

**CITY OF DELAWARE  
PLANNING COMMISSION  
AGENDA**

**CITY COUNCIL CHAMBERS  
1 S. SANDUSKY ST.  
7:00 P.M.**

REGULAR MEETING

MARCH 4, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 4, 2015, as recorded and transcribed.
3. REGULAR BUSINESS
  - A. Fidelity Federal Savings and Loan and Turning Point
    - (1) 2015-0201: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres.
    - (2) 2015-0203: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).
    - (3) 2015-0204: A request by Turning Point for approval of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).
    - (4) 2015-0206: A request by Fidelity Federal Savings and Loan and Turning Point for approval of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).
  - B. 2015-0175: A request by WRD Real Estate, LLC for approval of a Conditional Use Permit for a Self-Storage Facility at 35 South Franklin Street on approximately 0.50 acres zoned B-3 (Community Business District).
  - C. 2015-0177: A request by Buehler's Food Markets Inc. for approval of a Final Subdivision Plat at 800 West Central Avenue on approximately 16.59 acres zoned B-3 PUD (Community Business District with Planned Unit Development District).

D. Brown Jug Storage

- (1) 2015-0208: A request by Brown Jug Storage for approval of an amended Conditional Use Permit to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.
- (2) 2015-0209: A request by Brown Jug Storage for approval of a Development Plan Exemption to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.

E. ODOT US 42 Access Management Study Presentation

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: April 1, 2015
7. ADJOURNMENT

**PLANNING COMMISSION**  
**February 4, 2015**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:00 p.m.

Members Present: George Mantzoros, Dean Prall, Jim Halter, Colleen Tucker-Buck, Adam Lemke, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Staff Present: Dave Efland, Planning and Community Development Director and Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on January 21, 2015, as recorded and transcribed.

**Motion:** Mr. Halter moved to approve the Motion Summary for the January 21, 2015 meeting, seconded by Mrs. Tucker-Buck. Motion passed by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Delaware Place

- (1) 2015-0013: A request by MV Affordable Housing LLC for approval of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.
- (2) 2015-0014: A request by MV Affordable Housing LLC for approval of an Amended Preliminary Development Plan for Delaware Place Phase 2 & 3 zoned R-7 & B-3 (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

Mr. Efland provided a presentation of the location of the property and reviewed the sub-area map. Mr. Efland provided a summary of the proposed amended preliminary plan and reviewed the different building elevations. Mr. Efland clarified the plan for senior residential living on the second level, with commercial office space on the lower level. Mr. Efland reviewed the location and access to the parking lot, including traffic patterns and loading zone availability.

APPLICANT:

Ms. Denise Blake, 9349 Waterstone Blvd, Cincinnati, Ohio, Representative of Miller Valentine.

Ms. Blake provided an update on current occupancy rates and current wait list.

**Motion:** Vice-Chairman Simpson moved for approval of 2015-0013, along with all staff recommendations, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

**Motion:** Vice-Chairman Simpson moved for approval of 2015-0014, along with all staff recommendations, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

B. Engineered Materials Systems

- (1) 2015-0025: A request by Sawmill Delaware Investments LLC for approval of a Final Subdivision Plat at 2663 Airport Road (parcel #419-220-02-003-000) on approximately 47.558 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Used Overlay District).
- (2) 2015-0026: A request by Sawmill Delaware Investments LLC for approval of a Final Development Plan for Engineering Materials Systems for a 61,600 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District).

Mr. Schultz provided a presentation which included the location map, zoning map and aerial photographs. Mr. Schultz reviewed the final subdivision plat. Mr. Schultz informed the Commission that access to the site depends on the construction of Sawmill Parkway, and he reviewed the alternate access route until construction of Sawmill Parkway begins. Mr. Schultz also reviewed the tree removal and replacement plan, as well as, the landscaping plans, lighting plans, signage and building design.

**Motion:** Mrs. Tucker-Buck moved to approve 2015-0025, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

**Motion:** Mrs. Tucker-Buck moved to approve 2015-0026, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

C. 2015-0034: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Parking Lot Conversion for Delaware Hayes High School on approximately 29.42 acres zoned R-3 (One-Family Residential District) and located at 289

Euclid Avenue.

Mr. Schultz reviewed the proposed site plans, including landscaping plans, lighting plans, and staff recommendations. Mr. Schultz informed the Commission that Delaware City Schools will come before the Board and Zoning Appeals Board on February 11, 2015 to request a variance.

**APPLICANT:**

Mr. Larry Davis, 149 Westwood Avenue, Delaware, Ohio, Representative for Delaware City Schools.

Mr. Davis reviewed the security plans for the building and the plans to reorganize the classrooms for the academic building expansion project. Mr. Davis discussed with the Commission enrollment projections for the year 2020.

**Motion:** Mr. Lemke moved to approve 2015-0034, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the joint City Council and Delaware City School Board meeting held February 2, 2015. Mr. Efland discussed the upcoming land annexation to be presented to Council at the February 8, 2015 meeting. Mr. Efland provided an update on the street lights for the Houk Road Bike Path.

Mr. Schultz discussed potential upcoming projects.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall informed the Commission that he will be unable to attend the June 3, 2015 meeting.

Mrs. Tucker-Buck requested information on the Kensington Place improvements. Mr. Efland provided information on the recent construction plans for Ryan Homes in this location.

ITEM 6. NEXT REGULAR MEETING: March 4, 2015

ITEM 7. ADJOURNMENT:

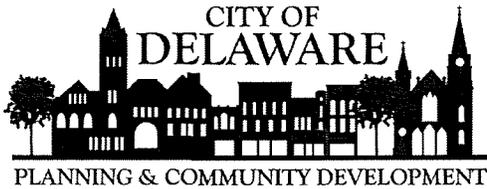
**Motion:** Chairman Keller moved for the February 4, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:11 p.m.

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Chairman Lisa Keller

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Elaine McCloskey, Clerk



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2015-0201,0203-0204 & 0206

REQUEST: Multiple Requests

PROJECT: Fidelity Federal & Turning Point

MEETING DATE: March 4, 2015

### APPLICANT/OWNER

Fidelity Federal Savings & Loan  
60 North Sandusky Street  
Delaware, Ohio 43015

Turning Point  
P.O. Box 875  
Marion, Ohio 43301

### REQUEST

2015-0201: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres.

2015-0203: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).

2015-0204: A request by Turning Point for approval of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

2015-0206: A request by Fidelity Federal Savings and Loan and Turning Point for approval of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

### PROPERTY LOCATION & DESCRIPTION

The 14.9 acre site encompasses two parcels that are located between North Sandusky Street and North Liberty Street just north of Pennsylvania Avenue and are zoned R-4 (Medium Density Residential District). The properties to the south are zoned R-3 (One-Family Residential District) and R-4 while the properties to the west are zoned R-3. The properties to the north and east are located in the County.

### BACKGROUND/PROPOSAL

Fidelity Federal Savings and Loan is proposing to rezone their subject 14.9 acre property which currently encompasses three parcels (519-423-01-045-000 Sub-Area A and 519-423-01-046-001 & 519-423-01-047-001 Sub-Area B) from R-4 (Medium Density Residential) to R-4 PMU (Planned Mixed Use Overlay District). Turning Point is under contract to purchase the 7.73 acre Sub-Area A for a domestic shelter for victims of domestic violence only while Fidelity Federal Savings and Loan will maintain ownership of the 7.17 acre Sub-Area B for development opportunities.

### STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the Northwoods Subarea of the City of Delaware Comprehensive Plan and recommends an institutional use on the western portion of the site (Sub-Area A) and High Density Single Family on the eastern portion of the site (Sub-Area B). The owner is requesting a revision to a Mixed Use designation for the entire site to allow the potential uses contemplated in the development text by each entity. Such designation with limited commercial uses (per the PMU development text) for the eastern portion of the site along North Sandusky Street would be sensitive to the adjacent residential zones while being practical with the existing market demands of the site being located in proximity of the revised US 23 and North Sandusky Street intersection.
- **ZONING:** The current R-4 (Medium Density Residential District) zoning does not permit the majority of the proposed uses but the placement of a Planned Mixed Use (PMU) Overlay District zoning with the appropriate development text and land use designations would allow the proposed and future uses.

- **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 for each subject phase prior to Preliminary or Final Development Plan approval.
- **UTILITIES:** Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Preliminary and/or Final Development Plans for the subject phase.
- **ROADS AND ACCESS:** The access to the site would remain the same with the existing curb cut on North Liberty Street accessing Sub-Area A and the existing curb cut on North Sandusky Street accessing Sub-Area B. The City emergency forces are requiring the primary access drive shall be connected between Sub-Area A and B when both Sub-Areas are developed to at least allow emergency access between the two Sub-Areas.
- **STREAM PRESERVATION** All State and local rules and regulations regarding the regulation of the lake and water courses within the site shall apply as they are in effect at the time of permitting.
- **SITE CONFIGURATION:** The subject development would be separated into two Sub-Areas (A & B) with Sub-Area A being located on the western portion of the site and Sub-Area B being located on the eastern portion of the site.

*Sub-Area A (7.73 acres)* – Turning Point would renovate the existing two buildings and utilize the existing infrastructure for a domestic shelter. The minimal improvements would include connecting the two existing buildings with a hallway to ensure security within the campus and potentially include accessory facilities like dumpster(s), a security fence and some additional parking spaces. The existing two buildings, outbuilding and infrastructure along with the accessory facilities would be deemed the Final Development Plan as they existing today.

*Sub-Area B (7.17 acres)* – Fidelity Federal Savings and Loan did not submit a plan for the site (currently vacant) but are marketing the site for residential, office and limited commercial uses and any proposed use would require at a minimum Preliminary and Final Development Plan approval by the Planning Commission and City Council. The US 23/North Sandusky Street intersection upgrades would require approximately 1.167 acres of property dedicated for right-of-way to the State leaving a 5.933 acre parcel to be developed.

- **TREE REMOVAL & REPLACEMENT:** Any tree removal and replacement as result of the proposed development shall meet all requirements of Chapter 1168 along with the following replacement 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 shall not be counted toward replanting requirements
- **LANDSCAPING & SCREENING:** The existing site has a significant amount of trees, rolling topography and a stream that bisects the site in an east/west orientation which can create natural buffers, while the development text and the zoning code require minimum buffer requirements and additional buffer requirements for any future non-residential use. The Final Development Plan for Turning Point in Sub-Area A achieves compliance with the minimum buffer requirements while any future uses in Sub-Area B would have to comply with the minimum requirements of the development text and the zoning code.
- **LIGHTING:** The Final Development Plan for Turning Points does not identify any additional lighting while Fidelity Federal Savings and Loan has not submitted any plans for review and any subsequent Preliminary and Final Development Plans shall achieve compliance with the zoning code and be approved by the Chief Building Official.
- **SIGNAGE:** The submittal does not include any signage requests and any proposed signage would have to achieve compliance with the minimal signage requirements and the approved Gateways and Corridors Plan.
- **BUILDING DESIGN:** The intent of this regulation is to allow renovations and additions to existing structures which should be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Preliminary and/or Final Development Plan review process.

*Sub-Area A* - Because Turning Point is renovating the existing two buildings with minimal exterior revisions (connecting the existing buildings with a hallway for security purposes) with minimal accessory buildings (potential dumpster), the submitted Final Development Plan would achieve compliance with the building design requirements.

Sub-Area B – Again because no Preliminary or Final Development Plan were submitted, any future new buildings would have to comply with the above requirements and would be subject to Preliminary and Final Development Plan processes.

- **CONDITIONAL USE PERMIT:** The proposed uses shall achieve compliance with the conditional use permit requirements per the zoning code and of the approved development text.
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**STAFF RECOMMENDATION (2015-0201 – REZONING AMENDMENT)**

Staff recommends approval of a request by Fidelity Federal Savings and Loan and Turning Point of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres, with the following conditions that:

1. Any new structure(s) or any change of use of any existing structure or property shall require conformance to all provisions of the Development Text.
  2. Any development in Sub-Area B shall require at a minimum Preliminary and Final Development Plan approval by the Planning Commission and City Council.
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**STAFF RECOMMENDATION (2015-0203 – CONDITIONAL USE PERMIT)**

Staff recommends approval of a request by Fidelity Federal Savings and Loan and Turning Point of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).

