE
67	30	MULBERRY	FAIR	PRESERVE
68	*	ASH	GOOD	REMOVE
69	10	HACKBERRY	FAIR	REMOVE
70	9	APPLE	POOR	REMOVE
71	17	LOCUST	GOOD	REMOVE
72	17	LOCUST	FAIR	REMOVE
73	7	PINE	FAIR	REMOVE
74	16	PINE	FAIR	REMOVE
75	16	LOCUST	FAIR	REMOVE
76	14	LOCUST	GOOD	REMOVE
77	8	PINE	POOR	REMOVE
78	10	LOCUST	GOOD	REMOVE
79	6	PINE	GOOD	REMOVE
80	11	PINE	FAIR	REMOVE
81	11	PINE	FAIR	REMOVE
82	11	LOCUST	FAIR	REMOVE
83	11	MAPLE	FAIR	REMOVE
84	11	LOCUST	FAIR	PRESERVE
85	*	PINE	FAIR	PRESERVE
86	7	PINE	POOR	REMOVE
87	17	LOCUST	POOR	PRESERVE
88	30	LOCUST	FAIR	PRESERVE
89	11	LOCUST	FAIR	PRESERVE
90	13	LOCUST	FAIR	PRESERVE
91	18	LOCUST	GOOD	PRESERVE
92	14	PINE	FAIR	PRESERVE
93	7	PINE	FAIR	PRESERVE
94	19	LOCUST	GOOD	PRESERVE
95	10	LOCUST	FAIR	PRESERVE
96	7	PINE	FAIR	REMOVE
97	*	HACKBERRY	FAIR	REMOVE
98	10	HACKBERRY	GOOD	REMOVE
99	23	OAK	GOOD	REMOVE
100	30	COTTONWOOD	FAIR	REMOVE
101	30	PINE	GOOD	REMOVE
102	37	WALNUT	POOR	REMOVE
103	21	PINE	FAIR	REMOVE
104	34	MAPLE	FAIR	REMOVE
105	31	MAPLE	FAIR	REMOVE
106	7	MAPLE	POOR	REMOVE
107	21	SWEETGUM	FAIR	REMOVE
108	12	REDCEDAR	GOOD	REMOVE
109	7	MULBERRY	FAIR	REMOVE
110	13	APPLE	POOR	REMOVE
111	35	MAPLE	FAIR	REMOVE
112	12	SWEETGUM	FAIR	REMOVE
113	7	PINE	FAIR	REMOVE
114	7	PINE	FAIR	REMOVE
115	15	SPRUCE	GOOD	REMOVE
116	14	SWEETGUM	FAIR	REMOVE
117	15	PINE	FAIR	REMOVE
118	15	MAPLE	GOOD	REMOVE
119	9	SPRUCE	FAIR	REMOVE
120	7	SPRUCE	GOOD	REMOVE
121	10	TREE	DEAD	REMOVE
122	7	SPRUCE	FAIR	REMOVE
123	10	SPRUCE	GOOD	REMOVE
124	6	SPRUCE	GOOD	REMOVE
125	6	SPRUCE	POOR	REMOVE
126	7	SPRUCE	FAIR	REMOVE
127	9	SPRUCE	FAIR	PRESERVE **
128	25	PINE	FAIR	REMOVE
129	30	PINE	FAIR	REMOVE
130	12	MULBERRY	POOR	REMOVE
131	8	TREE	DEAD	REMOVE
132	12	PINE	GOOD	REMOVE
133	31	PINE	FAIR	REMOVE
134	31	PINE	GOOD	REMOVE
135	37	MAPLE	GOOD	PRESERVE
136	32	MAPLE	GOOD	PRESERVE
137	30	COTTONWOOD	FAIR	PRESERVE **
138	9	COTTONWOOD	POOR	PRESERVE **
139	9	COTTONWOOD	POOR	PRESERVE **
140	15	COTTONWOOD	FAIR	PRESERVE **
141	6	COTTONWOOD	FAIR	PRESERVE **
142	11	TREE	DEAD	PRESERVE **
143	7	COTTONWOOD	FAIR	PRESERVE **
144	9	LOCUST	FAIR	PRESERVE **
145	9	ASH	GOOD	PRESERVE **
146	11	ASH	GOOD	PRESERVE **
147	11	TREE	DEAD	PRESERVE **
148	12	COTTONWOOD	FAIR	PRESERVE **
149	7	HACKBERRY	POOR	PRESERVE **
150	10	WALNUT	FAIR	PRESERVE **
151	24	COTTONWOOD	FAIR	PRESERVE **
152	15	HACKBERRY	GOOD	PRESERVE **
153	14	LOCUST	GOOD	PRESERVE **
154	11	LOCUST	GOOD	PRESERVE **
155	11	LOCUST	FAIR	PRESERVE **
156	11	LOCUST	GOOD	PRESERVE **
157	14	HACKBERRY	GOOD	PRESERVE **
158	11	LOCUST	GOOD	PRESERVE **
159	16	HACKBERRY	GOOD	PRESERVE **
160	6	HACKBERRY	GOOD	PRESERVE **
161	7	WALNUT	FAIR	PRESERVE **
162	*	WALNUT	FAIR	PRESERVE **
163	7	ASH	GOOD	PRESERVE **
164	7	COTTONWOOD	GOOD	PRESERVE **
165	38	MAPLE	GOOD	PRESERVE **
166	43	MAPLE	GOOD	PRESERVE **
167	12	COTTONWOOD	FAIR	PRESERVE **
168	12	COTTONWOOD	POOR	PRESERVE **
169	7	COTTONWOOD	FAIR	PRESERVE **
170	7	COTTONWOOD	FAIR	PRESERVE **
171	11	MULBERRY	POOR	PRESERVE **
172	11	COTTONWOOD	POOR	PRESERVE **
173	10	MULBERRY	FAIR	PRESERVE **
174	30	ELM	GOOD	PRESERVE **
175	7	WALNUT	POOR	PRESERVE **
176	7	MAPLE	POOR	PRESERVE **
177	7	COTTONWOOD	FAIR	PRESERVE **
178	7	COTTONWOOD	FAIR	PRESERVE **
179	19	LOCUST	GOOD	PRESERVE **

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
181	10	HONEYSUCKLE	GOOD	PRESERVE **
182	8	TREE	DEAD	PRESERVE **
183	8	COTTONWOOD	FAIR	PRESERVE **
184	9	COTTONWOOD	GOOD	PRESERVE **
185	21	DOUGLAS FIR	FAIR	PRESERVE **
186	14	HACKBERRY	GOOD	PRESERVE **
187	11	LOCUST	GOOD	PRESERVE **
188	15	LOCUST	FAIR	PRESERVE **
189	7	ASH	FAIR	PRESERVE **
190	6	COTTONWOOD	FAIR	PRESERVE **
191	8	WALNUT	FAIR	PRESERVE **
192	5	WALNUT	FAIR	PRESERVE **
193	7	COTTONWOOD	FAIR	PRESERVE **
194	*	WALNUT	FAIR	PRESERVE **
195	7	COTTONWOOD	GOOD	PRESERVE **
196	8	ASH	FAIR	PRESERVE **
197	8	ASH	FAIR	PRESERVE **
198	7	COTTONWOOD	FAIR	PRESERVE **
199	6	HACKBERRY	GOOD	PRESERVE **
200	20	COTTONWOOD	GOOD	PRESERVE **
201	24	COTTONWOOD	GOOD	PRESERVE **
202	7	CHERRY	GOOD	PRESERVE **
203	9	LOCUST	GOOD	PRESERVE **
204	20	LOCUST	FAIR	PRESERVE **
205	9	ELM	GOOD	PRESERVE **
206	8	COTTONWOOD	GOOD	PRESERVE **
207	9	LOCUST	POOR	PRESERVE **
208	20	LOCUST	FAIR	PRESERVE **
209	20	LOCUST	GOOD	PRESERVE **
210	6	COTTONWOOD	FAIR	PRESERVE **
211	7	ASH	GOOD	PRESERVE **
212	13	WALNUT	GOOD	PRESERVE **
213	7	ASH	GOOD	PRESERVE **
214	7	WALNUT	FAIR	PRESERVE **
215	13	WALNUT	GOOD	PRESERVE **
216	6	COTTONWOOD	FAIR	PRESERVE **
217	8	ASH	FAIR	PRESERVE **
218	8	ASH	POOR	PRESERVE **
219	9	ASH	FAIR	PRESERVE **
220	8	ASH	FAIR	PRESERVE **
221	10	WALNUT	FAIR	PRESERVE **
222	7	COTTONWOOD	FAIR	PRESERVE **
223	8	ASH	POOR	PRESERVE **
224	8	ASH	POOR	PRESERVE **
225	6	WALNUT	FAIR	PRESERVE **
226	6	WALNUT	POOR	PRESERVE **
227	4	ASH	FAIR	PRESERVE **
228	6	ASH	POOR	PRESERVE **
229	8	WALNUT	FAIR	PRESERVE **
230	10	WALNUT	GOOD	PRESERVE **
231	8	WALNUT	FAIR	PRESERVE **
232	13	ELM	GOOD	PRESERVE **
233	6	ASH	GOOD	PRESERVE **
234	6	ASH	FAIR	PRESERVE **
235	6	WALNUT	GOOD	PRESERVE **
236	10	LOCUST	GOOD	PRESERVE **
237	10	ASH	FAIR	PRESERVE **
238	7	HACKBERRY	GOOD	PRESERVE **
239	11	HACKBERRY	GOOD	PRESERVE **
240	17	HACKBERRY	GOOD	PRESERVE **
241	18	WALNUT	GOOD	PRESERVE **
242	14	HACKBERRY	GOOD	PRESERVE **
243	10	HACKBERRY	GOOD	PRESERVE **
244	9	HACKBERRY	GOOD	PRESERVE **
245	10	HACKBERRY	FAIR	PRESERVE **
246	8	HACKBERRY	FAIR	PRESERVE **
247	8	ELM	FAIR	PRESERVE **
248	8	WALNUT	GOOD	PRESERVE **
249	52	WALNUT	GOOD	PRESERVE **
250	9	HACKBERRY	GOOD	PRESERVE **
251	9	HACKBERRY	GOOD	PRESERVE **
252	7	HACKBERRY	GOOD	PRESERVE **
253	7	HACKBERRY	FAIR	PRESERVE **
254	8	ASH	POOR	PRESERVE **
255	10	LOCUST	FAIR	PRESERVE **
256	8	WALNUT	GOOD	PRESERVE **
257	8	WALNUT	FAIR	PRESERVE **
258	8	COTTONWOOD	GOOD	PRESERVE **
259	17	COTTONWOOD	FAIR	PRESERVE **
260	9	ELM	POOR	PRESERVE **
261	9	WALNUT	GOOD	PRESERVE **
262	8	LOCUST	GOOD	PRESERVE **
263	9	HACKBERRY	FAIR	PRESERVE **
264	*	WALNUT	POOR	PRESERVE **
265	7	COTTONWOOD	GOOD	PRESERVE **
266	7	COTTONWOOD	GOOD	PRESERVE **
267	9	COTTONWOOD	GOOD	PRESERVE **
268	8	WALNUT	FAIR	PRESERVE **
269	6	COTTONWOOD	GOOD	PRESERVE **
270	7	COTTONWOOD	FAIR	PRESERVE **
271	7	COTTONWOOD	GOOD	PRESERVE **
272	8	HACKBERRY	GOOD	PRESERVE **
273	8	HACKBERRY	GOOD	PRESERVE **
274	18	WALNUT	GOOD	PRESERVE **
275	8	WALNUT	GOOD	PRESERVE **
276	28	LOCUST	GOOD	PRESERVE **
277	10	WALNUT	GOOD	PRESERVE **
278	10	ELM	GOOD	PRESERVE **
279	12	ASH	POOR	PRESERVE **
280	11	ELM	FAIR	PRESERVE **
281	11	HACKBERRY	FAIR	PRESERVE **
282	9	ASH	FAIR	PRESERVE **
283	14	HACKBERRY	FAIR	PRESERVE **
284	7	HACKBERRY	FAIR	PRESERVE **
285	10	HACKBERRY	GOOD	PRESERVE **
286	12	ELM	GOOD	PRESERVE **
287	9	HACKBERRY	GOOD	PRESERVE **
288	32	LOCUST	GOOD	PRESERVE **
289	6	HACKBERRY	FAIR	PRESERVE **
290	7	HACKBERRY	GOOD	PRESERVE **
291	9	HACKBERRY	GOOD	PRESERVE **
292	10	LOCUST	GOOD	PRESERVE **
293	13	LOCUST	FAIR	PRESERVE **
294	9	COTTONWOOD	GOOD	PRESERVE **
295	7	COTTONWOOD	FAIR	PRESERVE **
296	7	COTTONWOOD	FAIR	PRESERVE **
297	*	WALNUT	FAIR	PRESERVE **
298	10	HACKBERRY	FAIR	PRESERVE **
299	13	HACKBERRY	FAIR	PRESERVE **
300	7	COTTONWOOD	GOOD	PRESERVE **
301	10	COTTONWOOD	POOR	PRESERVE **
302	10	HACKBERRY	FAIR	PRESERVE **
303	8	HACKBERRY	GOOD	PRESERVE **
304	8	HACKBERRY	GOOD	PRESERVE **
305	8	HACKBERRY	POOR	PRESERVE **
306	8	HACKBERRY	GOOD	PRESERVE **
307	20	LOCUST	GOOD	PRESERVE **
308	11	HACKBERRY	FAIR	PRESERVE **
309	9	HACKBERRY	GOOD	PRESERVE **
310	14	HACKBERRY	FAIR	PRESERVE **
311	14	COTTONWOOD	POOR	PRESERVE **
312	8	HACKBERRY	FAIR	PRESERVE **
313	11	HACKBERRY	GOOD	PRESERVE **
314	11	HACKBERRY	GOOD	PRESERVE **
315	6	COTTONWOOD	GOOD	PRESERVE **
316	8	HACKBERRY	GOOD	PRESERVE **
317	8	HACKBERRY	FAIR	PRESERVE **
318	8	HACKBERRY	FAIR	PRESERVE **
319	18	COTTONWOOD	FAIR	PRESERVE **
320	10	HACKBERRY	GOOD	PRESERVE **
321	7	HACKBERRY	GOOD	PRESERVE **
322	11	HACKBERRY	GOOD	PRESERVE **
323	7	HACKBERRY	GOOD	PRESERVE **
324	7	HACKBERRY	GOOD	PRESERVE **
325	7	WALNUT	FAIR	PRESERVE **
326	23	HACKBERRY	GOOD	PRESERVE **
327	8	HACKBERRY	POOR	PRESERVE **
328	47	HACKBERRY	GOOD	PRESERVE **
329	8	HACKBERRY	FAIR	PRESERVE **
330	10	HACKBERRY	FAIR	PRESERVE **
331	7	HACKBERRY	FAIR	PRESERVE **
332	7	HACKBERRY	FAIR	PRESERVE **
333	15	CHERRY	GOOD	PRESERVE **
334	39	LOCUST	GOOD	PRESERVE **
335	11	ELM	GOOD	PRESERVE **
336	17	LOCUST	GOOD	PRESERVE **
337	11	HACKBERRY	FAIR	PRESERVE **
338	11	LOCUST	POOR	PRESERVE **
339	14	HACKBERRY	FAIR	PRESERVE **
340	13	HACKBERRY	FAIR	PRESERVE **
341	8	HACKBERRY	FAIR	PRESERVE **
342	8	ELM	FAIR	PRESERVE **
343	7	HACKBERRY	FAIR	PRESERVE **
344	8	HACKBERRY	FAIR	PRESERVE **
345	8	HACKBERRY	FAIR	PRESERVE **
346	14	HACKBERRY	GOOD	PRESERVE **
347	8	HACKBERRY	FAIR	PRESERVE **
348	8	HACKBERRY	FAIR	PRESERVE **
349	14	HICKORY	FAIR	PRESERVE **
350	13	MULBERRY	FAIR	PRESERVE **
351	8	HACKBERRY	FAIR	PRESERVE **
352	8	HAWTHORN	FAIR	PRESERVE **
353	19	HICKORY	FAIR	PRESERVE **
354	9	MAPLE	FAIR	PRESERVE **
355	7	ELM	FAIR	PRESERVE **
356	9	HACKBERRY	FAIR	PRESERVE **
357	8	WALNUT	FAIR	PRESERVE **
358	8	ASH	FAIR	REMOVE
359	8	PINE	POOR	REMOVE
360	9	TREE	DEAD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
361	18	PINE	GOOD	REMOVE
362	8	PINE	GOOD	REMOVE
363	7	PINE	GOOD	REMOVE
364	15	PINE	GOOD	REMOVE
365	7	PINE	FAIR	REMOVE
366	11	PINE	GOOD	REMOVE
367	7	PINE	POOR	REMOVE
368	9	PINE	FAIR	REMOVE
369	12	PINE	GOOD	REMOVE
370	9	PINE	FAIR	REMOVE
371	10	PINE	GOOD	REMOVE
372	30	PINE	GOOD	REMOVE
373	8	ELM	FAIR	REMOVE
374	10	ELM	FAIR	REMOVE
375	7	BIRCH	FAIR	REMOVE
376	6	HACKBERRY	FAIR	REMOVE
377	7	PINE	FAIR	REMOVE
378	7	ELM	FAIR	REMOVE
379	7	ELM	FAIR	REMOVE
380	13	PINE	GOOD	REMOVE
381	30	PINE	GOOD	REMOVE
382	10	HACKBERRY	GOOD	REMOVE
383	7	PINE	GOOD	REMOVE
384	40	TREE	DEAD	REMOVE
385	10	PINE	FAIR	REMOVE
386	19	PINE	FAIR	REMOVE
387	9	PINE	POOR	REMOVE
388	7	PINE	POOR	REMOVE
389	7	PINE	FAIR	REMOVE
390	8	PINE	FAIR	REMOVE
391	12	PINE	FAIR	REMOVE
392	10	PINE	GOOD	REMOVE
393	7	PINE	FAIR	REMOVE
394	18	PINE	GOOD	REMOVE
395	6	PINE	GOOD	REMOVE
396	7	PINE	FAIR	REMOVE
397	7	PINE	GOOD	REMOVE
398	7	PINE	POOR	REMOVE
399	11	PINE	FAIR	REMOVE
400	7	WALNUT	POOR	REMOVE
401	7	PINE	FAIR	REMOVE
402	11	PINE	GOOD	REMOVE
403	8	HACKBERRY	GOOD	REMOVE
404	9	ELM	FAIR	REMOVE
405	*	WALNUT	FAIR	REMOVE
406	*	HONEYSUCKLE	POOR	REMOVE
407	*	WALNUT	GOOD	REMOVE
408	8	TREE	DEAD	REMOVE
409	11	PINE	POOR	REMOVE
410	10	ELM	GOOD	REMOVE
411	6	ELM	GOOD	REMOVE
412	6	ELM	FAIR	REMOVE
413	8	PINE	GOOD	REMOVE
414	9	PINE	GOOD	REMOVE
415	10	PINE	GOOD	REMOVE
416	10	PINE	FAIR	REMOVE
417	5	PINE	POOR	REMOVE
418	6	CHERRY	FAIR	REMOVE
419	10	HACKBERRY	GOOD	REMOVE
420	10	ASH	GOOD	REMOVE
421	7	CHERRY	FAIR	REMOVE
422	14	PINE	GOOD	REMOVE
423	10	CHERRY	FAIR	REMOVE
424	10	TREE	DEAD	REMOVE
425	9	PINE	FAIR	REMOVE
426	9	PINE	FAIR	REMOVE
427	10	PINE	FAIR	REMOVE
428	10	PINE	FAIR	REMOVE
429	8	CHERRY	FAIR	REMOVE
430	9	PINE	GOOD	REMOVE
431	9	PINE	FAIR	REMOVE
432	11	PINE	GOOD	REMOVE
433	11	PINE	FAIR	REMOVE
434	11	PINE	POOR	REMOVE
435	11	PINE	GOOD	REMOVE
436	7	MULBERRY	FAIR	REMOVE
437	10	TREE	DEAD	REMOVE
438	8	WALNUT	FAIR	REMOVE
439	8	ELM	FAIR	REMOVE
440	7	MULBERRY	FAIR	REMOVE
441	7	CHERRY	FAIR	REMOVE
442	7	MULBERRY	FAIR	REMOVE
443	7	CHERRY	FAIR	REMOVE
444	8	CHERRY	FAIR	REMOVE
445	8	HACKBERRY	FAIR	REMOVE
446	8	ASH	GOOD	REMOVE
447	*	HACKBERRY	FAIR	REMOVE
448	7	PINE	FAIR	REMOVE
449	7	PINE	FAIR	REMOVE
450	18	PINE	FAIR	REMOVE
451	11	PINE	FAIR	REMOVE
452	18	WALNUT	FAIR	REMOVE
453	8	PINE	GOOD	REMOVE
454	19	PINE	GOOD	REMOVE
455	8	ASH	FAIR	REMOVE
456	8	PINE	FAIR	REMOVE
457	10	ELM	GOOD	REMOVE
458	10	HICKORY	FAIR	REMOVE
459	8	ELM	FAIR	REMOVE
460	*	CHERRY	FAIR	REMOVE
461	*	ASH	FAIR	REMOVE
462	8	ASH	FAIR	REMOVE
463	8	PINE	GOOD	REMOVE
464	8	PINE	GOOD	REMOVE
465	8	PINE	GOOD	REMOVE
466	8	HACKBERRY	GOOD	REMOVE
467	10	PINE	POOR	REMOVE
468	16	PINE	GOOD	REMOVE
469	16	HACKBERRY	GOOD	REMOVE
470	10	PINE	POOR	REMOVE
471	*	PINE	POOR	OFF SITE
472	*	PINE	FAIR	OFF SITE
473	10	PINE	FAIR	PRESERVE
474	9	PINE	FAIR	REMOVE
475	9	PINE	GOOD	REMOVE
476	10	PINE	GOOD	REMOVE
477	8	HACKBERRY	FAIR	REMOVE
478	8	ASH	GOOD	REMOVE
479	11	PINE	GOOD	REMOVE
480	6	CHERRY	GOOD	REMOVE
481	11	PINE	GOOD	REMOVE
482	7	ELM	POOR	REMOVE
483	7	PINE	FAIR	REMOVE
484	10	PINE	FAIR	REMOVE
485	10	PINE	FAIR	REMOVE
486	8	HACKBERRY	GOOD	REMOVE
487	10	PINE	POOR	REMOVE
488	11	PINE	GOOD	REMOVE
489	16	HACKBERRY	GOOD	PRESERVE
490	7	PINE	FAIR	REMOVE
491	11	PINE	GOOD	REMOVE
492	11	PINE	GOOD	REMOVE
493	11	PINE	GOOD	PRESERVE
494	18	PINE	GOOD	PRESERVE
495	19	PINE	GOOD	REMOVE
496	11	PINE	FAIR	OFF SITE
497	11	PINE	FAIR	OFF SITE
498	11	PINE	FAIR	OFF SITE
499	8	CHERRY	FAIR	OFF SITE
500	8	LOCUST	POOR	PRESERVE
501	8	LOCUST	POOR	PRESERVE
502	7	PINE	FAIR	PRESERVE
503	7	PINE	FAIR	REMOVE
504	10	PINE	GOOD	REMOVE
505	A	HACKBERRY	GOOD	REMOVE
506	14	PINE	GOOD	REMOVE
507	8	LOCUST	FAIR	PRESERVE
508	8	ELM	GOOD	REMOVE
509	11	HICKORY	FAIR	REMOVE
510	14	PINE	GOOD	REMOVE
511	7	MAPLE	GOOD	PRESERVE
512	10	ASH	POOR	PRESERVE
513	A	HACKBERRY	GOOD	REMOVE
514	9	PINE	POOR	REMOVE
515	10	PINE	POOR	REMOVE
516	7	PINE	FAIR	REMOVE
517	10	MAPLE	GOOD	REMOVE
518	10	MAPLE	GOOD	REMOVE
519	14	WALNUT	GOOD	REMOVE
520	8	CHERRY	GOOD	REMOVE
521	8	AILANTHUS	FAIR	REMOVE
522	9	PINE	POOR	REMOVE
523	11	CHERRY	POOR	REMOVE
524	8	CHERRY	GOOD	REMOVE
525	8	WALNUT	GOOD	REMOVE
526	11	HACKBERRY	GOOD	REMOVE
527	11	MULBERRY	POOR	REMOVE
528	11	WALNUT	GOOD	REMOVE
529	7	ASH	FAIR	REMOVE
530	7	HACKBERRY	GOOD	REMOVE
531	11	ELM	FAIR	REMOVE
532	7	HICKORY	POOR	REMOVE
533	7	HACKBERRY	GOOD	REMOVE
534	7	TREE	DEAD	REMOVE
535	9	WALNUT	POOR	REMOVE
536	7	HICKORY	POOR	REMOVE
537	16	WALNUT	FAIR	REMOVE
538	7	MAPLE	GOOD	REMOVE
539	6	WALNUT	POOR	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
541	7	HACKBERRY	GOOD	REMOVE
542	5	ELM	GOOD	REMOVE
543	7	MAPLE	GOOD	REMOVE
544	7	MAPLE	GOOD	REMOVE
545	9	WALNUT	POOR	REMOVE
546	23	MAPLE	GOOD	REMOVE
547	8	ELM	FAIR	REMOVE
548	9	ELM	POOR	REMOVE
549	8	MAPLE	GOOD	REMOVE
550	7	ELM	FAIR	REMOVE
551	7	ELM	FAIR	REMOVE
552	8	MULBERRY	FAIR	REMOVE
553	7	ELM	FAIR	REMOVE
554	13	HACKBERRY	GOOD	REMOVE
555	13	MULBERRY	FAIR	REMOVE
556	8	ASH	FAIR	REMOVE
557	8	WALNUT	FAIR	REMOVE
558	8	WALNUT	GOOD	REMOVE
559	*	HACKBERRY	GOOD	REMOVE
560	6	ELM	FAIR	REMOVE
561	7	ASH	FAIR	REMOVE
562	8	WALNUT	GOOD	REMOVE
563	7	MAP

TREE #	SIZE	SPECIES	CONDITION	STATUS
721	9	CHERRY	FAIR	PRESERVE
722	10	ASH	DEAD	PRESERVE
723	6	HACKBERRY	GOOD	PRESERVE
724	9	PINE	GOOD	PRESERVE
725	10	ELM	GOOD	PRESERVE
726	7	ELM	FAIR	PRESERVE
727	7	ELM	FAIR	REMOVE
728	24	CHERRY	FAIR	REMOVE
729	8	ELM	FAIR	REMOVE
730	9	ELM	FAIR	REMOVE
731	10	WALNUT	GOOD	REMOVE
732	9	WALNUT	GOOD	REMOVE
733	10	WALNUT	GOOD	REMOVE
734	10	WALNUT	FAIR	REMOVE
735	7	WALNUT	GOOD	REMOVE
736	6	WALNUT	GOOD	REMOVE
737	7	OAK	GOOD	REMOVE
738	15	PINE	FAIR	REMOVE
739	12	PINE	FAIR	REMOVE
740	16	PINE	GOOD	REMOVE
741	10	PINE	GOOD	REMOVE
742	11	PINE	GOOD	REMOVE
743	15	PINE	GOOD	REMOVE
744	7	HONEYSUCKLE	FAIR	REMOVE
745	13	PINE	FAIR	REMOVE
746	16	WILLOW	GOOD	REMOVE
747	6	HONEYSUCKLE	FAIR	REMOVE
748	10	PINE	GOOD	REMOVE
749	7	PINE	FAIR	REMOVE
750	10	PINE	FAIR	REMOVE
751	10	PINE	FAIR	REMOVE
752	17	PINE	GOOD	REMOVE
753	12	OAK	GOOD	REMOVE
754	13	PINE	GOOD	REMOVE
755	10	ASH	FAIR	REMOVE
756	10	PINE	FAIR	REMOVE
757	9	PINE	FAIR	REMOVE
758	10	PINE	FAIR	REMOVE
759	7	ELM	FAIR	REMOVE
760	7	ELM	FAIR	REMOVE
761	8	WALNUT	GOOD	REMOVE
762	9	WALNUT	FAIR	REMOVE
763	9	WALNUT	GOOD	REMOVE
764	7	ELM	FAIR	REMOVE
765	7	ELM	FAIR	REMOVE
766	10	HACKBERRY	GOOD	REMOVE
767	8	WALNUT	GOOD	REMOVE
768	8	PINE	GOOD	REMOVE
769	8	PINE	FAIR	PRESERVE
770	8	PINE	POOR	PRESERVE
771	8	PINE	GOOD	REMOVE
772	10	PINE	GOOD	REMOVE
773	8	ELM	FAIR	REMOVE
774	8	ELM	FAIR	REMOVE
775	9	PINE	GOOD	REMOVE
776	9	PINE	GOOD	REMOVE
801	8	PINE	FAIR	REMOVE
802	8	PINE	FAIR	REMOVE
803	35	LOCUST	FAIR	REMOVE
804	17	LOCUST	FAIR	REMOVE
805	7	PINE	GOOD	REMOVE
806	13	LOCUST	GOOD	REMOVE
807	8	LOCUST	GOOD	REMOVE
808	9	LOCUST	GOOD	REMOVE
809	8	LOCUST	GOOD	REMOVE
810	10	LOCUST	GOOD	REMOVE
811	10	PINE	GOOD	PRESERVE
812	9	PINE	GOOD	PRESERVE
813	14	LOCUST	GOOD	PRESERVE
814	8	LOCUST	GOOD	PRESERVE
815	9	LOCUST	FAIR	PRESERVE
816	13	LOCUST	GOOD	REMOVE
817	9	ELM	FAIR	REMOVE
818	19	LOCUST	FAIR	PRESERVE
819	13	LOCUST	FAIR	PRESERVE
820	8	ELM	FAIR	REMOVE
821	9	ELM	FAIR	REMOVE
822	9	ELM	FAIR	REMOVE
823	9	LOCUST	FAIR	REMOVE
824	8	HACKBERRY	FAIR	REMOVE
825	9	LOCUST	GOOD	REMOVE
826	9	LOCUST	GOOD	REMOVE
827	12	PINE	GOOD	REMOVE
828	7	ELM	FAIR	REMOVE
829	15	PINE	GOOD	REMOVE
830	8	HACKBERRY	GOOD	REMOVE
831	11	WALNUT	POOR	REMOVE
832	13	PINE	FAIR	REMOVE
833	9	HONEYSUCKLE	POOR	REMOVE
834	13	ELM	FAIR	REMOVE
835	16	PINE	FAIR	REMOVE
836	6	HONEYSUCKLE	FAIR	REMOVE
837	15	PINE	POOR	REMOVE
838	21	ELM	FAIR	REMOVE
839	6	ELM	FAIR	REMOVE
840	12	PINE	POOR	REMOVE
841	12	PINE	POOR	REMOVE
842	5	HACKBERRY	FAIR	REMOVE
843	9	LOCUST	POOR	REMOVE
844	9	HACKBERRY	GOOD	REMOVE
845	7	HACKBERRY	FAIR	REMOVE
846	5	HACKBERRY	GOOD	REMOVE
847	11	ASH	POOR	REMOVE
848	10	ELM	GOOD	REMOVE
849	10	ELM	FAIR	REMOVE
850	8	LOCUST	FAIR	REMOVE
851	8	HONEYSUCKLE	FAIR	REMOVE
852	10	PINE	FAIR	REMOVE
853	10	PINE	FAIR	REMOVE
854	14	PINE	GOOD	REMOVE
855	15	PINE	GOOD	REMOVE
856	11	PINE	GOOD	REMOVE
857	11	PINE	FAIR	REMOVE
858	11	PINE	FAIR	REMOVE
859	10	WALNUT	POOR	REMOVE
860	7	PINE	FAIR	REMOVE
861	6	PINE	GOOD	REMOVE
862	12	PINE	GOOD	REMOVE
863	8	HACKBERRY	FAIR	PRESERVE **
864	8	HONEYSUCKLE	FAIR	PRESERVE **
865	8	HACKBERRY	FAIR	PRESERVE **
866	8	HACKBERRY	FAIR	PRESERVE **
867	10	OAK	POOR	REMOVE
868	18	LOCUST	GOOD	REMOVE
869	10	WALNUT	GOOD	REMOVE
870	8	OAK	GOOD	REMOVE
871	8	ELM	GOOD	REMOVE
872	8	PINE	FAIR	REMOVE
873	15	PINE	GOOD	REMOVE
874	8	OAK	POOR	REMOVE
875	6	HACKBERRY	FAIR	PRESERVE **
876	33	LOCUST	FAIR	PRESERVE **
877	11	PINE	FAIR	REMOVE
878	9	ASH	FAIR	REMOVE
879	11	HONEYSUCKLE	POOR	REMOVE
880	9	HONEYSUCKLE	POOR	REMOVE
881	11	ASH	FAIR	REMOVE
882	9	ELM	GOOD	REMOVE
883	7	ELM	GOOD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
901	7	ELM	FAIR	REMOVE
902	10	PINE	GOOD	REMOVE
903	10	PINE	GOOD	REMOVE
904	7	ELM	FAIR	REMOVE
905	7	MAPLE	GOOD	REMOVE
906	18	PINE	GOOD	REMOVE
907	7	ELM	FAIR	REMOVE
908	7	MAPLE	FAIR	REMOVE
909	7	ELM	FAIR	REMOVE
910	13	LOCUST	FAIR	REMOVE
911	9	HACKBERRY	FAIR	PRESERVE
912	9	LOCUST	GOOD	PRESERVE
913	7	ELM	GOOD	PRESERVE
914	8	ELM	GOOD	PRESERVE
915	8	ELM	GOOD	PRESERVE
916	10	LOCUST	GOOD	PRESERVE
917	8	HACKBERRY	GOOD	PRESERVE
918	10	HACKBERRY	GOOD	PRESERVE
919	10	HACKBERRY	GOOD	PRESERVE
920	7	CHERRY	FAIR	PRESERVE
921	13	HACKBERRY	FAIR	PRESERVE
922	8	CHERRY	FAIR	PRESERVE
923	7	PINE	GOOD	PRESERVE
924	14	LOCUST	GOOD	PRESERVE
925	8	ELM	GOOD	PRESERVE
926	17	LOCUST	GOOD	PRESERVE
927	12	PINE	GOOD	PRESERVE
928	11	HACKBERRY	GOOD	PRESERVE
929	6	HACKBERRY	FAIR	PRESERVE
930	9	HACKBERRY	LOCU	PRESERVE
931	9	LOCUST	FOOR	PRESERVE
932	11	HACKBERRY	FAIR	OFF SITE
933	8	HACKBERRY	GOOD	OFF SITE
934	8	ASH	FAIL	PRESERVE
935	8	HACKBERRY	GOOD	PRESERVE
936	11	HACKBERRY	GOOD	PRESERVE
937	103	CHERRY	FAIR	PRESERVE
938	10	CHERRY	FAIL	PRESERVE
939	6	HACKBERRY	GOOD	PRESERVE
940	7	HACKBERRY	GOOD	PRESERVE
941	6	CHERRY	FAIR	PRESERVE
942	9	WALNUT	FAIR	PRESERVE **
943	10	ELM	FAIR	PRESERVE **
944	8	HACKBERRY	FAIR	PRESERVE **
945	11	LOCUST	GOOD	PRESERVE **
946	9	HACKBERRY	FAIR	PRESERVE
947	14	CHERRY	GOOD	PRESERVE
948	8	CHERRY	FAIR	PRESERVE
949	8	CHERRY	FAIR	PRESERVE
950	10	LOCUST	FAIR	PRESERVE
951	6	ALANTHUS	FAIR	PRESERVE
952	8	HACKBERRY	FAIR	PRESERVE
953	13	LOCUST	FAIR	PRESERVE
954	9	HACKBERRY	GOOD	PRESERVE
955	15	LOCUST	GOOD	PRESERVE
956	17	LOCUST	FAIR	PRESERVE
957	17	LOCUST	GOOD	PRESERVE
958	10	ASH	GOOD	PRESERVE
959	10	CHERRY	FAIR	PRESERVE
960	8	ELM	FAIR	PRESERVE
961	15	PINE	FAIR	REMOVE
962	11	PINE	FAIR	REMOVE
963	7	HONEYSUCKLE	FAIR	REMOVE
964	18	LOCUST	FAIR	REMOVE
965	13	LOCUST	GOOD	REMOVE
966	10	LOCUST	DEAD	REMOVE
967	14	LOCUST	FAIR	REMOVE
968	16	PINE	GOOD	REMOVE
969	13	PINE	GOOD	REMOVE
970	11	LOCUST	POOR	REMOVE
971	10	LOCUST	POOR	REMOVE
972	15	MAPLE	GOOD	REMOVE
973	15	PINE	GOOD	REMOVE
974	15	PINE	FAIR	REMOVE
975	13	LOCUST	FAIR	REMOVE
976	15	PINE	FAIR	REMOVE
977	7	HONEYSUCKLE	POOR	PRESERVE
978	12	CHERRY	GOOD	PRESERVE
979	8	HACKBERRY	FAIR	PRESERVE
980	8	HACKBERRY	FAIR	PRESERVE
981	9	CHERRY	GOOD	PRESERVE
982	19	CHERRY	GOOD	PRESERVE
983	10	CHERRY	POOR	PRESERVE **
984	6	HACKBERRY	FAIR	PRESERVE **
985	8	HACKBERRY	FAIR	PRESERVE **
986	9	CHERRY	FAIR	PRESERVE **
987	6	HACKBERRY	GOOD	PRESERVE **
988	6	HONEYSUCKLE	POOR	PRESERVE **
989	6	CHERRY	GOOD	PRESERVE **
990	10	HONEYSUCKLE	POOR	PRESERVE **
991	8	WALNUT	GOOD	PRESERVE **
992	11	LOCUST	FAIR	PRESERVE **
993	7	HONEYSUCKLE	FAIR	PRESERVE **
994	8	ALANTHUS	FAIR	PRESERVE **
995	8	HONEYSUCKLE	POOR	PRESERVE **
996	5	ALANTHUS	FAIR	PRESERVE **
997	7	HONEYSUCKLE	FAIR	PRESERVE **
998	6	HACKBERRY	GOOD	PRESERVE **
999	8	CHERRY	FAIR	PRESERVE **
1000	10	HONEYSUCKLE	FAIR	PRESERVE **
1001	8	ALANTHUS	FAIR	PRESERVE **
1002	11	LOCUST	FAIR	PRESERVE **
1003	9	HONEYSUCKLE	FAIR	PRESERVE **
1004	8	WALNUT	GOOD	PRESERVE **
1005	9	LOCUST	GOOD	PRESERVE **
1006	8	ELM	FAIR	PRESERVE **
1007	8	WALNUT	GOOD	PRESERVE **
1008	10	WALNUT	GOOD	PRESERVE **
1009	9	ELM	GOOD	PRESERVE **
1010	8	WALNUT	POOR	PRESERVE **
1011	6	WALNUT	FAI	PRESERVE **
1012	6	WALNUT	FAIR	PRESERVE **
1013	8	WALNUT	FAIR	PRESERVE **
1014	8	WALNUT	FAIR	PRESERVE **
1015	6	LOCUST	FAIR	PRESERVE **
1016	7	ELM	FAIR	PRESERVE **
1017	7	HACKBERRY	GOOD	PRESERVE **
1018	8	HACKBERRY	FAIR	PRESERVE **
1019	6	HACKBERRY	GOOD	PRESERVE **
1020	11	HACKBERRY	GOOD	PRESERVE **
1021	6	HACKBERRY	FAIR	PRESERVE **
1022	8	HACKBERRY	GOOD	PRESERVE **
1023	7	HACKBERRY	FAIR	PRESERVE **
1024	8	HACKBERRY	GOOD	PRESERVE **
1025	14	HACKBERRY	FAIR	PRESERVE **
1026	20	HACKBERRY	POOR	PRESERVE **
1027	7	HACKBERRY	POOR	PRESERVE **
1028	7	HACKBERRY	GOOD	PRESERVE **
1029	8	HACKBERRY	FAIR	PRESERVE **
1030	12	HACKBERRY	GOOD	PRESERVE **
1031	13	HACKBERRY	GOOD	PRESERVE **
1032	10	ELM	FAIR	PRESERVE **
1033	30	HACKBERRY	GOOD	PRESERVE **
1034	7	HACKBERRY	FAIR	PRESERVE **
1035	24	HACKBERRY	GOOD	PRESERVE **
1036	7	HACKBERRY	FAIR	PRESERVE **
1037	7	ELM	POOR	PRESERVE **
1038	6	ELM	FAIR	PRESERVE **
1039	6	ELM	FAIR	PRESERVE **
1040	8	HACKBERRY	GOOD	PRESERVE **
1041	41	LOCUST	GOOD	PRESERVE **
1042	7	HACKBERRY	FAIR	PRESERVE **
1043	7	HACKBERRY	GOOD	PRESERVE **
1044	9	CHERRY	FAIR	PRESERVE **
1045	8	HACKBERRY	FAIR	PRESERVE **
1046	8	HACKBERRY	FAIR	PRESERVE **
1047	10	HACKBERRY	GOOD	PRESERVE **
1048	10	HACKBERRY	GOOD	PRESERVE **
1049	5	HACKBERRY	GOOD	PRESERVE **
1050	12	HACKBERRY	GOOD	PRESERVE **
1051	8	LOCUST	GOOD	PRESERVE **
1052	8	LOCUST	GOOD	PRESERVE **
1053	14	HACKBERRY	GOOD	PRESERVE **
1054	8	HACKBERRY	GOOD	PRESERVE **
1055	14	OAK	GOOD	PRESERVE **
1056	9	HACKBERRY	FAIR	PRESERVE **
1057	15	LOCUST	GOOD	PRESERVE **
1058	13	ASH	GOOD	PRESERVE **
1059	10	WALNUT	FAIR	PRESERVE **
1060	10	LOCUST	GOOD	PRESERVE **
1061	6	ELM	GOOD	PRESERVE **
1062	8	WALNUT	GOOD	PRESERVE **
1063	22	WALNUT	GOOD	PRESERVE **
1064	7	HACKBERRY	GOOD	PRESERVE **
1065	11	CHERRY	POOR	PRESERVE **
1066	9	WALNUT	POOR	PRESERVE **
1067	8	HACKBERRY	FAIR	PRESERVE **
1068	8	WALNUT	GOOD	PRESERVE **
1069	10	WALNUT	GOOD	PRESERVE **
1070	9	CHERRY	FAIR	PRESERVE **
1071	15	HACKBERRY	GOOD	PRESERVE **
1072	10	WALNUT	GOOD	PRESERVE **
1073	6	CHERRY	FAIR	PRESERVE **
1074	10	WALNUT	GOOD	PRESERVE **
1075	6	WALNUT	GOOD	PRESERVE **
1076	15	CHERRY	FAIR	PRESERVE **
1077	13	HACKBERRY	FAIR	PRESERVE **
1078	9	CHERRY	GOOD	PRESERVE **
1079	7	CHERRY	FAIR	PRESERVE **
1080	7	ELM	FAIR	PRESERVE **