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**STAFF RECOMMENDATION (2015-0204 – PRELIMINARY AND FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request Turning Point of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District), with the following conditions that:

1. 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.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities.
3. Any new building shall achieve compliance with the design standards of the approved development text.
4. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
5. Any new signage shall achieve compliance with the zoning code and the approved Gateways and Corridors Plan.
6. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
7. Any lighting plan shall be reviewed and approved by the Chief Building Official.
8. Any new buildings or site improvements considered a major modification shall require Preliminary and Final Development Plan approval.

**STAFF RECOMMENDATION (2015-0206 – CONDITIONAL USE PERMIT)**

Staff recommends approval of a request by Fidelity Federal Savings and Loan and Turning Point of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).



FIDELITY FEDERAL SAVING AND LOAN AND TURNING POINT  
PLANNED MIXED USE DEVELOPMENT TEXT  
500 NORTH LIBERY STREET  
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Fidelity Federal Saving and Loan is proposing to rezone their subject 14.9 acre property which encompasses two parcels (519-423-01-045-000 Sub-Area A & 519-423-01-046-001 Sub-Area B) from R-4 (Medium Density Residential) to R-4 PMU (Planned Mixed Use Overlay District). Turning Point is under contract to purchase the 7.73 acre Sub-Area A while Fidelity Federal Saving and Loan will maintain the 7.17 acre Sub-Area B for development opportunities.



2. GENERAL DEVELOPMENT STANDARDS

- A. **Purpose and Intent.** It is the intent of this development to provide two separate entities a mixed use development with compatible and common site improvements, architectural design, signage and amenities. 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, 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. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

D. **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 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 change in the use or occupancy other than those uses specifically listed in this text for Sub-Area A and B.
- (2) Major change in the approved location of land uses or land use sub-areas and building sizes of more than 10% .
- (3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved private street pattern, access points and parking facilities that results in a change in operating characteristics or character.

E. **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 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 change to the use or occupancy of Sub-Area A and B other than those uses specifically allowed in this text or any minor changes to the approved site layout.
- (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 private street pattern, access points and parking facilities that results in a change in operating characteristics or character.
- (5) Minor structural alterations that do not alter the overall design intent of the building.

F. **Preliminary & Final Development Plans for Each Sub-Area**

1. Sub-Area A – The existing site conditions would be considered the Preliminary and Final Development Plan which requires approval by the Planning Commission and City Council. Any future changes to the existing conditions that would be considered a major modification would require an Amended Preliminary and Final Development Plan approval.
2. Sub Area B – Because the submission does not include any proposed site plans, a Preliminary and Final Development Plan would need to be submitted and approved by the Planning Commission and City Council.

**G. Stream Preservation.**

- (1) All State and local rules and regulations regarding the water courses within Sub-Area A and B shall apply as they are in effect at the time of permitting.

**H. Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 with the following replacement schedule:

- (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 shall not be counted toward replanting requirements.

**3. SUB-AREAS**

The project is separated into two Sub-Areas to represent the distinct areas of development by two different owners. Sub-Area A is a 7.73 acre parcel located on the western portion of the site that fronts North Liberty Street and is under contract by Turning Point to purchase for their Delaware facility. Turning Point is proposing to utilize the existing building on the site with no or minimal site improvements (they are proposing to connect the buildings with a hallway for security purposes) with the existing conditions considered a Preliminary and Final Development Plan. Sub-Area B is a 7.17 acre parcel located on the eastern portion of the site that fronts North Sandusky Street with Fidelity Federal Savings and Loan retaining ownership and marketing the subject property for office and limited commercial and residential uses which would require future Preliminary and Final Development Plan submittal and approval. The US 23/North Sandusky Street intersection improvements would require approximately 1.167 acres of property dedicated for right-of-way to the State leaving a 5.933 acre parcel to be developed.

**4. SUB-AREA A – TURNING POINT**

**A. Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area A as represented in the chart below by P, C, or L, 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 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) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) **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. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area A Uses
<b>(a) Residential</b>	
(1) Bed and Breakfast	P
(2) Residential Care Facility – 6 to 8 persons	P
(3) Residential Care Facility – 9 or more persons (per zoning code)	C
(4) Domestic Shelter for victims of domestic violence only	L
<b>(b) Community Facilities</b>	
(1) Place of Worship	P
(2) Day Care Center – child/adult	P
(3) Congregate Care Facility	C
(4) Nursing Home	C
(5) Public safety and service facility	P
<b>(c) Office and Professional Services</b>	
(1) Offices – administrative, business and professional	P
(2) Medical and dental offices, health and allied services	P
<b>(f) Recreation and Entertainment</b>	
(1) Park and Playground (including archery range)	P
<b>(g) Accessory Uses &amp; Structures</b>	
(2) Off Street Parking	A
(3) Storage/Maintenance Buildings	A
(4) Fencing and screening	A
(5) Uses deemed accessory to domestic shelter facilities	A

(1) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

A. **Domestic Shelter.** Such use shall meet all requirements of the then current Zoning Code and the following conditions:

1. The shelter is specifically for victims of domestic violence. Any other clients or types of shelters are not permitted.
2. The units shall be limited to a maximum one year stay by each individual (or family).
3. The number of units shall be limited to 16 for the entire facility.
4. The use shall provide 24 hour supervision and security.
5. This use would not include clinics, institutions, hospitals, convalescent or nursing homes, dormitories or similar uses.
6. Any support and ancillary services of the domestic shelter.

B. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	7 acres
(2) Minimum lot width and frontage*	300 ft.
(3) Maximum building coverage	40%
(4) Maximum lot coverage**	70%

\*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

\*\*Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area A, excluding any existing public right-of-way, and converted to a percentage.

C. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback from North Liberty Street	50 ft.
(2) Perimeter Setback	30 ft.

D. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from North Liberty Street	20 ft.
(2) Perimeter setback	20 ft

E. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.

F. **Building Design.** The intent of this regulation is allow renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the following elevations. Also, all new buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process.

- (1) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
- (2) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

G. **Parking.** The amount of parking shall be as approved the Final Development Plan.

H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

- I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code.
  - k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Mixed Use Development will comply with the Gateways & Corridors Plan (GCP) and Chapter 1165 of the City of Delaware Zoning Code.
  - l. **Roads.** Any new or existing road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase. The primary driveway shall connect Sub-Area A and B allowing at a minimum, City emergency forces public access to both sides of the site when both Sub-Area A and B are developed.
  - m. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
5. SUB-AREA B – FIDELITY FEDERAL SAVING AND LOAN (Current Owner)
- A. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area A as represented in the chart below by P, C, or L, 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 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) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
    - (4) **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. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area B Uses
<b>(d) Residential</b>	
(1) Bed and Breakfast	P
(2) Single-Family Dwelling	L
(3) Two Family Dwelling	L
(4) Multi-Family (owner occupied units only)	L
<b>(e) Community Facilities</b>	
(1) Place of Worship	P
(2) Day Care Center – child/adult	P
(3) Public safety and service facility	P
<b>(f) Office and Professional Services</b>	
(1) Offices – administrative, business and professional	P
(2) Medical and dental offices, health and allied services	P
(3) Financial institutions, banks	P
<b>(g) Commercial Uses</b>	
(1) Funeral Home	P
(2) Veterinary Office (no outside run or kennel)	P
(3) Veterinary Hospital ( without kennel)	P
(4) Indoor Self-Storage	C
<b>(h) Recreation and Entertainment</b>	
(1) Park and Playground	P
<b>(g) Accessory Uses &amp; Structures</b>	
(1) Off Street Parking	A
(2) Fencing and screening	A

(1) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

a. **Single-Family, Two Family and Condominium Dwelling Units.** Such limitations include: 1. Only one single family and two family dwelling shall be allowed on the subject lot. For more than one single family dwelling, two family dwelling or condominium development, a zoning amendment to this PMU and a Preliminary/Final Development Plan and Preliminary/Final Subdivision Plat shall be required to be approved by the Planning Commission and City Council. 2. All single and two-family structures shall comply with minimum bulk requirements in an R-4 zoning district along with achieving compliance with Chapter 1171.08 Residential Development and Design Criteria and Performance Standards. 3. All condominium development bulk and density requirements shall be per approved Preliminary and Final Development Plan along with achieving compliance with 1171.08 Residential Development and Design Criteria and Performance Standards.

(5) **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	1 acre
(2) Minimum lot width and frontage*	100 ft.
(3) Maximum building coverage	40%
(4) Maximum lot coverage**	70%

\*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

\*\*Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area A, excluding any existing public right-of-way, and converted to a percentage.

(6) **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

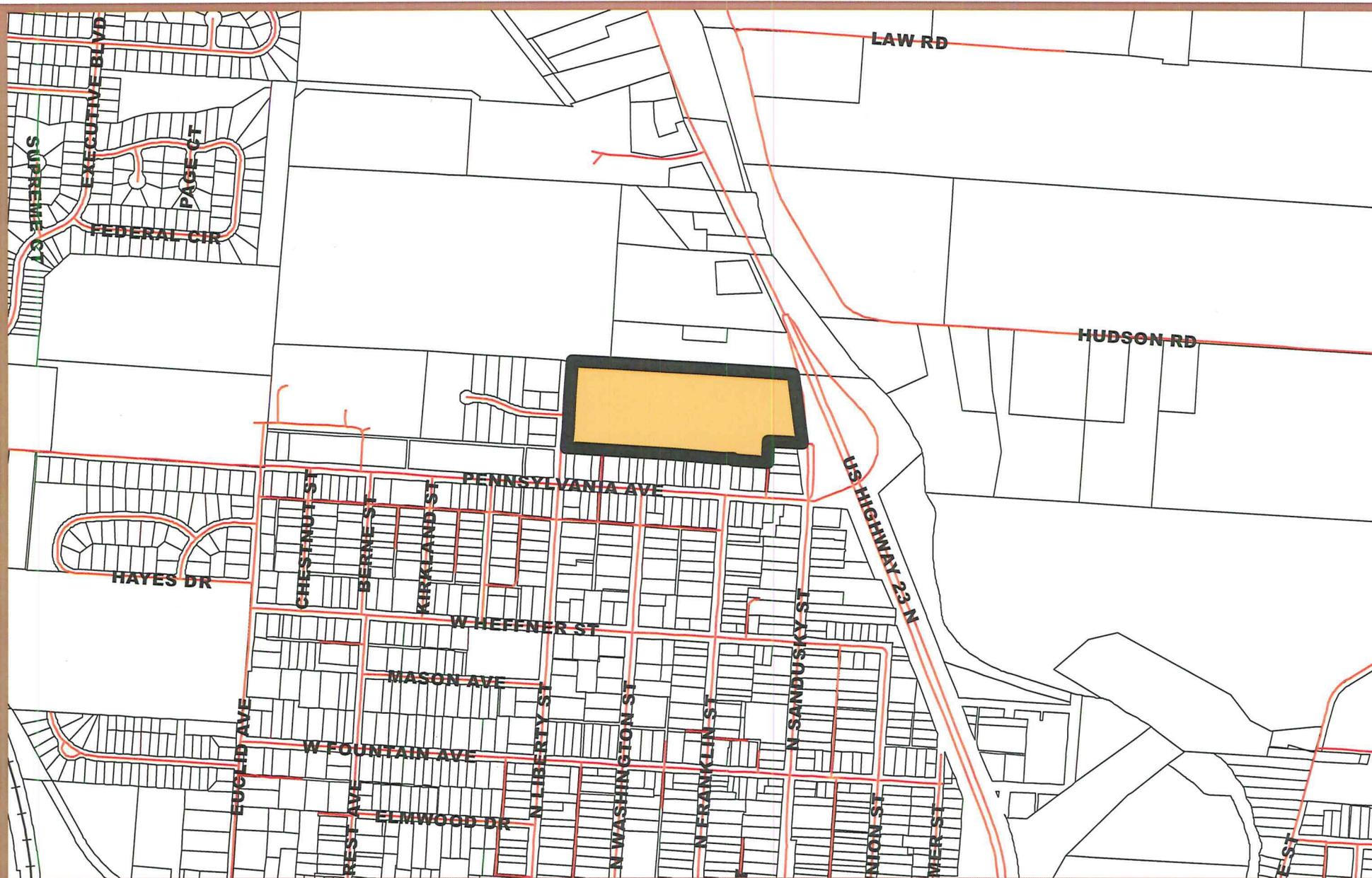
Minimum Building Setbacks	
(1) Setback from North Sandusky Street	50ft.
(2) Perimeter Setback – – Commercial Use – Office Use	50 ft 20 ft
(3) Internal Property Line Side Yard Setbacks	20 ft.

- a. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

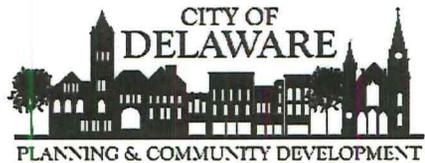
Minimum Parking Setbacks	
(1) Setback from North Sandusky Street	20 ft.
(2) Perimeter Setback	20 ft
(3) Internal Property Line Side Yard Setbacks	10 ft

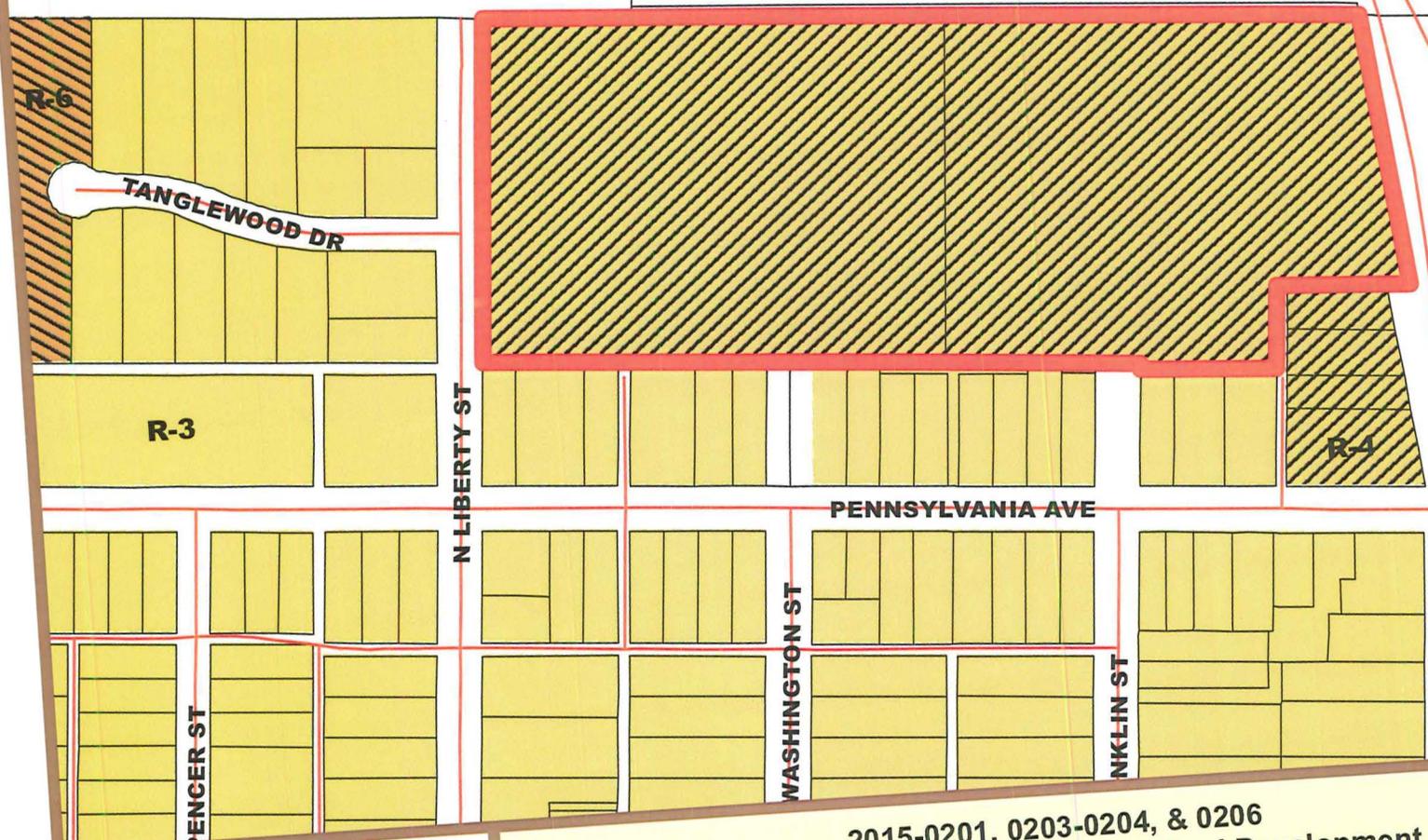
- b. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.
- c. **Building Design.** All buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process.
- i. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
  - ii. Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.
- d. **Parking.** The amount of parking provided shall not be more than that shown on the approved Final Development Plan.
- e. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

- f. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code.
  
- k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Mixed Use Development will comply with the Gateways & Corridors Plan (GCP) and Chapter 1165 of the City of Delaware Zoning Code.
  - 1. Only one ground sign shall be permitted for each Sub-Area and it may have tenant panels.
  
- l. **Roads.** Any new or existing road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
  
- m. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.



2015-0201, 0203-0204, & 0206  
Conditional Use Permit, Preliminary & Final Development Plan,  
Rezoning & Comprehensive Plan Amendment  
500 North Liberty Street  
Location Map





HUDSON RD

R-6

TANGLEWOOD DR

R-3

N LIBERTY ST

PENNSYLVANIA AVE

R-4

ROW

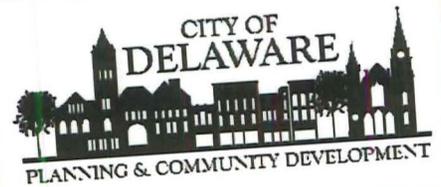
PENCENER ST

WASHINGTON ST

FRANKLIN ST

MUSKY ST

US HIGHWAY



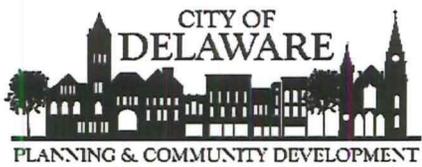
2015-0201, 0203-0204, & 0206  
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500 North Liberty Street  
Zoning Map

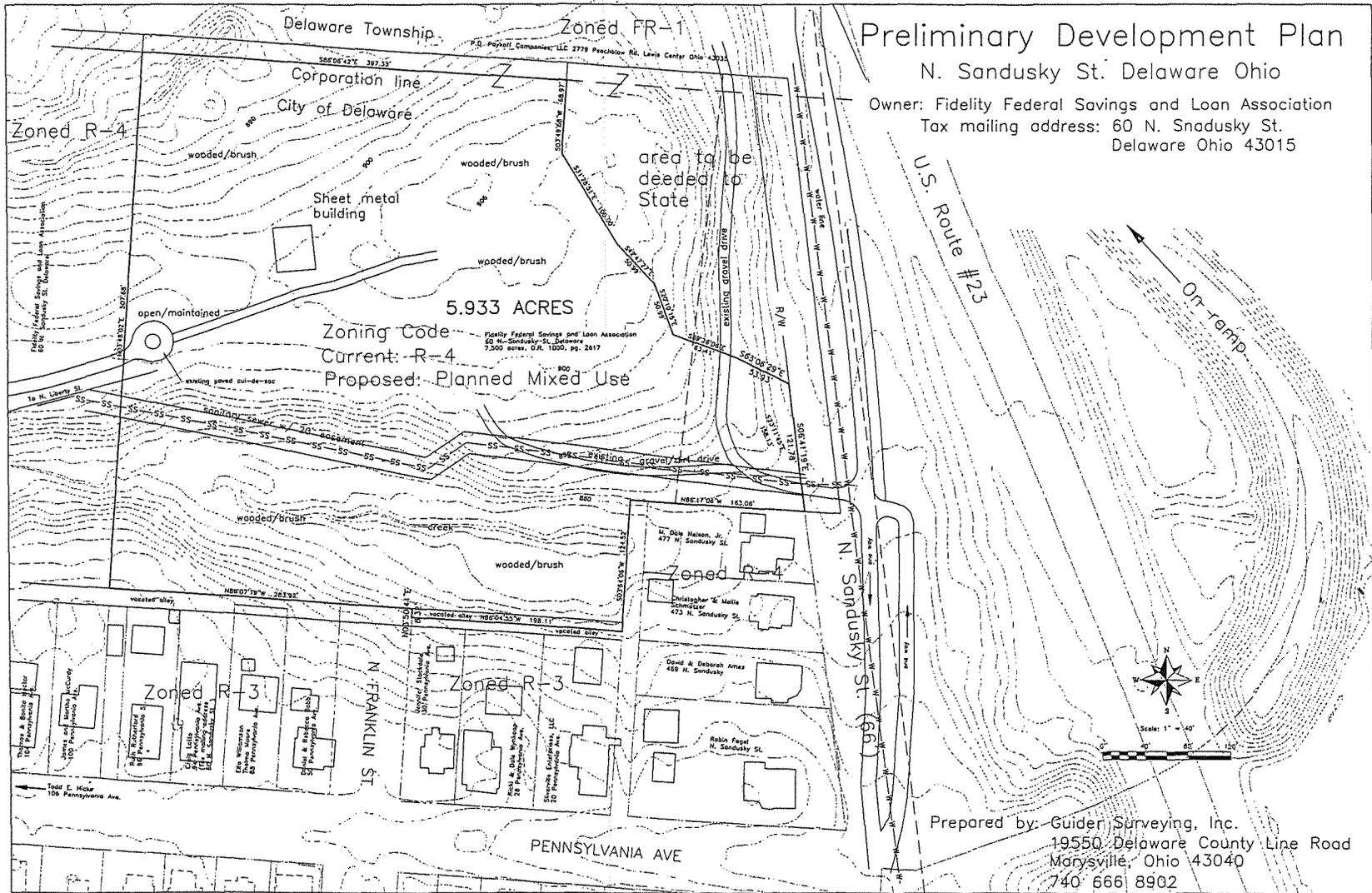




2015-0201, 0203-0204, & 0206

Conditional Use Permit, Preliminary & Final Development Plan,  
Rezoning & Comprehensive Plan Amendment  
500 North Liberty Street  
Aerial (2013)





# Preliminary Development Plan

N. Sandusky St. Delaware Ohio

Owner: Fidelity Federal Savings and Loan Association  
Tax mailing address: 60 N. Sandusky St.  
Delaware Ohio 43015

5.933 ACRES  
Zoning Code  
Current: R-4  
Proposed: Planned Mixed Use

Prepared by: Guider Surveying, Inc.  
19550 Delaware County Line Road  
Marysville, Ohio 43040  
740 666 8902



# Turning Point

Serving domestic violence victims and their families for more than 30 years in Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties

Call 24 hours a day: (800)232-6505 or (740)382-8988

### About Turning Point

- Home
- About Us
- Our Services
- News & Events
- Donations
- Employment
- Volunteers
- Contact Us



### Recent Posts

- #thesehandsdonthurt
- Panera in Sunbury Now Open
- Holiday Wishes Granted by Sponsors
- Comments from the HBO Documentary "Private Violence"

### Domestic Violence

- What is Domestic Violence?
- Safety Planning
- Red Flags
- Frequently Asked Questions
- Support Forum
- Dating Violence
- Links

### Mission Statement

Turning Point has the social responsibility to respond to the needs of domestic violence victims by providing shelter, counseling, advocacy and general support services and to identify and confront the causes of domestic violence.