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
1081	6	HACKBERRY	GOOD	PRESERVE **
1082	6	WALNUT	GOOD	PRESERVE **
1083	7	CHERRY	GOOD	PRESERVE **
1084	6	CHERRY	GOOD	PRESERVE **
1085	9	HACKBERRY	FAIR	PRESERVE **
1086	7	HACKBERRY	GOOD	PRESERVE **
1087	8	WALNUT	GOOD	PRESERVE **
1088	18	LOCUST	GOOD	PRESERVE **
1089	7	HACKBERRY	FAIR	PRESERVE **
1090	13	WALNUT	GOOD	PRESERVE **
1091	6	HACKBERRY	GOOD	PRESERVE **
1092	6	HACKBERRY	GOOD	PRESERVE **
1093	11	HACKBERRY	GOOD	PRESERVE **
1094	9	HACKBERRY	FAIR	PRESERVE **
1095	14	WALNUT	GOOD	PRESERVE **
1096	7	HACKBERRY	FAIR	PRESERVE **
1097	6	HACKBERRY	GOOD	PRESERVE **
1098	14	COTTONWOOD	FAIR	PRESERVE **
1099	8	HACKBERRY	GOOD	PRESERVE **
1100	9	HACKBERRY	GOOD	PRESERVE **
1101	6	COTTONWOOD	GOOD	PRESERVE **
1102	8	HACKBERRY	GOOD	PRESERVE **
1103	7	HACKBERRY	GOOD	PRESERVE **
1104	6	HACKBERRY	GOOD	PRESERVE **
1105	10	HACKBERRY	GOOD	PRESERVE **
1106	7	HACKBERRY	GOOD	PRESERVE **
1107	7	HACKBERRY	GOOD	PRESERVE **
1108	6	HACKBERRY	FAIR	PRESERVE **
1109	6	HACKBERRY	GOOD	PRESERVE **
1110	8	HACKBERRY	GOOD	PRESERVE **
1111	8	ELM	FAIR	PRESERVE **
1112	7	HACKBERRY	FAIR	PRESERVE **
1113	7	ELM	FAIR	PRESERVE **
1114	8	HACKBERRY	GOOD	PRESERVE **
1115	14	ELM	FAIR	PRESERVE **
1116	7	HACKBERRY	FAIR	PRESERVE **
1117	6	HACKBERRY	FAIR	PRESERVE **
1118	14	CHERRY	FAIR	PRESERVE **
1119	14	CHERRY	FAIR	PRESERVE **
1120	7	CHERRY	FAIR	PRESERVE **
1121	8	CHERRY	FAIR	PRESERVE **
1122	8	CHERRY	FAIR	PRESERVE **
1123	7	OAK	GOOD	PRESERVE **
1124	8	OAK	GOOD	PRESERVE **
1125	7	WALNUT	GOOD	PRESERVE **
1126	15	HACKBERRY	GOOD	PRESERVE **
1127	7	CHERRY	GOOD	PRESERVE **
1128	7	WALNUT	GOOD	PRESERVE **
1129	7	CHERRY	GOOD	PRESERVE **
1130	8	CHERRY	FAIR	PRESERVE **
1131	8	ELM	DEAD	PRESERVE **
1132	8	LOCUST	FAIR	PRESERVE **
1133	8	CHERRY	FAIR	PRESERVE **
1134	7	HONEYSUCKLE	FAIR	PRESERVE **
1135	7	AILANTHUS	FAIR	PRESERVE **
1136	7	CHERRY	FAIR	PRESERVE **
1137	11	CHERRY	FAIR	PRESERVE **
1138	8	CHERRY	GOOD	PRESERVE **
1139	8	CHERRY	POOR	PRESERVE **
1140	10	CHERRY	POOR	PRESERVE **
1141	8	HONEYSUCKLE	FAIR	PRESERVE **
1142	9	CHERRY	GOOD	PRESERVE **
1143	8	CHERRY	FAIR	PRESERVE **
1144	7	ASH	GOOD	PRESERVE **
1145	9	WALNUT	GOOD	PRESERVE **
1146	9	LOCUST	POOR	PRESERVE **
1147	8	WALNUT	GOOD	PRESERVE **
1148	18	WALNUT	FAIR	PRESERVE **
1149	8	WALNUT	GOOD	PRESERVE **
1150	11	COTTONWOOD	FAIR	PRESERVE **
1151	8	HACKBERRY	GOOD	PRESERVE **
1152	19	COTTONWOOD	FAIR	PRESERVE **
1153	9	LOCUST	FAIR	PRESERVE **
1154	10	LOCUST	GOOD	OFF SITE
1155	8	HACKBERRY	POOR	OFF SITE
1156	7	HACKBERRY	FAIR	OFF SITE
1157	7	HACKBERRY	FAIR	OFF SITE
1158	8	HACKBERRY	GOOD	OFF SITE
1159	10	HACKBERRY	FAIR	PRESERVE **
1160	11	HACKBERRY	FAIR	PRESERVE **
1161	11	HACKBERRY	POOR	PRESERVE **
1162	8	WALNUT	GOOD	PRESERVE **
1163	19	CHERRY	GOOD	PRESERVE **
1164	8	HACKBERRY	FAIR	PRESERVE **
1165	9	HACKBERRY	FAIR	PRESERVE **
1166	13	HACKBERRY	FAIR	PRESERVE **
1167	9	HACKBERRY	FAIR	PRESERVE **
1168	7	HACKBERRY	FAIR	PRESERVE **
1169	11	COTTONWOOD	POOR	PRESERVE **
1170	8	TREE	DEAD	PRESERVE **
1171	8	WALNUT	POOR	PRESERVE **
1172	11	HACKBERRY	FAIR	PRESERVE **
1173	12	HACKBERRY	GOOD	PRESERVE **
1174	12	HACKBERRY	GOOD	PRESERVE **
1175	9	WALNUT	FAIR	PRESERVE **
1176	11	WALNUT	FAIR	PRESERVE **
1177	8	WALNUT	FAIR	PRESERVE **
1178	8	HACKBERRY	FAIR	PRESERVE **
1179	13	WALNUT	FAIR	PRESERVE **
1180	7	HACKBERRY	FAIR	PRESERVE **
1181	6	OAK	GOOD	PRESERVE **
1182	8	WALNUT	GOOD	PRESERVE **
1183	7	HACKBERRY	FAIR	PRESERVE **
1184	7	CHERRY	FAIR	PRESERVE **
1185	10	CHERRY	FAIR	PRESERVE **
1186	7	CHERRY	POOR	PRESERVE **
1187	8	CHERRY	POOR	PRESERVE
1188	7	CHERRY	FAIR	PRESERVE **
1189	5	ASH	GOOD	PRESERVE **
1190	7	ELM	FAIR	PRESERVE **
1191	11	CHERRY	FAIR	PRESERVE
1192	11	CHERRY	POOR	PRESERVE
1193	8	OAK	FAIR	PRESERVE
1194	10	OAK	FAIR	PRESERVE **
1195	10	ASH	POOR	PRESERVE **
1196	10	ASH	POOR	PRESERVE **
1197	6	ELM	FAIR	PRESERVE
1198	8	ELM	FAIR	PRESERVE
1199	8	CHERRY	FAIR	PRESERVE
1200	5	WALNUT	FAIR	PRESERVE
1201	8	WALNUT	POOR	PRESERVE
1202	6	ASH	GOOD	PRESERVE
1203	9	CHERRY	FAIR	PRESERVE
1204	8	ASH	GOOD	PRESERVE
1205	7	ASH	GOOD	PRESERVE
1206	7	ASH	GOOD	PRESERVE
1207	6	HONEYSUCKLE	FAIR	PRESERVE
1208	13	CHERRY	GOOD	PRESERVE
1209	18	CHERRY	GOOD	PRESERVE
1210	8	WALNUT	GOOD	OFF SITE
1211	6	HACKBERRY	GOOD	PRESERVE
1212	6	HACKBERRY	FAIR	PRESERVE
1213	13	LOCUST	GOOD	PRESERVE
1214	8	HACKBERRY	FAIR	PRESERVE
1215	24	LOCUST	GOOD	PRESERVE
1216	7	HACKBERRY	GOOD	PRESERVE
1217	6	HACKBERRY	GOOD	PRESERVE
1218	8	HACKBERRY	GOOD	PRESERVE
1219	11	HACKBERRY	GOOD	PRESERVE
1220	6	HACKBERRY	GOOD	PRESERVE
1221	4	HACKBERRY	GOOD	PRESERVE
1222	6	HACKBERRY	FAIR	PRESERVE
1223	6	HACKBERRY	FAIR	PRESERVE
1224	6	HACKBERRY	FAIR	PRESERVE
1225	6	HACKBERRY	FAIR	PRESERVE
1226	6	HACKBERRY	FAIR	PRESERVE
1227	6	HACKBERRY	FAIR	PRESERVE
1228	6	HACKBERRY	FAIR	PRESERVE
1229	6	HACKBERRY	FAIR	PRESERVE
1230	6	HACKBERRY	FAIR	PRESERVE
1231	6	HACKBERRY	FAIR	PRESERVE
1232	6	HACKBERRY	FAIR	PRESERVE
1233	6	HACKBERRY	FAIR	PRESERVE
1234	6	HACKBERRY	FAIR	PRESERVE
1235	6	HACKBERRY	FAIR	PRESERVE
1236	8	CHERRY	GOOD	PRESERVE
1237	6	HACKBERRY	GOOD	PRESERVE
1238	34	HACKBERRY	GOOD	PRESERVE
1239	7	CHERRY	GOOD	PRESERVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
1241	6	CHERRY	POOR	PRESERVE
1242	7	CHERRY	FAIR	PRESERVE **
1243	10	CHERRY	FAIR	PRESERVE **
1244	8	OAK	GOOD	PRESERVE **
1245	15	WALNUT	GOOD	PRESERVE **
1246	15	ELM	POOR	PRESERVE **
1247	8	CHERRY	FAIR	PRESERVE **
1248	7	WALNUT	GOOD	PRESERVE **
1249	7	CHERRY	FAIR	PRESERVE **
1250	10	HACKBERRY	POOR	PRESERVE **
1251	6	HACKBERRY	GOOD	PRESERVE **
1252	6	CHERRY	GOOD	PRESERVE **
1253	6	CHERRY	GOOD	PRESERVE **
1254	6	CHERRY	FAIR	PRESERVE **
1255	7	CHERRY	FAIR	PRESERVE **
1256	10	ELM	FAIR	PRESERVE **
1257	7	CHERRY	POOR	PRESERVE **
1258	6	CHERRY	GOOD	PRESERVE **
1259	6	HACKBERRY	FAIR	PRESERVE **
1260	5	CHERRY	FAIR	PRESERVE **
1261	7	TREE	DEAD	PRESERVE **
1262	5	ASH	POOR	PRESERVE **
1263	8	WALNUT	FAIR	PRESERVE **
1264	12	CHERRY	POOR	PRESERVE **
1265	6	ASH	FAIR	PRESERVE **
1266	6	CHERRY	FAIR	PRESERVE **
1267	6	CHERRY	FAIR	PRESERVE **
1268	6	WALNUT	FAIR	PRESERVE **
1269	6	CHERRY	FAIR	PRESERVE **
1270	7	HACKBERRY	POOR	PRESERVE **
1271	9	CHERRY	GOOD	PRESERVE **
1272	6	CHERRY	FAIR	PRESERVE **
1273	8	WALNUT	FAIR	PRESERVE **
1274	6	WALNUT	FAIR	PRESERVE **
1275	10	CHERRY	GOOD	PRESERVE **
1276	6	CHERRY	FAIR	PRESERVE **
1277	6	ASH	FAIR	PRESERVE **
1278	14	LOCUST	GOOD	PRESERVE **
1279	6	HACKBERRY	GOOD	PRESERVE **
1280	7	COTTONWOOD	GOOD	PRESERVE **
1281	7	OAK	GOOD	PRESERVE **
1282	11	OAK	FAIR	PRESERVE **
1283	12	LOCUST	GOOD	PRESERVE **
1284	12	LOCUST	GOOD	PRESERVE **
1285	8	HACKBERRY	FAIR	PRESERVE **
1286	8	LOCUST	GOOD	PRESERVE **
1287	9	HACKBERRY	GOOD	PRESERVE **
1288	6	HACKBERRY	GOOD	PRESERVE **
1289	8	HACKBERRY	FAIR	PRESERVE **
1290	9	HACKBERRY	GOOD	PRESERVE **
1291	14	COTTONWOOD	GOOD	PRESERVE **
1292	6	LOCUST	FAIR	PRESERVE **
1293	15	LOCUST	GOOD	PRESERVE **
1294	9	HACKBERRY	GOOD	PRESERVE **
1295	15	LOCUST	GOOD	PRESERVE **
1296	8	WALNUT	FAIR	PR

COMMUNITY IMPACT ASSESSMENT

Project Name	To be Determined
Applicant	George Rodman Designated Manager
Owner	WEEE, LLC
Zoning Requested	R-3 with Planned Residential District Overlay (CUP)

A. General Provisions and Requirements:		
	1. Acreage	18.28 Acres Inclusive of Existing Right-Of-Way of Houk Road and Exclusive of Greenlawn Right of Way
	2. Pin Nos.	519-331-02-003-000; 519-331-02-005-000 and 519-331-02-006-000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate See Exhibits 1A, 1B and 1C for Auditor Parcel Information
	3. Current Zoning	R-3
B. Specific Information		
	1. Legal Description	WEEE, LLC currently owns a total of 18.28 acres of which approximately.3802 acres is the road right of way of Houk Road. See Exhibit 2 for the Legal Description.
	a. Reference	Official Record Book 346, Pages 237-238, Official Record Book 483, Pages 2655-2656, Official Record Book 569, Pages 1238-1239 and Official Record Book 1527, Pages 562-565, Recorders

	Office, Delaware County, Ohio See Exhibit 3 attached hereto. Milner Deed, Official Record Vol. 596, Pages 381-382, as exception is also attached as Exhibit 3A.
b. Current Land Assessment	There appears to no assessments pertaining the parcels identified in A 2. above.
c. Adjacent Parcels/ Including Ownership	51933103001000 E ANNE STOVER 51933103002000 FRANK STASCHIAK ADRIANA STASCHIAK 51933103003000 GARY N DAUBENSPECK BETTY L DAUBENSPECK 51933103004000 RUTH ANN FISHER 51933103005000 RUTH M LANDON 51933103006000 KENNETH H BAKER 51933102004000 GARY L MILNER 51933103007000 THOMAS R PICKETT 51933103008000 PAUL N CLARK 51933204005000 JOSHUA BLAKE PENNINGTON HALEY NICOLE LANHAM 51933204006000 CHRISTOPHER K JONES DAWN R HARDWICK 51933204004000 MATTHEW C FERRELL JENNIFER D FERRELL 51933102002511 JAMES F KEEFER 51933102002510 SANDRA K EDWARDS 51933102002509 WILLIAM S KEESEE SHIRLEY M KEESE 51933102002508 AMY WELCH, TRUSTEE 51933102002507 HERBERT H WILLIAMS, TRUSTEE 51933102002506 CYNTHIA D HAEBERLE 51933104004505 TERESA OCONNELL 51933104004504 ROBERT PACKHAM KATHLEEN A PACKHAM 51933104004503 EDWARD LENTZ ANDREA D LENTZ 51933104004502 ELIZABETH W FLETCHER

	51933104004501	PHYLLIS A MOORE
	51933104004500	DEBORAH K PETTENGER
	51933104003503	LLOYD S LAUVER
		PATRICIA A LAUVER
	51933104003502	JAYNE MARCUM
	51933104003501	GARY A SALYER
		SONDRA J SALYER
	51933104003500	SUZANNE J CARROLL
	51933104002505	JEFFREY A RICH
		AMANDA A RICH
	51933104002504	RAY L MYERS
	51933104002503	LARRY G WADE, TRUSTEE
	51933104002502	MARY CATHERINE BILLS
	51933104002501	AMES W WILLIAMS
		EDNA S WILLIAMS
	51933104002500	J THOMAS SHONEBARGER
		CHERYL E SHONEBARGER
		ROBERT PACKHAM
		STATUTORY AGENT
		HANOVER COURT
		CONDOMINIUM ASSOC.
	51933102001000	DELCO PARTNERS LTD
		STEPHEN D HOLZER
		STATUTORY AGENT
	51933102011001	BARRET HAYDEN ENTERPRISES
		LLC
		CHRISTINA S LECHNER
		STATUTORY AGENT
	51933102011000	ANTHONY L JONES
		CAROL Y JONES
	51933102015000	DAVID W ZEHNDER, TRUSTEE
	51933102016000	JAN H LARSON
		NANCY LARSON
	51933102007000	JAMES E HALTER
		ROSALIE HALTER
	51933102008000	
	51933102009000	

	51933102010000 51933101022001 CVS 6164 OH LLC 51933101022000 LOCUST CURVE PARTNERS LLC JOHN J VLAHOS STATUTORY AGENT 51933101022002 CITY OF DELAWARE OHIO 51933101012500 ANGELA P DELEWESE DONALD A DELEWESE 51933101012501 DENISE CLAYTOR 51933101012502 KEITH A RADICK K&C SERVICE CORPORATION STATUTORY AGENT See Exhibit 4 attached hereto.
d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present
2. Location and Access	The entire property is located west of Houk Road. All access is presently to the east on Houk Road with location and access from Greenlawn Drive along the south property line onto the Township and city road system to the west and south on the Greenlawn Drive extension and point connecting to Grand Circuit Blvd. and Warrensburg Road. Also, if the development is approved some road improvement will be required on Houk Road on the east.

3. Adjacent Lands	**North** - City of Delaware is PO/I-Planned Office/Institutional District; **East** - City of Delaware is B-1:Limited Business District and B-3: Community Business District with Text Limitations and R-5: Single-Family Cluster and Attached Residential District with PUD; **South** – Township of Delaware FR-1 Housing with Office and a church complex; **West** - City of Delaware is R-4: Single- and Two-Family Residential District with a PUD and PO/I-Planned Office/Institutional District.
4. Existing Site Land Use	Current use of lands in the City of Delaware and is currently zoned R-3 Single-Family Residential District.
95. Maps, Charts	See Exhibit 5 attached hereto
6. Utility Availability	See Exhibit 6 attached hereto
6. Environmental Impacts	A Phase One Environmental has been conducted and is attached as Addendum A.
	a. Topography and Drainage: Drainage flow on the property is from west/ southwest to the northeast/east toward the Delaware Run then to the Olentangy River. The entire property is sloped towards and part of the Olentangy River Watershed District. See Exhibit 7 attached hereto.
	b. Vegetation: This parcel of land has a vegetation in the form of significant trees in the north are area of the property most of which is currently in the 100-year floodplain. The balance of the acreage has been a single residence least 40 years. The remainder of the property has several trees, but most are in the old fence line areas. See Exhibit 8 attached hereto. See Addendum B attached hereto.

	c. Soils: Map of soils is attached hereto as Exhibit 9
	d. Ecology: Land over the years was in its natural state except for the areas where structures existed. No unusual vegetation.
	e. Flood Plain: See Exhibit 10 attached hereto;
7. Air and Noise Pollution	No site activity or uses will be included that will generate any unusual noise or air pollution. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction. Noise from traffic and pollution from existing traffic on Houk Road US 36 and SR 37 will override any proposed uses that will take place on this property. Most of the traffic will be residential vehicle traffic.
8. Sanitary Sewers & Storm Drainage	At present, drainage is provided by farm tiles and county tiling systems of the 1920's. With development, drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and is available to be either from the west or the north. Water is available from the east, south, and north.
9. Traffic and Parking	A traffic study is prepared by Gina Michelle Balsamo, Project Engineer, Carpenter/Marty Transportation. The traffic study is complete it will be submitted by a separate submission upon coordinating the traffic studies from differ commercial and residential projects in the vicinity in coordination with Delaware City Engineer. See Addendum C attached hereto or by separate submission.

10. View Interference	Because of the size of the land, its topography and its proposed use and the distance from existing structures planned both to the North, East, South and West. No significant view interference is expected.
11. Historic Sites	None that applicant is aware of at the present time. Old Brick House is on the .5 acres tract but is not listed on the National Registry of Historic Places as determined by the Delaware County Historical Society.
12. Compatibility	The proposed residential development should enhance and compliment development to the north; Hanover Court to the west; farm residential development to the south and southeast. Land to the east is commercial but at a significant distance with large open areas in between.

C. Impact on Public Services.

1. Tax Effect	It is difficult to ascertain the overall tax effect of this project. This may be a phased project with various residential uses. Income tax shall be generated from both the Construction Phase and the End Use Phase with residential components, over (2) or possibly three (3) phases. See Addendum D attached hereto. Addendum D includes no income tax projections for the construction phases. A Municipal Impact Fee will be charged as each building permit for each lot is pulled on the project.

2. Police & Fire	City of Delaware has annexed lands to the north, west and east. No more impact on police and fire is expected than usual police and fire service to the north, east, west, and south of the property and the residential property to the east. A fire station is currently located within one mile on Central Avenue A second station is located at the southern end of Pittsburg Drive to the southeast. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction.
3. Schools	The entire project is in the Delaware City School District. The residential nature of the project should have no more impact on schools under the residential uses currently being developed on the north, west, and southwest of the project as well as future residential projects planned for the west and south of the project.
4. Parks and Recreation	The primary development plan will set forth location acreage both for recreation and open space throughout the project. Parks & Recreation Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction.
5. Traffic Control	Traffic coming from the north will be able to access the property at the northern most right in/right out Access points as well as a right turn on to Greenlawn Drive. Traffic from the south will be able to turn left on to Greenlawn though the possible use and construction of a left turn lane, if warranted. Ingress and Egress access is also available from the west and south via Grand Circuit Blvd from US 36 or Warrensburg Road. Internal roads will also assist with internal traffic movement in the project.

D. General Requirements	
1. Financial Interest	The expected value of the project at build out at current average sale price is $11,650,000.00 for housing improvements and lot land value. See Addendum D attached hereto.
2. Coordination	All coordination of services has been with the City of Delaware, Ohio. Access improvements on Houk Road on the east will require input and coordination with City of Delaware Engineer's Office.
3. Economic Impact	Demands for police and fire services should be like all existing residential developments in the City of Delaware. Economic benefits to the community will be significant to the general retail stores and centers presently in the City and County.
4. Construction Scheduling	It seems likely that this project will be phased in its development once the preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner.
5. Adjacent Development	See Item B.1. c. above

6. Alternatives	It appears given the surrounding land uses and the City Masterplan and pre-annexation negotiations, the best use of this land is a residential use with buffering along the west property line and possibly limited along the south property line abutting Greenlawn Drive as well as around the Milner where applicable.

Respectfully submitted,

Michael R. Shade
Attorney at Law

EXHIBIT 1A

519-331-02-003-000

GREENLAWN DR

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Property Information

Parcel Number	519-331-02-003-000
Owner Name	WEEE LLC
Owner Address	GREENLAWN DR DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	501 Resid Unplat 0-09.99 acres
Acres	9.78000
Description	LANDS 19 5 3 31

Property Address:
GREENLAWN DR

DELAWARE OH 43015

Tax Payer Address:
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$131,500
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$0
Divided Property	N	Total	$131,500
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$2,932.66
Other Assessments	N	Paid To Date	$2,932.66
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card **Card 1 of 0** Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch



Property Photos



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EXHIBIT 1B

519-331-02-005-000

258 HOUK RD

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Auditor's County Page

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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

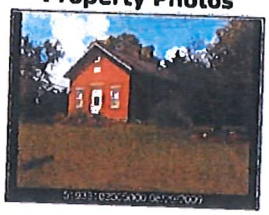
Property Sketch and Photos -- Card 1

Property Sketch



Print Version

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Delaware County GIS

George Kaitsa, MBA, County Auditor

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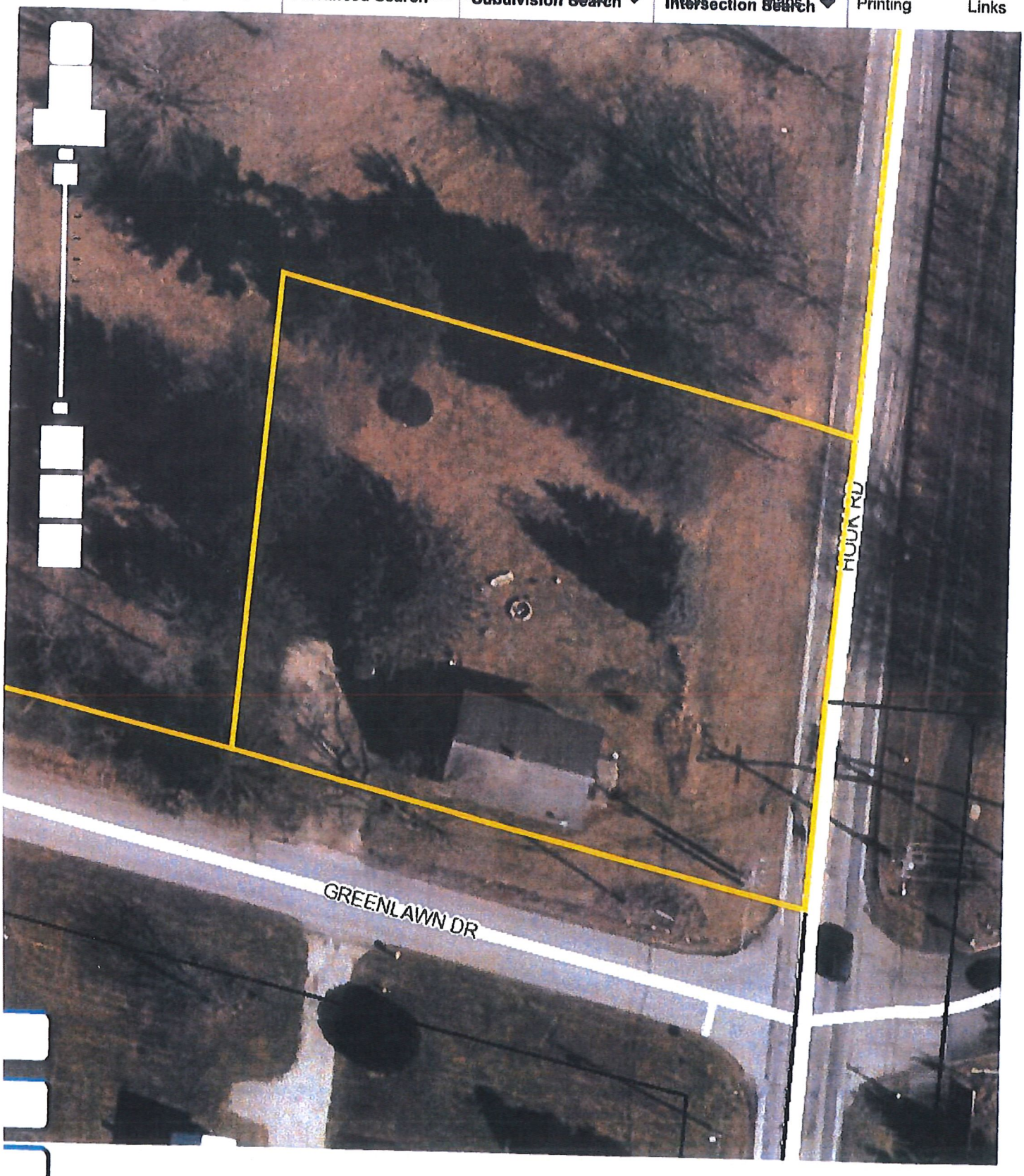


EXHIBIT 1C

519-331-02-006-000

305 HOUK RD

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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

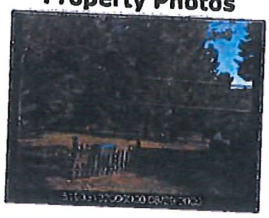
Property Sketch and Photos -- Card 1

Property Sketch



Print Version

Property Photos



Last Updated: 12/1/2020

Click here for Legal Disclaimer



Delawa
George
About the

The Auditor's Office is not currently accepting walk-in map requests.
Please email: delco-gis@co.delaware.oh.us if you would like to request a custom map.
Close

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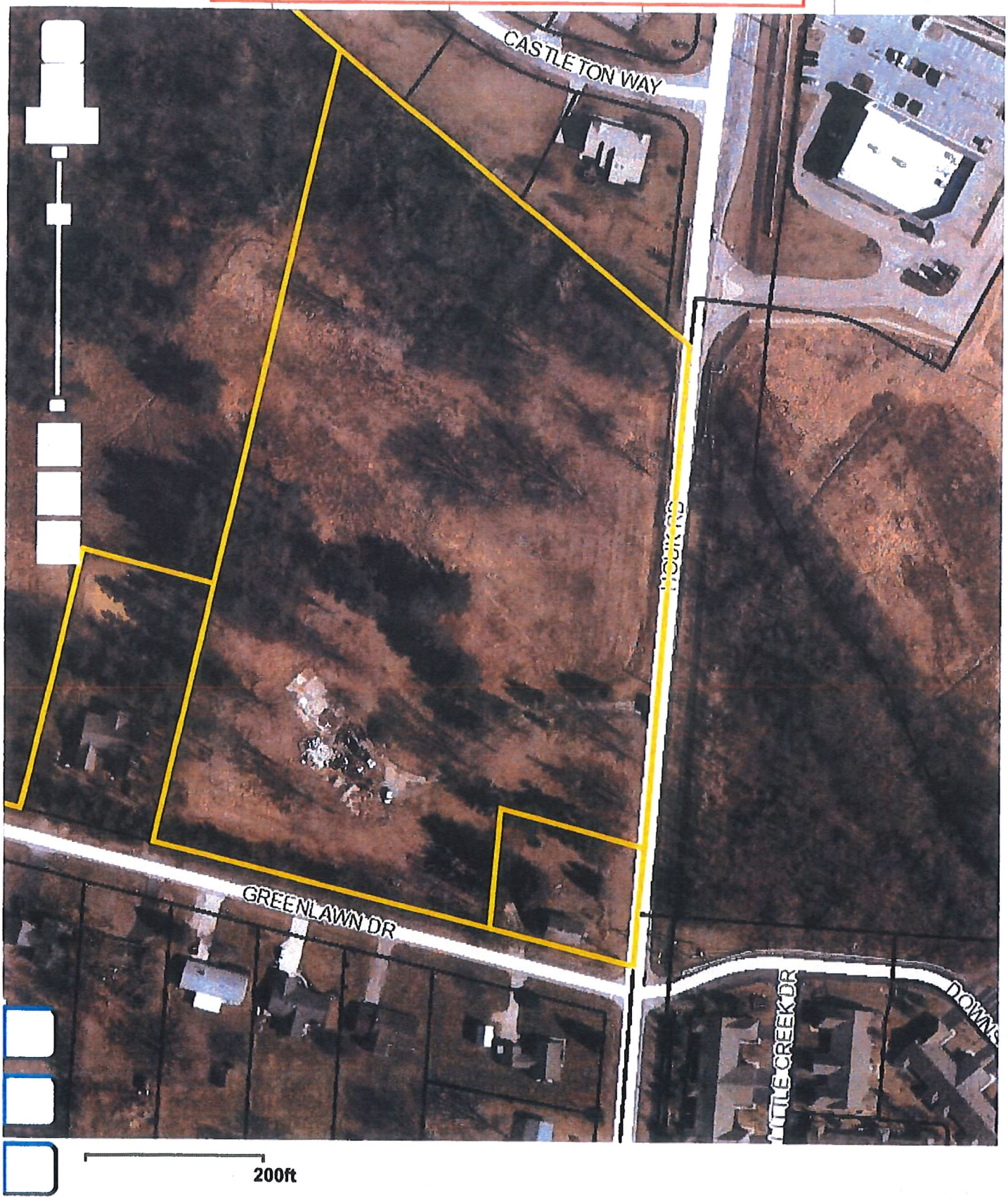


EXHIBIT 2

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;

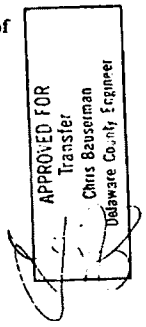
thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73 deg. 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

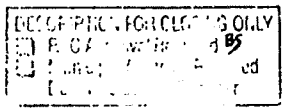
thence along the centerline of said Houk Road, South 06 deg. 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements , restrictions and rights-of-way of record;