*Adopted 1977*

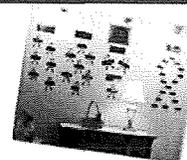
### Safety Alert

If you feel you are in immediate danger, please call 911 or our **HOTLINE: (800) 232-6505**. Viewing this page will leave a history on your computer. Learn how to clear your history - [Click Here](#)

### Exit Site

### Purple Ribbon Society

We have created the Purple Ribbon Society to recognize those that support one or more of our families. These partnerships are making a very tangible impact on our community and, most importantly, on a family in need. [Click Here to Learn More](#)



Delaware-Morrow Mental Health & Recovery Services Board



### Online Support Forum

Our online support forum is for victims of domestic violence who are seeking local resources and assistance. Our goal is to make this forum as interactive as possible. We will not endorse any attorneys online and we cannot admit anyone into shelter services through this forum.

If you are seeking shelter or a civil protection order, please call the agency at (740) 382-8988 or 1-800-232-6505.

[Click Here to View the Online Support Forum](#)

Turning Point | PO Box 875 | Marion, OH 43301-0875 | 740-382-8988



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Delaware-Morrow Mental Health & Recovery Services Board



## About Us

Quick Links: [History of Turning Point](#) | [Brief History of the Battered Women's Movement](#) | [Board of Trustees](#) | [Annual Report](#) | [Funders](#)

## History of Turning Point

In May of 1977, a group of concerned citizens, led by Kay Stout, A.C.S.W., met for the first time to discuss the problem of domestic violence in the Marion community. Immediate goals were developed to provide peer support and to begin educating the community about the issue of domestic violence. A long range goal emerged to establish a shelter facility where survivors of domestic violence could seek refuge.

In August of 1978, a corporation by the name of Concerned Citizens Against Violence Against Women was formed. Through C.C.A.V.A.W.'s efforts, funding was obtained and, in April of 1979, the dream of a shelter became a reality. Women and children now have a safe place to turn when challenged with domestic violence – a Turning Point that enables survivors of domestic violence to live a life free of violence.

Since 1986, 6,458 women and 227 men have benefited from our outreach services, over 3,113 men have attended batterers' treatment programs, 2,693 speeches have been presented and 45,286 volunteer hours have been logged.

While these numbers might be disheartening on the one hand, on the other hand they confirm the need for the many ways in which Turning Point has provided support for survivors of domestic violence. In an ideal world there would be no horror stories to tell of events that happen behind closed doors. In an ideal world the home would stand for a place of peace and comfort. For now, there is no ideal world. Until that world emerges, Turning Point will continue to extend its services to those people seeking the serenity of safety.

## Brief History of the Battered Women's Movement

Prior to the 1970's, partner abuse remained a horror that was housed behind closed doors. It was not until women gathered in the late 1960's to share their stories that violence in the home became a public issue. With this emergence of women's voices came what is known as the Modern Women's Movement.

The Modern Women's Movement challenged the existing conditions of women and served as a catalyst for the Battered Women's Movement that emerged in the 1970's. In the following years, the battered women's movement dramatically changed society's response to domestic violence.

In the early 1970's, there were no battered women's shelters in existence. Today, there are more than 1,500 shelters serving women, children and men who are victims of domestic violence.

## Turning Point Board of Trustees

### Officers

<b>President:</b> Gary Pendleton	Marion County
<b>Vice President:</b> Brenda Harden	Morrow County
<b>Secretary:</b> Holly Quaine	Delaware County
<b>Treasurer:</b> Chris King	Delaware County

### Members

Deputy Chris Burden	Delaware County
Eric Fuller	Union County
Lynn Clay	Wyandot County
Christa Steiger	Crawford County
Linda Hall	Marion County
Detective Scott Sterling	Marion County

## Annual Report

Click on this link for our 2014 annual report.

## Funders

*Thank you to our supporters!* Turning point relies on the generosity of our funders and communities to achieve its mission of providing support, counseling and shelter to victims of domestic violence and their families.

Turning Point is funded by the Delaware/Morrow Mental Health and Recovery Services Board; the county commissioners in Crawford, Delaware, Marion, Morrow, Union, and Wyandot Counties; the United Ways in Crawford, Delaware, Marion, Morrow, and Union Counties; Crawford County Job and Family Services; the Ohio State Office of the Attorney General; the Office of Criminal Justice Services; Marion Municipal Court; the Ohio Department of Education; and donations from individuals, corporations, foundations and organizations.

Turning Point | PO Box 875 | Marion, OH 43301-0875 | 740-382-8988

# **TURNING POINT**



**Serving domestic violence victims  
and their families since 1979**

## **Annual Report FY 2014**



## From our Director...

This annual report marks 35 years of sheltering families. We have seen many changes over the years. Programs have come and gone, the shelter program grew with the new building, and funding increased and was then lost in the "great recession".

The families have changed as has our society: the violence is more violent, injuries are more severe and there is more poverty and drug and alcohol abuse.

But one thing has not changed and that is the dedication of the staff and volunteers of Turning Point. It is a privilege to work with our families and we marvel at their strength and courage against so many odds.

In the end we would not be able to do this important work without the support of our communities...it does take a village! So please know how much your support and kindness means to our staff, volunteers and families.

We cannot say it enough...thank you for sharing our commitment to safe peaceful families in our communities!

*Paula Miller*

*"Turning Point has the social responsibility to respond to the needs of victims of domestic violence by providing shelter, counseling, advocacy and general support services and to identify and confront the causes of domestic violence."*

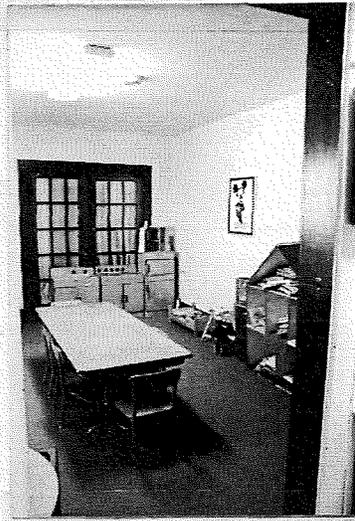
-Mission Statement adopted in 1977

## History of Turning Point

In May of 1977, a group of concerned citizens led by Kay Stout, A.C.S.W., met for the first time to discuss the problem of domestic violence in the Marion community. Representing many disciplines, yet united in their concern for battered women, they began to explore what could be done to aid such individuals and their children. In August 1978, a corporation was formed entitled ***Concerned Citizens Against Violence Against Women, Inc.*** Through their efforts funding was obtained and, in April of 1979, the dream of a shelter became a reality.

**Families now had a place to stay - a *Turning Point*.**

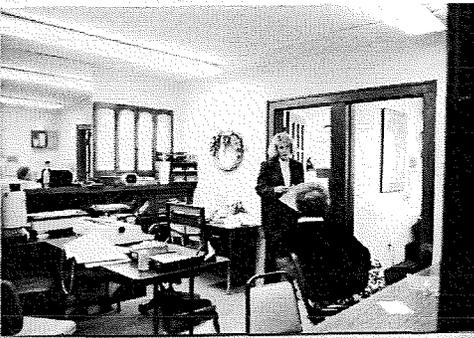
The shelter housed its first client before Ohio's domestic violence statutes took effect. In the years since, the program has developed to include individual and group support, 24-hour crisis lines, victims' rights advocacy, batterers' intervention and community education presentations. The agency's service area covers Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties, giving Turning Point the largest territory of any domestic violence program in Ohio.



*Reflecting on the past,  
Staying in the present,  
Looking toward the future*

*Turning Point  
Since 1979*

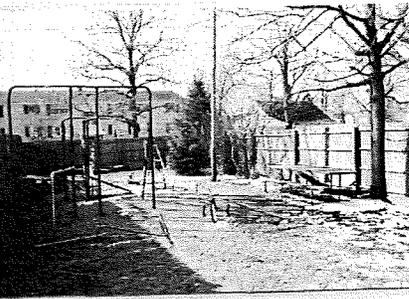
CHILDREN ARE GIVEN THE OPPORTUNITY FOR CREATIVE PLAY IN THEIR VERY OWN PLAYROOM.



THE MAIN OFFICE SERVES AS A STAFF CONGREGATION AREA TO DISCUSS THE CASES, MAINTAIN COVERAGE AND TO SHARE CONCERNS.



THE KITCHEN IS KEPT STOCKED WITH FOOD FOR NUTRITIONALLY PLANNED MEALS EACH WEEK.



ON A SUNNY DAY, CHILDREN AND THEIR MOTHERS CAN ENJOY THE OUTDOORS IN TURNING POINT'S SPACIOUS PLAY YARD.



IN THE UPSTAIRS LIVING ROOM, CLIENTS GATHER TO WATCH TELEVISION, SHARE CONCERNS AND HELP EACH OTHER GAIN SUCCESSSES.

# BOARD OF DIRECTORS

Board of Directors as of June 30, 2014

**Gary E. Pendleton, President**

Retired

**Brenda Harden, Vice President**

Case Manager, Child Support Enforcement Agency

**Holly Quaine, Secretary**

President, Delaware Area Chamber of Commerce

**Chris King, Treasurer**

IT Director, Marion General Hospital

**Linda Hall**

Gunder/Hall and Folk Funeral Directors

**Eric Fuller**

Information Systems Security, Marion General Hospital

**Christa Steiger**

RN, Bucyrus Community Hospital

## ADMINISTRATIVE STAFF

**Paula Roller**

Executive Director  
proller@turningpoint6.org

**Paula Burnside**

Program Director  
pburnside@turningpoint6.org

**Kristi Butler**

Community Education Coordinator  
kbutler@turningpoint6.org

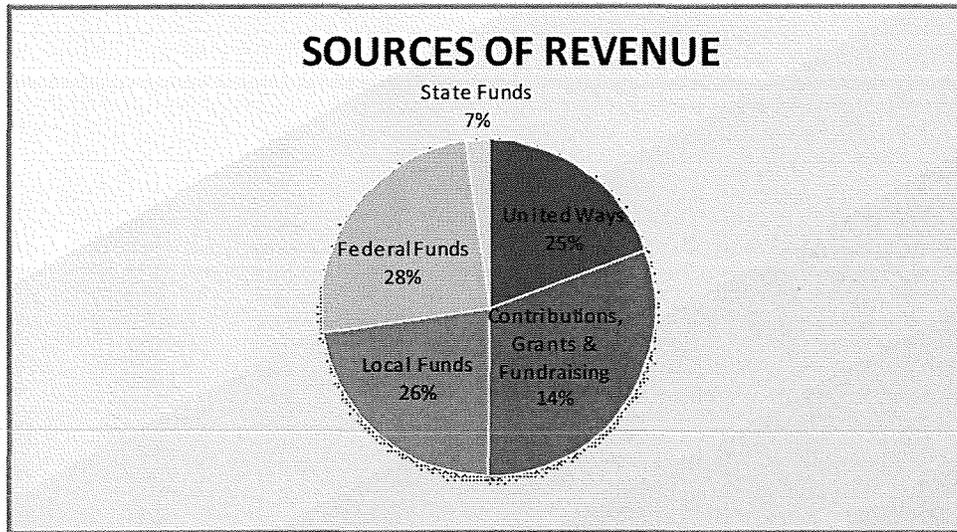
**Amy Cooperider**

Finance Director  
acooperider@turningpoint6.org

## FUNDING SOURCES

Turning Point is funded by the Delaware/Morrow Mental Health and Recovery Services Board; the county commissioners in Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties; the United Ways in Delaware, Marion, Morrow, Crawford, and Union Counties; Crawford County Job and Family Services; the Ohio State Office of the Attorney General; the Office of Criminal Justice Services; and donations from individuals, corporations, foundations and organizations.