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





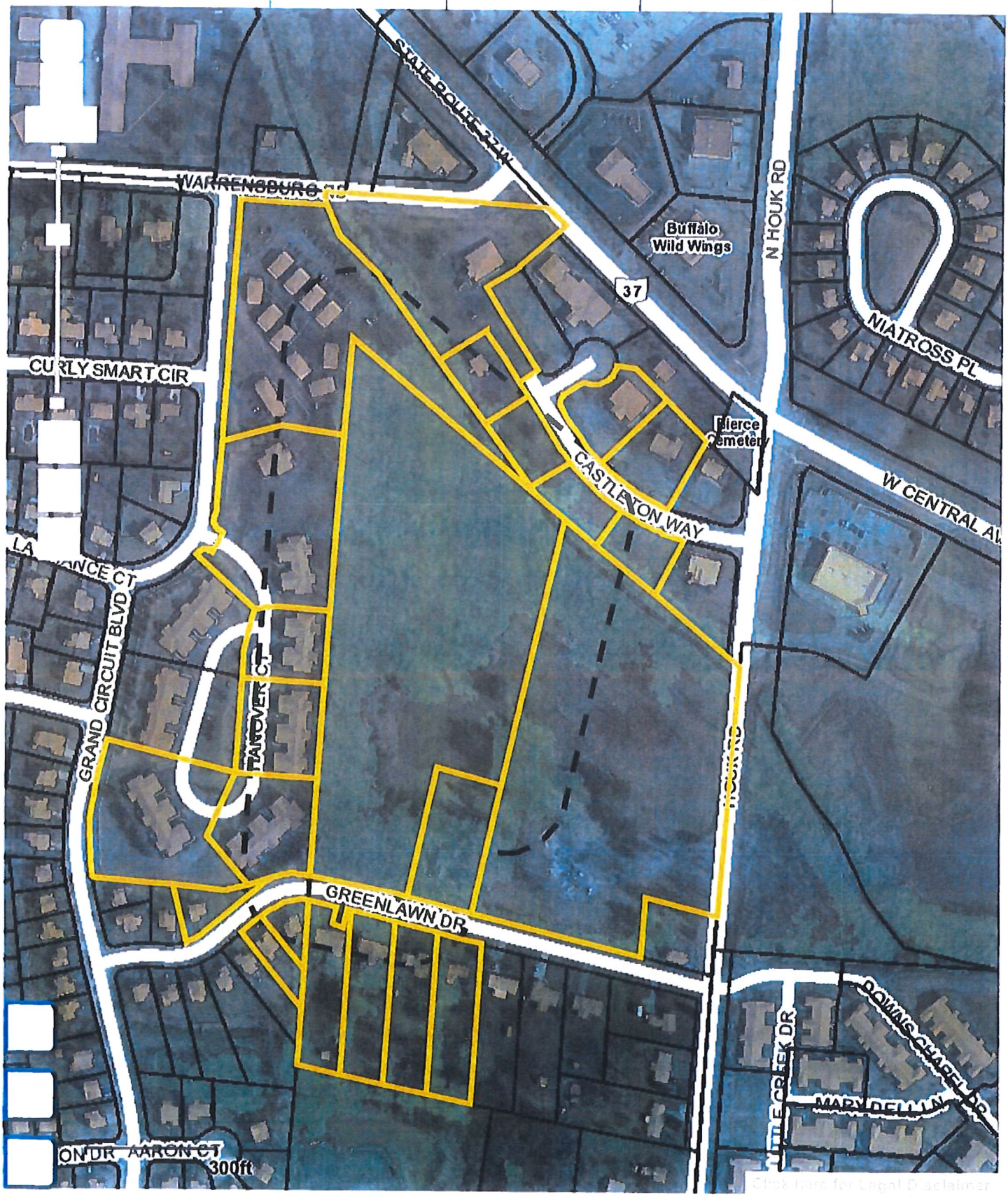
Delaware County GIS

George Kaitsa, MBA, County Auditor
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Property Search | Advanced Search | Subdivision Search | Intersection Search



Click here for Legal Disclaimer



Delaware County GIS

George Kaitsa, MBA, County Auditor

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Robert Parsons, GIS Director

Report an Issue

Select | Identify | Layers | Sales Report | Refresh | Tools | Maps | Printing | Links

Property Search | Advanced Search | Subdivision Search | Intersection Search



Click here for Legal Disclaimer



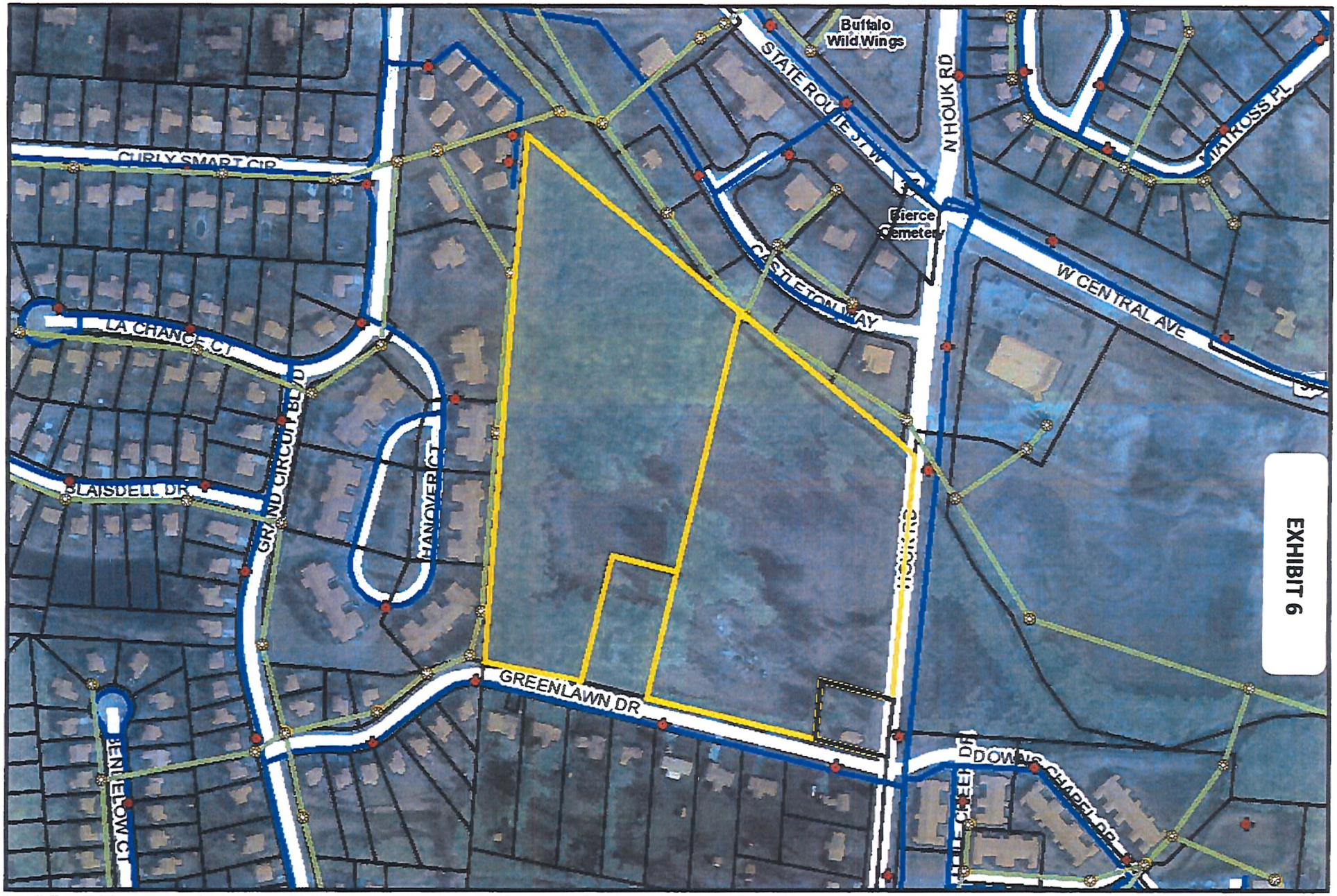
Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 12/16/2020

N W E S

0 155 310 620 ft



Delaware County Auditor
George Kaitsa

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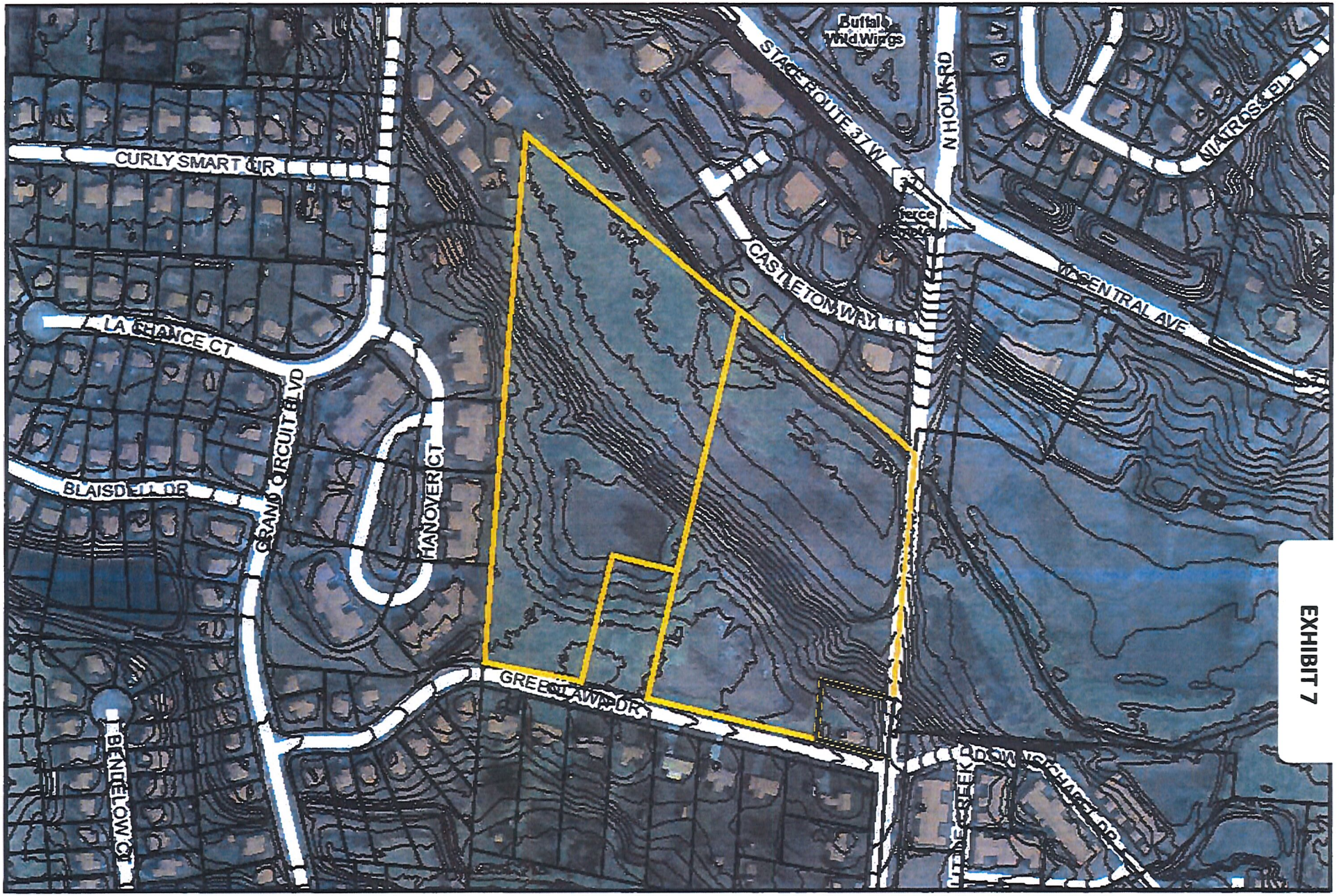


EXHIBIT 7

Delaware County Auditor
George Kaitsa

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Printed on 12/16/2020

N W E S

0 155 310 620 ft



Delaware County Auditor
George Kaitsa

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N W E S

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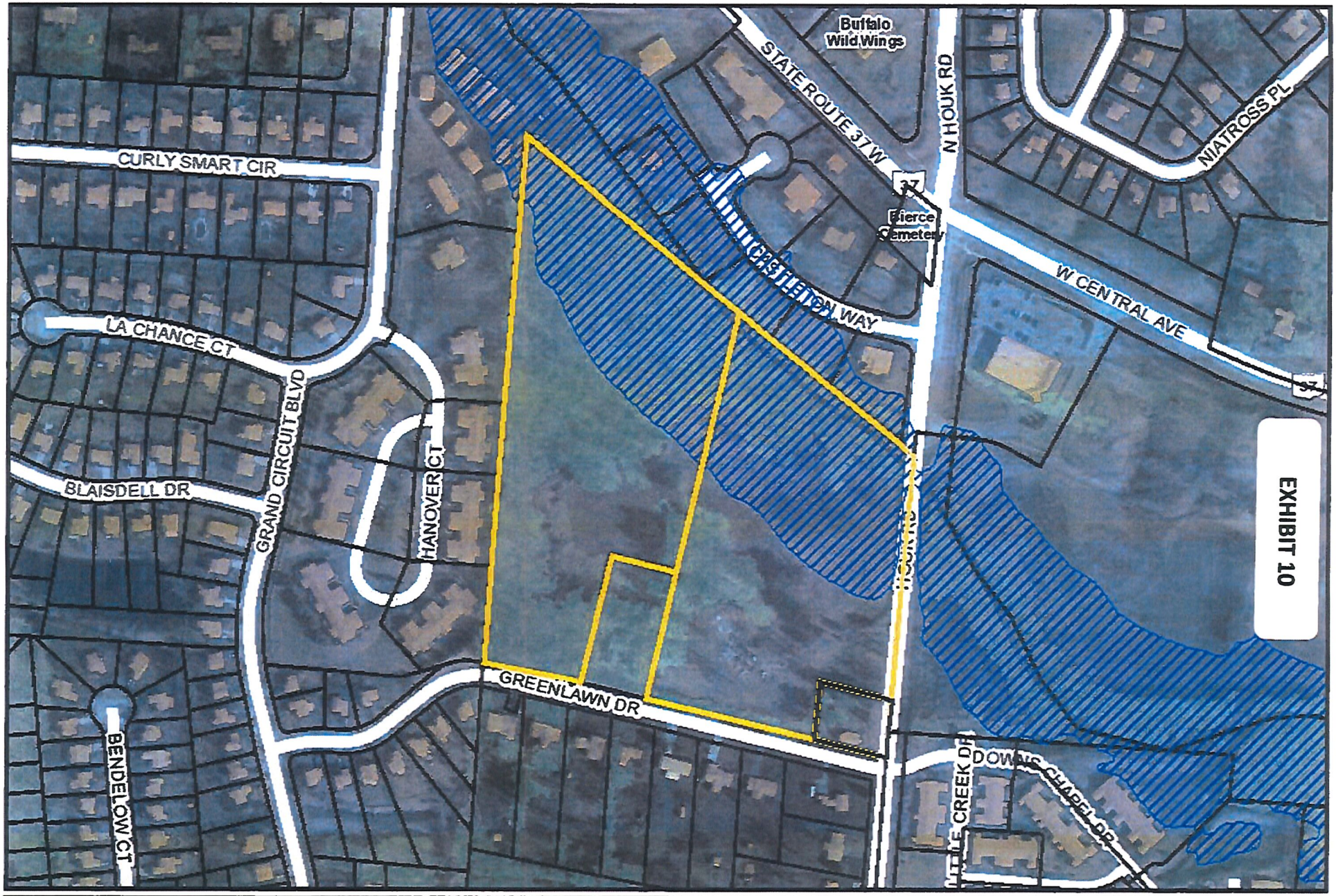
Delaware County Auditor
George Kaitsa

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Printed on 12/16/2020

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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

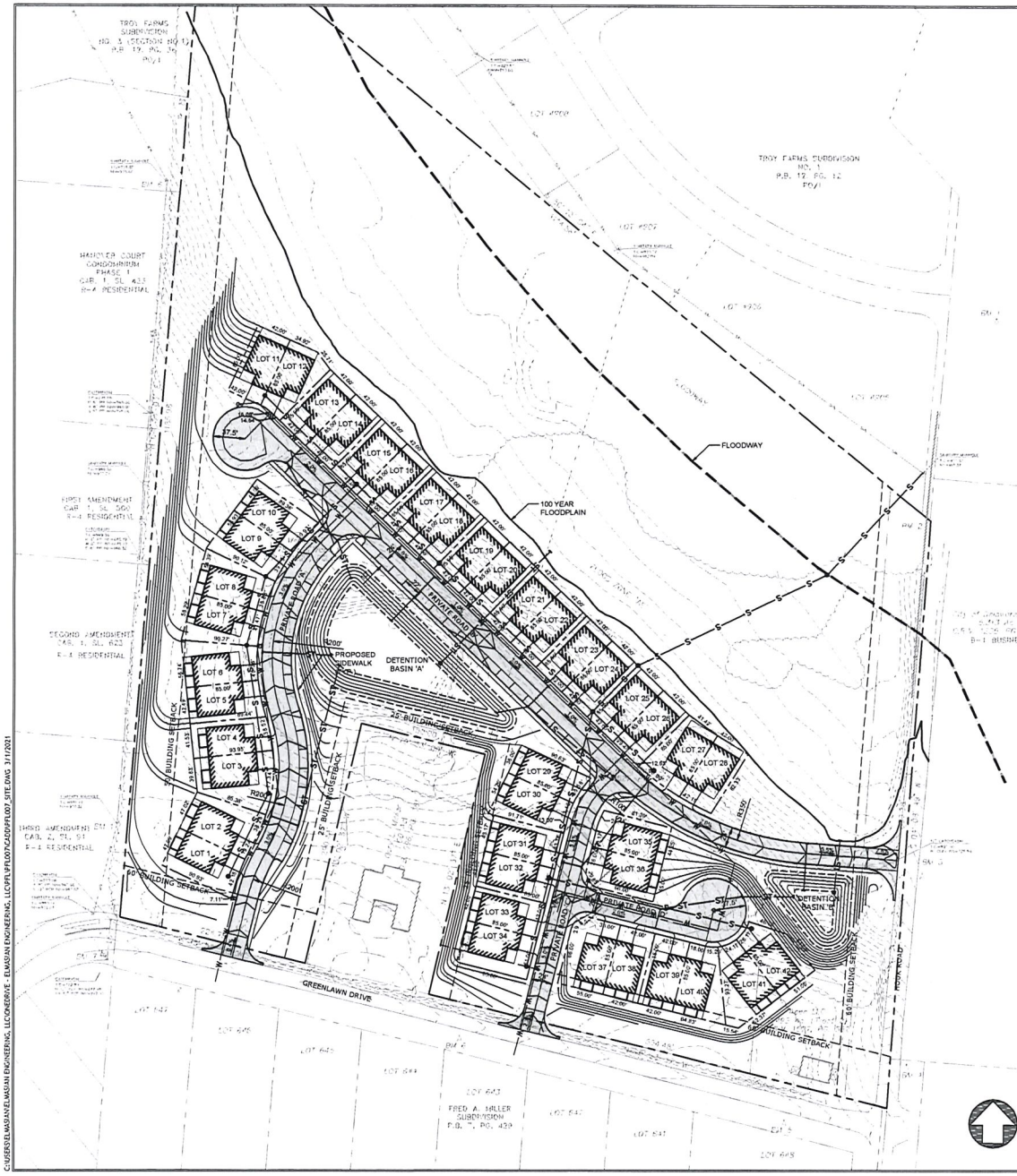
INCOME TAX

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:	519331020060000 / 519331020030000
ZONING:	R-3 RESIDENTIAL
ACREAGE:	8.00 / 9.780
NO. OF BUILDINGS:	21
NO. OF LOTS:	42
LOT DENSITY:	11.32 LOTS/AC.
AVG. LOT SIZE:	0.08383 AC (3648 SF)
PRIVATE STREET:	1.4723 AC.
COMMON SPACE:	12.5072 AC. (70.9%)

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- PROPOSED WATER LINE

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.


SITE
Marysville Rd
Curly Smart Cir
Plaindell Dr
Hillcrest Dr
Orange Dr
Green Way
Bryan Way
Rachel Ln
Mona Ann Ln
Amelia Ln
Sara St
Dale Dr
Park Dr
Ohio Ave
Maple Dr
Pine Dr
Cherry Dr
Elm Dr
Oak Dr
Walnut Dr
Locust Dr
Chestnut Dr
Spruce Dr
Hickory Dr
Sycamore Dr
Dogwood Dr
Willow Dr
Ash Dr
Birch Dr
Poplar Dr
Cedar Dr
Redwood Dr
Laurel Dr
Ivy Dr
Holly Dr
Fern Dr
Rose Dr
Lily Dr
Daisy Dr
Violet Dr
Iris Dr
Tulip Dr
Lilac Dr
Peony Dr
Orchid Dr
Magnolia Dr
Azalea Dr
Camellia Dr
Gardenia Dr
Jasmine Dr
Honeysuckle Dr
Wisteria Dr
Clematis Dr
Ivy Vine Dr
Creeper Dr
Vine Dr
Trellis Dr
Arbor Dr
Pergola Dr
Gazebo Dr
Patio Dr
Deck Dr
Porch Dr
Balcony Dr
Terrace Dr
Courtyard Dr
Garden Dr
Yard Dr
Lawn Dr
Meadow Dr
Field Dr
Pasture Dr
Barn Dr
Silo Dr
Farmhouse Dr
Ranch Dr
Cottage Dr
Bungalow Dr
Mansion Dr
Castle Dr
Palace Dr
Fortress Dr
Tower Dr
Bridge Dr
Tunnel Dr
Road Dr
Street Dr
Avenue Dr
Boulevard Dr
Lane Dr
Court Dr
Place Dr
Circle Dr
Square Dr
Park Dr
Plaza Dr
Mall Dr
Shopping Center Dr
Office Park Dr
Industrial Park Dr
Business Park Dr
Technology Park Dr
Research Park Dr
Science Park Dr
Medical Park Dr
Hospital Dr
Clinic Dr
Pharmacy Dr
Drugstore Dr
Grocery Store Dr
Supermarket Dr
Convenience Store Dr
Gas Station Dr
Car Wash Dr
Auto Repair Dr
Tire Shop Dr
Body Shop Dr
Paint Shop Dr
Upholstery Shop Dr
Glass Shop Dr
Mirror Shop Dr
Lighting Shop Dr
Electrical Shop Dr
Plumbing Shop Dr
Heating Shop Dr
Cooling Shop Dr
Ventilation Shop Dr
Air Conditioning Shop Dr
Refrigeration Shop Dr
Insulation Shop Dr
Roofing Shop Dr
Siding Shop Dr
Gutter Shop Dr
Downspout Shop Dr
Flashing Shop Dr
Chimney Shop Dr
Fireplace Shop Dr
Stove Shop Dr
Oven Shop Dr
Microwave Shop Dr
Toaster Shop Dr
Blender Shop Dr
Mixer Shop Dr
Food Processor Shop Dr
Juicer Shop Dr
Coffee Maker Shop Dr
Tea Kettle Shop Dr
Espresso Machine Shop Dr
Cappuccino Machine Shop Dr
Latte Machine Shop Dr
Mocha Machine Shop Dr
Hot Chocolate Machine Shop Dr
Ice Cream Maker Shop Dr
Frozen Yogurt Machine Shop Dr
Smoothie Machine Shop Dr
Milkshake Machine Shop Dr
Soda Fountain Shop Dr
Beverage Dispenser Shop Dr
Water Cooler Shop Dr
Ice Machine Shop Dr
Vending Machine Shop Dr
Coin Laundry Shop Dr
Dry Cleaning Shop Dr
Tailor Shop Dr
Alterations Shop Dr
Shoe Repair Shop Dr
Key Cutting Shop Dr
Locksmith Shop Dr
Security System Shop Dr
Alarm System Shop Dr
Surveillance System Shop Dr
Fire Extinguisher Shop Dr
Fire Alarm Shop Dr
Sprinkler System Shop Dr
Emergency Lighting Shop Dr
Exit Sign Shop Dr
Evacuation Plan Shop Dr
Emergency Kit Shop Dr
First Aid Kit Shop Dr
Defibrillator Shop Dr
Oxygen Tank Shop Dr
Respirator Shop Dr
Gas Mask Shop Dr
Hazmat Suit Shop Dr
Protective Clothing Shop Dr
Safety Glasses Shop Dr
Hard Hat Shop Dr
Steel-Toed Boots Shop Dr
Gloves Shop Dr
Earplugs Shop Dr
Earmuffs Shop Dr
Safety Harness Shop Dr
Lanyard Shop Dr
Carabiner Shop Dr
Rope Shop Dr
Webbing Shop Dr
Buckle Shop Dr
Strap Shop Dr
Tether Shop Dr
Anchor Shop Dr
Lifeline Shop Dr
Rescue Equipment Shop Dr
Confined Space Entry Shop Dr
Trench Shoring Shop Dr
Excavation Shop Dr
Demolition Shop Dr
Asbestos Abatement Shop Dr
Lead Paint Removal Shop Dr
Mold Remediation Shop Dr
Water Damage Restoration Shop Dr
Fire Damage Restoration Shop Dr
Biohazard Cleanup Shop Dr
Crime Scene Cleanup Shop Dr
Trauma Scene Cleanup Shop Dr
Suicide Cleanup Shop Dr
Hoarding Cleanup Shop Dr
Pest Control Shop Dr
Termite Control Shop Dr
Rodent Control Shop Dr
Bird Control Shop Dr
Wildlife Control Shop Dr
Animal Control Shop Dr
Veterinary Clinic Dr
Animal Hospital Dr
Pet Store Dr
Dog Grooming Shop Dr
Cat Grooming Shop Dr
Pet Boarding Shop Dr
Pet Daycare Shop Dr
Pet Training Shop Dr
Pet Obedience School Dr
Pet Agility Course Dr
Pet Park Dr
Dog Park Dr
Cat Park Dr
Pet Cemetery Dr
Pet Crematorium Dr
Pet Memorial Dr
Pet Urn Shop Dr
Pet Casket Shop Dr
Pet Headstone Shop Dr
Pet Grave Marker Shop Dr
Pet Grave Liner Shop Dr
Pet Grave Vault Shop Dr
Pet Grave Cover Shop Dr
Pet Grave Flowers Shop Dr
Pet Grave Wreath Shop Dr
Pet Grave Blanket Shop Dr
Pet Grave Pillow Shop Dr
Pet Grave Ornament Shop Dr
Pet Grave Statue Shop Dr
Pet Grave Fountain Shop Dr
Pet Grave Bird Bath Shop Dr
Pet Grave Sundial Shop Dr
Pet Grave Wind Chime Shop Dr
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Pet Grave Floodlight Shop Dr
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CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☑ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☑ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Currently Unnamed Address 305 Houk Road, Delaware, OH 43015

Acreage 18.28 Square Footage _____ Number of Lots _____ Number of Units 42

Zoning District/Land Use R-3 Proposed Zoning/Land Use R3 w/ PRD overlay Parcel # 519-331-02-003-000, 519-331-02-005-000, 519-331-02-006-000

Applicant Name WEEE LLC Contact Person George A. Rodman

Applicant Address 1191 River Road, Ostrander, OH 43061

Phone 740-272-0465 Fax _____ E-mail georgerodman@mail.com

~~Owner Name~~ Architect Architectural Alliance Contact Person John Oney, CEO

~~Owner~~ Architect Address 49 East 3rd Avenue, Apt. 118, Columbus, OH 43201

Phone 614-469-7500 Fax _____ E-mail joney@archall.com

~~Engineer/Architect~~/Attorney Michael R. Shade Contact Person _____

Address 236 West Central Avenue, Delaware, OH 43015-1739

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

George A. Rodman
Owner Signature

George A. Rodman
Owner Printed Name

_____
Agent Signature

Michael R. Shade
Agent Printed Name

Sworn to before me and subscribed in my presence this 4 day of February, 2021.

NOTARY PUBLIC STATE OF OHIO
TREESE FARRELL
Notary Public, State of Ohio
My Commission Expires
February 18, 2022
Notary Stamp

Treese Farrell
Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

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: 15 | DATE: 05/10/2021

ORDINANCE NO: 21-29 | RESOLUTION NO:

READING: SECOND | 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.

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FACT SHEET

AGENDA ITEM NO: 16 | DATE: 05/10/2021

ORDINANCE NO: 21-30 | RESOLUTION NO:

READING: SECOND | 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.

THE RECOMMENDED BUSINESS TERMS OF THE AGREEMENT ARE ATTACHED AND WERE PRESENTED TO THE APPLICANT TODAY FOR REVIEW AND COMMENT. THE APPLICANT MAY APPEAR BEFORE COUNCIL ON MAY 10TH TO COMMENT ON THE RECOMMENDED TERMS.

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):
STAFF RECOMMENDED BUSINESS TERMS OF THE AGREEMENT.
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

TIF Reimbursement for Winterbourne Drive and Related Improvements

May 6, 2021

- Per current engineering and zoning requirements, developer is required to construct approximately 2,566 ft of Winterbourne Drive, from Peachblow Road north to the southern terminus of the portion of Winterbourne Drive that Pulte will complete pursuant its requirements.
    - Phase 1 (approximately 1,150 ft) is expected to be complete in 2022. Total estimated cost is $1,465,530.
    - Phase 2 (approximately 1,416 ft) is expected to be completed in connection with future build-out of the Winterbrooke subdivision. Total estimated cost is $2,229,419.
    - The developer will be responsible for dedicating all right of way for both Phase 1 and 2 currently owned by the developer with acceptance of Phase 1 construction.
    - All construction will be performed pursuant to City-approved plans and contracts by licensed and bonded contractors. The City will be the beneficiary of all contractor warranties.

- The City will reimburse the developer for 50% of the developer's third party costs to construct Winterbourne Drive from tax increment financing revenue received from the Winterbrooke tax increment financing incentive districts.
    - Developer may submit reimbursements for Phase 1 and Phase 2 separately, once the respective phase is complete and approved by the City Engineer.
    - The City Engineer will review all reimbursement requests to confirm amounts spent on those items specifically identified on Table 1.
    - For costs of the northernmost 320 ft of Phase 2, the reimbursement percentage will increase to 100% if Phase 2 is completed in 2022, or 75% if Phase 2 is completed in 2023 or 50% if Phase 2 is completed in 2024 or after.
    - The City will require the necessary right of way required for construction of Winterbourne Drive on property owned by Pulte to be dedicated to the City by the end of 2021.

- In addition to reimbursement of the costs of Winterbourne Drive, the developer will be reimbursed for the following costs from Winterbrooke TIF revenue:
    - 50% of the costs of the contribution made by the developer to the Peachblow Road round-a-bout (reimbursement of $179,000).
    - 50% of the construction cost of Ensign Road connection and easement fee to OhioHealth (reimbursement of $245,650).
    - 100% of the land dedicated by the developer as public right of way for Winterbourne Drive and the Peachblow round-a-bout at $55,000 per acre (reimbursement of $487,850).

- Interest will accrue on the outstanding amount of reimbursements at a rate equal to the developer's actual borrowing costs, up to a maximum rate of 5.5%. Repayments will be made solely from Winterbrooke TIF revenue as the City receives that revenue and will be applied first to accrued interest, then to the principal amount of reimbursements due.

- The City has the option to complete Phase 2 if the City desires accelerated construction timing.
    - If the City exercises the option, the City may reimburse itself for its costs for Phase 2 with 50% of the annual Winterbrooke TIF revenue, with the remaining 50% of annual TIF revenue used for developer reimbursements for Phase 1, the Peachblow Road round-a-about, the Ensign Road connection/OhioHealth easement fee, land dedications and accrued interest.
    - In addition to the above, the zoning text for Winterbrooke will be amended to provide that if the city exercises this option, beginning with the 159th lot, an additional transportation fee of $10,616 per lot will be charged, payable upon issuance of the building permit. Currently zoning requires Phase 2 to be completed prior to issuance of the building permit for the 188th lot. This additional fee is calculated by multiplying the total estimated Phase 2 cost

Final Draft

($2,229,418.36) by 50%, then dividing the result by 105 lots (the total projected number of lots is 263 lots).

Final Draft

Table 1			
(1)	(2)	(3)	(4)
Work Description/Component[1]	Cost Estimate	Cost Estimate	Cost Estimate
	Section 1 (1150 ft.) (2020)	Section 2 (1416 ft.) (2027)	Total (2246 ft.)
Roadway/Curb/Sidewalks/Ramps/Bike/Walking Paths	$212,750	$262,199	$474,949
Storm, Sanitary, Water, Earthwork, Silt Control	493,350	531,484	1,024,834
Tree Clearing	15,000	19,380	34,380
Inspection/review	57,500	70,865	128,365
Streetlights	57,500	70,865	128,365
Engineering Design/Staking	63,250	77,951	141,201
Permits/Fees, Other Misc.	17,250	21,259	38,509
Mitigation/Environmental Issues	20,700	25,511	46,211
Other Utilities (Gas, Electric)	20,125	21,240	41,365
Soil Compaction Testing	4,600	5,669	10,269
Striping/Street Signage	5,175	6,378	11,553
Entry Signage	17,825	21,969	39,794
Landscape/Seeding	21,275	26,221	47,496
Hardscape/Amenities	10,350	12,756	23,106
Field Tile	9,775	12,048	21,823
Subtotal	$1,026,425	$1,185,794	$2,210,199
10% Contingency	102,643	118,579	221,222
Estimated Construction Cost Increase over Original 2020 Construction Cost Estimate	203,232	722,371	925,603
Prevailing Wage Requirement (10% increase)	133,230	202,674	335,904
Subtotal for Winterbourne Dr. Construction	$1,465,530	$2,229,419	$3,694,949
TIF 50% of cost of Winterbourne Dr. Construction	$732,765	$1,114,709	$1,847,474
100% of Land for Winterbourne Drive and RAB with Peachblow (8.87 acres @ $55,000 per acre)	$243,925	$243,925	$487,850
50% of Fair Share Contribution to Round-A-Bout Construction	$179,000	-0-	$179,000
50% of Construction Cost of Ensign Road Connection and easement fee to OhioHealth	$245,650	-0-	$245,650
Total for 50% of construction costs of Winterbourne Dr. and Ensign Road Connector, 50% of developer fair share contribution to RAB and 100% of 8.87 acres of right of way under Winterbourne and RAB	$1,401,340	$1,106,722	$2,508,062
Plus cost of carry until TIF reimbursement of up to 5-1/2% per year (semi-annual TIF payments applied first to accrued and unpaid interest and then to Winterbourne Drive Costs)			

[1] The costs of construction for Winterborne Drive and the Ensign Road connection reflected above are estimates that also include estimates of inflationary cost increases for construction the construction of Phase 2 which is not projected to commence until 2027. TIF reimbursement will be based upon documented actual construction costs and the City will approve construction cost prior to construction contract execution.

Final Draft

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FACT SHEET

AGENDA ITEM NO: 17

DATE: 05/10/2021

ORDINANCE NO: 21-31

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
May 26, 2021 @ 7:30 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 APPROVING A REZONING AMENDMENT FOR VINCENT ROMANELLI FROM A-1 (AGRICUTURAL DISTRICT) TO R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR AN ADDITION TO THE GLENROSS NORTH SUBDIVISION (SECTIONS 5 & 6) ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 7-0 on May 5, 2020.

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. 21-31

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR VINCENT ROMANELLI FROM A-1 (AGRICUTURAL DISTRICT) TO R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR AN ADDITION TO THE GLENROSS NORTH SUBDIVISION (SECTIONS 5 & 6) ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

WHEREAS, the Planning Commission at its meeting of May 5, 2021 recommended approval of a Rezoning Amendment for Vincent Romanelli from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road (PC Case 2021-1052).

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

SECTION 1. That the Rezoning Amendment for Vincent Romanelli from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, is hereby confirmed, approved, and accepted with the following condition that:

1. Any change of use of or major modification of the plan shall require conformance to all provisions of the Development Text.

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
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FACT SHEET

AGENDA ITEM NO: 18

DATE: 05/10/2021

ORDINANCE NO: 21-32

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
May 24, 2021 @ 7:30 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 VINCENT ROMANELLI FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE ADDITION TO THE GLENROSS NORTH SUBDIVISION (SECTIONS 5 & 6) ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapters 1147 (Planned Mixed Use District) and 1148 (Conditional Use Regulations) of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on May 5, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

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

RECOMMENDATION:
Staff recommends approval after public hearing

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-32

AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE ADDITION TO THE GLENROSS NORTH SUBDIVISION (SECTIONS 5 & 6) ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD

WHEREAS, the Planning Commission at its meeting of May 5, 2021 recommended approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Vincent Romanelli for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road (PC Case 2021-1056).

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

SECTION 1. That the Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Vincent Romanelli for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, is hereby confirmed, approved, and accepted.

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: 19 | DATE: 05/10/2021

ORDINANCE NO: 21-33 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE GLENROSS NORTH SUBDIVISION SECTIONS 5 AND 6 ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

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 May 5, 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. 21-33

AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE GLENROSS NORTH SUBDIVISION SECTIONS 5 AND 6 ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

WHEREAS, the Planning Commission at its meeting of May 5, 2021 recommended approval of a Preliminary Development Plan for Glenross North Subdivision Sections 5 and 6 containing 91 single-family detached dwelling units on approximately 43.6 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located east of Glenn Parkway and just south of Berlin Station Road (PC Case 2021-1071).

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

SECTION 1. That the Preliminary Development Plan for Glenross North Subdivision Sections 5 and 6 containing 91 single-family detached dwelling units on approximately 43.6 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located east of Glenn Parkway and just south of Berlin Station Road, 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. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. Reserve A (1.9 acres) shall be dedicated to City in the mylar Final Plat approval of Section 5.
6. A minimum 3-6-foot-high mound with landscaping shall be located along Glenn Parkway and a three-rail wood fence stained black

adjacent to the retention ponds. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.

7. A 10-12-foot-high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding at Glenn Ross North Sections 1-4 and the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. The tree lines along the north and east property lines shall be preserved as much as feasible.
11. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval of each section.
13. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of $3,200 per EDU, the single family lot transportation fee of $1,000 per dwelling unit.
14. The reserve areas in Section 5 & 6 shall be re-lettered to F, G, H & I respectively to be consistent and sequential with Sections 1-4.
15. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way.
16. The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:		YEAS____NAYS____ ABSTAIN ____
PASSED:	_____, 2021	YEAS____ NAYS____ ABSTAIN ____
ATTEST:	_____ CITY CLERK	_____ MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20 | DATE: 05/10/2021

ORDINANCE NO: 21-34 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING:NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR THE GLENROSS NORTH SUBDIVISION SECTIONS 5 AND 6 ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1111 Platting requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on May 5, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

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

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-34

AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR THE GLENROSS NORTH SUBDIVISION SECTIONS 5 AND 6 ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

WHEREAS, the Planning Commission at its meeting of May 5, 2021 recommended approval of a Preliminary Subdivision Plat for Glenross North Subdivision Sections 5 and 6 containing 91 single-family detached dwelling units on approximately 43.6 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located east of Glenn Parkway and just south of Berlin Station Road (PC 2021-1072).