# FY 2014 Revenue and Expenses



<b>SUPPORT AND REVENUE</b>	
United Way Organizations	192,405
Mental Health Boards	114,438
Marriage License Fees	72,000
Title XX Funds	20,364
Victims of Crime Assistance Grant	126,511
Contributions	40,942
Justice Assistance Grant	15,484
VAWA Grant	46,771
Family Violence Grant	23,134
Department of Education	5,546
Core Shelter Services Grant	44,982
Transitional Housing	30,488
Miscellaneous Grants & Fundraising	63,852
Interest	41
<b>TOTAL SUPPORT AND REVENUE</b>	<b>796,958</b>

<b>OPERATING EXPENSES</b>	
Salary and Wages**	457,324
Payroll Taxes and Benefits	96,286
Community Outreach	10,209
Occupancy	119,879
Office/Postage/Photocopying	8,627
Program Expenses	39,635
Professional Expenses	12,265
Insurance	14,446
Mileage	11,575
Training/Conferences	5,426
Telephone	8,833
Transitional Housing	12,483
Miscellaneous	56,283
<b>TOTAL OPERATING EXPENSES</b>	<b>853,271</b>

\*\*Turning Point provides services to six north central Ohio counties 24 hours a day, 7 days a week. Our salaries include 9 full-time, 2 part-time, and 8 program aide employees.



## SHELTER SERVICES

*Turning Point believes that providing the basic needs of shelter, food, and clothing is essential in helping victims of domestic violence regain control of their lives.*

Shelter Admissions  
**Women: 105**  
**Children: 113**  
**Men: 6**

**TRANSPORTATION**

**VICTIM  
ADVOCACY**

Average  
Length of Stay  
**67 days**

**SUPPORT  
GROUPS**

**CLOTHING**

Family Days  
of Stay  
**8,143**

**FOOD**

**INDIVIDUAL  
SUPPORT**

**94%** of sheltered clients  
reported satisfaction  
with our services.

Creating an Individualized Safety Plan  
is the best way to improve a victim's  
safety situation.

**95%** of clients who were either shelter  
residents or attended our support groups  
completed safety plans.

# TRANSITIONAL HOUSING SERVICES

**14 families** were served in the Transitional Housing Program.

Average Length of Stay  
**6 months**

TH Family Days of Stay  
**2,441**



*Transitional Housing is a bridge between clients in the shelter and living independently. Clients in the Transitional Housing Program stay for an extended length of time in the shelter. Through a collaboration with the Marion County Continuum of Care and the City of Marion, Turning Point owns three homes to be used for this purpose. This will give clients the opportunity to rent a home while still receiving case management from the agency.*



**75%** of families participating in our Transitional Housing Program reported living violence-free nine months after leaving the program.

Currently there are 3 shelter bedrooms and 3 single family homes for Transitional Housing.

## CRISIS LINE CALLS



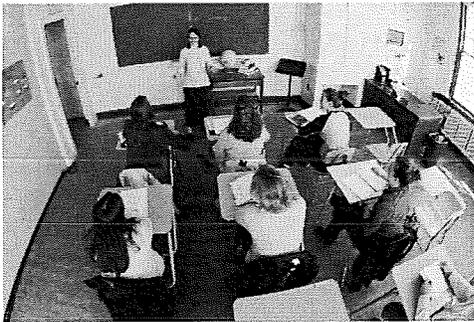
In an effort to make services more readily available, Turning Point provides a telephone crisis line, staffed 24 hours a day/7 days a week.

**(800) 232-6505 (740) 382-8988**

During FY 2014, there were **945** calls taken on the agency's crisis line.

We are also online at [www.turningpoint6.org](http://www.turningpoint6.org) and on Facebook and Twitter.

## IN-SCHOOL PREVENTION



During FY 2014, our In-School Prevention Coordinator gave presentations in all six counties to middle and high school students. Almost 3,500 students participated in the Healthy Teen Relationship workshops with 45% being middle school students and 55% high school students. Pretests and posttests were given and showed 23% increase of knowledge gained from the information given. Teachers enjoyed the workshops as well and request the presentation for the next school year.

## NON-RESIDENT SERVICES

**Turning Point's  
Victims' Rights  
Advocacy Program  
served 249 new clients  
and 417 total clients.**

**Turning Point's  
Outreach Programs include  
our Victims' Rights  
Advocates who assist  
clients through the legal  
process.**

**Victims' Rights Advocacy, Children's Programming and Peer Support Groups are available to those in shelter as well as those who reside in the community.**

## ADOPT-A-FAMILY CHRISTMAS PROGRAM



The Adopt-a-Family Program provided Christmas for **240** women, men and children—a total of **88** families.

**45** area businesses, churches and individuals sponsored families in 2013.



## VOLUNTEER PROGRAM

Turning Point's volunteer pool includes adult and youth volunteers, college students earning credit for practicum courses and members of the agency's Board of Directors.

Our **Volunteers** donated **549.25** hours to Turning Point.

Our **Board of Directors** donated **274.0** hours of service to Turning Point.  
**Interns** from various area colleges provided **845.0** volunteer hours.

**Total Volunteer Hours - 1,668.25**

### Interested in being a volunteer? Call us today!

### *Meet Ella!*

Ella is our Comfort Care dog and she earned this certification through the America Kennel Club. She went through an intensive course and passed with flying colors! Ella is here to lend a paw to anyone in the shelter who might need her on a tough day.

Ella loves kids and often spends time in the Children's Coordinator's office. Staff members are known to have treats for her throughout the building and she may wander around the shelter looking to give companionship or perhaps simply to get more treats!

Ella's human parents are Paul and Paula Burnside (our Program Director) and she has 2 brothers and a feline sister, Snickers. Next year, Ella will also add a sister-in-law to her loving family.



# CLIENT SATISFACTION

92% of clients reported increased knowledge of available resources.

94% of sheltered clients reported satisfaction with Turning Point services.

100% of our community partners reported satisfaction with Turning Point's services.



*Safe*

Turning Point changed my life. I felt I was nothing. Now I know I am good.

You made me feel safe and feel like no one was going to get me and made me feel like I can work on myself.

To all of you,

This is a wonderful place. I hope that anyone who is a victim of such crimes has a chance like I got.

*Peaceful*

*Families*

This place is such a blessing to all that come in here.

Thank you again for listening, caring and helping so many people. You truly are angels.

Turning Point provides services to victims of domestic violence and their families in six central Ohio counties.

**Crawford  
Delaware  
Marion**



**Morrow  
Union  
Wyandot**

## FY 2014 SERVICE STATISTICS

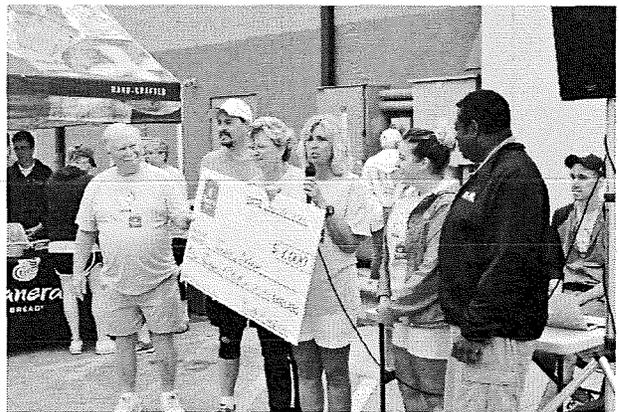
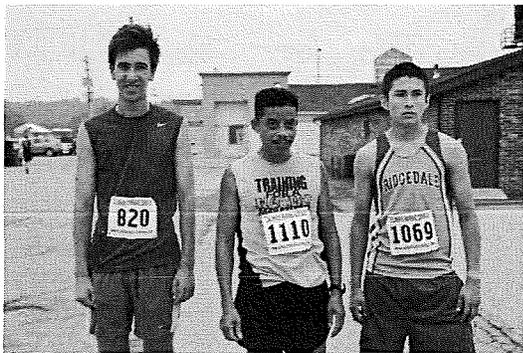
	CRAWFORD	DELAWARE	MARION	MORROW	UNION	WYANDOT	OTHER	TOTAL
<b>CRISIS CALLS</b>	76 (9%)	83 (10%)	566 (65%)	39 (5%)	33 (4%)	11 (1%)	137 (6%)	<b>945</b>
<b>SHELTER</b>								
<b>Women</b>	8 (8%)	13 (12%)	61 (58%)	5 (5%)	6 (6%)	1 (1%)	11 (10%)	<b>105</b>
<b>Children</b>	1 (1%)	15 (13%)	76 (68%)	6 (5%)	2 (2%)	0	13 (11%)	<b>113</b>
<b>Men</b>	0	0	2 (33%)	0	0	0	4 (67%)	<b>6</b>
<b>TRANSITIONAL HOUSING</b>								
<b>In-Shelter TH Families</b>	3 (27%)	0	5 (46%)	1 (9%)	0	0	2 (18%)	<b>11</b>
<b>Stand Alone TH Families</b>	1 (25%)	0	3 (100%)	0	0	0	0	<b>3</b>
<b>NEW OUTREACH</b>								
<b>Women</b>	2 (1%)	101 (46%)	89 (40%)	15 (7%)	9 (4%)	1 (1%)	5 (1%)	<b>222</b>
<b>Men</b>	0	20 (74%)	4 (15%)	0	0	0	3 (11%)	<b>27</b>
<b>TOTAL OUTREACH</b>								
<b>Women</b>	7 (2%)	126 (33%)	206 (53%)	21 (5%)	15 (4%)	1 (1%)	12 (2%)	<b>388</b>
<b>Men</b>	0	20 (69%)	6 (21%)	0	0	0	3 (10%)	<b>29</b>



# PICNIC ON THE PORCH

We hold Picnic on the Porch each year on the first Friday in October, kicking off Domestic Violence Awareness Month.

# BAGUETTE RUN



# TURNING HEADS

# FOR

# TURNING POINT



**Style Show and Luncheon**  
 Saturday, May 10th  
 11:00 to 1:00  
 Charleston Place  
 187 West Center Street  
 Marion

1 entry for Grand Prize from Carroll's

*Ticket Price - \$30*  
 purchase at Charleston Place  
 or call *Linda 387-2128*

*Sponsored by*  
 Cummins Facility Services  
 Kohls



**CITY OF DELAWARE, OHIO  
PLANNING & COMMUNITY DEVELOPMENT  
MASTER APPLICATION FORM**



Project # \_\_\_\_\_

Case # 2015-0201 REC 2015-0203-CUP 500 20150 (15.6 AC)

**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 - 206 \$500
- 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 \_\_\_\_\_ Address 500 N. Liberty Street

Acreage 15.5 \* Square Footage \_\_\_\_\_ Number of Lots \_\_\_\_\_ Number of Units \_\_\_\_\_

Zoning District/Land Use R-4 Proposed Zoning/Land Use PMU Parcel # 519-423-01-045-000  
519-423-01-046-001

Applicant Name Fidelity Federal Savings & Loan Contact Person Paula Roller

Turning Point/ Concerned Citizens Against Violence Against Women, Inc.)

Applicant Address P.O. Box 875, Marion, OH 43301-0875

Phone 1-800-232-6505 Fax 740-382-6554 E-mail proller@turningpoint6.org

Owner Name Fidelity Federal Savings & Loan Contact Person Edward F. Flahive

Attorney at Law

Owner Address 60 N. Sandusky Street, Delaware, OH 43015 P.O. Box 1040, Delaware, OH 43015

Phone 740-369-4388 Fax 740-363-1443 E-mail eflahive@rrcol.com

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

Address P.O. Box 438, Delaware, OH 43015

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.

Fidelity Federal Savings & Loan

By: [Signature]  
Owner Signature

Ana M. Babiasz President/CEO

Owner Printed Name

Michael R. Shade

Agent Printed Name

Agent Signature

Subscribed in my presence this 29<sup>th</sup> day of January, 2015.