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

SECTION 1. That the Preliminary Subdivision Plat for Glenross North Subdivision Sections 5 and 6 containing 91 single-family detached dwelling units on approximately 43.6 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located east of Glenn Parkway and just south of Berlin Station Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water 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. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. Reserve A (1.9 acres) shall be dedicated to City in the mylar Final Plat approval of Section 5.
6. A minimum 3-6-foot-high mound with landscaping shall be located along Glenn Parkway and a three-rail wood fence stained black adjacent to the retention ponds. The maintenance of the mound and

associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.

7. A 10-12-foot-high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding at Glenn Ross North Sections 1-4 and the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. The tree lines along the north and east property lines shall be preserved as much as feasible.
11. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval of each section.
13. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of $3,200 per EDU, the single family lot transportation fee of $1,000 per dwelling unit.
14. The reserve areas in Section 5 & 6 shall be re-lettered to F, G, H & I respectively to be consistent and sequential with Sections 1-4.
15. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way.
16. The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-1052, 1056, 1071-1072
REQUEST: Multiple Requests
PROJECT: Glenross North Subdivision
MEETING DATE: May 5, 2021

APPLICANT/OWNER
Vince Romanelli
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS
2021-1052: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
2021-1056: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
2021-1071: A request by Vincent Romanelli for approval of a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
2021-1072: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

PROPERTY LOCATION & DESCRIPTION
The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of the Glenross North Subdivision Sections 1-4. The parcel is in the process of being annexed into the City and would be zoned A-1 (Agricultural District) upon annexation per the zoning code unless the applicant requests a rezoning which they are in this application. The zoning to the south is R-2 PMU\(One Family Residential District with a Planned Mixed Overlay District) while the zoning to the north, east and west is FR-1in the Township.

BACKGROUND/PROPOSAL
In 2015, Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat (Ordinances 15-68-71) for Glenross North Subdivision Sections 1-4 for 196 single family-lots on approximately 100 acres. Since then the developer has received Final Development Plan and Final Subdivision Plats for all four sections with houses under construction in Sections 1-3.

Now the developer is proposing to annex the 43.6 acres north of Glenross North Sections 1-4 and requesting a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to construct 91 single-family lots on 43.6 acres. The proposed development would be an addition to the Glenross North Subdivision containing Sections 5 and 6 with updated development text.

STAFF ANALYSIS

- **ZONING:** The developer is proposing to rezone the property to R-2 PMU (Planned Mixed Use Overlay District) with development text to be consistent with Glenross North Sections 1-4 while allowing an appropriate transition to Berlin Station Road which allows greater flexibility and creativity in the layout of the development, create active and passive open space. While there are certain benefits to the Developer, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high-quality standard. From a procedural perspective, the development requires a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat approval by the Planning Commission and City Council. Subsequently, each section would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.
- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The

proposed density of 2.09 units per acres is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan.

Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan. 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 "Suburban Residential" which is an area found towards the perimeter of the current city limits characterized by homogenous housing types and architectural styles in a block, along a street, or clustered in pods around a common open space. Some of the development types targeted for Suburban Residential Areas would include, but not be limited to, "Traditional Small Lot Single-Family", "Traditional Medium Lot Single-Family", and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into an adjacent neighborhood with a similar residential use. In addition, the proposed development contains the following critical factors for a Suburban Residential Area; connectivity of roads, improving connectivity through completion of sidewalk and trail connections, providing adequate common open space, and requiring tree lawns along all residential streets. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **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 a technical review by the Engineering Department once a complete plan set is submitted for review. In addition, all retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer. Also, this area is subject to the South East Highland Sanitary Sewer additional capacity fee of $3,200 per dwelling unit.
- **ROADS AND TRAFFIC**: The proposed main access point would be from a proposed right-in/right-out on Glenn Parkway which has a center median and internally the development would connect into Section 4 to the south thru Irvine Way. All the streets would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development is subject to the single-family lot transportation fee of $1,000 per dwelling unit.
- **SITE LAYOUT:** In Sections 5 and 6, the main access road from Glenn Parkway extends east into a loop street design with an access point to Section 4 on the southern portion of the loop. The southern leg of the loop extends into a cul-de-sac that terminates at the railroad tracks. A retention pond is located north and south of the entrance along Glenn Parkway which are located in 4.8-acre and 2.3-acre reserve areas respectively. A landscape buffer with mounds and trees would span along Glenn Parkway and adjacent to the railroad tracks to the east.

  The developer is proposing 91 single family lots with the minimum lot size being 65 x140 (9,100 square feet). The minimum building setbacks would require 30 foot front yard, 35 foot rear yard and 15 foot side yard (minimum 6 feet) setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story. Also to comply with the base zoning code, all the corner lots would be oversized by 33% from the base lot size.
- **DESIGN:** Sections 5 & 6 of the proposed subdivision has the following architectural standards: 1.) At least 35% of the front elevation of all homes constructed on the Property (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) shall consist of brick, stone or cultured stone;2.) All vinyl siding products used on homes constructed on the Property shall be architectural grade, vinyl siding – higher end, as defined in Chapter 1171.08 (c) on all elevations; 3.) EIFS or similar products are prohibited as an exterior material; 4.) 5). All houses shall have a minimum 2 car attached garage: 6). All houses shall have dimensional shingles; 7.) All houses shall have a roof pitch of not less than 6/12. In addition, all the houses shall comply with approved development text and Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **PARKLAND AND OPEN SPACE**: Sections 5 & 6 has 13.1 acres of passive open space in four reserve areas A-D (the reserve areas shall be re-lettered to F, G, H & I respectively to be consistent and sequential with Sections 1-4). Reserve A (1.9 acres) which is located on northern portion of the development, shall be

dedicated to the City. Reserve B (4.8 acres) and Reserve C (2.3 acres) are located north and south of main entrance along Glenn Parkway and contains retention ponds, mounding and landscaping while Reserve D (4.1 acres) is located along the railroad tracks which contains mounding and landscaping for buffering against the railroad tracks.

The active parkland for this development is located in Section 2 which includes 7.0-acre radial park with amenities such as a pool with a pool house, a tot lot and open playing field. In addition, there is a 8.69 City neighborhood park located along Glenn Parkway just south of the roundabout. These two parks would provide active amenities for the entre subdivision.

- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, reserve landscaping and entrance signage landscaping. The developer is proposing a minimum 3-6-foot-high mound with landscaping and a three rail wood fence stained white adjacent to Glenn Parkway. Staff recommends a composite fence material because of future maintenance issues. In addition, the applicant is proposing an approximate 4-6 foot high mound adjacent to the railroad tracks while the development text requires a 10-12 foot high mound to be consistent with mounding at Glenross North Subdivision Sections 1-4 and the Communities at Glenross Subdivision just south of the subject development. Entrance signage is located on each side of the main entrance that would be approximately 6 feet tall and 5 feet wide and be constructed of cut limestone with a stone cap. The evergreen trees shall be a minimum 4-foot-high at installation and the deciduous trees shall be a minimum 1.75-inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections, or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **BIKE PATHS AND PEDESTRIAN ROUTES**: The developer constructed an 8-foot-wide asphalt bike path along Glenn Parkway to the then terminus of Glenn Parkway (Section 1). Since then, the City has extended Glenn Parkway north to Berlin Station Road and now the developer shall extend the bike path along the entire frontage of their development. Sidewalks would be provided on both sides of all public streets in the subdivision.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant needs to identify all trees (if any) a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval prior to Final Subdivision Plat approval of the subject section. There appears to be minimal trees on the site but the existing tree lines along the north and east property lines shall be preserved.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City and achieve compliance with the zoning code prior to Final Subdivision Plat approval of each subject section.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The developer has constructed the site work for Sections 1-3 with houses being built and the site construction for Section 4 is going to commerce soon. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way for two access points into the development. Section 6 would complete the remainder of the subdivision.
- **CLUSTER MAILBOXES:** The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

STAFF RECOMMENDATION (2021-1052 – REZONING)
Staff recommends approval of a request by Vincent Romanelli for a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, with the following condition that:

1. Any change of use of or major modification of the plan shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION (2021-1056 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Vincent Romanelli for a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

STAFF RECOMMENDATION – (2021-1071 PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of request by Vincent Romanelli for a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. Reserve A (1.9 acres) shall be dedicated to City in the mylar Final Plat approval of Section 5.
6. A minimum 3-6-foot-high mound with landscaping shall be located along Glenn Parkway and a three-rail wood fence stained white adjacent to the retention ponds. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A 10-12-foot-high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding at Glenn Ross North Sections 1-4 and the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. The tree lines along the north and east property lines shall be preserved as much as feasible.
11. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval of each section.
13. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of $3,200 per edu, the single family lot transportation fee of $1,000 per dwelling unit.
14. The reserve areas in Section 5 & 6 shall be re-lettered to F, G, H & I respectively to be consistent and

sequential with Sections 1-4.

15. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way.
16. The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

STAFF RECOMMENDATION – (2021-1072 PRELIMINARY SUBDIVSION PLAT)

Staff recommends approval of a request by Vincent Romanelli for a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, 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. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. Reserve A (1.9 acres) shall be dedicated to City in the mylar Final Plat approval of Section 5.
6. A minimum 3-6-foot-high mound with landscaping shall be located along Glenn Parkway and a three-rail wood fence stained white adjacent to the retention ponds. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A 10-12-foot-high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding at Glenn Ross North Sections 1-4 and the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. The tree lines along the north and east property lines shall be preserved as much as feasible.
11. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval of each section.
13. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of $3,200 per edu, the single family lot transportation fee of $1,000 per dwelling unit.
14. The reserve areas in Section 5 & 6 shall be re-lettered to F, G, H & I respectively to be consistent and sequential with Sections 1-4.
15. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way.
16. The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 04/30/21

GLENROSS NORTH SUBDIVISION (SECTIONS 1-6)
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT & RELATIONSHIP TO THE CITY OF DELAWARE COMPREHENSIVE PLAN

The Applicant is proposing an addition to Glenross North Subdivision that was approved in August 2005 (Ordinance 15-98) which would require an annexation and a rezoning amendment that would expand the subdivision to north by approximately 43.6 acres for a total of 143.6 acres. The applicant is requesting of the rezoning of the 43.6 acres from A-1 (Agricultural District – default zone upon annexation) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) to be consistent with existing Glenross North Subdivision. With the rezoning amendment, the subdivision would be divided into two Sub-Areas (A & B). The existing 100 acres would be Sub-Area A which would contain Sections 1-4 (already constructed and houses are being sold) while Sub-Area B would encompass 43.6 acres within Sections 5 and 6.



The R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District) which would consist of single-family homes and public and private park facilities that would connect into the existing City park and bikeway system would have 287 single family lots with 196 single family lots (majority have been constructed) in Sub-Area A and 91 single-family lots in Sub-Area B . The Applicant believes that such amendment will provide for the highest and best use of the Property, thereby permitting quality housing stock to be constructed within the City of Delaware. Additionally, as further discussed below, the Applicant believes that such amendment is in accordance with the City of Delaware Comprehensive Plan.

The purpose of this Development Text is to set forth all supplemental information required by the Zoning Code and set forth in textual form certain development standards that will apply to the Property. Accompanying this Development Text is a Preliminary Development Plan and Preliminary Subdivision Plat for Sub-Area B. All terms and conditions of the Preliminary Development Plan are incorporated in this Development Text by this reference.

The Property consists of approximately 143.6 acres located east of Glenn Parkway and north of the Glenross Golf Club, being located in the Cheshire Subarea of the City's Land Use Element incorporated in the Comprehensive Plan. The Property has been designated for development as residential housing in the City's Future Land Use Map. The proposed amendment is in keeping with the goals and policies established by the Comprehensive Plan for the following reasons:

a. The Property will be developed as residential housing as contemplated by the Land Use Element incorporated in the Comprehensive Plan.

b. The use of the Planned Mixed Use (PMU) Overlay District is consistent with the City's Objectives and Strategies in maintaining a reasonable land use balance to reflect the vision of the Comprehensive Plan. As stated in LU6.7 of the Land Use Element, planned district zoning "should be used as a flexible tool to meet the City's gross density requirements while providing a creative development plan with a mix of units, densities, and housing values within individual developments."

c. The Comprehensive Plan anticipates supporting residential development in the Cheshire Subarea and encourages mixing densities and unit types, as well as small open spaces to create interest and a sense of place within neighborhoods. See, LU23 of the Land Use Element.

d. Residential development in the Cheshire Subarea will be served by the Southeast Highland Sanitary trunk line. See, LU23 of the Land Use Element.

e. The policies set forth in the Comprehensive Plan concerning expansion to the City's waste water treatment system and storm water management system will be implemented in connection with development of the Property.

f. The policies set forth in the Comprehensive Plan concerning parks and recreational facilities for Delaware residents will be implemented with development of the Property.

In summary, by the amendment to the Zoning Ordinance in connection with the development of the Property as a Planned Mixed Use (PMU) development, the goals and objectives of the Comprehensive Plan will be met. This development will provide the City of Delaware an opportunity to obtain quality housing stock and will preserve in a park like setting approximately 35.5 acres within the subdivision as open space (22.4 acres in Sub-Area A and 13.1 acres in Sub-Area B).

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a residential development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development. Architectural and site design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text or the Preliminary Development Plan, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c. **Conformance with Pre-Annexation Agreement.** The entire subdivision shall achieve compliance with Pre-Annexation Agreement between the City and the developer

d. **Limitations.** Nothing in this Development Text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan consistent with this Development Text or the Preliminary Development Plan.

e. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.

(2) Major change in the approved location of land uses or land use sub-areas.

(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

f. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.

(2) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units.

(3) Minor change in the approved location of land uses or land use sub-areas.

(4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

(5) Minor structural alterations that do not alter the overall design intent of the buildings.

g. **Tree Removal and Replacement.** There do not appear to be many significant trees on the subject site. Qualifying Major Trees as defined under current City of Delaware code shall be replaced as prescribed within the then current code. Every effort shall be made to preserve existing tree rows along the east and south property lines.

h. **Master Association.** A master homeowners association will be created for the entire development. The master homeowners association shall be responsible for maintenance and upkeep of all Reserves (except Reserve A which shall be dedicated to the City as a public park and the sidewalk adjacent to the park shall be maintained by the HOA), entrance features and common open space located on the Property. Any declaration shall be reviewed and approved by the City prior to the recording of the declaration. By majority vote of the property owners, the association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the City Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.

i. **Common Open Space.** The common open space (Reserves C, D, E, F, G, H & I) for the development of the Property shall contain approximately 27.1 acres. All open space will be owned and maintained by the Homeowners Association for the Development (except Reserve A which shall be dedicated to the City as a public park) subject to all necessary easements and agreements in connection with the overall development of the Property. The identified areas shall satisfy all common open space requirements. All common open space shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located.

j. **Parkland.** The Parkland (Reserves A & B) required by the Zoning Code shall be satisfied by the dedication of approximately 8.4 acres of land located primarily in the middle of the subdivision (7.0 acres) and just south of the main entrance (1.4 acres) on Glenn Parkway. The City may subsequently grant any covenants, easements, or restrictions to a third party for the purposes of holding the same. Applicant shall grant to the City an easement for a bike path along Glenn Parkway but maintained by the Homeowners Association, as depicted on the Preliminary Development Plan and as designed and constructed by the Applicant. The parkland and bike paths shall be open to the public with signage identifying such. Prior to or concurrent with the submittal of the Preliminary Subdivision Plat, the Applicant shall submit for review and approval a Preliminary Parkland and Open Space Improvement Plan. All public parkland shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. Final plans for improvement shall be submitted concurrent with required phase of development.

k. **Utilities to be Located Underground.** All new utilities serving the Property shall be located underground. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Property that are located above ground shall be relocated underground. The Applicant and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable. Cell towers, DAS and small cell site(s) applications shall not be allowed with the subdivision and the covenant shall not reflect this.

l. **Composite Utility Plan Required.** Prior to the installation of any non-City owned utility, a composite utility plan shall be submitted for review and approval by the City. Such plan shall depict the location and type of all non-City owned utilities including the location and type of any above ground pedestal, transformer, meter, cabinet, and other such above ground structures that support the respective utility. Any above ground structure shall be inconspicuously located, dark green in color, and if located in any front yard shall not be higher than 5 feet.

m. **Removal of Existing Farm Fencing.** Unless demonstrated to the City that such fencing is not in the ownership of the Applicant, all existing farm fencing and barbed wire fencing shall be removed from the site at a minimum on a lot by lot basis.

n. **Construction Trailers.** Construction trailers shall meet all requirements of the current Zoning Code and shall be removed once construction activity has moved to another phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.

o. **Pedestrian Connectivity.** Multi-use paths will be constructed and accepted concurrently with the public improvements in which the multi-use path is located. Sidewalks will be constructed concurrently with the construction of a home on each lot.

    (1) A bike path was constructed along Glenn Parkway along Sections 1 per the adopted Bicycle and Pedestrian Plan 2027.

(2) The existing bike path on the east side of Glenn Parkway shall be extended north along the frontage of Sections 2-6 of the subdivision.

p. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:

1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout as approved on the Preliminary Development Plan.

2) Crosswalks leading to open spaces shall be provided and as acceptable by the City Engineer.

3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces as depicted on the Preliminary Development Plan.

4) All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.

q. **Entry Features and Signs.** With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited, but externally illuminated and backlighting of lettering is permitted.

r. **Prohibited Uses**. The following uses shall be prohibited:

(1) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

(2) **Wireless telecommunication facilities:** New, non-small cell towers are expressly prohibited from the entire Development site.

(3) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps, mineral extraction, etc.

(4) **Medical Marijuana**: No medical marijuana principal or accessory uses are permitted on the subject site.

(5) **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type

games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

3. SUB-AREA A – (SECTIONS 1-4) SINGLE-FAMILY STANDARDS

a. **Uses.** The following uses of the Property shall be considered permitted or conditionally permitted as represented in the chart below by P or C, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this Development Text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

Land Use Category	Glenross North Uses
(1) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(2) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association-controlled facilities)	P
(3) Other	
(1) Public Safety & Service facility (local service)	C

b. **Density of Dwelling Unit Type.** The overall density shall not exceed that approved on the Preliminary Development Plan.

c. **Lot Standards.** The minimum lot sizes and frontages shall be that depicted on the Preliminary Subdivision Plat.

d. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit.

Minimum Building Setbacks*	**Glenross North**
(a) Front Yard Setback	30 ft.
(b) Rear Yard Setback	35 ft.
(2) Side Yard Setback (1) 70 Foot lots (2) 80 foot lots	 7.5 ft. (total 15 ft) 10 ft (total 20 ft)

*Side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows. Such projections may extend 3 feet into the required side yard setback.

e. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings.

A. One story ranch – 1,800 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.

B. Two story – 2,000 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.

f. **Maximum Building Height.** The maximum height of any principal building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

g. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.

(1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.

(2) Representative home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations

thereafter shall be potentially administratively approvable as written in this Development Text.

(3) Exterior Material and Trim Standards.

A. All elevations of the subject house shall be constructed of 100% natural materials excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows. Natural materials include brick, stone, cultured stone, wood siding, stucco, SmartSide, fibrous cement siding, or other approved material,

B. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.

C. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features but not as a predominant roof system.

D. EIFS or similar products (excluding stucco) are prohibited as an exterior material.

E. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.

F. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.

G. All homes will have, at a minimum, dimensional shingles.

(4) Design Standards

A. Materials on each home shall be varied to provide variety throughout the community.

B. All front elevations shall include a variety of styles, colors, and/or materials types of materials and shall meet the varied locations requirement of Chapter 1171.

C. All homes will have not less than a 2-car attached garage.

D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.

E. Minimum 8-inch overhangs and rakes.

F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.

G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6-inch cross section or diameter.

H. Treated lumber shall be painted or stained, except when used on outdoor decks.

I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.

J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 6 feet.

K. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including de-emphasizing the door color, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

L. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including matching the door color to the predominant color of the main structure, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

M. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.

N. Rear elevations facing a public right-of-way shall have a minimum of two windows.

h. **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications as provided with the Final Development Plan. Privacy fences are prohibited except around spas and hot tubs. Attached decks and patios may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the current Zoning Code.

4. SUB-AREA B – (SECTIONS 5-6) SINGLE-FAMILY STANDARDS

a. **Uses.** The following uses of the Property shall be considered permitted or conditionally permitted as represented in the chart below by P or C, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this Development Text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

Land Use Category	Glenross North Uses
(4) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(5) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association-controlled facilities)	P
(6) Other	
(3) Public Safety & Service facility (local service)	C

i. **Density of Dwelling Unit Type.** The overall density shall not exceed that approved on the Preliminary Development Plan.

j. **Lot Standards.** The minimum lot sizes and frontages shall be that depicted on the Preliminary Subdivision Plat.

k. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit.

Minimum Building Setbacks*	Glenross North
(a) Front Yard Setback	30 ft.
(b) Rear Yard Setback	35 ft.
(c) Side Yard Setback	6 ft minimum, 15 ft between homes

*Side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows. Such projections may extend 3 feet into the required side yard setback.

l. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings.

A. One story ranch – 1,800 sq. ft.

B. Two story – 2,000 sq. ft.

m. **Maximum Building Height.** The maximum height of any principal building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

n. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.

1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.

2) Representative home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.

3) Exterior Material and Trim Standards.

A. At least 35% of the front elevation of all homes constructed on the Property (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) will consist of brick, stone or cultured stone.
B. All vinyl siding products used on homes constructed on the Property shall be architectural grade, Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) on all elevations.
C. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
D. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features.
E. EIFS or similar products are prohibited as an exterior material.
F. All exposed foundation walls shall be brick patterned concrete.
G. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
H. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
I. All homes will have, at a minimum, dimensional shingles.

4) Design Standards

A. Materials on each home within a Sub-Area shall be varied to provide variety throughout the Sub-Area.
B. All front elevations shall include a variety of styles, colors, and/or materials types of materials including as an example, but not limited to, vinyl shake siding.
C. All homes will have not less than a 2-car attached garage.
D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.
E. The principal roof structure on all homes will have an overhang of not less than 12 inches and an end rake of not less than 8 inches.
F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6-inch cross section or diameter.
H. Treated lumber shall be painted or stained, except when used on outdoor decks.
I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, whichever is greater. Any porch shall be a minimum depth of 5 feet.
K. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including de-emphasizing the door color, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

o. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.

(1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.

(2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation or per City Arborist.

(3) Along Glenn Parkway, an earth mound, no less than 3 feet and not more than 6 feet in height as measured from the bike path shall be installed with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance.

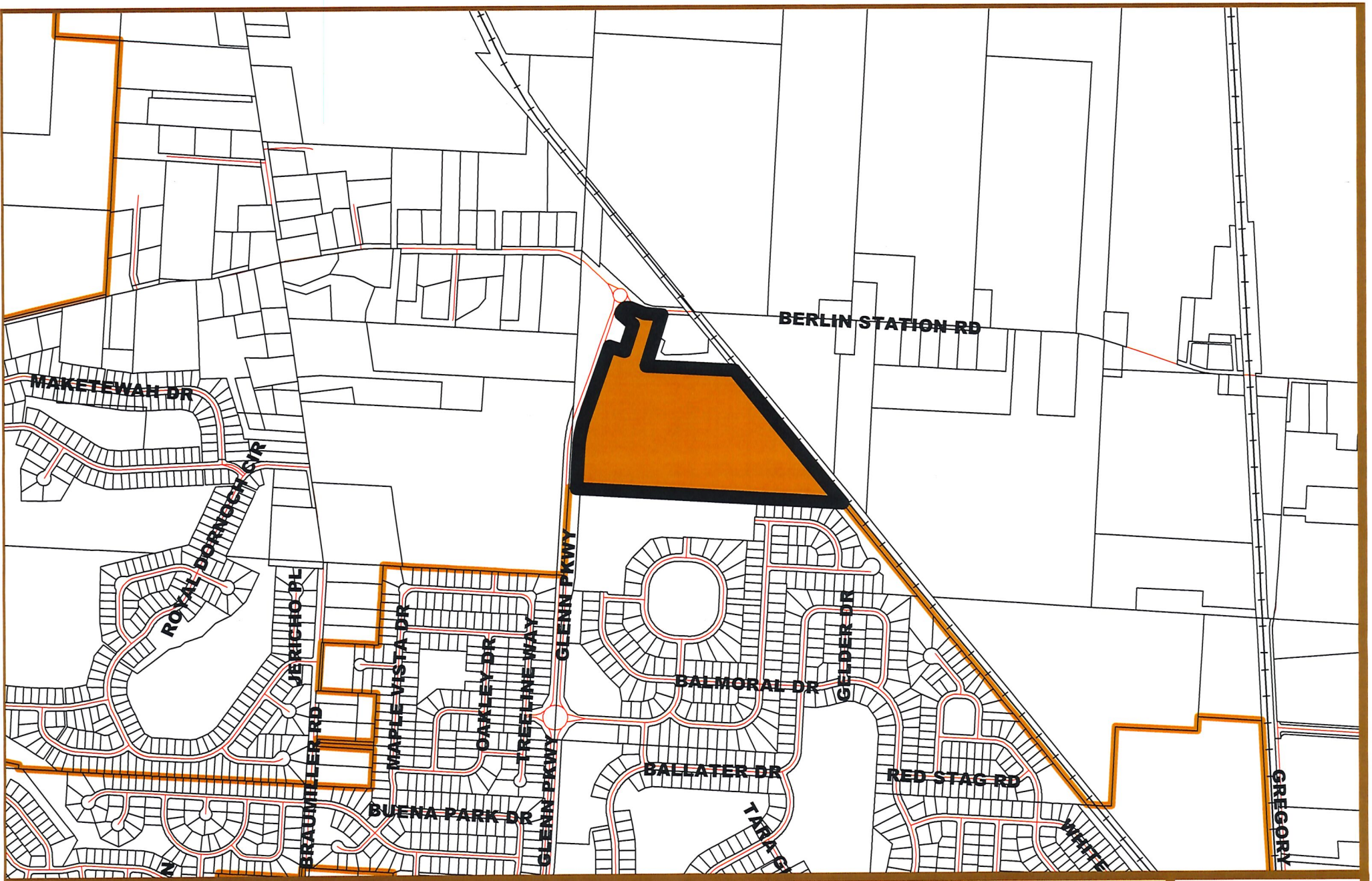
(4) A typical landscaping plan for each unit type shall be submitted and approved with the Final Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.

(5) Ground mounted equipment shall be screened from view using plant materials providing 100%-year-round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.

(6) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain/aerator.

(7) Along the existing railroad tracks, an earthen mound, no less than 10 to 12 feet high shall be installed with coniferous plantings providing complete screening at a combined mound and landscaping height of no less than 16 feet in a manner consistent with the mounding to the south in the Communities at Glenross Subdivision. This can be achieved by a soldier course of plantings across the top of the mound leaving sufficient room for trees to grow adequately as approved by the City's urban forester.

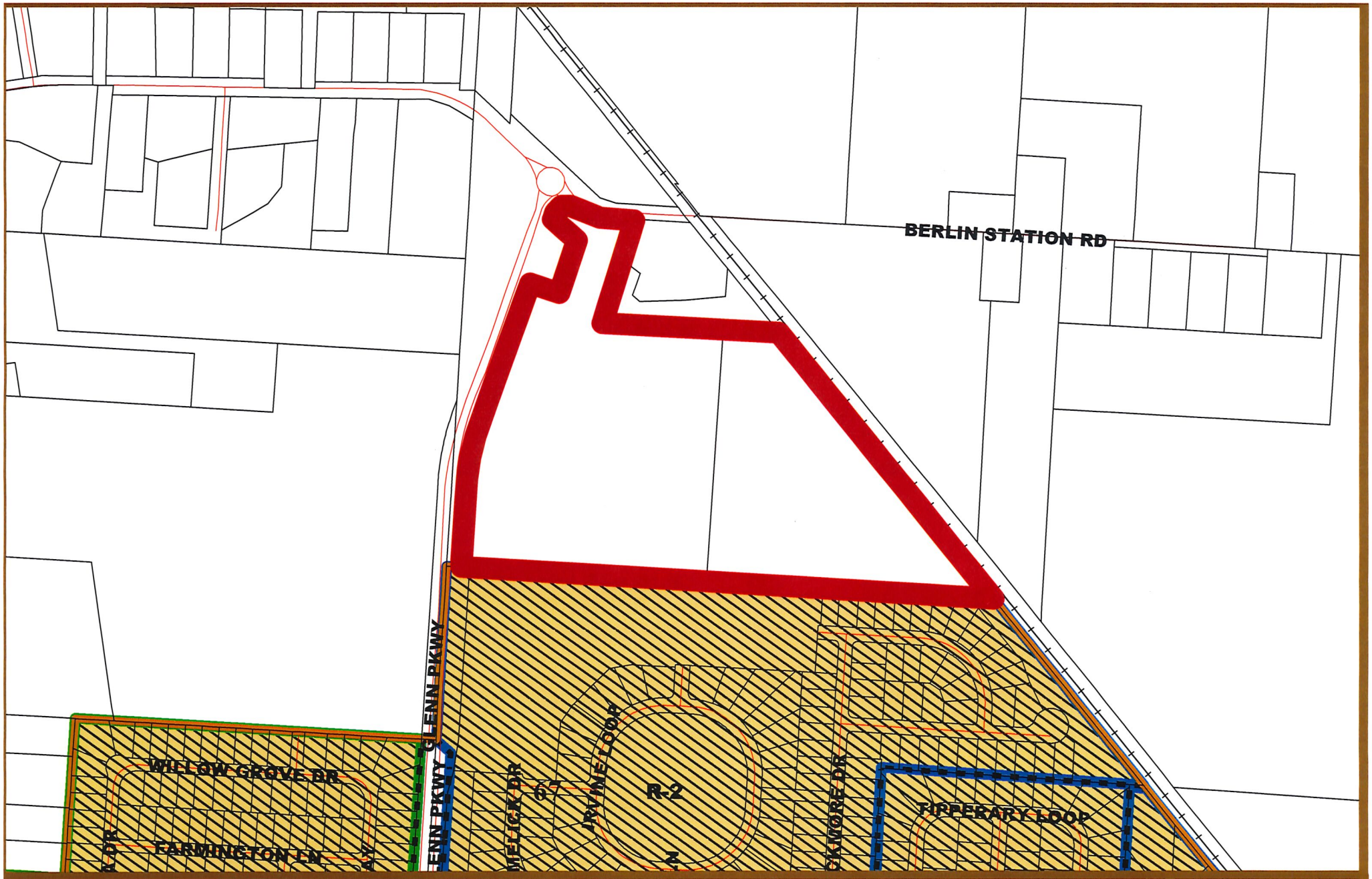
(8) Common HOA landscaping shall be well maintained including regular mowing, trimming, mulching and weeding.



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CITY OF
DELAWARE
OHIO

2021-1052 & 1056 & 1071-1072
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Preliminary Subdivision Plat
Glenross North Subdivision - Sections 5 & 6
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1052 & 1056 & 1071-1072
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Preliminary Subdivision Plat
Glenross North Subdivision - Sections 5 & 6
Zoning Map

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CITY OF
DELAWARE
OHIO

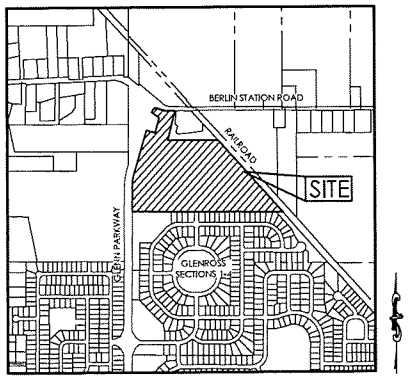
2021-1052 & 1056 & 1071-1072
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Preliminary Subdivision Plat
Glenross North Subdivision - Sections 5 & 6
Aerial (2019) Map

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GLENROSS NORTH SECTION 5 & 6

DELAWARE, OHIO

PRELIMINARY DEVELOPMENT PLAN



LOCATION MAP

NO SCALE

NOTES

1. ALL OF THE GLENROSS NORTH SECTION 5 & 6 PROPERTY IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0118L, EFFECTIVE DATE FEBRUARY 17, 2016 AND 39041C0120K, EFFECTIVE DATE APRIL 16, 2009.

2. RESERVE "A" IS TO BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE. RESERVES "B" THROUGH "D" ARE TO BE OWNED AND MAINTAINED BY THE GLENROSS NORTH SECTION 5 & 6 HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.

3. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

4. ALL PERMITS PERTAINING TO WETLANDS AND WATER OF THE UNITED STATES, AS REQUIRED BY THE ARMY CORPS OF ENGINEERS, SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR TO THE PLANNING COMMISSIONS' APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.

5. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THAT THE PROPERTY SHALL BE SUBJECT TO A $3,200 PER DWELLING UNIT ADDITIONAL FEE FOR SEWER CAPACITY IN ADDITION TO NORMAL AND CUSTOMARY FEE(S) IN PLACE A THE TIME OF BUILDING PERMITS.

6. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THE PROPERTY SHALL BE SUBJECT TO A $1,000 PER DWELLING UNIT TRANSPORTATION FEE PAYABLE AT THE TIME OF BUILDING PERMIT AND WHICH SHALL BE USED BY THE CITY IN ITS SOLE DISCRETION FOR AREA TRANSPORTATION IMPROVEMENTS. THIS FEE IS IN ADDITION TO ANY NORMAL AND CUSTOMARY FEE(S) AND CHARGES REQUIRED BY THE CITY FOR THE DEVELOPMENT OF THE PROPERTY.