EDWARD F. FLAHIVE

Attorney at Law

Notary Public, State of Ohio

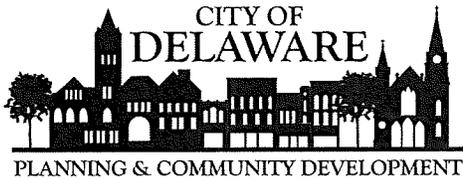
My Commission Expires No Expiration

Sec 147.03 R.C.

[Signature]  
Notary Public



\* 8.0 acres TP      0.388 acres is in  
7.1 acres FF      Delaware Township  
PIN 519-423-01-047-001



## PLANNING COMMISSION / STAFF REPORT

**CASE NUMBERS:** 2015-0175  
**REQUEST:** Conditional Use Permit  
**PROJECT:** 35 South Franklin  
**MEETING DATE:** March 4, 2015

### APPLICANT/OWNER

Mike Dickey  
WRD Real Estate  
38 South Franklin Street  
Delaware, Ohio 43016

### REQUESTS

2015-0175: A request by WRD Real Estate LLC, for approval of a Conditional Use Permit for an Indoor Self Storage Facility at 35 South Franklin Street on approximately 0.50 acres on property zoned B-3 (Community Business District).

### PROPERTY LOCATION & DESCRIPTION

The subject 0.50 acre site is located on the east side of South Franklin Street just north of the Delaware Run. The subject site is zoned B-3 (Community Business District) as are the properties to the north, south and west while the properties to the east are zoned B-2 (Central Business District). Also, the subject site is located with the Transitional Sub-District of the Downtown Historic Overlay. The current surrounding uses consist of a retail and office uses.

### BACKGROUND/PROPOSAL

In April 2014, the Planning Commission and City Council approved a Conditional Use Permit for an automotive restoration facility at this location but the use never materialized. Now the owner is proposing to convert the building into a self-storage facility. B&L Packrat would supervise the construction and manage the indoor self-storage facility. They currently operate a self-storage business at the corner of Troy and Hill-Miller Roads. The existing building would be divided into three distinct sections based on storage size with a likely maximum of 25 storage units. The northern section of the building would be divided into 10 smaller units which would contain approximately 50 square feet each and be accessed through the smaller garage door on the west side of the building via a security pad. The middle section could be divided into one or multiple units based on the market demands and would be accessed by a small garage door on the west side of the building. The southern section would be divided into one or two units based on market demands and would be accessed by the large garage door(s) on the southern portion of the building. In the past the subject site was an automotive repair garage, auto dealership and home of a cab company.

### STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the southwestern portion of the Downtown Core of the City of Delaware Comprehensive Plan and recommends mixed use as the future land use. The subject site is surrounded by mixed use future land uses. A low intensity self-storage facility with a sensitive site plan would likely meet the intent of the land use plan with minimal impact to the adjacent businesses.
- **ZONING:** As noted above, the current zoning on the property is B-3 (Community Business District) which permits a self-storage facility use as a conditional use. Compliance with the general and specific conditional use criteria along with Planning Commission and City Council approval would be required for the proposed self-storage facility.
- **GENERAL ENGINEERING:** Due to the fact that the owner is not proposing any site plan revisions and the use will be entirely within the building, detailed construction drawings are not required.
- **SITE CONFIGURATION:** The tenant would utilize the site and building as currently constructed. The site has frontage and a curb cut from South Franklin Street that accesses the existing unstriped parking lot which serves as the primary access location. A secondary access point is from East William Street through a City alley. A 37 space parking lot is located just east of the site that is the property of the owner of the building. The maximum 25 unit storage facility would require one parking space which could be located on-site or shared with the adjacent 37 space parking lot. Staff recommends that the tenant stripe the parking space(s) on the subject site. Furthermore, staff recommends that all the proposed business activities occur within the building and no outdoor storage would be permitted. If the tenant proposes a dumpster it should comply with

the minimum zoning code requirements. Also, any exterior changes will require compliance with the Downtown Historic District regulations and must follow those approval processes.

- **LANDSCAPING & SCREENING:** No landscaping or screening is proposed.
  - **LIGHTING:** No outdoor lighting is proposed.
  - **SIGNS:** The building is located within the Downtown Historic Overlay District and any proposed signage would have to achieve compliance with the signage requirements of the district. No signage is proposed in this submittal.
  - **CONDITIONAL USE PERMIT:** Staff has reviewed the criteria for a Conditional Use Permit and finds that all applicable criteria are achieved for approval.
- 

#### GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
2. Will not be detrimental to property values in the immediate vicinity.
3. Will not restrict or adversely affect the existing use of the adjacent property owners.
4. Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.
5. Will be properly landscaped in accordance with Chapter 1166.
6. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
7. That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
9. That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
10. That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire and schools.
11. That there is minimal potential for future hardship on the conditional uses that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

*Each of these General Review criteria appears to be met or are not applicable.*

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#### STAFF RECOMMENDATION – CONDITIONAL USE PERMIT (2015-0175)

Staff recommends approval of a request by WRD Real Estate LLC, for approval of a Conditional Use Permit for a Self-Storage Facility at 35 South Franklin Street on approximately 0.50 acres on property zoned B-3 (Community Business District), with the following conditions:

1. No outdoor storage shall be permitted on the subject parcel.
2. The parking lot shall be striped for at least one space.
3. Any proposed exterior change or signage shall achieve compliance with the requirements of the Historic Downtown Overlay District.



### Statement of Usage Intent

We intend to subdivide and rent the building space at 35 South Franklin Street as an indoor self-storage business. We plan to use B&L Packrat to supervise construction and manage the self-storage business. B&L Packrat currently operates a self-storage business at the corner of Troy and Hills-Miller Roads.

We plan to have the self-storage tenants access the building through the smaller garage door on the west side of the building via a security keypad. We do not expect to need any parking as the only vehicle traffic will be during access to the storage units. The property has up to two parking spaces available on the west side of the building.

Our plan for subdividing the space will depend on the demand, but our initial dividers will allow for some 5' by 10' units and some 10' by 10' units (see preliminary layout). Each unit will have adequate lighting and the access halls will have adequate lighting. The dividers will be steel to reduce the maintenance and keep the units secure. We will be sure to obtain a commercial building zone permit prior to commencing construction of the dividers and doors.

G. Michael Dickey, Partner

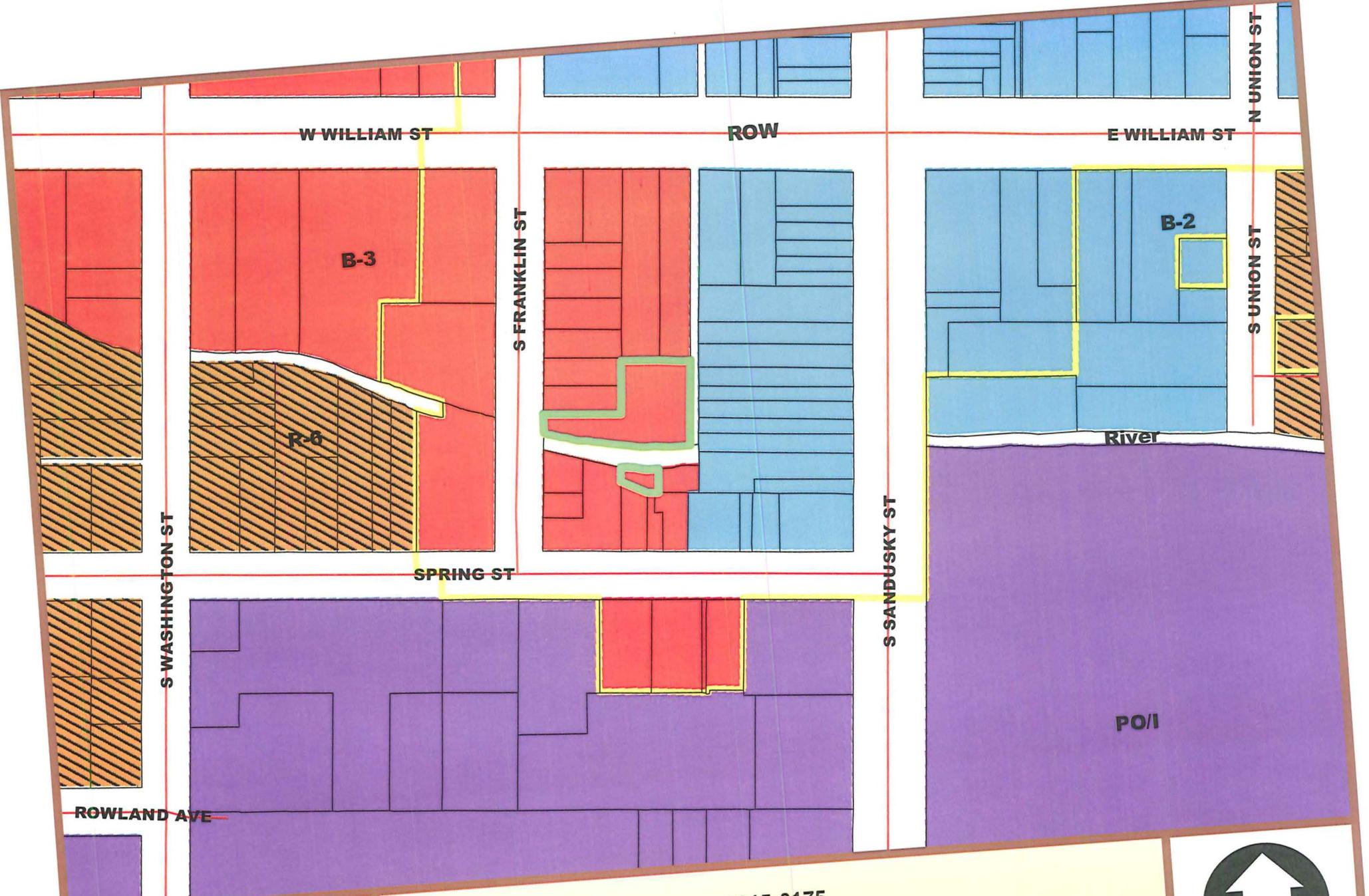
WRD Real Estate, LLC

January 30, 2015



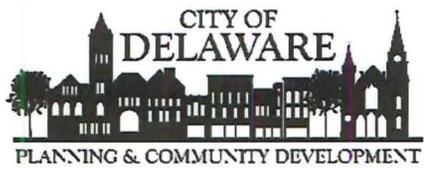
2015-0175  
Conditional Use Permit  
35 South Franklin Street  
Location Map





2015-0175  
Conditional Use Permit  
35 South Franklin Street  
Zoning Map





2015-0175  
Conditional Use Permit  
35 South Franklin Street  
Aerial (2013)



<----- South Franklin Street ----->

35 South Franklin Street

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RV garage door

RV garage door

large garage door

small garage door

North  
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bathroom

Entrance

paint  
booth

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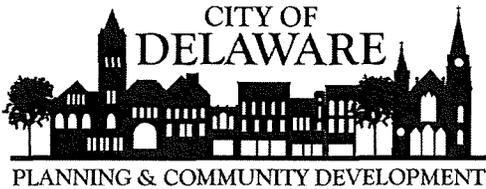
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## PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2015-0177

REQUEST: Final Subdivision Plat

PROJECT: Buehler's Food Market Inc.

MEETING DATE: March 4, 2015

### APPLICANT/OWNER

Buehler Food Markets Inc.  
1401 Old Mansfield Road  
Wooster, Ohio 44691

### REQUEST

2015-0177: A request by Buehler's Food Markets Inc. for approval of a Final Subdivision Plat at 800 West Central Avenue on approximately 16.59 acres zoned B-3 PUD (Community Business District with Planned Unit Development District).

### PROPERTY LOCATION & DESCRIPTION

The property is located on the north side of West Central Avenue between Buehlers Drive and Crestview Drive. The subject site is zoned B-3 (Community Business District) with a Planned Unit Development (PUD) Overlay. The properties to the north and east are zoned R-3 (One-Family Residential District) while the property to the south across West Central Avenue is zoned R-6 (Multi-Family Residential District). The single-family residentially zoned properties to the west are in Delaware Township.