PREPARED FOR:

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
P: (614) 891-2042

SUBMITTAL: APRIL 7, 2021

CIVIL ENGINEER &
LANDSCAPE ARCHITECT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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DETAILS:	6 of 6

SITE STATISTICS:

TOTAL ACREAGE:	±43.6 ACRES
TOTAL NUMBER OF LOTS: 65' X ±145'	91
OPEN SPACE:	±13.1 ACRES (30.0%)
RESERVE "A":	±1.9 ACRES
RESERVE "B":	±4.8 ACRES
RESERVE "C":	±2.3 ACRES
RESERVE "D":	±4.1 ACRES
RIGHT-OF-WAY:	±6.6 ACRES (15.1%)
PROPOSED ZONING:	PMU / R-2
GROSS DENSITY: 91 LOTS DIVIDED BY ±43.6 GROSS ACRES	±2.09 LOTS/ACRE
NET DENSITY: ACREAGE REMOVED: ALL RESERVES AND RIGHT-OF-WAY (91 LOTS DIVIDED BY ±23.9 ACRES)	±3.8 LOTS/ACRE

DESIGN STANDARDS

LOT SIZE:	
MINIMUM LOT WIDTH:	65 FEET
MINIMUM LOT AREA:	9,100 S.F.
SETBACKS:	
FRONT (BUILDING LINE):	30 FEET
SIDE YARD:	6 FEET MINIMUM 15 FEET BETWEEN HOMES
REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET



GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

EXISTING CONDITIONS

PREPARED FOR:

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY:

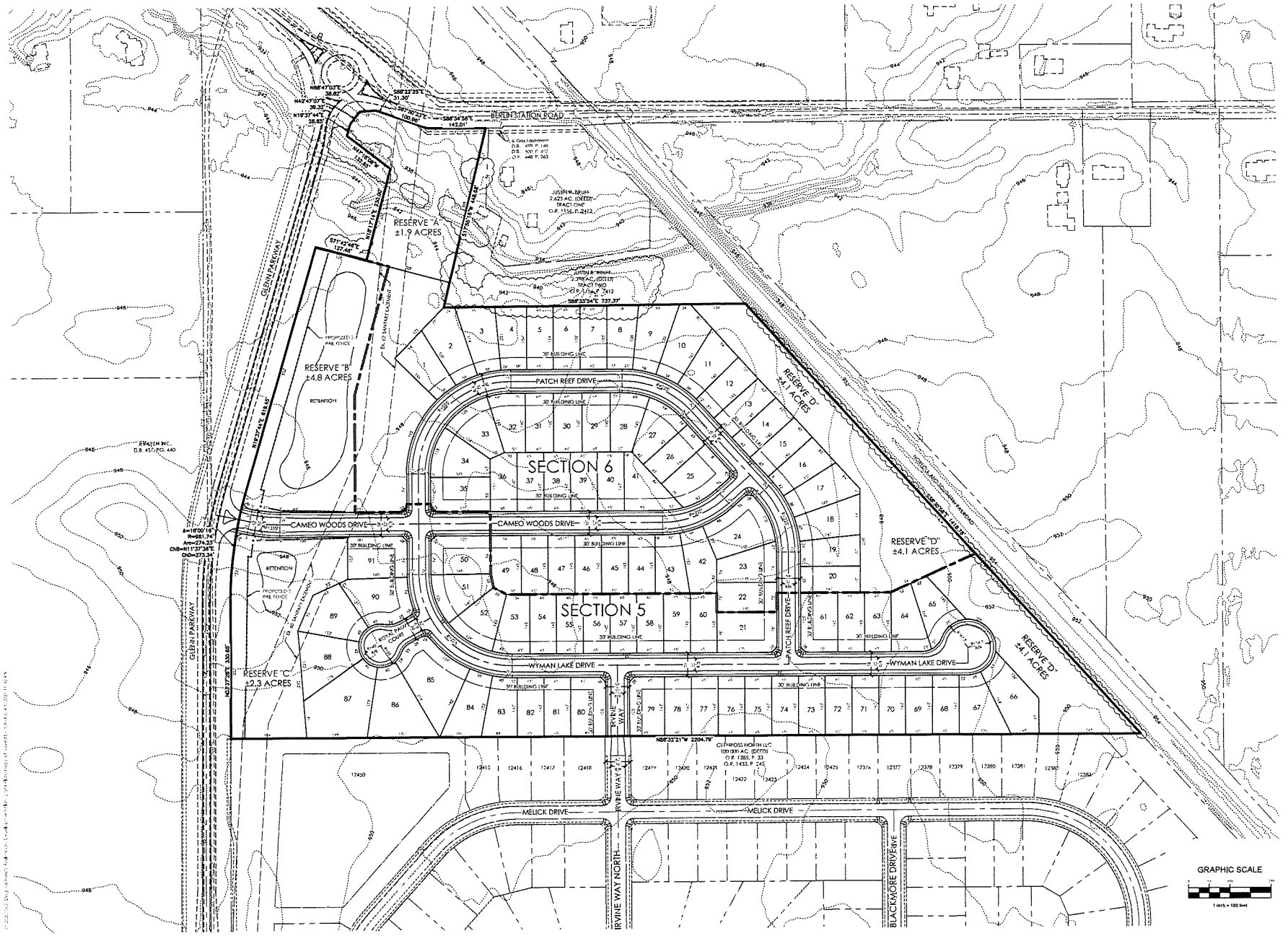
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
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DATE:	APRIL 7, 2021
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NORTH
GLENROSS NORTH SECTION 5 & 6

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GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

SITE PLAN

PREPARED FOR
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY
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DATE	APRIL 7, 2021
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NORTH

GLENROSS NORTH SECTIONS 5 & 6

SHEET 2 OF 6

2021-0061



GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

ILLUSTRATIVE SITE PLAN

PREPARED FOR:

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY:

EMHT

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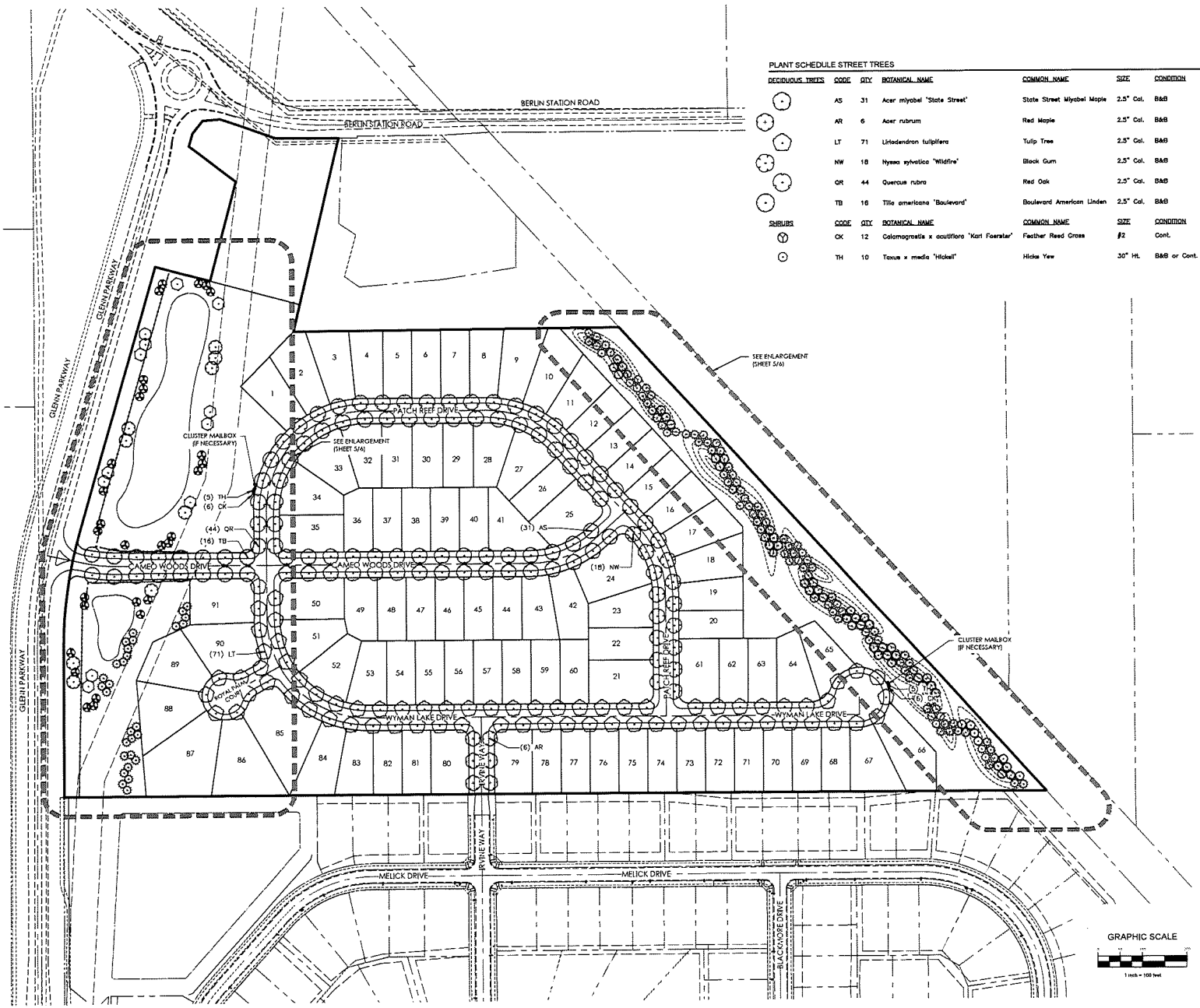
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NORTH

GLENROSS NORTH SECTION 5 & 6

SHEET 3 6

20200365



PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AS	31	Acer miyabei 'State Street'	State Street Miyabei Maple	2.5" Cal.	B&B
	AR	6	Acer rubrum	Red Maple	2.5" Cal.	B&B
	LT	71	Liriodendron tulipifera	Tulip Tree	2.5" Cal.	B&B
	NW	18	Nyssa sylvatica 'Wildfire'	Black Gum	2.5" Cal.	B&B
	QR	44	Quercus rubra	Red Oak	2.5" Cal.	B&B
	TB	16	Tilia americana 'Boulevard'	Boulevard American Linden	2.5" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CK	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.
	TH	10	Taxus x media 'Hicksii'	Hicks Yew	30" Ht.	B&B or Cont.

GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County , Ohio

PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE PLAN

PREPARED FOR

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY

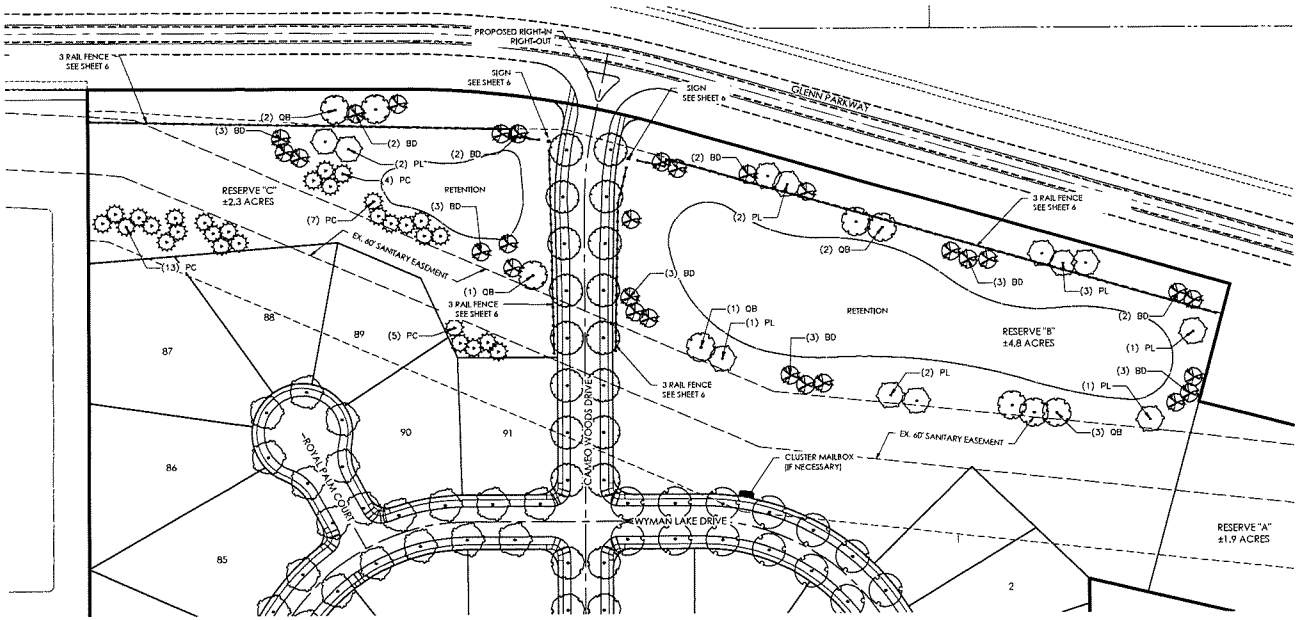
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8800 River Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE	APRIL 7, 2021
REVISED	
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REVISED	

NORTH

GLENROSS NORTH SECTION 5 & 6

SHEET 4 OF 6

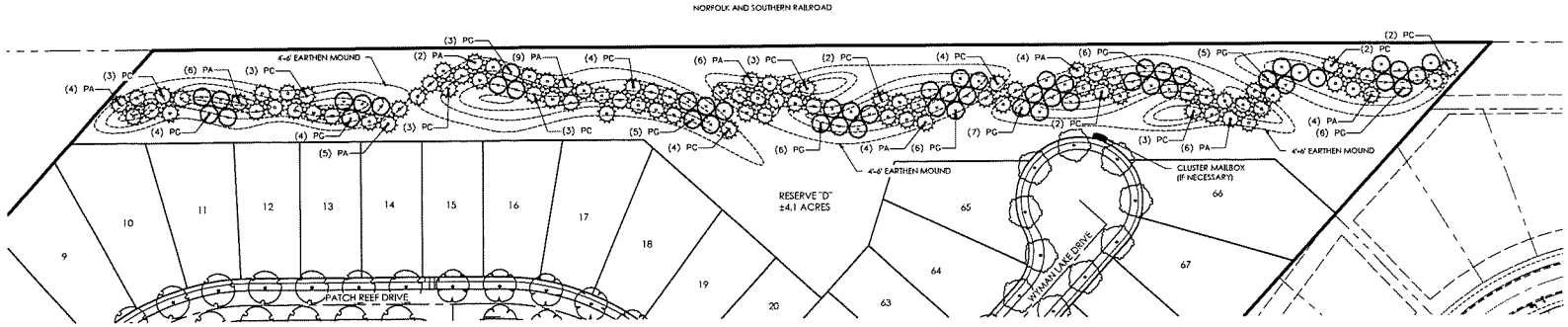


GLENN PARKWAY ENLARGEMENT

Scale: 1"=60'

RESIDENTIAL DEVELOPMENT SIGN

- TO BE INSTALLED PER SECTION 1165
- TWO SIGN, ONE ON EACH SIDE OF THE ENTRY DRIVE. SEE PLAN THIS SHEET
- SIGN SHALL BE LOCATED NO CLOSER THAN 10 FEET TO CAMEO WOODS DRIVE RIGHT-OF-WAY AND 2 FEET FROM THE CHANNEL EASEMENT ADJACENT GLENN PARKWAY
- A MIX OF PERENNIALS, EVERGREENS AND DECIDUOUS SHRUBS SHALL BE INSTALLED AT THE BASE OF THE SIGNS.
- SEE DETAILS AND SKETCH SHEET 6



EASTERN BUFFER

Scale: 1"=60'

PLANT SCHEDULE GLENN PARKWAY ENLARGEMENT

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	BD	29	Betula nigra 'Heritage'	Heritage River Birch	2" Cal.	B&B
	PL	12	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B
	QB	9	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	PC	29	Picea pungens	Colorado Spruce	6' Ht.	B&B

PLANT SCHEDULE EASTERN BUFFER

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PA	51	Picea abies	Norway Spruce	6' Ht.	B&B
	PC	53	Picea glauca	White Spruce	6' Ht.	B&B
	PC	40	Picea pungens	Colorado Spruce	6' Ht.	B&B

GRAPHIC SCALE

1 inch = 60 feet

GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE ENLARGEMENTS

PREPARED FOR:
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
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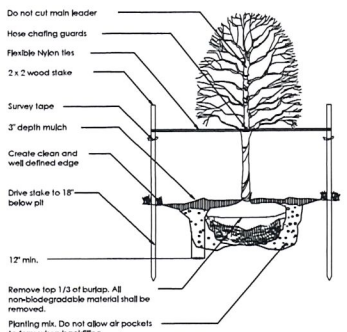
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NORTH

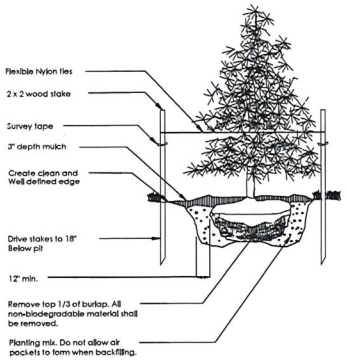
GLENROSS NORTH SECTIONS 5 & 6

SHEET 5 | 6

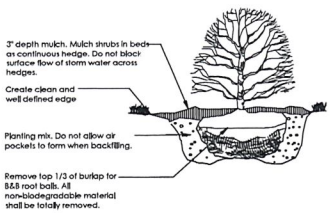
2021-0161



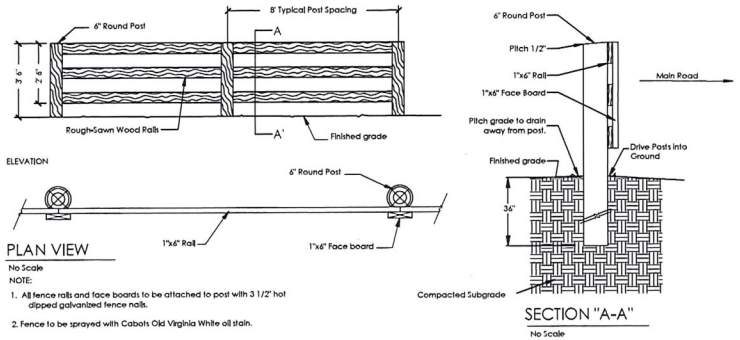
Deciduous Tree Planting
No Scale



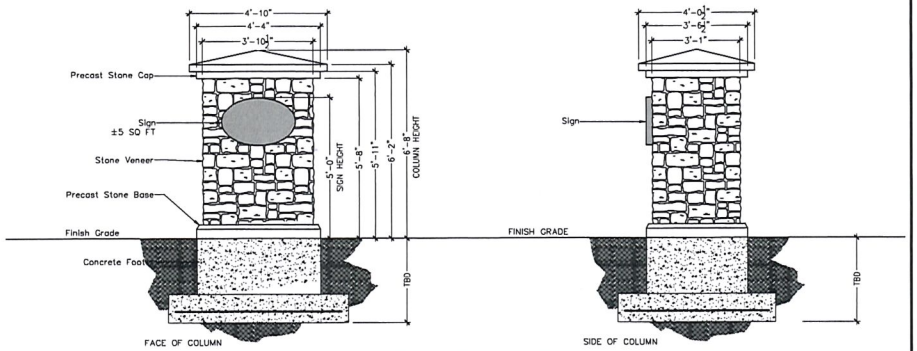
Evergreen Tree Planting
No Scale



Shrub Planting
No Scale



3 Rail Fence Detail
No Scale



Residential Development Sign - Details
No Scale



Residential Development Sign - Sketch
No Scale

GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

DETAILS

PREPARED FOR:
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

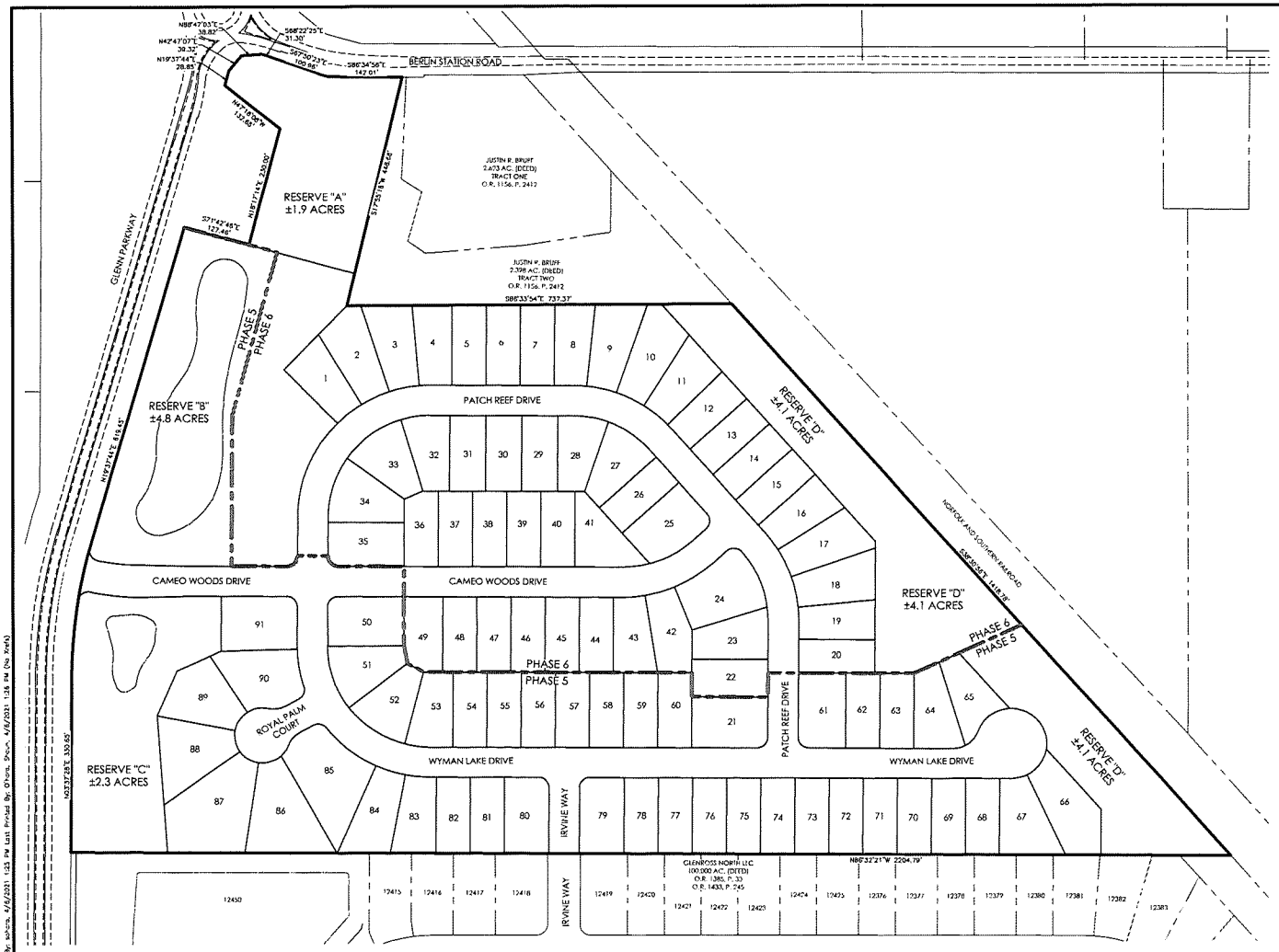
PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614-775-4500 Toll Free: 888.775.3648
emht.com

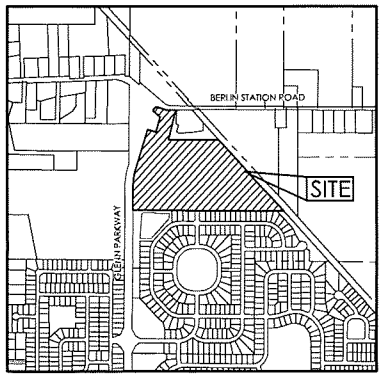
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NORTH
GLENROSS NORTH SECTION 5 & 6

SHEET 6 OF 6
20201063

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LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE:	±43.6 ACRES
TOTAL NUMBER OF LOTS:	91
65' X ±145'	
OPEN SPACE:	±13.1 ACRES (30.0%)
RESERVE "A":	±1.9 ACRES
RESERVE "B":	±4.8 ACRES
RESERVE "C":	±2.3 ACRES
RESERVE "D":	±4.1 ACRES
RIGHT-OF-WAY:	±6.6 ACRES (15.1%)
PROPOSED ZONING:	PMU / P-2
GROSS DENSITY:	±2.09 LOTS/ACRE
91 LOTS DIVIDED BY ±43.6 GROSS ACRES	
NET DENSITY:	±3.8 LOTS/ACRE
ACREAGE REMOVED: ALL RESERVES AND RIGHT-OF-WAY (91 LOTS DIVIDED BY ±23.9 ACRES)	

DESIGN STANDARDS

LOT SIZE:	
MINIMUM LOT WIDTH:	65 FEET
MINIMUM LOT AREA:	9,100 S.F.
SETBACKS:	
FRONT (BUILDING LINE):	30 FEET
SIDE YARD:	6 FEET MINIMUM 15 FEET BETWEEN HOMES
REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

NOTES

1. ALL OF THE GLENROSS NORTH SECTION 5 & 6 PROPERTY IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0118L, EFFECTIVE DATE FEBRUARY 17, 2016 AND 39041C0120K, EFFECTIVE DATE APRIL 16, 2009.

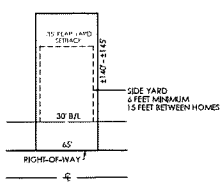
2. RESERVE "A" IS TO BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE. RESERVES "B" THROUGH "D" ARE TO BE OWNED AND MAINTAINED BY THE GLENROSS NORTH SECTION 5 & 6 HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.

3. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

4. ALL PERMITS PERTAINING TO WETLANDS AND WATER OF THE UNITED STATES, AS REQUIRED BY THE ARMY CORPS OF ENGINEERS, SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR THE PLANNING COMMISSIONS' APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.

5. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THAT THE PROPERTY SHALL BE SUBJECT TO A $3,200 PER DWELLING UNIT ADDITIONAL FEE FOR SEWER CAPACITY IN ADDITION TO NORMAL AND CUSTOMARY FEE(S) IN PLACE AT THE TIME OF BUILDING PERMITS.

6. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THE PROPERTY SHALL BE SUBJECT TO A $1,000 PER DWELLING UNIT TRANSPORTATION FEE PAYABLE AT THE TIME OF BUILDING PERMIT AND WHICH SHALL BE USED BY THE CITY IN ITS SOLE DISCRETION FOR AREA TRANSPORTATION IMPROVEMENTS. THIS FEE IS IN ADDITION TO ANY NORMAL AND CUSTOMARY FEE(S) AND CHARGES REQUIRED BY THE CITY FOR THE DEVELOPMENT OF THE PROPERTY.



65' LOTS
NO SCALE

GRAPHIC SCALE
1 inch = 100 feet

PC CASE NO. _____-_____ APPROVED BY THE PLANNING COMMISSION ON __/__/__

ORDINANCE NO. _____-_____ APPROVED BY CITY COUNCIL ON __/__/__

APPLICANT NAME, TITLE — DATE

MICHELE KOHLER, CITY CLERK — DATE

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR — DATE

WILLIAM L. FERRIGNO, P.E., CITY ENGINEER — DATE

REVISIONS

NUMBER	DATE	DESCRIPTION

VINCE ROMANELLI
149 WEST SCIBROCK ROAD
WESTERVILLE, OHIO 43081
PH (614) 391-5442

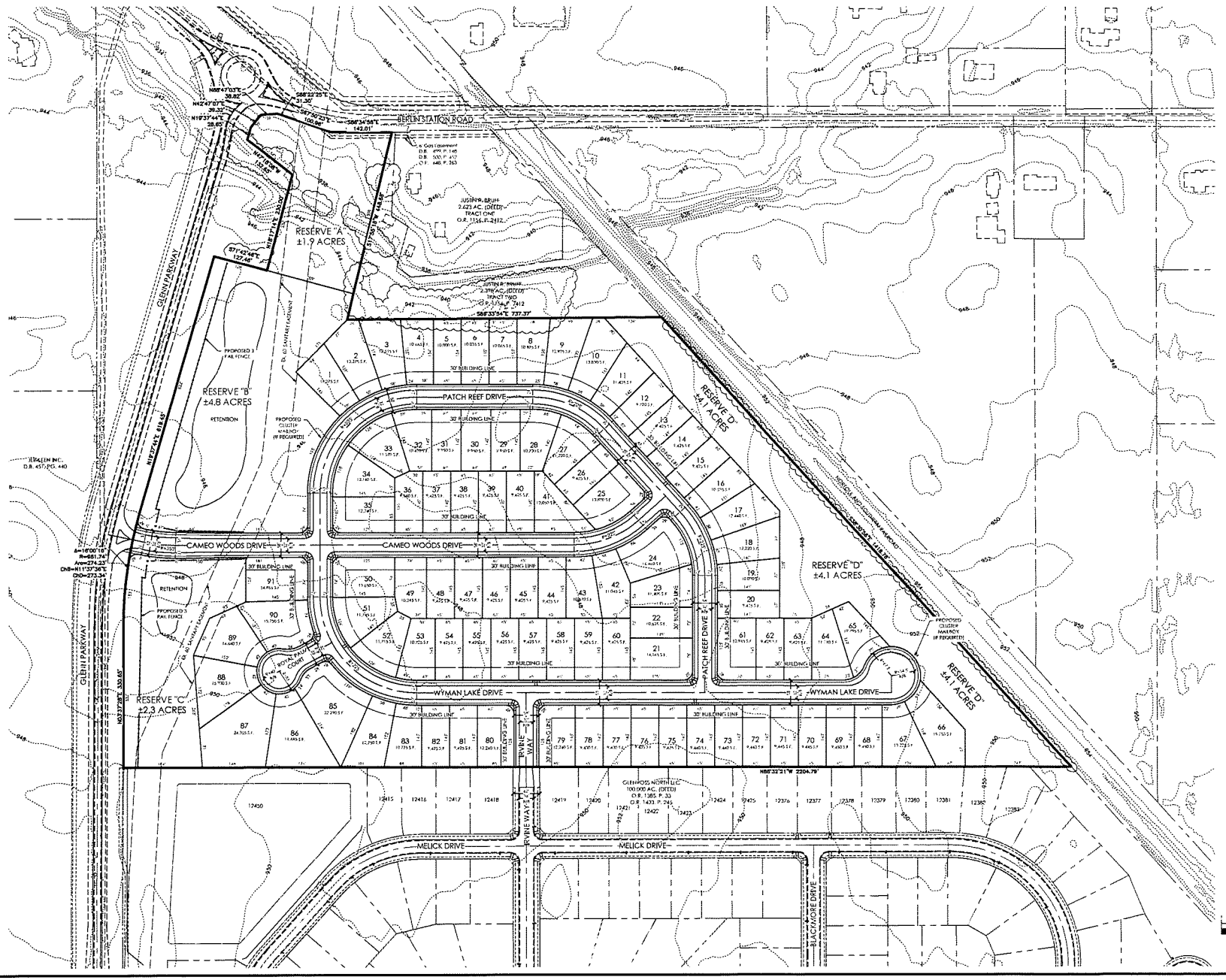
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR

GLENROSS NORTH SECTION 5 & 6
INDEX PLAN

EMHT
Environmental Planning & Design, Inc.
Engineers | Surveyors | Planners | Scientists
One Easton Oval, Suite 310, Columbus, Ohio 43219
Phone: 614.775.4500 Fax: 866.775.5344
emht.com

DATE: April 7, 2021
SCALE: 1" = 100'
JOB NO.: 20201063
SHEET: 1/4

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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR

GLENROSS NORTH SECTION 5 & 6
SITE PLAN

REVISIONS

NUMBER	DATE	DESCRIPTION

VINCE ROMANELLI
145 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PH (614) 975-2942

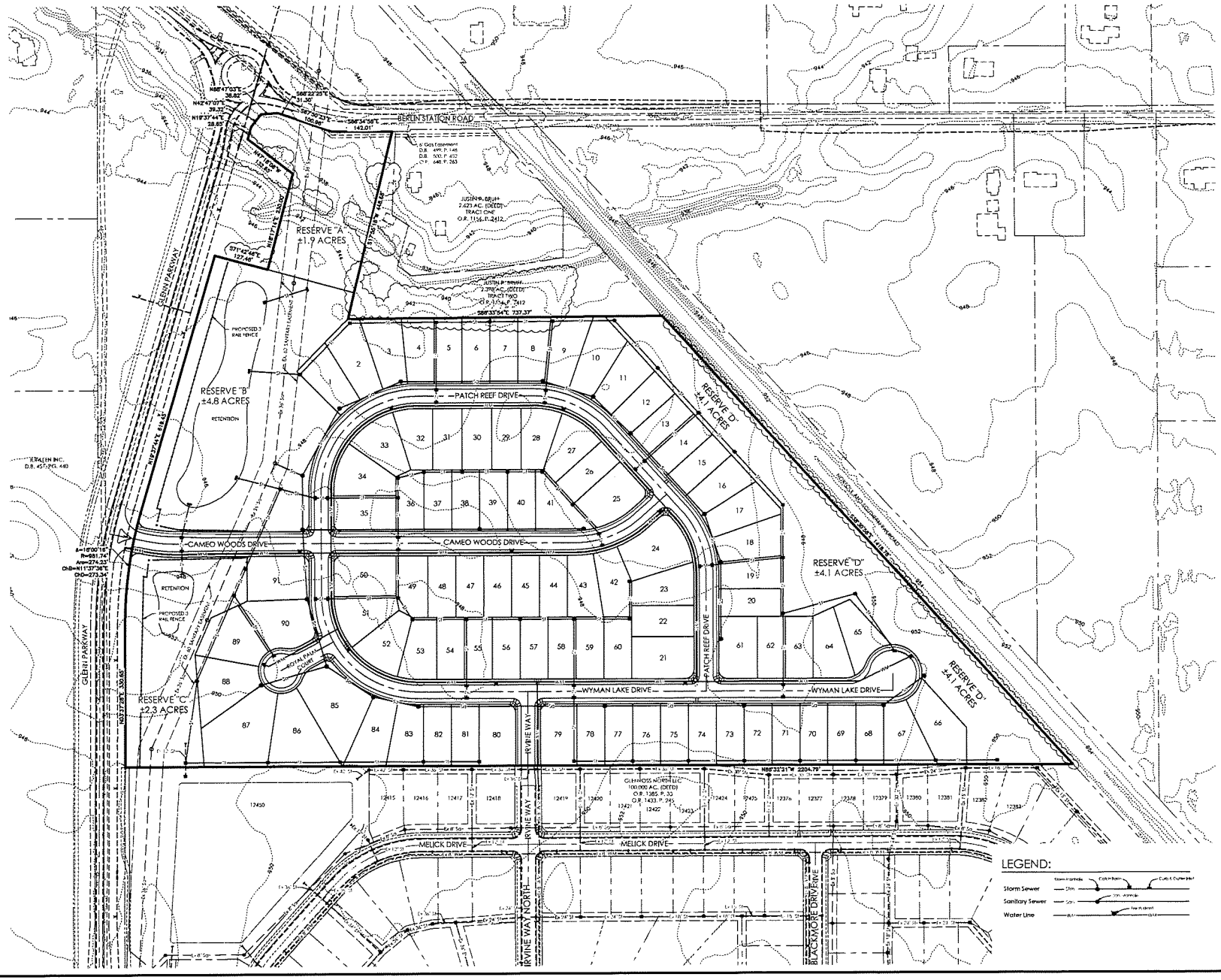
EMHT
Environmental Design Group, Inc.
Engineering, Surveying, Planning & Water Res.
8800 Lyra Drive, Suite 450, Columbus, OH 43240
(614) 775-4500 FAX (614) 775-4800
emht.com

DATE
April 7, 2021

SCALE
1" = 100'

JOB NO.
20201063

SHEET
2/4



REVISIONS

NO.	DATE	DESCRIPTION

VINCE ROMANELLI
VINCE ROMANELLI, ESQ.
WESTERVILLE, OHIO 43081
P: (614) 895-2042

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR

GLENROSS NORTH SECTION 5 & 6
UTILITY PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
660 Eversole Run, Suite 100, Zanesville, Ohio 43701
740.452.4486 • Fax 740.452.4487
www.emht.com

DATE: April 7, 2021
SCALE: 1" = 100'
JOB NO.: 20201063
SHEET: 3/4

TYPICAL PRIMARY SECTION WITH STANDARD CURB
(36' BC TO BC, 62' ROW)
NO SCALE

TYPICAL SECONDARY & CUL-DE-SAC SECTIONS WITH STANDARD CURB
(30' BC TO BC, 58' ROW)
NO SCALE

PAVEMENT LEGEND

① 1 1/2" Asphalt Concrete, Item 448 Type 1 (Medium Traffic) PG 64-22
② 2" Asphalt Concrete, Item 448 Type 2 - Intermediate Course (Medium Traffic) PG 64-22
③ 3" Asphalt Concrete Base, Item 301, PG 64-22
④ 6" Aggregate Base, Item 304
⑭ 8" Portland Cement Concrete Base, Class 'C', Item 305 Or RCC Supplemental SPEC 1523
⑤ Subgrade compaction, Item 203
⑥ Asphalt Rejuvenate Per Supplemental SPEC 1540
⑦ ITEM 407, Tack Coat Prior To Paving
⑧ ITEM 423, Crack Seal Edge Joints
⑨ Item 659, Seeding & Mulching (See Erosion and Sedimentation Control Plan)
⑩ Item 608.10, Concrete Sidewalk (By Home Builder Unless Otherwise Noted)
⑪ Concrete Curb & Gutter, Item 609
⑫ 4" Pipe Curb Underdrain, Item 605

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REVISIONS		
MARK	DATE	DESCRIPTION

VINCE ROMANELLI
149 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
Ph (614) 891-2042

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR
GLENROSS NORTH SECTION 5 & 6
TYPICAL SECTIONS

EMH&T
Civil Engineers, Surveyors & Environmental Scientists
5500 New Albany Road Columbus, OH 43054
Phone: 614.775.4500 • Fax: 614.775.4800
www.emht.com

DATE	SCALE	JOB NO.	SHEET
April 7, 2021	None	2020863	4/4

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 21

DATE: 05/10/2021

ORDINANCE NO: 21-35

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
May 24, 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 APPROVING A REZONING AMENDMENT FOR CHARLES R. DAVIS FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) FOR THE DAVIS TRACT SUBDIVISION ON APPROXIMATELY 30.708 ACRES LOCATED ON THE NORTH SIDE OF WEST WILLIAM STREET AND JUST WEST OF SPRINGER WOODS SUBDIVISION.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 7-0 on May 5, 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. 21-35

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR CHARLES R. DAVIS FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) FOR THE DAVIS TRACT SUBDIVISION ON APPROXIMATELY 30.708 ACRES LOCATED ON THE NORTH SIDE OF WEST WILLIAM STREET AND JUST WEST OF SPRINGER WOODS SUBDIVISION.

WHEREAS, the Planning Commission at its meeting of May 5, 2021 recommended approval of a Rezoning Amendment for Charles R. Davis from A-1 (Agriculture District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision (PC Case 2021-1078).

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

SECTION 1. That the Rezoning Amendment for Charles R. Davis from A-1 (Agriculture District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision, is hereby confirmed, approved, and accepted with the following condition that:

1. The applicant shall achieve compliance with all requirements of the R-3 (One-Family Residential) zoning district.

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: 22 | DATE: 05/10/2021

ORDINANCE NO: 21-36 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT FOR CHARLES R. DAVIS FOR THE DAVIS TRACT SUBDIVISION ON APPROXIMATELY 30.708 ACRES LOCATED ON THE NORTH SIDE OF WEST WILLIAM STREET AND JUST WEST OF SPRINGER WOODS SUBDIVISION.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Plats of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 7-0 on May 5, 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. 21-36

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT FOR CHARLES R. DAVIS FOR THE DAVIS TRACT SUBDIVISION ON APPROXIMATELY 30.708 ACRES LOCATED ON THE NORTH SIDE OF WEST WILLIAM STREET AND JUST WEST OF SPRINGER WOODS SUBDIVISION

WHEREAS, the Planning Commission at its meeting of May 5, 2021 recommended approval of a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision (PC Case 2021-1081).

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

SECTION 1. That the Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of Springer Woods Subdivision, 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 applicant shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. All detention ponds shall be setback from a public road per the City Engineer.
4. The lots and houses shall comply with the minimum bulk and setback requirements per the zoning code.
5. The single-family houses shall comply with the minimum architectural standards in the applicable sections of the current zoning code.
6. All the active open space areas shall have amenities approved by Staff. The active open space shall be programmed, and the final details of the tot lot, active open space, mounding, and the like shall be reviewed and approved with the Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowner's association but allow public access.
7. A minimum 4-foot-high mound with landscaping shall be located along West William Street to be consistent with the roadway treatment in the Springer Woods Subdivision.
8. A minimum 3-foot-high mound with landscaping shall be located along the southern side of Reserve Area B.

9. A comprehensive landscape plan including street trees, reserve area landscaping, entrance signage landscaping, and streetscape landscaping shall be submitted, reviewed, and approved by the Shade Tree Commission.
10. The applicant shall make a payment of $103,500, which will be due in lieu of planting trees, or plant more trees on this site or another qualifying site, or pay a per lot tree fee with the building permit, or install more trees on each lot with the building permit, or a combination of the above to achieve compliance with the Tree Preservation Regulations in Chapter 1168.
11. The existing tree lines along the northern, eastern, and western perimeters of the development shall be preserved if feasible and placed in a tree preservation easement (along with the preserved trees located in the southwest corner of the site), if not in storm sewer easement.
12. The bike path along West William Street shall be installed by the applicant and located within an easement dedicated to the City and shall be maintained by the homeowner's association.
13. The street lighting plan shall be submitted, reviewed, and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval.
14. The applicant shall rename Aaron Drive West per requirements of the Engineering Department.
15. The 0.2-acre Reserve Area A to the northeast corner of the site shall be removed from the plan and instead this space shall be used to extend the lot lines of the adjacent residential lots (lots 35-37).
16. The applicant shall consult with City Engineer to determine the appropriate locations for cluster mailboxes per City guidelines.
17. The first section shall include the access from West William Street and access to the east through Aaron Drive

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-1078 & 1081
REQUEST: Multiple Requests
PROJECT: Davis Subdivision Tract
MEETING DATE: May 5, 2021

APPLICANT/OWNER
Charles R. Davis
102 Hidden Pastures Drive
Cramerton, NC 28032

REQUESTS
2021-1078: A request by Charles R. Davis for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.
2021-1081: A request by Charles R. Davis for approval of a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

PROPERTY LOCATION & DESCRIPTION
The subject site is located on the north side of West William Street just west of the Springer Woods Subdivision. The property is located in the township and zoned FR-1 (Farm Residential District) and is in the process of being annexed into the City. The properties to the north and east are zoned R-3 (One-Family Residential District), the property to the south is zoned A-1 (Agricultural District), and the properties to the west are zoned FR-1 and PCD (Planned Commercial and Office District) in the township.

BACKGROUND/PROPOSAL
As mentioned above, the subject 30.708-acre site is currently located in the township, but the owner is in the process of annexing the property into the City for the proposed development. The site is located within the City utility service area and has long been planned to be part of the City if developed. If annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the Codified Ordinances and the applicant is requesting a R-3 (One-Family Residential District) zoning district to be compatible to the Springer Woods Subdivision located north and east of the subject site.

The proposal would consist of 77 single-family lots on approximately 30.708 acres for a density of 2.51 units per acre with 19.21% of the site utilized for open space (5.9 acres). Primary access to the site would be from a new curb cut on West William Street while secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, if annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the Codified Ordinances. The applicant is proposing a rezoning to R-3 (One-Family Residential District) to be consistent with the adjacent Springer Woods Subdivision. From a procedural perspective, a Rezoning Amendment and Preliminary Subdivision Plat would need to be approved by Planning Commission and City Council. Thereafter, each phase would require Final Subdivision Plat approval by Planning Commission and City Council.
- **LAND USE:** The Comprehensive Plan (2003-2008) Future Land Use Map recommends a future land use of Low Density Single-Family for the subject site in the "Delaware Run Subarea" of the plan. The proposed density of 2.51 units per acre for the subject site is in range of the 2.0-3.25 dwelling units per acre in the Comprehensive Plan. This is consistent with the surrounding area as the proposed development would meet the objective of continuing residential development within this subarea and begin a transition to a lower density housing. Specific to the overall subarea in which the property is located, the Delaware Run Subarea, the Comprehensive Plan contains the following land use recommendation that is applicable to these properties and consistent with this development proposal:
    - 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.

Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan. 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 "Suburban Residential" which is an area found towards the perimeter of the current city limits characterized by homogenous housing types and architectural styles in a block, along a street, or clustered in pods around a common open space. Some of the development types targeted for Suburban Residential Areas would include, but not be limited to, "Traditional Small Lot Single-Family", "Traditional Medium Lot Single-Family", and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into an adjacent neighborhood with a similar residential use. In addition, the proposed development contains the following critical factors for a Suburban Residential Area; connectivity of roads, improving connectivity through completion of sidewalk and trail connections, providing adequate common open space, and requiring tree lawns along all residential streets. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **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 a technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water. Per the annexation agreement, the extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to applicant and as required by the City through the normal and customary development review process. During the anticipated development review process, the City shall extend sanitary sewer to the western edge of the Lehner Woods Subdivision, but the subject development will be required to continue utilities at their cost across their site to the westernmost boundary line of their property in accordance with city policy and regulations.
- **ROADS AND TRAFFIC:** The applicant is in the process of completing a traffic impact study that will have to be reviewed and approved by the City Engineer. The applicant shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer. The primary access to the site would be from a new curb cut on West William Street while secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision.

  Internally, the single access point from West William Street would be extended north through a majority of the subject site. A secondary connection would be made from the north to extend Penwell Drive from the Springer Woods Subdivision. Penwell Drive would be extended south through the proposed subdivision to create a half loop with the primary access road. The remainder of the streets would be east-to-west connections between the proposed subdivision and the existing Springer Woods Subdivision to the east and potential future subdivisions to the west. All the streets in the proposed subdivision would be residential in nature and would have to be constructed to public standards and achieve compliance with the minimum engineering requirements.
- **SITE LAYOUT:** The layout is designed around the north to south extension of Penwell Drive from Springer Woods into a half loop which connects to West William Street with single-family lots located on either side of the road. This site is currently flat farmland with existing tree lines along the northern, eastern, and western property line. The applicant is proposing 77 single-family lots on 30.708 acres and the proposed subdivision would include 5.9 acres utilized for open space.

  The proposed 77 single-family lots would achieve compliance with the minimum lot area with minimum 65-foot lot widths and corner lots oversized (33% oversized). The applicant shall review the corner lots to ensure they achieve compliance with lot requirements and building setback requirements for future homes. The front yard setback would be 30 feet, the rear yard setback would be 40 feet, and the side yard setbacks would be 8 feet.

  There is one proposed detention basin located within the development along West William Street. Also, there is one active open space area located in the center of the development. In addition, a landscape buffer with

mounds and trees is required along West William Street and shall be consistent with the existing landscape buffer screening the Springer Woods Subdivision.

- **DESIGN:** With the proposed subdivision being a straight R-3 zoning district, the houses would have to achieve compliance with the minimum standards of the Residential Design Criteria And Performance Standards in Chapter 1171.08. These standards would include: 1). At least 25% of the front elevation shall consist of natural materials; 2). Minimum 8-inch roof overhang; 3). Minimum 4-inch window trim or shutters; and 4). Minimum landscape package; are some of the requirements in Chapter 1171.08.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant is proposing a bike path along the north side of West William Street per the City Engineer's requirements to be consistent with the Springer Woods Subdivision and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Sidewalks will be provided on both sides of all public streets in the subdivision.
- **PARKLAND AND OPEN SPACE:** The proposed plan has 6.1 acres of open space (19.86%) which appears to be divided into four areas throughout the site. However, the 0.2-acre Reserve Area A to the northeast corner of the site has no public access and thus shall be eliminated from the plan and instead this space shall be used to extend the lot lines of the adjacent residential lots (lots 35-37). Therefore, this subdivision would then have 5.9 acres of open space (19.21%) divided across three areas throughout the site. One of these open areas, Reserve Area B – 1.2 acres, located at the center of the site would be utilized for active open space. The final details of the active open space shall be reviewed and approved with the Final Subdivision Plat, but at a minimum should include a tot lot, play field, and mounding adjacent to the lots to the south. In addition, Reserve B shall be graded so that any storm water drains are located along the perimeter so to not interfere with the play field. The remaining two open areas, Reserve Area C – 3.7 acres and Reserve Area D – 1.0 acres, located on the southern section of the site would be passive open space utilized for detention and tree preservation. A walking path with benches should be considered in Reserve C if feasible. Finally, all the reserve areas shall be owned and maintained by the homeowner's association.
- **TREE PRESERVATION:** Per the submitted tree survey with the Preliminary Subdivision Plat, the applicant is removing 1,035 caliper inches (88 trees) of qualified trees (trees six inches in diameter or more). Therefore, to achieve compliance with Chapter 1168 Tree Preservation Regulations in this straight R-3 zoned subdivision, the applicant shall make a payment in lieu of planting trees. A payment in lieu of planting is $100 per caliper inch (1,035 caliper inches total), for a total of $103,500, will be due in lieu of planting trees, or plant more trees on this site or another qualifying site, or pay a per lot tree fee with the building permit, or install more trees on each lot with the building permit, or a combination of the above. If trees are removed during construction, the trees would have to be documented and inventoried to ensure they achieve compliance with Chapter 1168 Tree Preservation Regulations. However, it should be noted that the applicant is preserving 3,633 caliper inches of trees (222 trees) which is preserving significantly more trees (2,488 caliper inches) than are being removed.
- **LANDSCAPE PLAN:** The applicant shall submit a comprehensive landscape plan that includes street trees, reserve area landscaping, entrance signage landscaping, and streetscape landscaping. The mounding and landscaping along West William Street shall include a minimum 4-foot-high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment to be consistent with the existing mounding and landscaping if front of the Springer Woods Subdivision. Any entrance signage shall achieve compliance with Gateways and Corridors Design Standards with appropriate landscaping. The Shade Tree Commission shall review and approve the comprehensive landscape plan.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **CLUSTER MAILBOX:** The applicant shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.
- **PHASING:** The applicant has not yet determined the phasing of this subdivision. However, the first section shall include the access from West William Street and access to the east through Aaron Drive.

STAFF RECOMMENDATION – (2021-1078 REZONING)

Staff recommends approval of a request by Charles R. Davis for a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision. with the following condition that:

1. The applicant shall achieve compliance with all requirements of the R-3 (One-Family Residential) zoning district.

STAFF RECOMMENDATION – (2021-1081 PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Charles R. Davis for a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision, 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 applicant shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. All detention ponds shall be setback from a public road per the City Engineer.
4. The lots and houses shall comply with the minimum bulk and setback requirements per the zoning code.
5. The single-family houses shall comply with the minimum architectural standards in the applicable sections of the current zoning code.
6. All the active open space areas shall have amenities approved by Staff. The active open space shall be programmed, and the final details of the tot lot, active open space, mounding, and the like shall be reviewed and approved with the Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowner's association but allow public access.
7. A minimum 4-foot-high mound with landscaping shall be located along West William Street to be consistent with the roadway treatment in the Springer Woods Subdivision.
8. A minimum 3-foot-high mound with landscaping shall be located along the southern side of Reserve Area B.
9. A comprehensive landscape plan including street trees, reserve area landscaping, entrance signage landscaping, and streetscape landscaping shall be submitted, reviewed, and approved by the Shade Tree Commission.
10. The applicant shall make a payment of $103,500, which will be due in lieu of planting trees, or plant more trees on this site or another qualifying site, or pay a per lot tree fee with the building permit, or install more trees on each lot with the building permit, or a combination of the above to achieve compliance with the Tree Preservation Regulations in Chapter 1168.
11. The existing tree lines along the northern, eastern, and western perimeters of the development shall be preserved if feasible and placed in a tree preservation easement (along with the preserved trees located in the southwest corner of the site), if not in storm sewer easement.
12. The bike path along West William Street shall be installed by the applicant and located within an easement dedicated to the City and shall be maintained by the homeowner's association.
13. The street lighting plan shall be submitted, reviewed, and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval.
14. The applicant shall rename Aaron Drive West per requirements of the Engineering Department.
15. The 0.2-acre Reserve Area A to the northeast corner of the site shall be removed from the plan and instead this space shall be used to extend the lot lines of the adjacent residential lots (lots 35-37).

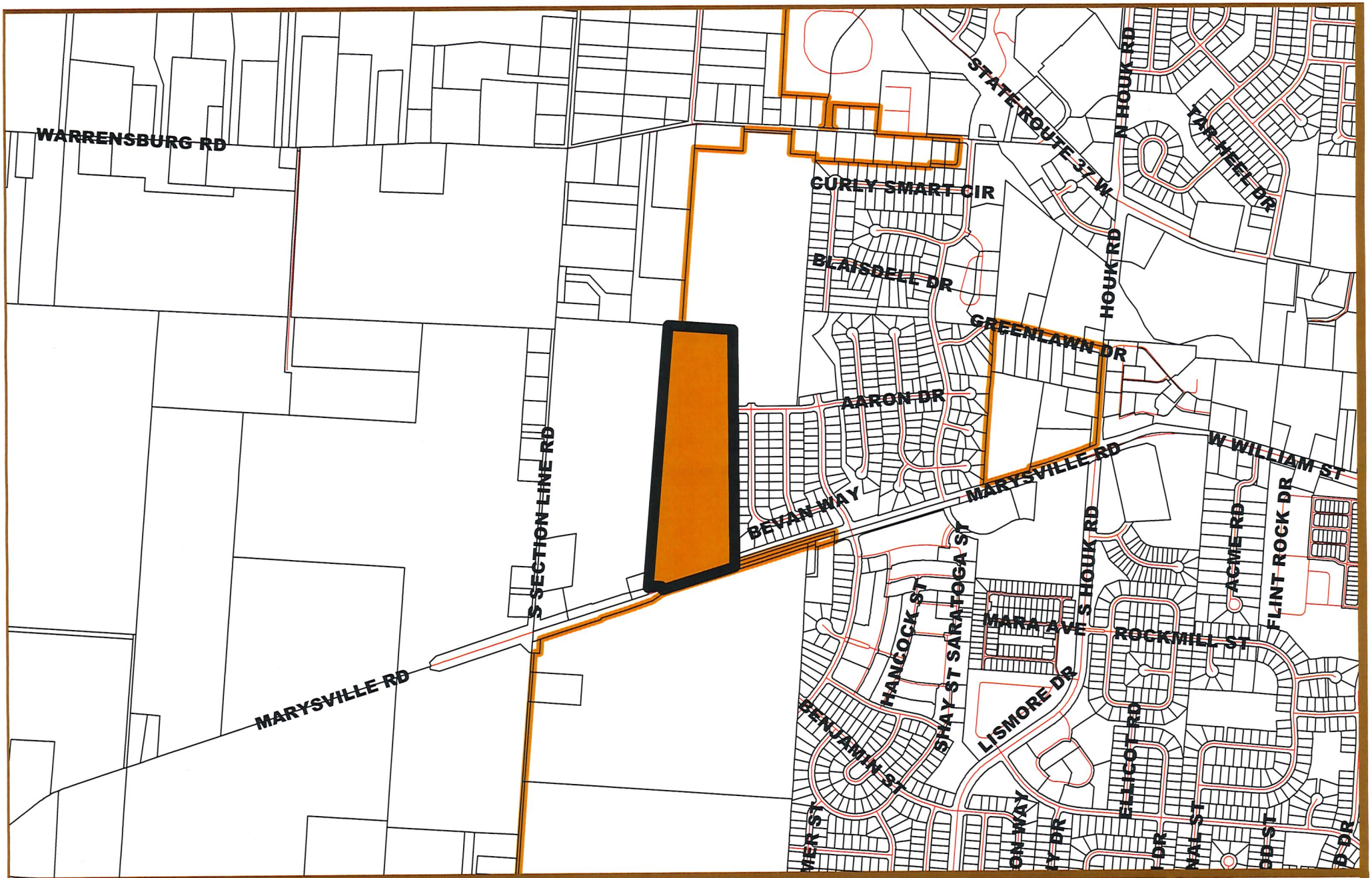
16. The applicant shall consult with City Engineer to determine the appropriate locations for cluster mailboxes per City guidelines.
17. The first section shall include the access from West William Street and access to the east through Aaron Drive

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

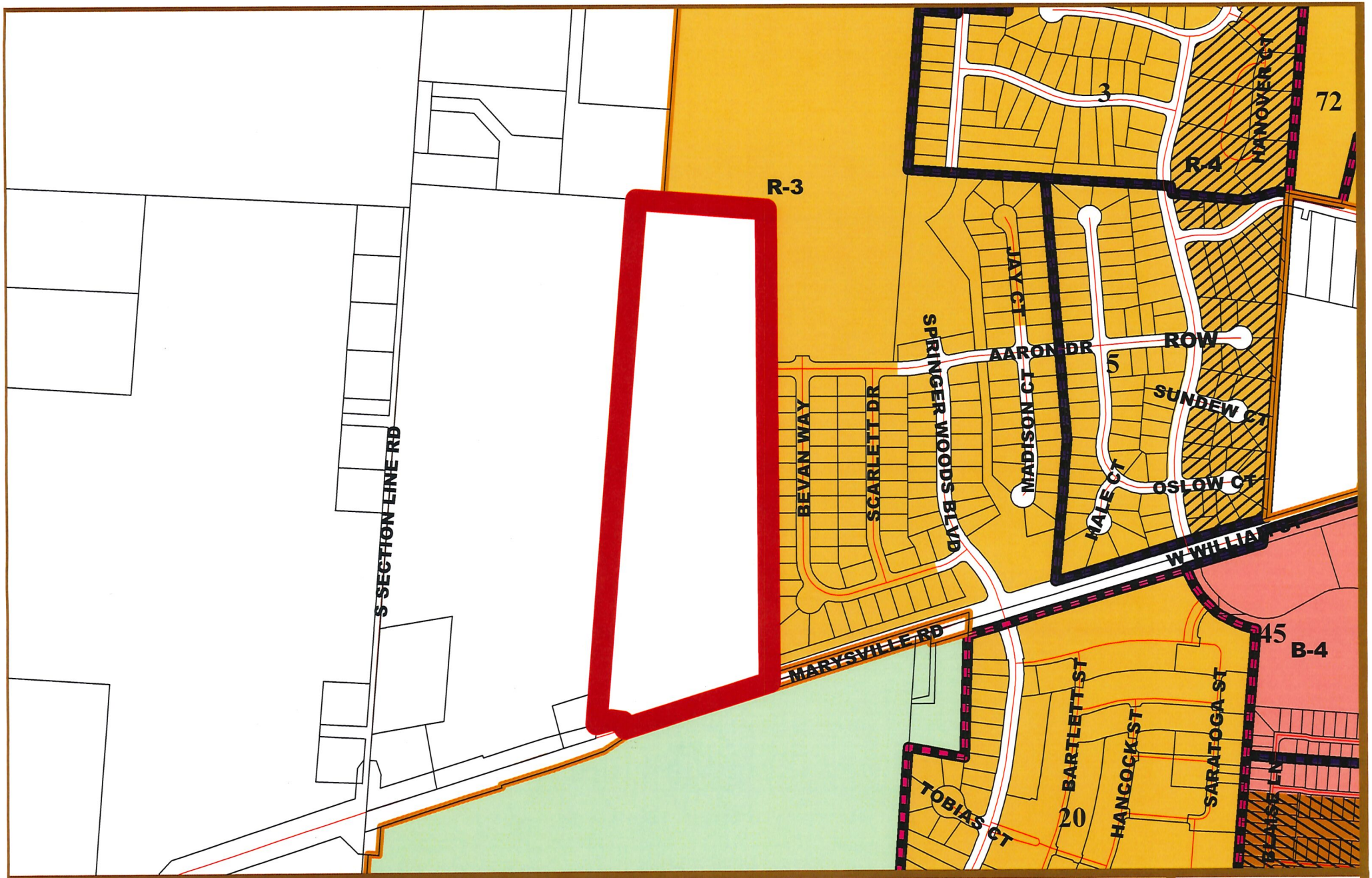
FILE:
ORIGINAL:
REVISED: 4/29/21



EST 1808
CITY OF
DELAWARE
OHIO

2021-1078 & 1081
Rezoning Amendment and Preliminary Subdivision Plat
Davis Tract Subdivision
Location Map

N



EST 1808
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DELAWARE
OHIO

2021-1078 & 1081
Rezoning Amendment and Preliminary Subdivision Plat
Davis Tract Subdivision
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1078 & 1081
Rezoning Amendment and Preliminary Subdivision Plat
Davis Tract Subdivision
Aerial (2019) Map

N

DAVIS TRACT

MARYSVILLE ROAD

CITY OF DELAWARE, OHIO

R-3 ZONING AND PRELIMINARY PLAT



OWNER/APPLICANT:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE SUITE 203
CRAMERTON, NC 28032

LEGAL COUNSEL:
MIKE SHADE
SHADE AND SHADE, LLC.
41 N SANDUSKY STREET
SUITE 410
DELAWARE, OHIO 43015

ENGINEER, PLANNER AND LANDSCAPE ARCHITECT:
EMH&T
LINDA MENEREY
5500 NEW ALBANY ROAD W
NEW ALBANY, OHIO 43054

Submittal: April 7, 2021
Updated : April 21, 2021

DAVIS TRACT

MARYSVILLE ROAD
CITY OF DELAWARE, OHIO

R-3 ZONING and PRELIMINARY PLAT

SECTION I: Supplemental Information

- Application
- Project Narrative
- Community Impact Assessment (Draft)
- Utility Summary Memo

SECTION II: R-3 Zoning Exhibits

- Cover Sheet
- Vicinity Map
- Existing Conditions
- Illustrative Site Plan
- Site Plan
- Site Details
- Tree Survey
- Tree Removal Plan
- Tree Survey Chart

SECTION III: Preliminary Plat Exhibits

- Cover Sheet
- Legal Description
- Existing Conditions
- Preliminary Plat
- Typical Sections
- Typical Plot Plans

SECTION IV: Reports/Studies

- Phase I ESA
- Preliminary Storm water Report
- Traffic Impact Study

DAVIS TRACT

MARYSVILLE ROAD
CITY OF DELAWARE, OHIO

R-3 ZONING and PRELIMINARY PLAT

SECTION I -
Supplemental Materials

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 Davis Subdivision Address Vacant Ground Marysville Road

Acreage 30.708 Square Footage _____ Number of Lots 77 Number of Units _____

Zoning District/Land Use F-R1 Proposed Zoning/Land Use R-3 Parcel # 519-330-01-005-000

Applicant Name Michael R. Shade Contact Person Michael R. Shade

Applicant Address 236 West Central Avenue, Delaware, OH 43015-1739

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.com

Owner Name _____ Contact Person _____

Owner Address 102 Hidden Pastures Drive, Cramerton, NC 28032

Phone 704-651-3599 Fax _____ E-mail cdavis@cashort.com

Engineer/~~Architect/Attorney~~ EMH&T Contact Person Linda Menerey, PLA ASLA

Address 5500 New Albany Road, Columbus, OH 43054

Phone 614-775-4710 Fax _____ E-mail lmenerey@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ _____
Owner Signature Owner Printed Name

_____ Michael R. Shade
Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 6th day of April, 2021.

NOTARIAL SEAL STATE OF OHIO

KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2021
Notary Stamp

_____
Notary Public

s/planning/forms

DAVIS TRACT

MARYSVILLE ROAD
CITY OF DELAWARE, OHIO

R-3 ZONING and PRELIMINARY PLAT
Project Narrative

The Charles R. Davis Tract consists of 30.708 acres. The current City of Delaware Master Plan and pre-annexation negotiations have determined that the best use of this land is single family residential, consistent and complementary to existing single family development to the east, north and southeast of the tract. Mr. Davis is providing a conceptual site plan and Preliminary Plat showing 77 single family lots consistent in size and frontage with the R-3 zoning category.

An internal roadway network and pedestrian sidewalks are planned through this project to connect US 36 with adjacent neighborhood streets that are stubbed to the east property line (Aaron Drive) and north property line (Penwell Drive). A stub street is shown to the west to provide for future connection and ultimate roadway extension on adjacent property to South Section Line Road. The proposed internal road network is thoughtfully designed with connectivity and traffic calming in mind by providing intersections and stop conditions that limit cut through and speeding traffic from US 36 to Warrensburg Road and the adjacent neighborhoods.

The site topography generally falls from the northwest to the southeast corner of the site where a storm water management pond will be constructed and serve as an amenity with landscaping. The mounding, landscaping and path along Marysville Road will be extended along the frontage of the proposed development. A centrally located park/ open space reserve in the middle of the site is sized to accommodate a tot lot, open play field, centralized mail box units, mounding and landscaping.

Existing site vegetation is comprised of a strong tree row with understory vegetation along the western property line. The tree row along the north property line has gaps in the trees with understory vegetation. The east property line is characterized by understory vegetation and very few significant trees. A small wooded area of approximately one acre is located in the southwest corner of the property. All or portions of these treed areas are anticipated to be preserved where grading and utility extensions permit. Tree species are generally native trees with many dead ash trees.

Sanitary, water and storm water extensions will occur along Marysville Road and from adjacent development to serve and be extended through the proposed development.

COMMUNITY IMPACT ASSESSMENT

DRAFT- Final to be submitted with the Preliminary Plan

Project Name	Davis Tract- (Name To be Determined)
Applicant	Charles R. Davis
Owner	Charles R. Davis
Zoning Requested	R-3

A. General Provisions and Requirements:

1. Acreage	30.708 Acres Inclusive of Existing Right-Of-Way
2. Pin Nos.	Parcel is Presently in the Township of Delaware, Delaware County, OH until Annexed: 519-330-01-005-000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate
3. Current Zoning	Lands Presently in the Township of Delaware: FR-1 (Farm Residential District)

B. Specific Information

1. Legal Description	Charles R. Davis currently owns a total of 30.708 acres of which .551 acres is the road right of way. See Preliminary Plat Sheet ¼ for the Legal Description of the 30.708 acres being annexed to the City of Delaware, Ohio. The last recorded survey indicated a total acreage of 30.708. This was recalculated at the time of the preparation of Map of Annexation and is reflected in the Petition for Annexation.
a. Reference	Official Record Vol. 807, Pages 2146, Recorders Office, Delaware County, Ohio
b. Current Land Assessment	No Assessments appear of record.
c. Adjacent Parcels/ Including Ownership	51933001005000 ROUTE 36 PARTNERS LLC 51933002037000 ROUTE 36 PARTNERS LLC 51933001004001 STATE OF OHIO DEPARTMENT OF TRANSPORTATION 51933001004000 KEYE L SIMPKINS CATHERINE SIMPKINS 51933001003000 MARTHA SIMPKINS 51933201014001 JEFFERY D GEARHART

	JENNIFER M GEARHART 51933201012000 HOMEWOOD CORPORATION AMY JOHNSON, STATUTORY AGENT 51933210025000 D R HORTON INDIANA LLC 51933210024000 CT CORPORATION SYSTEM, 51933210023000 STATUTORY AGENT 51933210022000 51933210021000 51933210020000 51933210019000 51933210018000 51933210017000 51933210016000 51933210015000 51933210014000 BRIAN L STAMM LINDSAY NICOLE STAMM 51933001013000 MITCHELL BLAKE VANHOOSE DOREEN JASMINE VANHOOSE 51933210012000 THOMAS JOHN KOVACH TAMMY LYNN KOVACH 51933210011000 KEYE L SIMPKINS CATHERINE L SIMPKINS 51933210001000 SPRINGER WOODS HOMEOWNERS ASSOCN. INC TERRIE RICE STATUTORY AGENT
d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present
2. Location and Access	The entire property is located north of US 36 West/ Marysville Road/ West William Street. Existing access is presently to the south on US 36 West/ Marysville Road/ West William Street. Development of the parcel will facilitate the extension of Aaron Drive, an existing City street, stubbed to the east property line and Penwell Drive, an existing City street, stubbed to the north property line. The proposed development anticipates a stub street extension to the west.

3. Adjacent Lands	**North** - City of Delaware is R-3 Residential District;) **East** – City of Delaware is R-3 Residential District.; **South** – City of Delaware is currently zoned A-1 Agricultural. **West/ Northwest** – Township of Delaware is presently zoned FR-1 Farm Residential District. (See R-3 Rezoning: Vicinity Map- Sheet 1 of 7)
4. Existing Site Land Use	Current use of lands in the Township of Delaware is Farm Residential. (FR-1 District). All lands coming into the City will be seeking R-3 Zoning.
5. Maps, Charts	See R-3 Rezoning Exhibits.
6. Environmental Impacts	A Phase One Environmental has been conducted. A preliminary investigation will be prepared in conjunction with a Development Plan Submittal and is anticipated in summer 2021 to rule out any potential waters of the US.
	a. Topography and Drainage: The site topography generally falls from the northwest to the southeast corner of the site. The entire property is part of the Olentangy River Watershed District. (See R-3 Rezoning: Existing Conditions - Sheet 2 of 7)
	b. Vegetation: This parcel of land has been farmed for at least 50 years and is currently being farmed. Site vegetation is comprised of a strong tree row with understory vegetation along the western property line. The tree row along the north property line has gaps in the trees with understory vegetation. The east property line is characterized by understory vegetation and very few significant trees. A small wooded area of approximately one acre is located in the southwest corner of the property. There are several small grouping of trees internal to the site. Tree species are generally native trees with many dead ash trees. (See R-3 Rezoning: Existing Conditions - Sheet 2 of 7)
	c. Soils: Map of soils is provided with the rezoning application materials. (See R-3 Rezoning: Existing Conditions - Sheet 2 of 7)
	d. Ecology: Land over the years was use for agricultural purposes. No unusual vegetation.

7. Air and Noise Pollution	No site activity or uses will be included that will generate any unusual noise or air pollution, except normal dust from farming operations, not normally present in residential developments. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction including this property and residential development in the area. Noise from traffic and pollution from existing traffic on U.S. 36 will override any proposed uses that will take place on this property and from existing quarry operations southwest of the property. However, 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 the proposed development, storm drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and Water are available to be extended to the east at or near Springer Woods Blvd. City will extend lines to owner's eastern property line or share in the oversizing. The proposed development will extend water and sanitary lines through the development. (See Preliminary Plat - Sheet 3 of 4)
9. Traffic and Parking	A traffic study has been prepared by Todd Stanhope, Director of Traffic Engineering, Smart Services, Inc. and it is included with the submittal materials.
10. View Interference	Because of the size of the land and its proposed use and the distance from existing structures planned both to the North, East and South and Southeast. No significant view interference is expected.
11. Historic Sites	None that applicant is aware of at the present time.
12. Compatibility	The proposed residential development will complement and enhance the DR Horton development to the east and to the north as well as to Pulte Developments to the southeast and Route 36 Partners LLC and Section Line Partners LLC to the south of this project.

C. Impact on Public Services.

1. Tax Effect	It is difficult to ascertain the overall tax effect of this project. This will be a phased project with single family residential use. Income tax shall be generated from both the Construction Phase and the End Use Phase over three (3) or possibly four (4) 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 and east. No more impact on police and fire is expected than usual police and fire service to the north, east and south of the property and the residential property to the east. Fire stations are currently located on Central Avenue, northeast of the property and Pittsburg Drive, southeast of the property. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction. Fire Service is also provided by the Delaware Township Fire Department. Police and Fire Impact Fees will be charged as each building permit for each lot is pulled on the project.
3. Schools	The entire project is located within 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 and east 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 charged as each building permit for each lot is pulled on the project.

5. Traffic Control	A roadway network will be constructed through this project to connect US 36 with adjacent neighborhood streets that are stubbed to the east and north property lines. The proposed road network is thoughtfully designed with connectivity and traffic calming in mind by providing intersections and stop conditions that limit cut through and speeding traffic from US 36 to Warrensburg Road and the adjacent neighborhoods.

D. General Requirements	
1. Financial Interest	See Addendum ___attached hereto. The expected value of the project at build out at current average sale price is _____for housing improvements and lot land value.
2. Coordination	All coordination of services has been with the City of Delaware, Ohio. Intersection and access improvements on US Route 36 on the south will require input and coordination with City of Delaware and Ohio Department of Transportation Office.
3. Economic Impact	Demands for police and fire services should be like all existing residential developments in the City of Delaware and in the immediate area of this development. 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 if the rezoning and preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner depending on market conditions.
5. Adjacent Development	See Item B.1. c. above

6. Alternatives	It appears given the surrounding land uses and the current City Masterplan and pre-annexation negotiations have determined that the best use of this land is single family residential use.

Respectfully submitted,

Michael R. Shade
Attorney at Law

Engineers, Surveyors, Planners, Scientists

MEMO

Date: April 6, 2021

To: Mr. Charles Davis

From: Kyle Shreves, PE

Subject: Utility Memo
30-Acre Property (PID-51933001005000)
Delaware County, OH

Copies: File

Summary of Existing Utilities

Water

There is an existing City of Delaware16-inch water main located on the north side of U.S. 36/Marysville Road within the public right-of-way (and/or within easements) that can be extended to service the property listed above. Typically, the City of Delaware will require this main to be extended to the west property line of the this parcel within either the right-of-way, or within provided easements. Coordination (and a possible study) with the City will be necessary to understand the size of the waterline to be extended to the western limits. It is assumed that this main would support the domestic water and fire-protection needs for these properties.

There are also existing/future water mains within both the existing/future Springer Woods subdivision east of the property. Any waterline extended through the future development on this property would require connection to these lines, further supporting domestic water and fire protection.

Please note there is an existing 4-inch water main owned by the Del-Co Water Company running along the north side of U.S. 36/Marysville Road across the frontage of the site. This line would not be of a size that is useful for substantial development of this parcel.

Sanitary

There is an existing 12-inch diameter gravity sewer located along the south side of U.S. 36/Marysville Road that can be extended to service the property listed above. Currently this line terminates just east of the Lehner Woods Boulevard intersection. The following is known about the depth and capacity of the sewer:

- The depth of the sewer at the terminus is adequate to service the 30-acre property, PID-51933001005000. There have been past discussions regarding this sewer extension and the ability to service the area south of US 36/Marysville Road, which includes an 82-acre property, PID-51933002037000, and a 53-acre property, PID-51933002037007. The 53-acre property cannot currently be serviced if connected at Lehner Woods Blvd. Unfortunately, downstream of the terminus, the sewer was raised causing this issue. A possible solution would be to begin from the manhole in which the sewer was raised (at the intersection of Grand Circuit Boulevard and U.S. 36/Marysville Road) and lower the sewer to accommodate the above-referenced area. An alternative to this would be to divert this area to a future trunk sewer and pump station located south of the development. The current status of this southern sewer system is unknown.

- The three properties are within the tributary area of the existing 12-inch sewer mentioned above. However, the capacity of the existing sewer appears to have only taken into account the 53- and 82-acre properties as residential (density unknown), and does not apply a development type to the 30-acre property. It is assumed that the current development type (single-family) would require the City to confirm that the sewer has capacity to accept the proposed site (30 acres).

Storm Water Management/Drainage Outlet

The property drains from the north to the south with an ultimate outlet at the southeast corner of the property. This existing drainage is through an agricultural-type drainage system (tile and overland routing). Furthermore, improvements in this area have been considered by the City and past developers to the east. See explanation below:

- The outlet for the 30-acre site drains to a culvert under U.S. 36/Marysville Road (15-inch culvert) that appears to be undersized. There is a history of flooding at this location. In addition, a portion of the Springer Woods Development was constructed with storm sewer that appears to be sized properly; however, with the undersized culvert, there is an existing tail water condition. This condition will require upsizing of the culvert under U.S. 36/Marysville Road (and possible further improvements downstream). Please note the City is aware of the regional issues with this culvert and downstream restrictions and conditions. Further coordination with the City would be required to understand the status of potential improvements at the culvert by the City.

Note: These properties lie within Zone "X" (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level) on the FIRM map number 39041C0111K and 39041C0095K. A portion of these properties is located within the Olentangy River Watershed and therefore is subject to the Olentangy River Watershed EPA permit requirements.