### BACKGROUND

Buehler's Food Markets Inc., is proposing to subdivide the existing 16.59 acre parent parcel into three out parcels ranging in size from 1.142 acres to 1.404 acres that front West Central Avenue. Panera Bread is currently being constructed on the eastern most out lot (1.404 acres) while the other two out lots are zoned commercial and would be marketed for such uses by the owner. A three legged access drive (prohibiting left turns in from West Central Avenue) would divide the middle (1.205 acres) and westernmost (1.142 acres) out lots. The development is divided into two phases. Panera Bread is currently being constructed in Phase 1 on the easternmost lot. Phase 2 begins with the first development proposed on either of the two other lots.

### STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the Delaware Run Subarea of the Comprehensive Plan with a land use designation of "Commercial." The proposed restaurant and any commercial out lots would be consistent with the land use plan and zoning for the site.
- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 PUD. Under the current zoning, the development of any of the out lots would require a minimum Preliminary and Final Development Plan review. The subject property has an extensive zoning history with the following approvals:
  - Ordinance 85-21 – April 8, 1985 – City Council approved the current Buehler Retail Shopping Center rezoning of B-3 General Business and a Commercial Planned Unit Development with two conditions:
    - That a fence be erected and maintained between said 3.5 acres and Carlisle Elementary School to the east.
    - That sidewalks be constructed and maintained within said Planned Unit Development along the north side of West Central Avenue and both sides of the street which is to be constructed within said development.
      - Although no specific conditions were approved in the ordinance, the following pertinent development requirements were documented on the public record:
        - The plan calls for 2 acres of green space with 4.5 foot high mounding in front of the development.
        - The building is setback 260 feet.
        - The building will be 85,000 square feet.
        - The building will be entirely brick and landscaped.
        - The house and barn in front will remain.
        - The parking lot will be depressed and will not show from the street.
        - A 90 seat restaurant will be included.

- Buehler's will install the traffic signal on Central Avenue at a cost of \$40,000 to \$45,000 and additional lanes on West Central at a cost of \$20,000.
- Ordinance 86-23 – March 10, 1986 – City Council accepted the Preliminary-Final Plat of Buehler's Subdivision and declaring an emergency with the following conditions:
  - Meeting the specifications with regard to traffic signal.
  - Conforming to the intersection design as recommend by the Department of Public Works.
- Ordinance 90-53 – July 23, 1990 – City Council approved an ordinance amending the Planned Unit Development (PUD) for Buehler's Food Market on West Central Avenue to allow the expansion of the restaurant and banking facilities at this location.
- Ordinance 01-39 – May 14, 2001 – City Council approved a Conditional Use Permit for an outdoor display area for Buehler's Food Market located at 800 West Central Avenue.
- PC 05-039 – June 15, 2005 - The Planning Commission approved an Administrative Review with conditions of a 5,385 square foot addition and 9 new parking spaces for a new Ace Hardware.
- PC 06-120 – November 15, 2006 – The Planning Commission approved a Development Plan Exemption with conditions for the construction of a detached barn for Ace Hardware at 800 West Central Avenue.
- PC 09-031 – July 15, 2009 – The Planning Commission approved a Development Plan Exemption with conditions for exterior alterations associated with a new customer Click, Load & Go vehicular loading zone at 800 West Central Avenue.
- Ordinance 11-100 – December 12, 2011 – City Council approved a Final Development Plan Amendment for Buehler Foods allowing the demolition of the residential house located at 800 West Central Avenue.
- Ordinance 13-50 & 13-51 – August 26, 2013 – City Council approved a Rezoning Amendment and Amended Final Development Plan for the retail center at 800 West Central Avenue.
- Ordinance 14-54 – June 9, 2014 – City Council approved a Preliminary and Final Development Plan for Panera Bread on 1.404 acres at 800 West Central Avenue.
- **DEVELOPMENT TEXT:** Being an amended PUD Overlay, the Development Text sets forth the development standards and requirements for this site and out lots. It should be noted that this text allows for a higher quality development from both a site planning and architectural design standpoint than that which would be permitted or required under a base zoning district or the original PUD. Additionally, this text allows a great deal of flexibility in the location of uses and certain limitations aimed at protecting the existing adjacent single-family residential uses.
- **GENERAL ENGINEERING/UTILITIES:** The owner has relocated sanitary sewer, the water and the storm sewer lines and easements to maximize the development potential of the proposed out lots fronting West Central Avenue. In addition, the storm water detention basin located on the western portion of the site was enlarged to accommodate the future development of the out lots.
- **TRAFFIC IMPACT, ROAD AND ACCESS:** The applicant has submitted a traffic impact study in 2013 that was reviewed and approved by the City. The results of the study yielded turning movement modifications and improvements based on the future build out of the property in a phased approach. Phase I, which is the construction of Panera Bread, required the following traffic improvements. 1). There are two curb cuts from West Central Avenue accessing the site with the easternmost new curb cut being a right-in only; 2).The relocation and expansion of the existing western curb cut to allow a three legged intersection movement prohibiting left in turn movements from West Central Avenue; 3). The southernmost service road that intersects with Buehler's Drive would remain full movement at this time. Phase II, which is the construction of a second building on any of the out lots fronting West Central Avenue, would require the widening of West Central Avenue to include a left hand turn lane into the relocated and expanded westernmost entrance drive on West Central Avenue per the City Engineer. In addition, the southern service road that intersects with Buehler's Drive would be limited to right-in/right-out movements only.

- **SITE CONFIGURATION:** Buehler's Food Markets Inc., is proposing to subdivide the existing 16.59 acre parent parcel into three out parcels with the eastern most lot containing 1.404 acres, the middle out lot containing 1.205 acre and the westernmost out lot containing 1.142 acres while Buehler's would encompass the remaining 12.839 acres. As mentioned above, Panera Bread is currently being constructed on the 1.404 acre easternmost out lot. Each out lot building would require Preliminary and Final Development Plan approval by the Planning Commission and City Council that would have to comply with the amended PUD development text and the minimum zoning requirements.
- **PEDESTRAIN CONNECTIVITY:** An existing sidewalk currently extends the length of frontage of the proposed out lots along West Central Avenue. The property west of the site is in the township and there are not any sidewalks in this area. .
- **BUILDING DESIGN:** Each out lot building would require Preliminary and Final Development Plan approval by the Planning Commission and City Council that would have to comply with the amended PUD development text and the minimum zoning requirements;.
- **TREE REMOVAL & REPLACEMENT:** The owner has agreed in principal to achieve compliance with the tree replacement requirements in Chapter 1168 which required replacement of 236 caliper inches as a result of the constructed site improvements. The owner is currently preparing the appropriate tree replacement drawings to be reviewed by the City.
- **LANDSCAPING & SCREENING:** Buehler's is in the process of installing the landscaping and screening per the approved Amended Final Development Plan (Ordinance13-51). In addition, each out lot building would have to achieve compliance with the minimum landscaping requires and receive Preliminary and Final Development Plan approval by the Planning Commission and City Council.
- **SIGNAGE:** The signage for any future out lot building shall also comply with the requirements of the approved development text of the amended PUD and minimum zoning requirements. Out lot buildings would not be allowed any freestanding individual signs but would be allowed building signage. The center has a comprehensive sign plan which shall be adhered to by all tenants/uses. The plan allows for up to 2 center ground signs with tenant panels.

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**STAFF RECOMMENDATION (2015-0177 FINAL SUBDIVISION PLAT)**

Staff recommends approval of a request Buehler's Food Markets Inc. for approval of a Final Subdivision Plat at 800 West Central Avenue on approximately 16.59 acres zoned B-3 PUD (Community Business District with Planned Unit Development District) with the following conditions that:

1. The construction of Phase 2, which is the construction of a second building on any of proposed out lots, shall require all of the following improvements to be completed concurrent with any construction:
  - a. West Central Avenue shall be widened to include an eastbound left hand turn lane into the relocated entrance drive on West Central Avenue in addition to any other intersection and traffic improvements at the time of the proposed development per the City Engineers requirements.
  - b. The existing southern service road (located just north of the proposed out lots) that intersects with Buehler's Drive shall be limited to right-in/right-out movements only.
2. Any new out lot building shall require Preliminary and Final Development Plan approval that complies with the amended PUD development text and the minimum zoning code requirements.
3. The final subdivision plat shall achieve compliance with the approved PUD development text.

COMMISSION NOTES:

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MOTION: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> *approved* *denied* *tabled* \_\_\_\_\_