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SECTION II –
R-3 Zoning Exhibits

DAVIS TRACT

R3 ZONING

CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

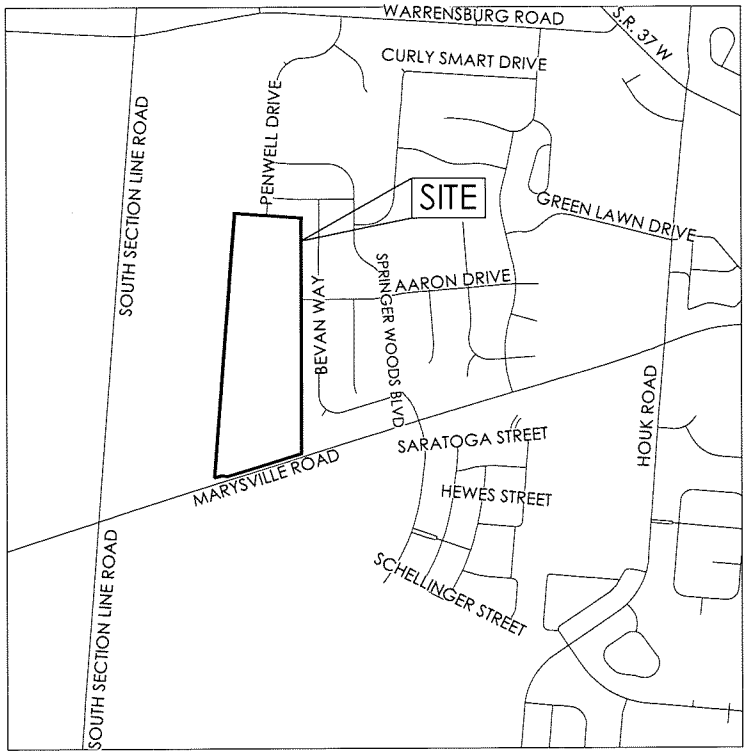
OWNER/APPLICANT:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SUBMITTAL:
APRIL 21, 2021

CIVIL ENGINEER, LAND PLANNER
& LANDSCAPE ARCHITECT:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8800 River Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

LEGAL COUNSEL:
MIKE SHADE
SHADE AND SHADE, LLC.
41 N SANDUSKY STREET
SUITE 410
DELEWARE, OHIO 43015

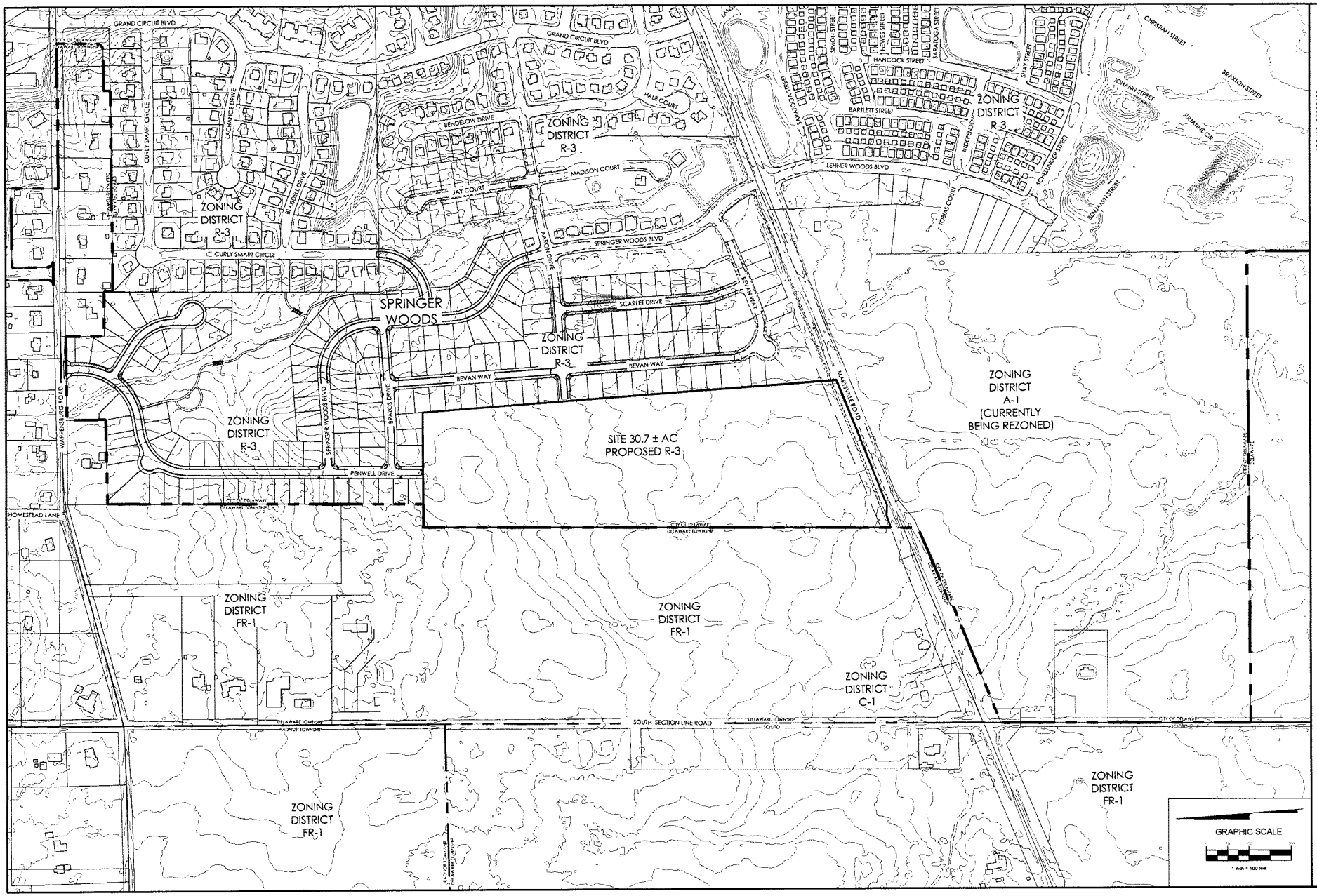


SITE LOCATION MAP
Not to Scale

INDEX OF DRAWINGS

SHEET 1: VICINITY MAP
SHEET 2: EXISTING CONDITIONS
SHEET 3: ILLUSTRATIVE SITE PLAN
SHEET 4: SITE PLAN
SHEET 5: SITE DETAILS
SHEET 6: TREE SURVEY
SHEET 7: TREE REMOVAL PLAN
SHEET 8: TREE SURVEY CHART

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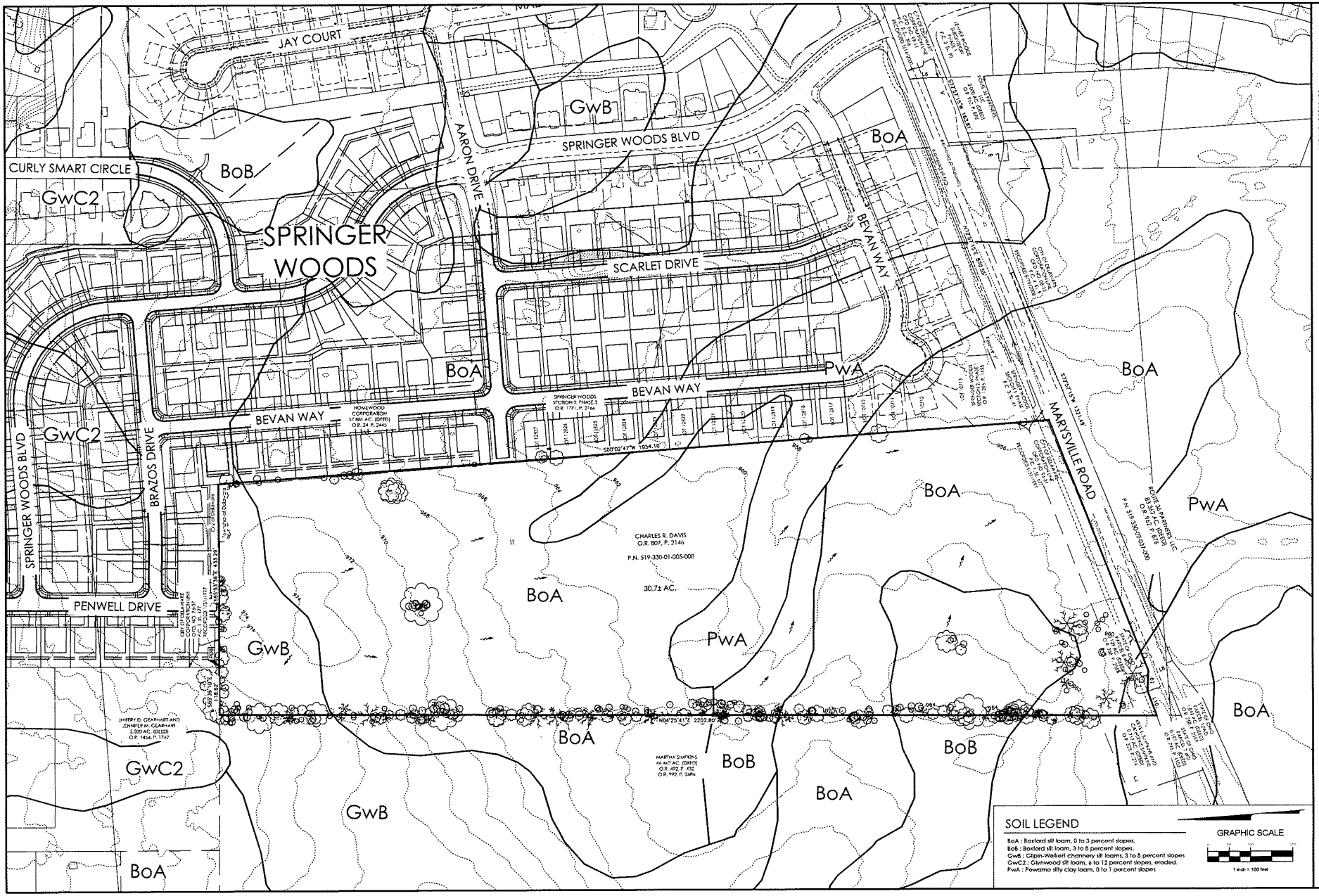
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

VICINITY MAP

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

1/8



JOB NO: 20200655

EMH&T

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

EXISTING CONDITIONS

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

2/8



Site Data

Site Area	± 30.7 ac
Lots	77
Gross Density	± 2.5 du/ac
Open Space/Parkland Required:	± 5.23 ac
• 30.7 x .10 = 3.7 ac (Parkland 10%)	
• 30.7 x .05 = 1.53 ac (Community Open Space 5%)	
Open Space/Parkland Provided:	± 6.1 ac

Minimum R-3 Standards:

- Minimum Frontage: 65' at front setback
- Minimum Lot Area Internal Lot : 8000 sf
- Minimum Lot Area Corner Lot : 10,400 sf
- Minimum Setbacks
  - Front: 30' min.
  - Side: 8' min.
  - Rear: 40' min.

Reserve Table - Open Space and Parkland

Reserve	Acreage	Use
Reserve A	± 0.2 ac	Open Space - Passive
Reserve B	± 1.2 ac	Parkland - Active and Passive Recreation
Reserve C	± 3.7 ac	Parkland - Passive Recreation
Reserve D	± 1.0 ac	Open Space-Passive Tree Preservation

GRAPHIC SCALE

1 inch = 100 feet

JOB NO: 20200655

APR. 21, 2021

DATE
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:

PREPARED BY:

EMH&T

Environmental Mitigation & Technology, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
EMHT.COM

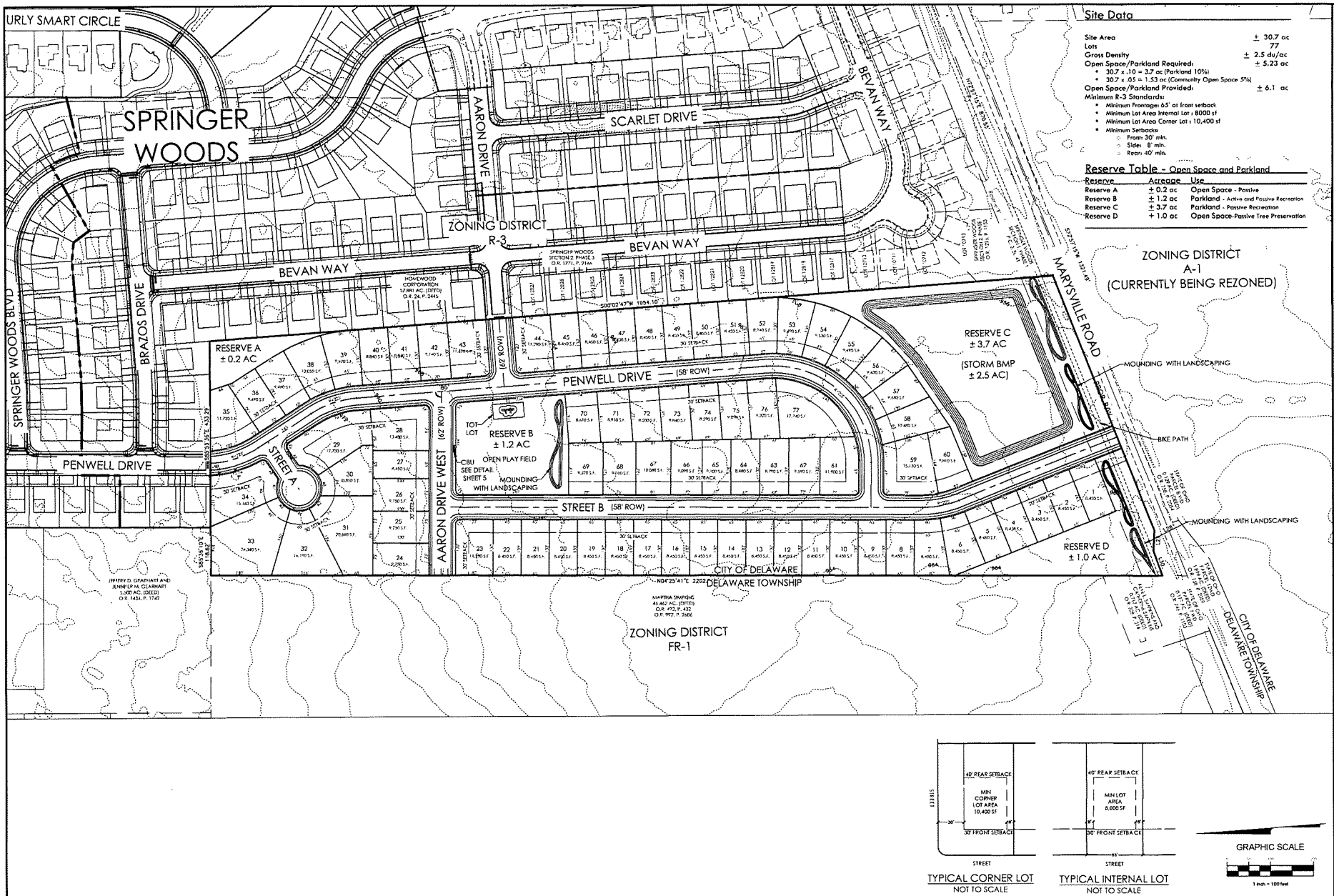
PREPARED FOR:

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

ILLUSTRATIVE
SITE PLAN

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



Site Data

Site Area	± 30.7 ac
Lots	77
Gross Density	± 2.5 du/ac
Open Space/Parkland Required:	± 5.23 ac
• 30.7 x .10 = 3.7 ac (Parkland 10%)	
• 30.7 x .05 = 1.53 ac (Community Open Space 5%)	
Open Space/Parkland Provided:	± 6.1 ac

Minimum R-3 Standards:

- Minimum Frontages 65' at front setback
- Minimum Lot Area Internal Lot : 8000 sf
- Minimum Lot Area Corner Lot : 10,400 sf
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  - Front: 30' min.
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  - Rears: 40' min.

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Reserve	Acreage	Use
Reserve A	± 0.2 ac	Open Space - Passive
Reserve B	± 1.2 ac	Parkland - Active and Passive Recreation
Reserve C	± 3.7 ac	Parkland - Passive Recreation
Reserve D	± 1.0 ac	Open Space-Passive Tree Preservation

TYPICAL CORNER LOT
NOT TO SCALE

TYPICAL INTERNAL LOT
NOT TO SCALE

GRAPHIC SCALE

1 inch = 100 feet

JOB NO. 20200655

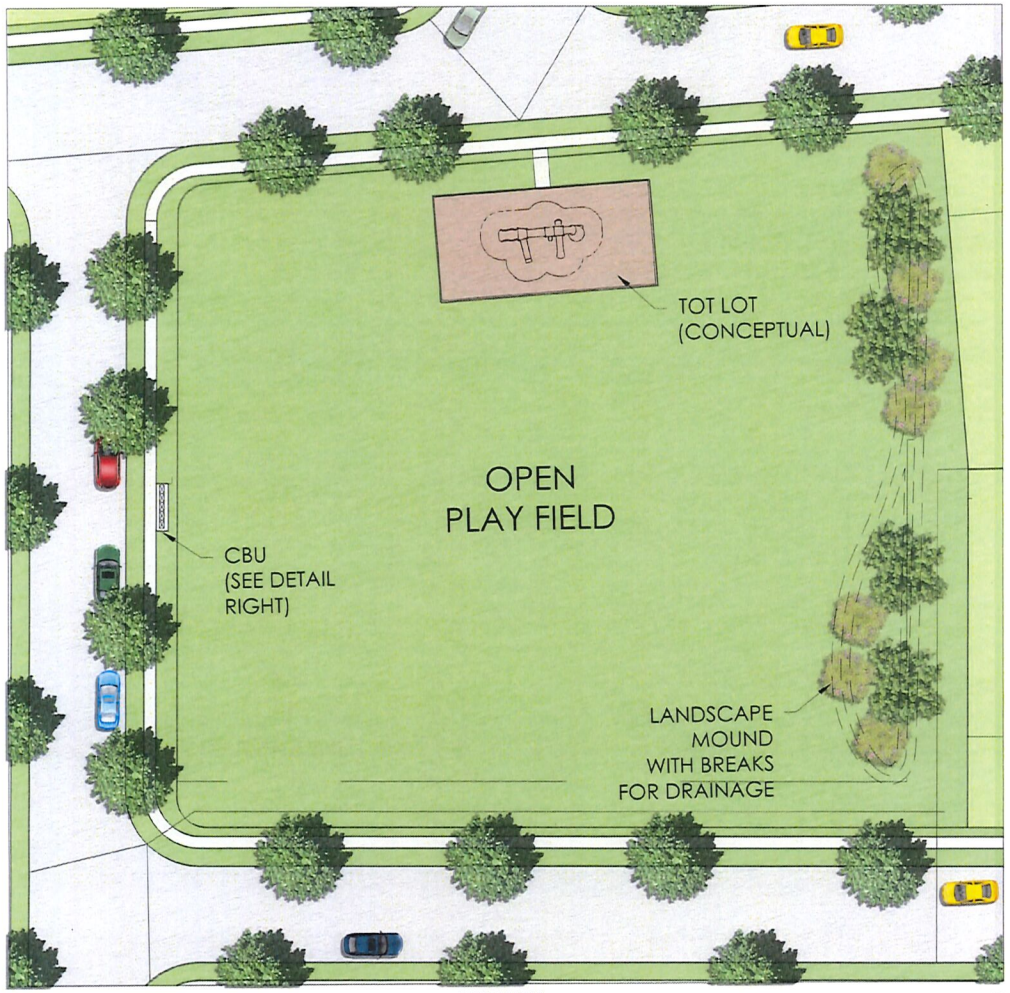
EMH&T
Environmental, Hydrological & Transportation Consultants
5500 New Albany Road, Columbus, Ohio 43054
Phone 614.775.4500 www.emht.com

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SITE PLAN

DAVIS TRACT

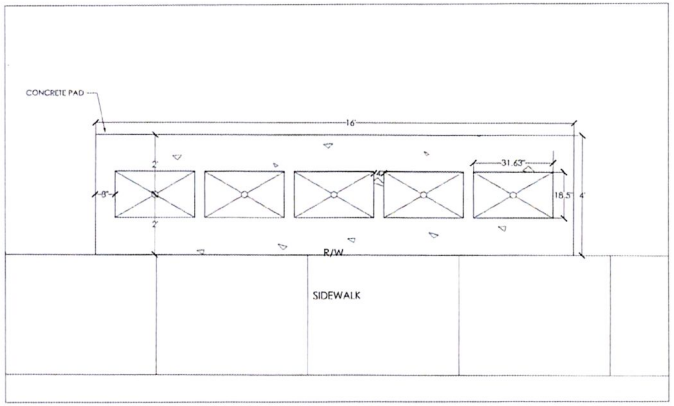
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



RESERVE B DETAIL
1" = 20'

GRAPHIC SCALE

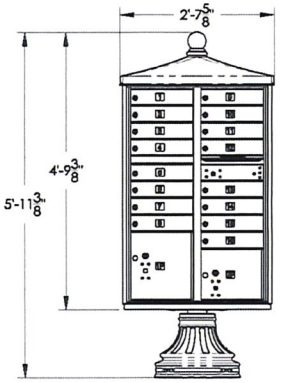
1 inch = 20 feet



TYPICAL 5 CBU PLAN
1" = 2'
* ALL DIMENSIONS ARE APPROXIMATE



DECORATIVE CBU



DECORATIVE CBU DETAIL

16 Tenant Door Cluster Box Unit
Color: Black
(US Mail Supply Product #1570-16V2
or comparable substitute
www.usmailsupply.com)

JOB NO: 20200655

DATE
APR 23, 2021
REVISED
REVISED
REVISED
REVISED
REVISED
REVISED
REVISED

PREPARED BY

EMH&T

PREPARED FOR

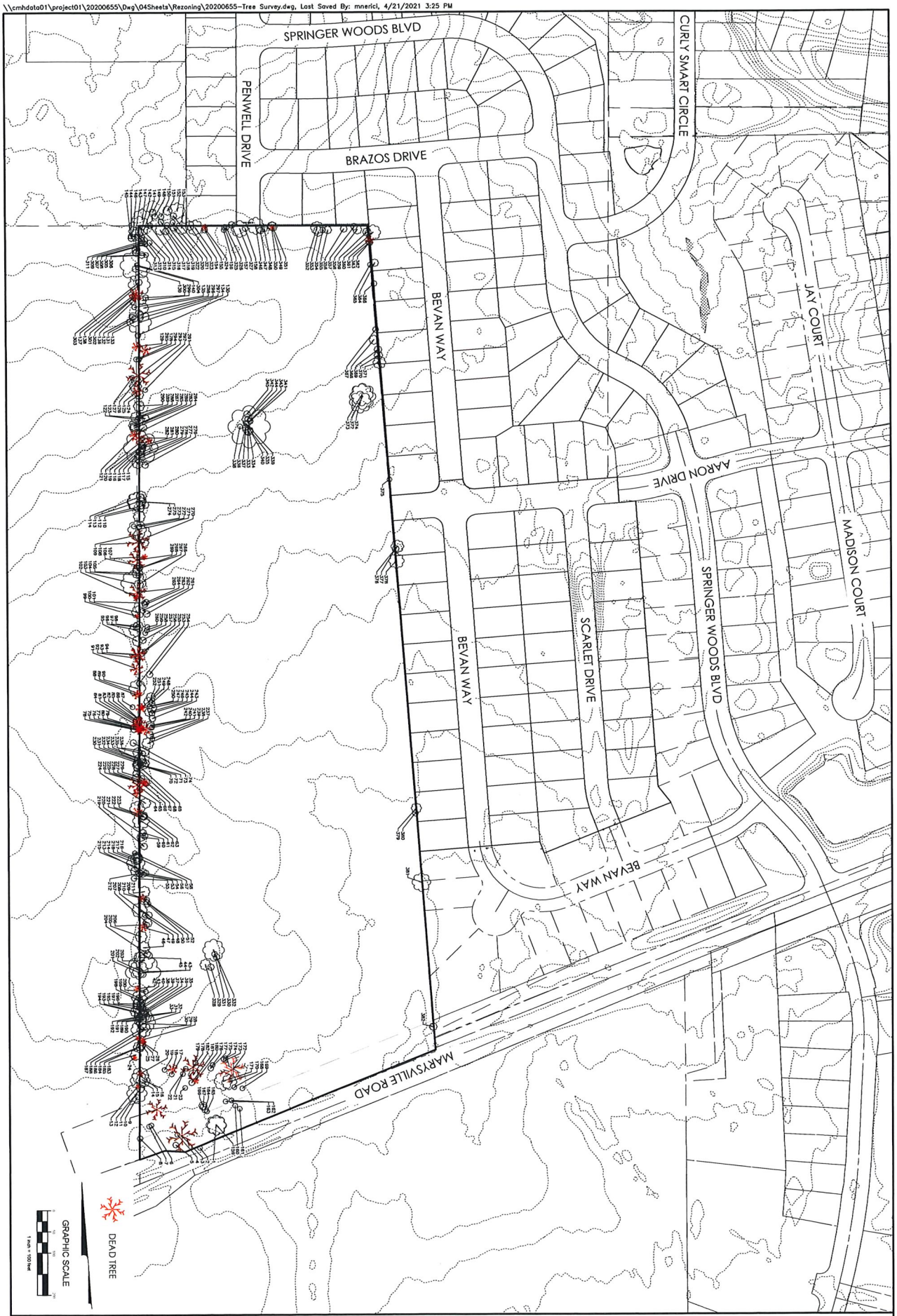
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SITE DETAILS

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

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6/8

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

TREE SURVEY

PREPARED FOR:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

PREPARED BY:
EMH'T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

JOB NO: 20200655

DATE:	APRIL 21, 2021
REVISED:	
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DAVIS TRACT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO
TREE REMOVAL PLAN
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032
EMHT
JOB NO: 2020065S
7 / 8
Tree Inventory
Total Number of Trees: 382/ 4778 Cal. Inches
Number of Trees Removed: 160 / 1,145 Cal. Inches
Protected Specimen Trees: 72 Trees/ 110 Cal. Inches
Additional Trees: 88 Trees/ 1,035 Cal. Inches
Number of Trees Preserved: 222/3,633 Cal. Inches
Trees Removed
GRAPHIC SCALE
1 inch = 100 feet
MARYSVILLE ROAD
BEVAN WAY
SCARLET DRIVE
BEVAN WAY
SPRINGER WOODS BLVD
MADISON COURT
AARON DRIVE
JAY COURT
BEVAN WAY
BRAZOS DRIVE
PENWELL DRIVE
CURLY SMART CIRCLE
SPRINGER WOODS BLVD
J:\2020065S\Dwg\04Sheets\Rezoning\2020065S-Tree Survey.dwg, Last Saved By: aohara, 4/20/2021 1:39 PM

ID	Common Name	Scientific Name	Size	Trunk Coun	Condition
1	Sugar Maple	*Acer saccharum*	24	1	Good
2	Callery Pear	*Pyrus calleryana*	6	1	Good
~~3~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~38,12~~	~~2~~	~~Dead~~
4	Callery Pear	*Pyrus calleryana*	6	1	Good
5	Callery Pear	*Pyrus calleryana*	7	1	Good
6	Callery Pear	*Pyrus calleryana*	6	1	Good
7	Callery Pear	*Pyrus calleryana*	6	1	Good
8	Red Mulberry	*Morus rubra*	7,7	2	Fair
~~9~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~26,16~~	~~2~~	~~Dead~~
10	Hackberry	*Celtis occidentalis*	6	1	Good
11	American Elm	*Ulmus americana*	24	1	Good
12	American Elm	*Ulmus americana*	9	1	Fair
~~13~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~
14	American Elm	*Ulmus americana*	20	1	Fair
15	American Elm	*Ulmus americana*	20	1	Fair
16	American Elm	*Ulmus americana*	17	1	Fair
17	Black Walnut	*Juglans nigra*	6	1	Fair
~~18~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12,8~~	~~2~~	~~Dead~~
19	Black Walnut	*Juglans nigra*	6	1	Good
20	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	8	~~1~~	~~Dead~~
21	Black Walnut	*Juglans nigra*	6	1	Good
22	Black Walnut	*Juglans nigra*	6	1	Fair
23	Black Walnut	*Juglans nigra*	6	1	Good
~~24~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6,6~~	~~2~~	~~Dead~~
25	American Elm	*Ulmus americana*	10	1	Good
~~26~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	8	~~1~~	~~Dead~~
27	Honey Locust	*Gleditsia triacanthos*	9	1	Good
~~28~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Dead~~
29	Hackberry	*Celtis occidentalis*	20,11,8	3	Fair
30	Honey Locust	*Gleditsia triacanthos*	13	1	Good
~~31~~	~~American Elm~~	~~*Ulmus americana*~~	~~0~~	~~1~~	~~Poor~~
32	Honey Locust	*Gleditsia triacanthos*	20	1	Good
33	Honey Locust	*Gleditsia triacanthos*	13	1	Good
34	Hackberry	*Celtis occidentalis*	11	1	Good
35	Honey Locust	*Gleditsia triacanthos*	11	1	Good
36	Honey Locust	*Gleditsia triacanthos*	10,9	2	Good
37	Hackberry	*Celtis occidentalis*	6	1	Good
38	Honey Locust	*Gleditsia triacanthos*	14,11	2	Fair
39	Honey Locust	*Gleditsia triacanthos*	16,11	2	Fair
40	Honey Locust	*Gleditsia triacanthos*	14	1	Good
41	Pin Oak	*Quercus palustris*	18	1	Good
~~42~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~8~~	~~1~~	~~Dead~~
43	Pin Oak	*Quercus palustris*	42	1	Good
~~44~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~12~~	~~1~~	~~Poor~~
~~45~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~12~~	~~1~~	~~Poor~~
46	Hackberry	*Celtis occidentalis*	15	1	Fair
~~47~~	~~American Elm~~	~~*Ulmus americana*~~	~~12~~	~~1~~	~~Dead~~
48	Pin Oak	*Quercus palustris*	18	1	Good
49	American Elm	*Ulmus americana*	6	1	Fair
50	Pin Oak	*Quercus palustris*	9	1	Good
51	Pin Oak	*Quercus palustris*	6	1	Good
~~52~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10,10~~	~~2~~	~~Dead~~
53	American Elm	*Ulmus americana*	7	1	Fair
54	American Elm	*Ulmus americana*	9	1	Good
55	Honey Locust	*Gleditsia triacanthos*	7	1	Good
56	Honey Locust	*Gleditsia triacanthos*	10	1	Good
57	Honey Locust	*Gleditsia triacanthos*	12	1	Good
~~58~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Poor~~
59	Honey Locust	*Gleditsia triacanthos*	10	1	Good
60	American Elm	*Ulmus americana*	8	1	Fair
61	Hackberry	*Celtis occidentalis*	20	1	Good
~~62~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
63	Hackberry	*Celtis occidentalis*	18	1	Good
~~64~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
~~65~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~20~~	~~1~~	~~Dead~~
66	American Elm	*Ulmus americana*	12	1	Fair
67	Black Cherry	*Prunus serotina*	9,8	2	Fair
68	American Elm	*Ulmus americana*	8	1	Good
69	Hackberry	*Celtis occidentalis*	14	1	Good
70	American Elm	*Ulmus americana*	6	1	Fair
71	Hackberry	*Celtis occidentalis*	11	1	Fair
72	American Elm	*Ulmus americana*	10	1	Fair
73	Hackberry	*Celtis occidentalis*	11	1	Good
74	Red Mulberry	*Morus rubra*	8	1	Fair
75	Honey Locust	*Gleditsia triacanthos*	8,6	2	Fair
~~76~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7,7~~	~~2~~	~~Dead~~
~~77~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~
~~78~~	~~American Elm~~	~~*Ulmus americana*~~	~~10,7~~	~~2~~	~~Dead~~
~~79~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~13~~	~~1~~	~~Dead~~
~~80~~	~~American Elm~~	~~*Ulmus americana*~~	~~10~~	~~1~~	~~Dead~~
~~81~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~18,9~~	~~2~~	~~Dead~~
82	American Elm	*Ulmus americana*	6	1	Fair
83	Honey Locust	*Gleditsia triacanthos*	12	1	Good
~~84~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10,10~~	~~2~~	~~Dead~~
~~85~~	~~American Elm~~	~~*Ulmus americana*~~	~~7~~	~~1~~	~~Dead~~
86	American Elm	*Ulmus americana*	6	1	Fair
87	Honey Locust	*Gleditsia triacanthos*	6	1	Good
~~88~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~11~~	~~1~~	~~Dead~~
~~89~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8,8~~	~~2~~	~~Dead~~
90	Hackberry	*Celtis occidentalis*	20	1	Good
~~91~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~16~~	~~1~~	~~Dead~~
92	Hackberry	*Celtis occidentalis*	7	1	Fair
~~93~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10~~	~~1~~	~~Dead~~
~~94~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~20~~	~~1~~	~~Dead~~
95	Black Walnut	*Juglans nigra*	12	1	Good
96	American Elm	*Ulmus americana*	16	1	Good
97	Hawthorn	*Crataegus sp.*	6	1	Good
98	Shagbark Hickory	*Carya ovata*	12	1	Good
~~99~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~

100	Hackberry	*Celtis occidentalis*	15	1	Fair
101	Wild Crabapple	*Malus coronaria*	6,6	2	Good
~~102~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8~~	~~1~~	~~Dead~~
103	American Elm	*Ulmus americana*	30	1	Good
104	Hackberry	*Celtis occidentalis*	6	1	Good
105	Hackberry	*Celtis occidentalis*	13	1	Good
106	Hackberry	*Celtis occidentalis*	7	1	Good
~~107~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Dead~~
108	Black Walnut	*Juglans nigra*	10	1	Fair
109	American Elm	*Ulmus americana*	20,10	2	Good
~~110~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~0~~	~~1~~	~~Poor~~
111	American Elm	*Ulmus americana*	14,8	2	Fair
112	American Elm	*Ulmus americana*	8	1	Fair
~~113~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Poor~~
114	Black Walnut	*Juglans nigra*	12,11	2	Good
115	American Elm	*Ulmus americana*	12,10	2	Fair
116	Honey Locust	*Gleditsia triacanthos*	41,15,12	3	Good
117	Freeman's Maple	*Acer x freemanii*	10	1	Good
118	American Elm	*Ulmus americana*	14	1	Good
~~119~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~0~~	~~1~~	~~Dead~~
120	American Elm	*Ulmus americana*	9	1	Fair
~~121~~	~~American Elm~~	~~*Ulmus americana*~~	~~0~~	~~1~~	~~Poor~~
122	Hackberry	*Celtis occidentalis*	11	1	Good
123	American Elm	*Ulmus americana*	9	1	Good
124	Pin Oak	*Quercus palustris*	11	1	Good
~~125~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
126	Red Maple	*Acer rubrum*	12,10	2	Good
127	Black Walnut	*Juglans nigra*	6	1	Good
128	Hackberry	*Celtis occidentalis*	6	1	Fair
~~129~~	~~American Elm~~	~~*Ulmus americana*~~	~~11,0~~	~~2~~	~~Dead~~
130	Hackberry	*Celtis occidentalis*	7	1	Fair
131	Hackberry	*Celtis occidentalis*	8	1	Fair
132	American Elm	*Ulmus americana*	8	1	Fair
133	Hackberry	*Celtis occidentalis*	12	1	Fair
134	Pin Oak	*Quercus palustris*	29	1	Good
~~135~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~6~~	~~1~~	~~Poor~~
136	American Elm	*Ulmus americana*	6	1	Good
137	Pin Oak	*Quercus palustris*	26	1	Good
~~138~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~18~~	~~1~~	~~Dead~~
139	Black Walnut	*Juglans nigra*	8	1	Good
140	Pin Oak	*Quercus palustris*	36	1	Good
141	Black Walnut	*Juglans nigra*	9	1	Good
142	Black Walnut	*Juglans nigra*	10	1	Good
143	American Elm	*Ulmus americana*	6	1	Good
144	American Elm	*Ulmus americana*	8	1	Fair
145	Pin Oak	*Quercus palustris*	6	1	Good
146	Hackberry	*Celtis occidentalis*	11	1	Good
147	Pin Oak	*Quercus palustris*	24	1	Good
148	Black Walnut	*Juglans nigra*	7	1	Good
149	Black Walnut	*Juglans nigra*	8	1	Fair
150	Black Walnut	*Juglans nigra*	7	1	Good
151	Hackberry	*Celtis occidentalis*	11	1	Good
152	Black Walnut	*Juglans nigra*	19	1	Good
153	Honey Locust	*Gleditsia triacanthos*	15,14	2	Good
154	Honey Locust	*Gleditsia triacanthos*	18	1	Good
~~155~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~7~~	~~1~~	~~Good~~
156	American Elm	*Ulmus americana*	6	1	Fair
157	Black Walnut	*Juglans nigra*	8	1	Good
~~158~~	~~Hackberry~~	~~*Celtis occidentalis*~~	~~7~~	~~1~~	~~Good~~
159	Hackberry	*Celtis occidentalis*	23	1	Fair
160	Callery Pear	*Pyrus calleryana*	6,5,2	3	Fair
161	Callery Pear	*Pyrus calleryana*	6,3,3	3	Fair
162	Callery Pear	*Pyrus calleryana*	6	1	Fair
163	Callery Pear	*Pyrus calleryana*	6	1	Fair
164	American Elm	*Ulmus americana*	8,6,2	3	Good
165	American Elm	*Ulmus americana*	6	1	Good
166	Hackberry	*Celtis occidentalis*	10	1	Good
167	Black Walnut	*Juglans nigra*	8	1	Good
~~168~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~6~~	~~1~~	~~Fair~~
169	Black Walnut	*Juglans nigra*	6	1	Fair
~~170~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~18,7~~	~~2~~	~~Poor~~
~~171~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~22,3~~	~~2~~	~~Poor~~
~~172~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~32~~	~~1~~	~~Dead~~
173	Black Walnut	*Juglans nigra*	6,4	2	Fair
174	Black Walnut	*Juglans nigra*	6	1	Good
175	Black Walnut	*Juglans nigra*	6	1	Fair
176	Black Walnut	*Juglans nigra*	6	1	Fair
177	Black Walnut	*Juglans nigra*	7	1	Fair
~~178~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~30,8~~	~~2~~	~~Dead~~
179	Callery Pear	*Pyrus calleryana*	6	1	Good
~~180~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8~~	~~1~~	~~Dead~~
181	American Elm	*Ulmus americana*	7	1	Good
182	American Elm	*Ulmus americana*	12	1	Good
183	American Elm	*Ulmus americana*	13	1	Good
184	Honey Locust	*Gleditsia triacanthos*	13	1	Good
185	Black Cherry	*Prunus serotina*	10	1	Fair
~~186~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6,6~~	~~2~~	~~Dead~~
187	Black Cherry	*Prunus serotina*	6	1	Fair
188	American Elm	*Ulmus americana*	17	1	Good
189	Honey Locust	*Gleditsia triacanthos*	16, 13	2	Good
190	Honey Locust	*Gleditsia triacanthos*	14	1	Good
191	Honey Locust	*Gleditsia triacanthos*	8	1	Good
192	Honey Locust	*Gleditsia triacanthos*	18	1	Good
193	Honey Locust	*Gleditsia triacanthos*	12	1	Good
194	Honey Locust	*Gleditsia triacanthos*	16	1	Good
195	Honey Locust	*Gleditsia triacanthos*	6	1	Good
196	Honey Locust	*Gleditsia triacanthos*	6	1	Good
197	Honey Locust	*Gleditsia triacanthos*	10,13,12	3	Good
~~198~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Poor~~
~~199~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~8~~	~~1~~	~~Poor~~

200	Hackberry	*Celtis occidentalis*	6	1	Good
201	Hackberry	*Celtis occidentalis*	8	1	Good
202	Pin Oak	*Quercus palustris*	22	1	Good
203	American Elm	*Ulmus americana*	24	1	Good
204	Pin Oak	*Quercus palustris*	8	1	Good
205	Pin Oak	*Quercus palustris*	14	1	Good
206	Pin Oak	*Quercus palustris*	6	1	Good
207	Pin Oak	*Quercus palustris*	11	1	Good
208	Pin Oak	*Quercus palustris*	8	1	Good
209	American Elm	*Ulmus americana*	6,3	2	Good
210	Pin Oak	*Quercus palustris*	8	1	Good
211	Pin Oak	*Quercus palustris*	13	1	Good
212	Pin Oak	*Quercus palustris*	11	1	Good
213	Pin Oak	*Quercus palustris*	7	1	Good
214	Honey Locust	*Gleditsia triacanthos*	22	1	Good
215	American Elm	*Ulmus americana*	8	1	Good
216	Green Ash	*Fraxinus pennsylvanica*	12	1	Fair
217	American Elm	*Ulmus americana*	14	1	Good
~~218~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Poor~~
219	Honey Locust	*Gleditsia triacanthos*	8	1	Good
220	Honey Locust	*Gleditsia triacanthos*	8	1	Good
221	Hackberry	*Celtis occidentalis*	8	1	Good
222	Hackberry	*Celtis occidentalis*	8	1	Good
223	Hackberry	*Celtis occidentalis*	10	1	Good
224	Hackberry	*Celtis occidentalis*	12,12	2	Good
~~225~~	~~American Elm~~	~~*Ulmus americana*~~	~~8~~	~~1~~	~~Dead~~
226	Pin Oak	*Quercus palustris*	6	1	Good
227	Pin Oak	*Quercus palustris*	9	1	Good
~~228~~	~~American Elm~~	~~*Ulmus americana*~~	~~11~~	~~1~~	~~Dead~~
229	American Elm	*Ulmus americana*	6	1	Good
230	Hackberry	*Celtis occidentalis*	12	1	Good
231	Hackberry	*Celtis occidentalis*	11	1	Good
232	American Elm	*Ulmus americana*	9	1	Fair
233	American Elm	*Ulmus americana*	10	1	Fair
234	Hackberry	*Celtis occidentalis*	14	1	Good
235	Hackberry	*Celtis occidentalis*	6	1	Good
236	American Elm	*Ulmus americana*	12	1	Good
237	Honey Locust	*Gleditsia triacanthos*	14	1	Good
238	Honey Locust	*Gleditsia triacanthos*	6	1	Good
239	Honey Locust	*Gleditsia triacanthos*	9	1	Good
240	Honey Locust	*Gleditsia triacanthos*	9	1	Good
241	Honey Locust	*Gleditsia triacanthos*	6	1	Good
242	Red Mulberry	*Morus rubra*	11	1	Good
243	Honey Locust	*Gleditsia triacanthos*	8	1	Good
244	Honey Locust	*Gleditsia triacanthos*	7	1	Good
245	Honey Locust	*Gleditsia triacanthos*	10	1	Good
246	Honey Locust	*Gleditsia triacanthos*	12	1	Good
247	Honey Locust	*Gleditsia triacanthos*	6	1	Good
248	Honey Locust	*Gleditsia triacanthos*	7	1	Good
~~249~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~
~~250~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
251	Sycamore	*Platanus occidentalis*	11	1	Good
252	Honey Locust	*Gleditsia triacanthos*	11	1	Good
253	Hackberry	*Celtis occidentalis*	7	1	Good
254	Honey Locust	*Gleditsia triacanthos*	8	1	Good
255	Green Ash	*Fraxinus pennsylvanica*	6	1	Good
256	American Elm	*Ulmus americana*	9	1	Good
257	Hackberry	*Celtis occidentalis*	8	1	Good
~~258~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~6~~	~~1~~	~~Poor~~
259	Green Ash	*Fraxinus pennsylvanica*	6	1	Good
260	Green Ash	*Fraxinus pennsylvanica*	6,4	2	Fair
261	Green Ash	*Fraxinus pennsylvanica*	8	1	Fair
~~262~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~6~~	~~1~~	~~Poor~~
263	Red Mulberry	*Morus rubra*	7	1	Fair
264	Green Ash	*Fraxinus pennsylvanica*	7	1	Poor
~~265~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~22~~	~~1~~	~~Dead~~
266	American Elm	*Ulmus americana*	11	1	Good
267	Hackberry	*Celtis occidentalis*	10	1	Good
268	Hackberry	*Celtis occidentalis*	8	1	Good
~~269~~	~~American Elm~~	~~*Ulmus americana*~~	~~23~~	~~1~~	~~Dead~~
~~270~~	~~American Elm~~	~~*Ulmus americana*~~	~~28~~	~~1~~	~~Dead~~
271	Honey Locust	*Gleditsia triacanthos*	22	1	Fair
272	Hackberry	*Celtis occidentalis*	6	1	Good
273	Red Mulberry	*Morus rubra*	6,4,2,2,1	5	Good
274	Honey Locust	*Gleditsia triacanthos*	22,18,16,16,14	5	Good
275	Honey Locust	*Gleditsia triacanthos*	22	1	Good
276	Green Ash	*Fraxinus pennsylvanica*	8	1	Fair
277	Honey Locust	*Gleditsia triacanthos*	13	1	Good
278	Shagbark Hickory	*Carya ovata*	13,13	2	Good
279	Hackberry	*Celtis occidentalis*	11	1	Good
280	American Elm	*Ulmus americana*	9	1	Good
281	American Elm	*Ulmus americana*	9	1	Fair
~~282~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~16,20~~	~~2~~	~~Dead~~
283	Silver Maple	*Acer saccharinum*	10	1	Good
~~284~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~11~~	~~1~~	~~Dead~~
285	American Elm	*Ulmus americana*	13	1	Good
286	American Elm	*Ulmus americana*	9	1	Good
287	Hackberry	*Celtis occidentalis*	6	1	Good
288	American Elm	*Ulmus americana*	13	1	Good
289	American Elm	*Ulmus americana*	6	1	Good
290	Hackberry	*Celtis occidentalis*	13	1	Good
291	Pin Oak	*Quercus palustris*	6	1	Good
292	Pin Oak	*Quercus palustris*	14	1	Good
~~293~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~30~~	~~1~~	~~Dead~~
294	American Elm	*Ulmus americana*	7	1	Good
~~295~~	~~American Elm~~	~~*Ulmus americana*~~	~~14~~	~~1~~	~~Dead~~
296	Pin Oak	*Quercus palustris*	8	1	Good
297	Pin Oak	*Quercus palustris*	6	1	Good
298	Pin Oak	*Quercus palustris*	12	1	Good
~~299~~	~~American Elm~~	~~*Ulmus americana*~~	~~30~~	~~1~~	~~Poor~~

300	Pin Oak	*Quercus palustris*	7	1	Good
301	American Elm	*Ulmus americana*	7	1	Good
~~302~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
303	Green Ash	*Fraxinus pennsylvanica*	8	1	Good
304	Shagbark Hickory	*Carya ovata*	6	1	Good
305	Black Walnut	*Juglans nigra*	8	1	Good
306	Black Walnut	*Juglans nigra*	6	1	Good
307	Honey Locust	*Gleditsia triacanthos*	6	1	Good
308	Honey Locust	*Gleditsia triacanthos*	6	1	Good
309	Honey Locust	*Gleditsia triacanthos*	7	1	Good
310	Honey Locust	*Gleditsia triacanthos*	7	1	Good
311	Black Walnut	*Juglans nigra*	9	1	Good
312	Black Walnut	*Juglans nigra*	6	1	Good
313	Honey Locust	*Gleditsia triacanthos*	14	1	Good
314	Pin Oak	*Quercus palustris*	24	1	Good
315	Black Walnut	*Juglans nigra*	7	1	Good
316	Black Walnut	*Juglans nigra*	12	1	Good
317	Honey Locust	*Gleditsia triacanthos*	8	1	Good
318	Black Walnut	*Juglans nigra*	7	1	Good
319	American Elm	*Ulmus americana*	7	1	Fair
320	American Elm	*Ulmus americana*	6	1	Good
321	American Elm	*Ulmus americana*	8	1	Good
322	Black Cherry	*Prunus serotina*	8	1	Good
323	American Elm	*Ulmus americana*	11	1	Good
~~324~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~8~~	~~1~~	~~Dead~~
325	Hackberry	*Celtis occidentalis*	7	1	Good
326	Hackberry	*Celtis occidentalis*	7	1	Poor
327	Black Walnut	*Juglans nigra*	20	1	Good
328	Hackberry	*Celtis occidentalis*	13,8	2	Fair
329	Hackberry	*Celtis occidentalis*	8	1	Fair
330	American Elm	*Ulmus americana*	8	1	Good
331	Hackberry	*Celtis occidentalis*	7	1	Fair
332	American Elm	*Ulmus americana*	26	1	Fair
333	Green Ash	*Fraxinus pennsylvanica*	8	1	Fair
334	Hackberry	*Celtis occidentalis*	10	1	Fair
335	Hackberry	*Celtis occidentalis*	6	1	Fair
336	Hackberry	*Celtis occidentalis*	7	1	Good
337	Hackberry	*Celtis occidentalis*	7,4	2	Fair
338	Hackberry	*Celtis occidentalis*	6	1	Fair
339	Red Oak	*Quercus rubra*	50	1	Poor
340	American Elm	*Ulmus americana*	7	1	Fair
341	Hackberry	*Celtis occidentalis*	7	1	Poor
342	American Elm	*Ulmus americana*	7	1	Fair
343	Green Ash	*Fraxinus pennsylvanica*	7	1	Fair
344	American Elm	*Ulmus americana*	13	1	Fair
345	Black Cherry	*Prunus serotina*	8	1	Fair
346	Honey Locust	*Gleditsia triacanthos*	20	1	Fair
347	American Elm	*Ulmus americana*	8	1	Good
348	American Elm	*Ulmus americana*	8	1	Good
349	Red Mulberry	*Morus rubra*	10	1	Fair
~~350~~	~~American Elm~~	~~*Ulmus americana*~~	~~6~~	~~1~~	~~Dead~~
351	Pin Oak	*Quercus palustris*	11	1	Good
352	Black Walnut	*Juglans nigra*	15	1	Good
353	Hackberry	*Celtis occidentalis*	12	1	Good
354	Hackberry	*Celtis occidentalis*	7	1	Good
355	Hackberry	*Celtis occidentalis*	9	1	Good
356	Pin Oak	*Quercus palustris*	8	1	Good
357	Pin Oak	*Quercus palustris*	8	1	Good
358	Pin Oak	*Quercus palustris*	11	1	Good
359	American Elm	*Ulmus americana*	10	1	Good
360	Pin Oak	*Quercus palustris*	18	1	Good
~~361~~	~~American Elm~~	~~*Ulmus americana*~~	~~11~~	~~1~~	~~Dead~~
362	Honey Locust	*Gleditsia triacanthos*	8	1	Good
363	Black Walnut	*Juglans nigra*	6	1	Good
364	Pin Oak	*Quercus palustris*	9	1	Good
365	American Elm	*Ulmus americana*	6	1	Fair
~~366~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Poor~~
367	Black Walnut	*Juglans nigra*	7	1	Good
368	Hackberry	*Celtis occidentalis*	11,8	2	Good
369	American Elm	*Ulmus americana*	9	1	Fair
370	Red Mulberry	*Morus rubra*	10,6	2	Fair
371	Honey Locust	*Gleditsia triacanthos*	15	1	Good
372	Pin Oak	*Quercus palustris*	31	1	Good
373	Pin Oak	*Quercus palustris*	26	1	Good
374	Pin Oak	*Quercus palustris*	26	1	Good
~~375~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6,4~~	~~2~~	~~Poor~~
376	American Elm	*Ulmus americana*	15,4	2	Good
377	American Elm	*Ulmus americana*	8	1	Fair
378	American Elm	*Ulmus americana*	18	1	Good
379	Honey Locust	*Gleditsia triacanthos*	12	1	Good
~~380~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7,4~~	~~2~~	~~Poor~~
381

SECTION III –
Preliminary Plat Exhibits

DAVIS TRACT

PRELIMINARY PLAT

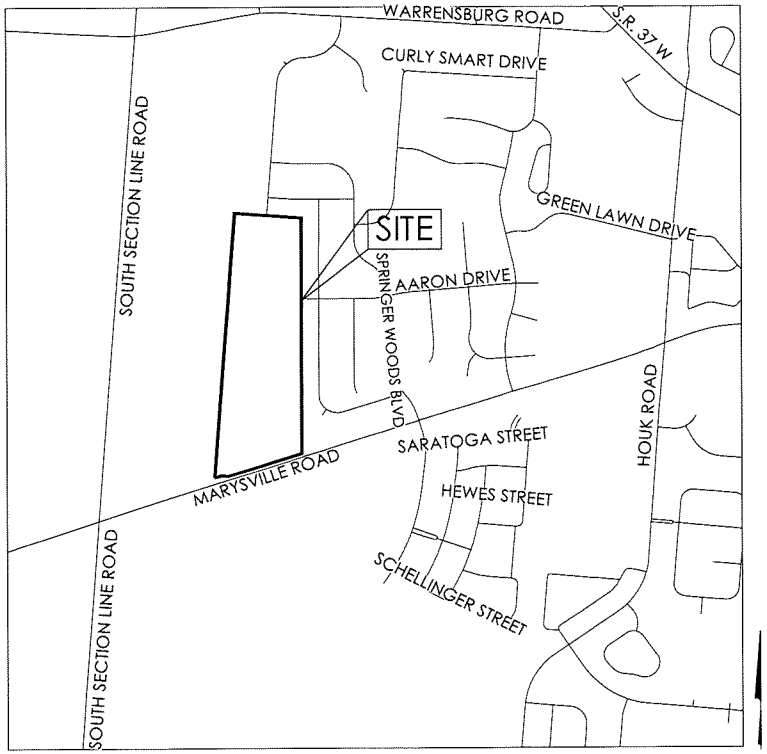
CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

OWNER/APPLICANT:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SUBMITTAL:
APRIL 21, 2021

CIVIL ENGINEER, LAND PLANNER
& LANDSCAPE ARCHITECT:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com



SITE LOCATION MAP
Not to Scale

INDEX OF DRAWINGS

SHEET 1: LEGAL DESCRIPTION
SHEET 2: EXISTING CONDITIONS
SHEET 3: PRELIMINARY PLAT
SHEET 4: TYPICAL SECTIONS

PC CASE NO. _____ - _____ APPROVED BY THE PLANNING COMMISSION ON __/__/__

ORDINANCE NO. _____ - _____ APPROVED BY CITY COUNCIL ON __/__/__

APPLICANT NAME, TITLE DATE

ELAINE McCLOSKEY, CITY CLERK DATE

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR DATE

WILLIAM L. FERRIGNO, P.E., CITY ENGINEER DATE

\\emhtdata\Projects\2020\20200555\Dwg\045-Plat\Preliminary plat\20200555-Plat Cover.dwg, Last Saved By: mreed, 4/8/2021 3:52 PM Last Printed By: Reed, Megan, 4/21/2021 11:19 AM
(no xrefs)

VOL 0807 PAGE 2147 EXHIBIT A

SCIOTO LAND SURVEYING SERVICE

Surveyors

173 North Sandusky Street
Delaware, Ohio 43015

Phone: 740-369-7577
FAX: 740-362-7577

Karen S. Coffman, P.S. 7845
Istvan Gajary, P.S. 8183
Retired, Frank Cello, P.S. 6612

September 6, 2007

Description of a 30.708 acre tract for
Nancy Bevan, Trustee

Situated in the Township of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 34 in Quarter-Township 3, Township 5, Range 19 of The United States Military Lands and being more particularly described as follows:

COMMENCING at a 1" iron pin in a monument box at the intersection of the centerlines of County Road 5 (South Section Line Road) and U.S. Route 36 (Marysville Road);

thence along the said centerline of U.S. Route 36 **North 72° 01' 28" East 435.02 feet** to a MAG nail found;

thence continuing along the said centerline of U.S. Route 36 **North 72° 30' 28" East 695.87 feet** to a P.K. Nail found, being the southeast corner of a 0.129 acre parcel owned by the State of Ohio, as described in Official Records Volume 758, Page 2054, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the said 0.129 acre tract **North 17° 29' 32" West 30.00 feet** to an iron pipe found, being the northeast corner of the said 0.129 acre tract, also being on the north right-of-way line of U.S. Route 36;

thence along the north line of the said 0.129 acre tract, also being the said north right-of-way line of U.S. Route 36 **North 82° 58' 34" West 49.11 feet** to an iron pipe found;

thence continuing along the north line of the said 0.129 acre tract, also being the said north right-of-way line of U.S Route 36 **South 75° 28' 48" West 62.37 feet** to an iron pipe found, being the southeast corner of the remainder of a 0.717 acre tract now or formerly owned by Keye and Catharine Simpkins, as described in Official Records Volume 328, Page 214;

thence along the east line of the said remainder of a 0.717 acre tract **North 04° 25' 41" East 2202.80 feet** to an iron bar set, being on the south line of a 5.500 acre tract now or formerly owned by Phillip and Dodie Blas, as described in Official Records Volume 541, Page 1356;

thence along the said south line of the 5.500 acre tract **South 85° 36' 10" East 118.62 feet** to an iron pipe found, being the southeast corner of the said 5.500 acre tract, also being a southwest corner of a 57.881 acre tract now or formerly owned by Homewood Corporation, as described in Official Records Volume 24, Page 2445;

thence along a south line of the said 57.881 acre tract **South 85° 53' 36" East 433.29 feet** to an iron bar set, being a corner of the said 57.881 acre tract;

thence along a west line of the said 57.881 acre tract, and along the west line of Lot 8312 of Springer Woods, as delineated in Plat Cabinet 3, Slide 41 **South 00° 02' 47" West 1990.89 feet** to a P.K. Nail found, being in the said centerline of U.S. Route 36 (passing an iron pipe found at 1957.66 feet);

thence along the said centerline of U.S. Route 36 **South 72° 57' 15" West 628.37 feet** to the TRUE POINT OF BEGINNING;

containing 30.708 acres, being all of the remainder of an original 189.53 acre tract, and being all of an original 0.889 acre tract, as described in Deed Book 586, Page 786 and Deed Book 643, Page 774;

subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on September 4, 2007. Basis of bearings is ODOT Plans DEL-36-6.87. All iron bars set are set with a plastic cap marked "SLSS PS 7845".

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☐ Municipal Approval Required
☐ Delaware County Engineer

Karen S. Coffman, Surveyor
Registration No. 7845

NEW DESCRIPTION
Approved for transfer
Chris Bauserman, Del. Co. Eng.
Survey Plat Must Be Attached

STATE OF OHIO
KAREN S. COFFMAN
7845
REGISTERED
PROFESSIONAL SURVEYOR

Seeing is Believing, Measuring is Knowing

VOL 0807 PAGE 2148

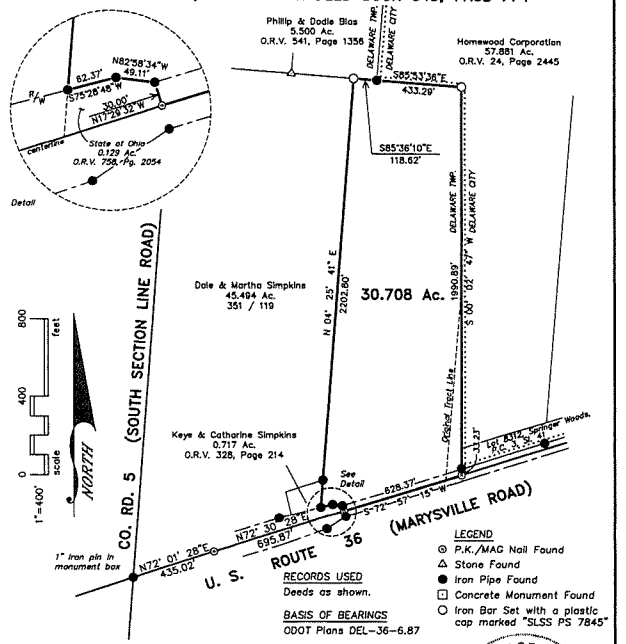
SCIOTO LAND SURVEYING SERVICE
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173 North Sandusky Street
Delaware, Ohio 43015
Phone: 740-369-7577
FAX: 740-362-7577
Karen S. Coffman, P.S. 7845
Istvan Gajary, P.S. 8183
Retired, Frank Cello, P.S. 6612

PLAT OF SURVEY FOR

NANCY BEVAN, TRUSTEE

PART OF FARM LOT 34, QUARTER-TOWNSHIP 3,
TOWNSHIP 5, RANGE 19, U.S.M.L.
DELAWARE TOWNSHIP, DELAWARE COUNTY, OHIO

ALL OF THE REMAINDER OF AN ORIGINAL 189.53 ACRE TRACT, AND ALL OF AN ORIGINAL 0.889 ACRE TRACT, DEED BOOK 586, PAGE 786 & DEED BOOK 643, PAGE 774



LEGEND
- ⊙ P.K./MAG Nail Found
- △ Stone Found
- ● Iron Pipe Found
- ⊡ Concrete Monument Found
- ○ Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
ODOT Plans DEL-36-6.87

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

9/6/2007

SEPTEMBER 4, 2007
DATE OF SURVEY

STATE OF OHIO
KAREN S. COFFMAN
7845
REGISTERED
PROFESSIONAL SURVEYOR

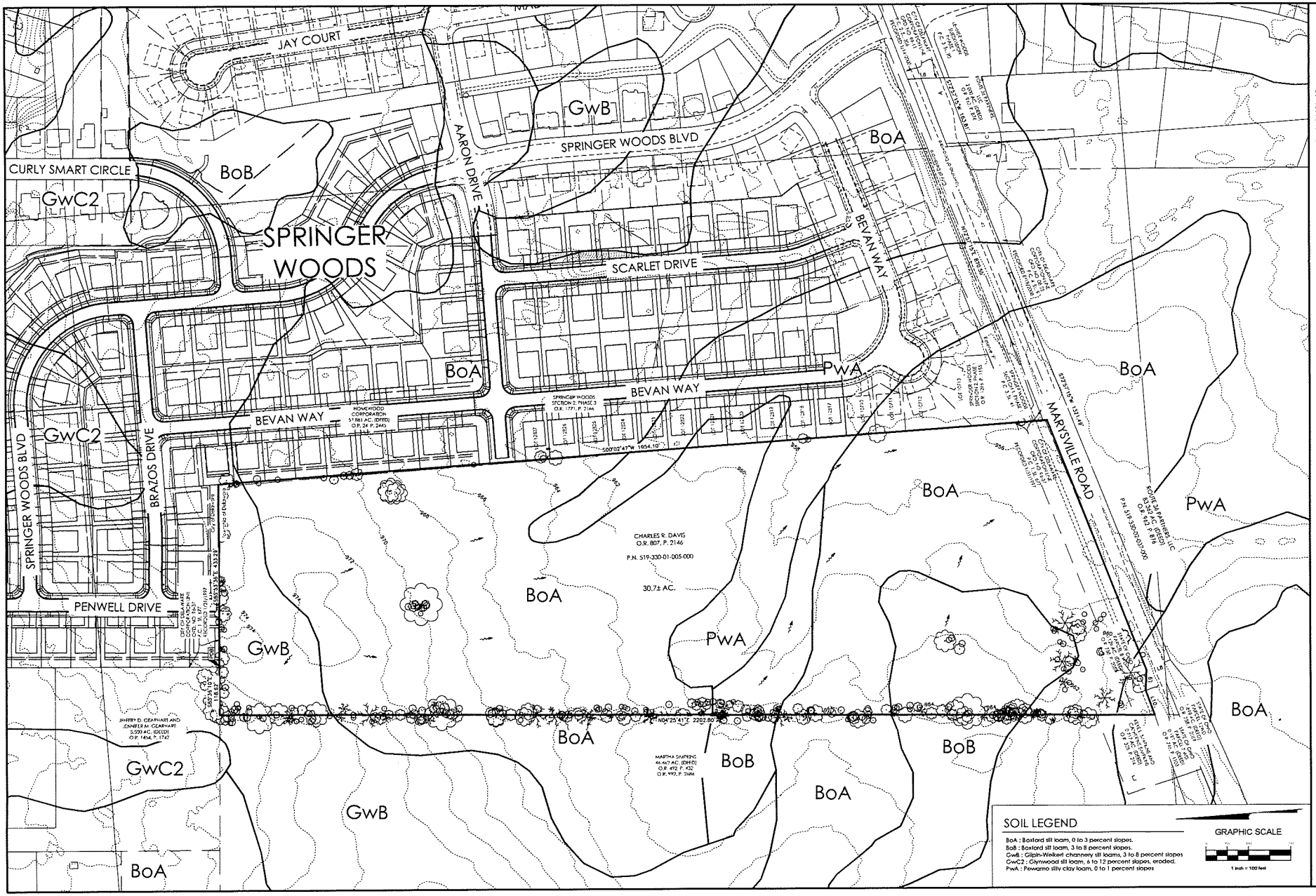
JOB NO: 20200655

EMHT
Poggemeyer, Hornbeck & Thorn Inc.
Professional Engineers & Surveyors
2000 West Henderson Road, Suite 200
Columbus, Ohio 43220
Phone: 614.soo.4646 Fax: 866.775.5648
emht.com

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

LEGAL DESCRIPTION

DAVIS TRACT
PRELIMINARY PLAT
CITY OF DELAWARE; COUNTY OF DELAWARE, STATE OF OHIO



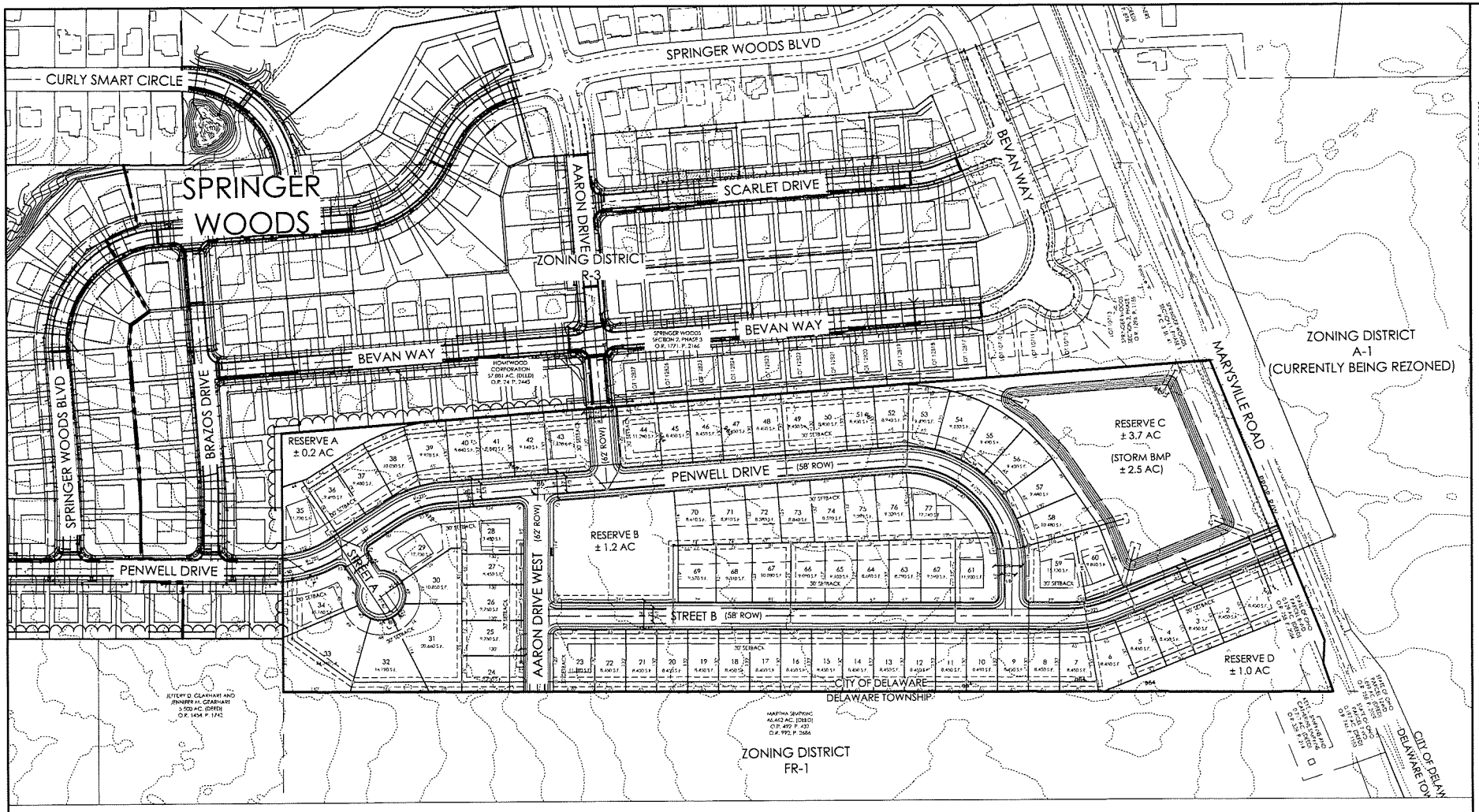
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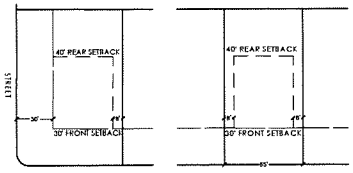
EMH&T

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
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CRAMERTON, NC 28032

EXISTING CONDITIONS

DAVIS TRACT
PRELIMINARY PLAT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO





TYPICAL CORNER LOT
NOT TO SCALE

TYPICAL INTERNAL LOT
NOT TO SCALE

KEY

- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED STORM

Reserve Table - Open Space and Parkland

Reserve	Acreage	Use
Reserve A	± 0.2 ac	Open Space - Passive
Reserve B	± 1.2 ac	Parkland - Active and Passive Recreation
Reserve C	± 3.7 ac	Parkland - Passive Recreation
Reserve D	± 1.0 ac	Open Space-Passive Tree Preservation

GRAPHIC SCALE

1 inch = 100 feet

JOB NO: 20200655

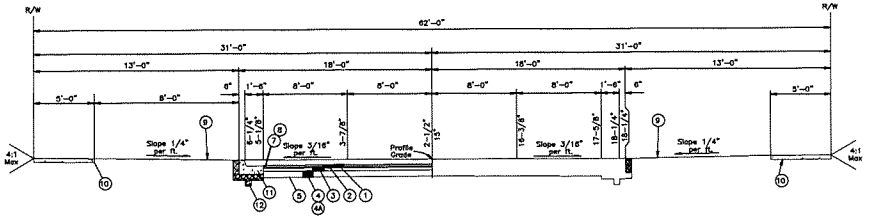
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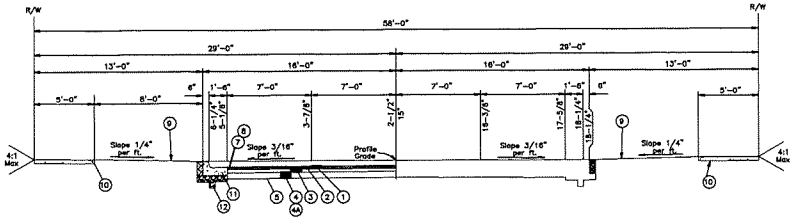
PRELIMINARY PLAT

DAVIS TRACT
PRELIMINARY PLAT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

3/4



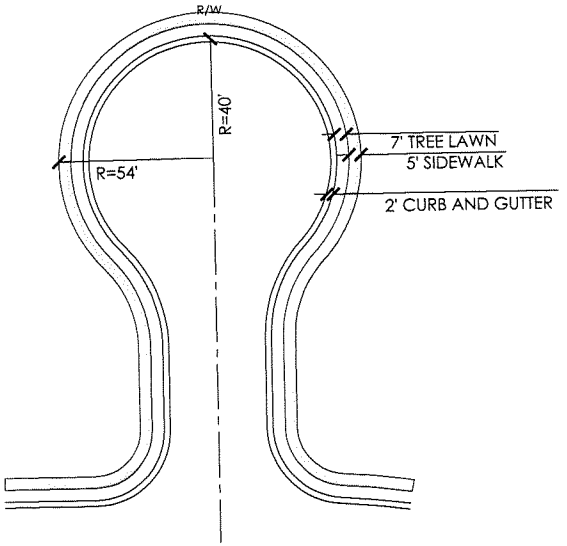
TYPICAL PRIMARY SECTION WITH STANDARD CURB
(36' B/C TO B/C, 62' R/W)
NO SCALE



TYPICAL SECONDARY & CUL-DE-SAC SECTIONS WITH STANDARD CURB
(32' B/C TO B/C, 58' R/W)
NO SCALE

PAVEMENT LEGEND

1. 1 1/2" Asphalt Concrete, Item 448 Type 1 (Medium Traffic) PG 64-22
2. 2" Asphalt Concrete, Item 448 Type 2 – Intermediate Course (Medium Traffic) PG 64-22
3. 3" Asphalt Concrete Base, Item 301, PG 64-22
4. 6" Aggregate Base, Item 304
4A. 6" Portland Cement Concrete Base, Class 'C', Item 305 Or RCC Supplemental SPEC 1523
5. Subgrade compaction, Item 203
6. Asphalt Rejuvenate Per Supplemental SPEC 1540
7. ITEM 407, Tack Face Of Curb Prior To Paving
8. ITEM 423, Crack Seal Edge Joints
9. Item 659, Seeding & Mulching (See Erosion and Sedimentation Control Plan)
10. Item 608, 5' Concrete Sidewalk (By Home Builder Unless Otherwise Noted)
11. Concrete Curb & Gutter, Item 609
12. 4" Pipe Curb Underdrain, Item 605



TYPICAL CUL-DE-SAC DETAIL
NO SCALE

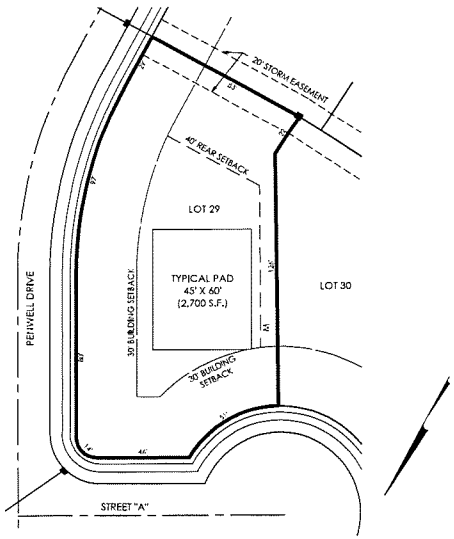
JOB NO: 20220655

EMHT
Poggemeyer Design Group, Inc.
Poggemeyer Design Group, Inc.
Professional Engineers & Surveyors
150 East Wilson Bridge Road, Suite 232
Worthington, Ohio 43085-2327
Phone: 614.774.1257 Fax: 866.713.3548
epdg.com

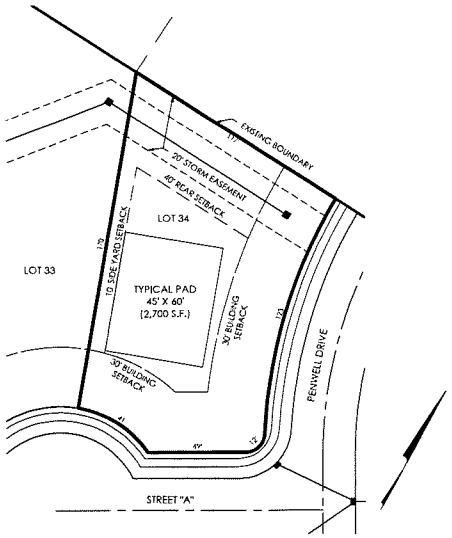
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TYPICAL SECTIONS

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PRELIMINARY PLAT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



LOT 29
LOT AREA ±17,730 S.F.
BUILDING ENVELOPE ±6,281 S.F.

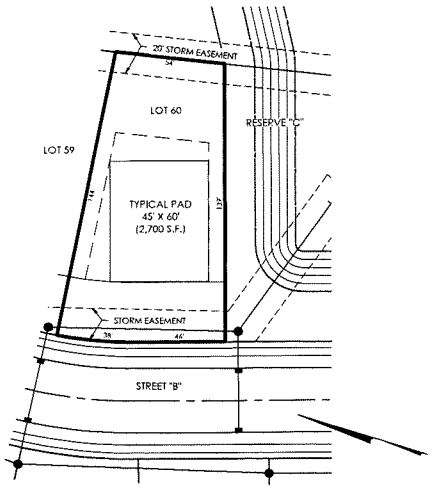


LOT 34
LOT AREA ±17,730 S.F.
BUILDING ENVELOPE ±4,960 S.F.

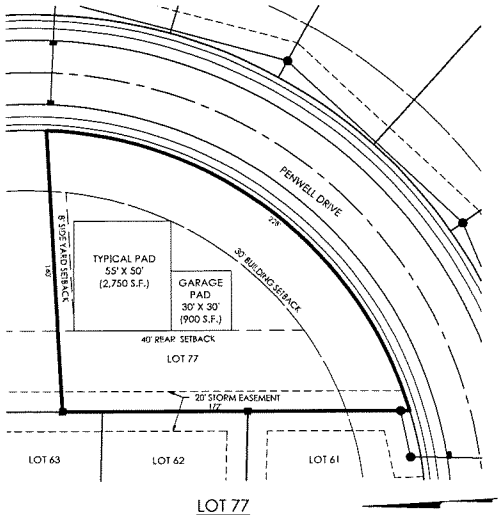


KEY PLAN
NO SCALE

* LOT ENLARGEMENTS



LOT 60
LOT AREA ±9,810 S.F.
BUILDING ENVELOPE ±3,905 S.F.



LOT 77
LOT AREA ±17,740 S.F.
BUILDING ENVELOPE ±5,313 S.F.

GRAPHIC SCALE
1 inch = 30 feet

J:\20200655\Dwg\04Sheets\Exhibits\20200655-Plot Plan.dwg, Last Saved By: sahoro, 4/19/2021 2:53 PM

JOB NO: 20200655

EMHT
Eng, Mechanical, Horsham & Titus, Inc.
Engineers • Surveyors • Planners
800 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 866.775.5568
www.emht.com

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TYPICAL
PLOT PLANS

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

1/1

SECTION IV - Reports/Studies

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: May 6, 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

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. - Canceled	13	14	15
16	17	18 Parks and Recreation Advisory Board 6:30 p.m. RESCHEDULED – June 8, 2021	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 - 05/10/21				
VENDOR	**EXPLANATION OF AGREEMENT**	**2021 AMOUNT**	**DEPARTMENT**	**DATE**
Cathy Hamilton	Seasonal contract	$18 per hour	Finance	5/5/2021
CT Consultants	Mill Run Greenway Easement	$2,500.00	Parks	5/4/2021
HHG Investment's, LTD	Grant Agreement btw City and Building Owner for a 50% matching grant to be paid by City to Contractor for brick and mortar restoration at 59 N. Sandusky St. Funded by Ohio Development Services Agency	$60,000.00	Planning	4/27/2021
Complete General Construction	Stratford Road Bridge Repair	$4,000.00	Public Works	4/23/2021
Strawser Paving	2021 Pavement Maint. Program	$198,912.44	Public Works	4/27/2021
Shelly & Sands	Penick Ave. Extension	$610,916.00	Public Works	5/4/2021