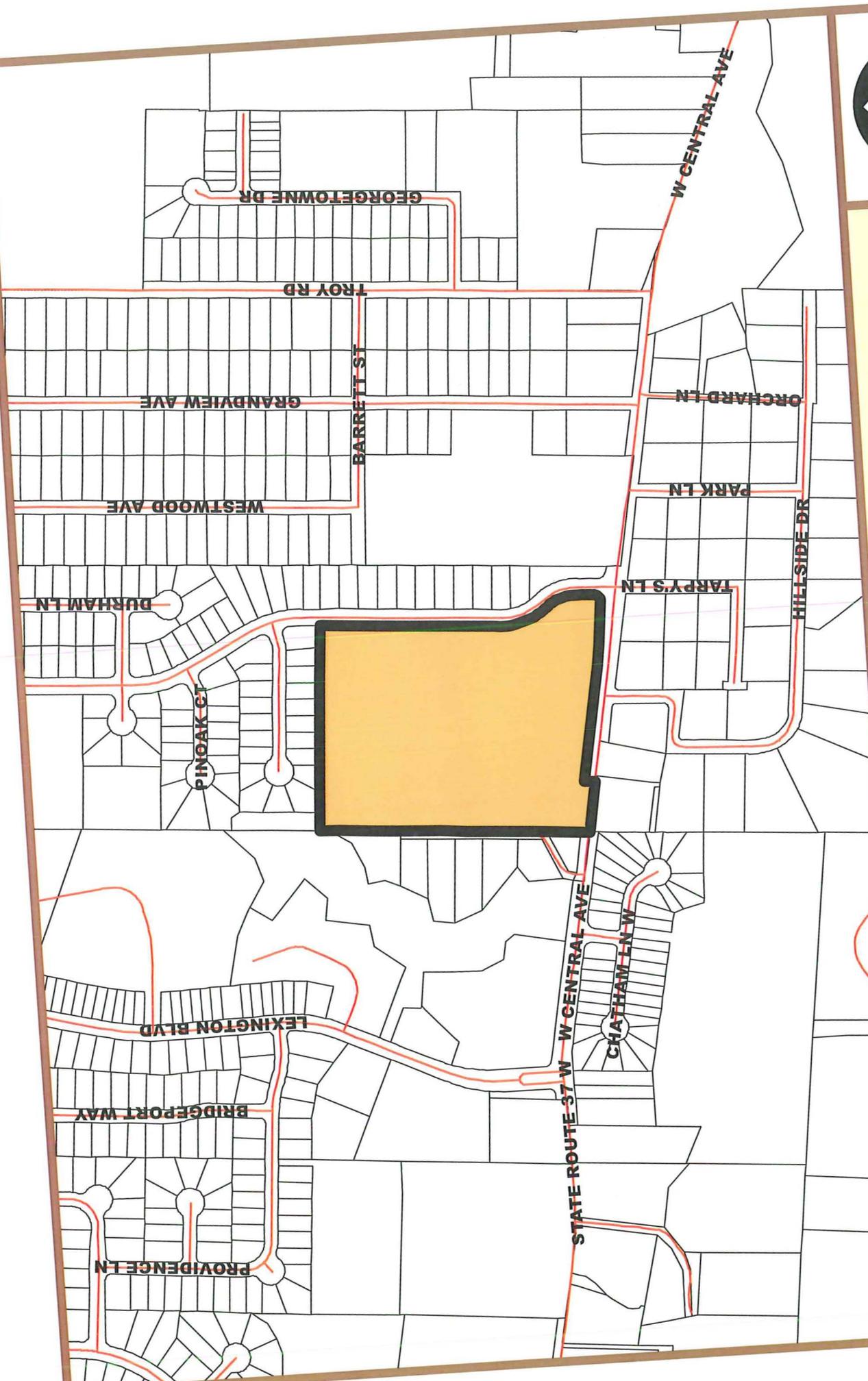
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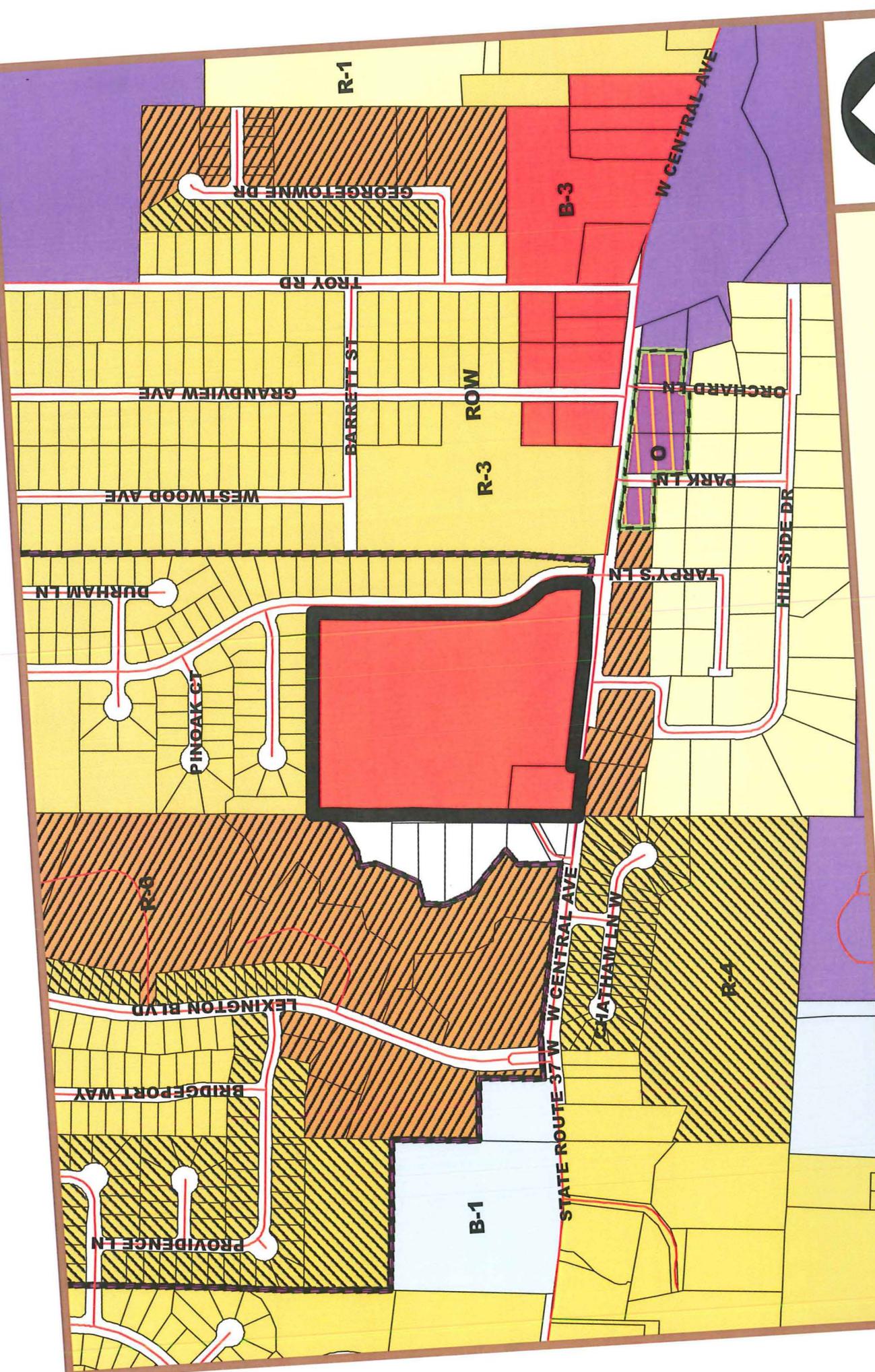
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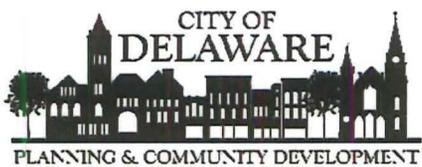
2015-0177  
Final Subdivision Plat  
Buehlers Food Markets - 800 West Central Avenue  
Location Map





2015-0177  
 Final Subdivision Plat  
 Buehlers Food Markets - 800 West Central Avenue  
 Zoning Map





2015-0177  
Final Subdivision Plat  
Buehlers Food Markets - 800 West Central Avenue  
Aerial (2013)



ORDINANCE NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ORDINANCE NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

# FINAL SUBDIVISION PLAT FOR RESUBDIVISION OF PART OF LOT 5125 BUEHLER'S SUBDIVISION

PLAT BOOK 19, PAGE 25

SITUATED IN THE STATE OF OHIO,  
 COUNTY OF DELAWARE, CITY OF DELAWARE,  
 BEING PART OF FARM LOT 16, QUARTER TOWNSHIP 3,  
 TOWNSHIP 5, RANGE 19,  
 UNITED STATES MILITARY LANDS.



LOCATION MAP  
 SCALE: 1"=2000'



THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 16, QUARTER TOWNSHIP 3, RANGE 19, CONTAINING 3.751 ACRES, SAID 3.751 ACRES BEING PART OF LOT 5125 IN BUEHLER'S SUBDIVISION OF PLAT BOOK 19, PAGE 25 AND ALSO BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO BUEHLER FOOD MKT., OF RECORD IN DEED BOOK 489, PAGE 744, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BDD MARKETS, INC., BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT REPRESENTS ITS RESUBDIVISION OF PART OF LOT 5125, BUEHLER'S SUBDIVISION, A SUBDIVISION OF 3 LOTS WITH THROUGH RIGHTS, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "SANITARY SEWER EASEMENT", "SERVICE ROAD EASEMENT" AND "ACCESS EASEMENT" FOR THE CONSTRUCTION, Ongoing MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AS NECESSARY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS, AND FOR STORM WATER DRAINAGE, WITHIN THOSE AREAS DESIGNATED AS "UTILITY EASEMENT". AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE AND/OR OTHER STORM WATER FACILITIES. ANY ABOVE GRADE STRUCTURES WITHIN "UTILITY EASEMENTS" SHALL BE TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS.

INTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID BUEHLER FOOD MKT., INC. AND ARE DESIGNATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

TRICHO FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET BY-LAW REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS TAKING TITLE FROM UNDER, OR THROUGH THE UNDERSIGNEE.

HANDED REBECCA FOSTER, VICE PRESIDENT OF CONSTRUCTION AND MAINTENANCE FOR BUEHLER FOOD MARKETS, INC. HEREBY THIS CONVEYANCE TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ACKNOWLEDGED IN THE OF:

\_\_\_\_\_  
 BUEHLER FOOD MARKETS, INC.  
 \_\_\_\_\_  
 REBECCA FOSTER  
 VICE PRESIDENT OF CONSTRUCTION AND MAINTENANCE

FOR OWNER

SHO SS  
 I A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED REBECCA FOSTER, FOR SAID BUEHLER FOOD MARKETS, INC. WHOSE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND ACT AND DEED OF SAID BUEHLER FOOD MARKETS, INC., FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 BOB EXPHRES \_\_\_\_\_ NOTARY PUBLIC

**DIVISION OF PART OF LOT 5125, BUEHLER'S SUBDIVISION**

APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_  
 AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_  
 IN EASEMENTS, SHOWN DESIGNATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

C MICHELLE KOHLER \_\_\_\_\_

CEN THOMAS HANAN \_\_\_\_\_

P COMMUNITY DEVELOPMENT DIRECTOR: DAVID M. EPLAND, ACP \_\_\_\_\_

PMS DIRECTOR / CITY ENGINEER: WILLIAM L. FERROGGIO P.E. \_\_\_\_\_

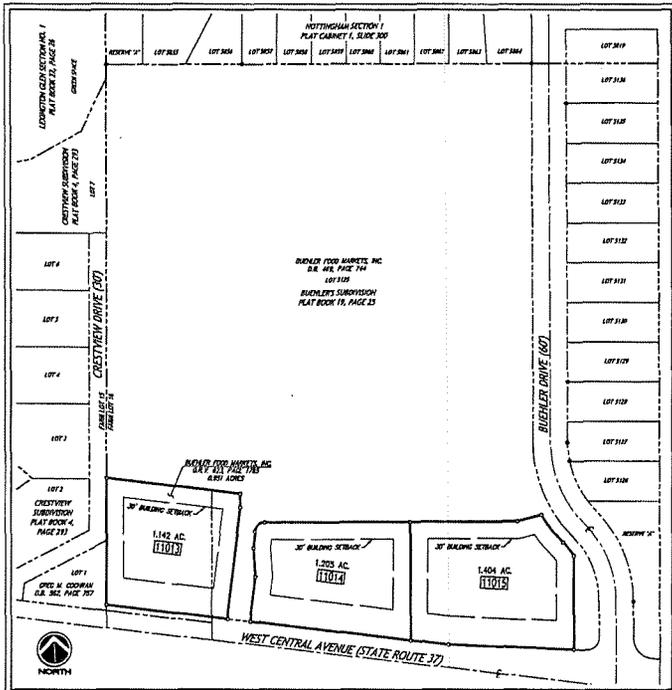
IF PUBLIC UTILITIES: BRAD STANTON \_\_\_\_\_

YOR  
 STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS  
 IS BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

L PLUMMER, P.S.  
 HAL SURVEYOR NO. 7595

R  
 TO THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 DELAWARE COUNTY, OHIO

DER



SCHEMATIC MAP  
 SCALE: 1"=100'

**SETBACKS**  
 ZONING DISTRICT (B-3 PUD)  
 FRONT = 50 FEET FROM RIGHT-OF-WAY  
 SIDE = 30 FEET  
 REAR = 30 FEET

(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.)

**ACREAGE BREAKDOWN**  
 BUILDABLE LOTS (3) = 3.751 ACRES

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON DATA ACCURACY BY GPS OBSERVATIONS AS PER IAD 83 (1985)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF RESUBDIVISION OF PART OF LOT 5125, BUEHLER'S SUBDIVISION, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.
4. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECONSTRUCTED MANHOLE FINISHED GRADE ELEVATIONS AND/OR LOT DRAINING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLAT PLAN REQUIRED WITH THE BUILDING PERMIT.
5. ROOF DRAIN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
6. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
7. WHERE INDICATED, SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
8. MAINTENANCE OF "UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREON, THEIR SUCCESSORS, OR ASSIGNS, AND ARE TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
9. THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
10. THE CITY OF DELAWARE, OHIO SHALL BE NOTIFIED THREE (3) DAYS BEFORE ANY COMMENCEMENT OF CONSTRUCTION ON PUBLIC IMPROVEMENTS IN ORDER TO PROVIDE PROPER SUPERVISION AND INSPECTION.
11. THIS SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
12. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
13. ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".
14. COORDINATES SHOWN ARE TO BE USED FOR GEOGRAPHICAL INFORMATION ONLY AND ARE NOT INTENDED FOR THE REINTEGRATION OF THE BOUNDARIES SHOWN HEREON.
15. COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATES "NORTH ZONE".
16. ALL SIDEWALKS SHALL BE BUILT WITHIN 18 MONTHS OF THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE FINAL PLAT.

**OWNER/DEVELOPER**  
 BUEHLER FOOD MARKETS, INC.  
 1401 OLD MANFIELD ROAD  
 WOODSTOCK, OHIO 44881  
 (330) 284-4355

**FLOOD DESIGNATION**  
 THE SUBJECT PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0011H, DATED APRIL 16, 2009.

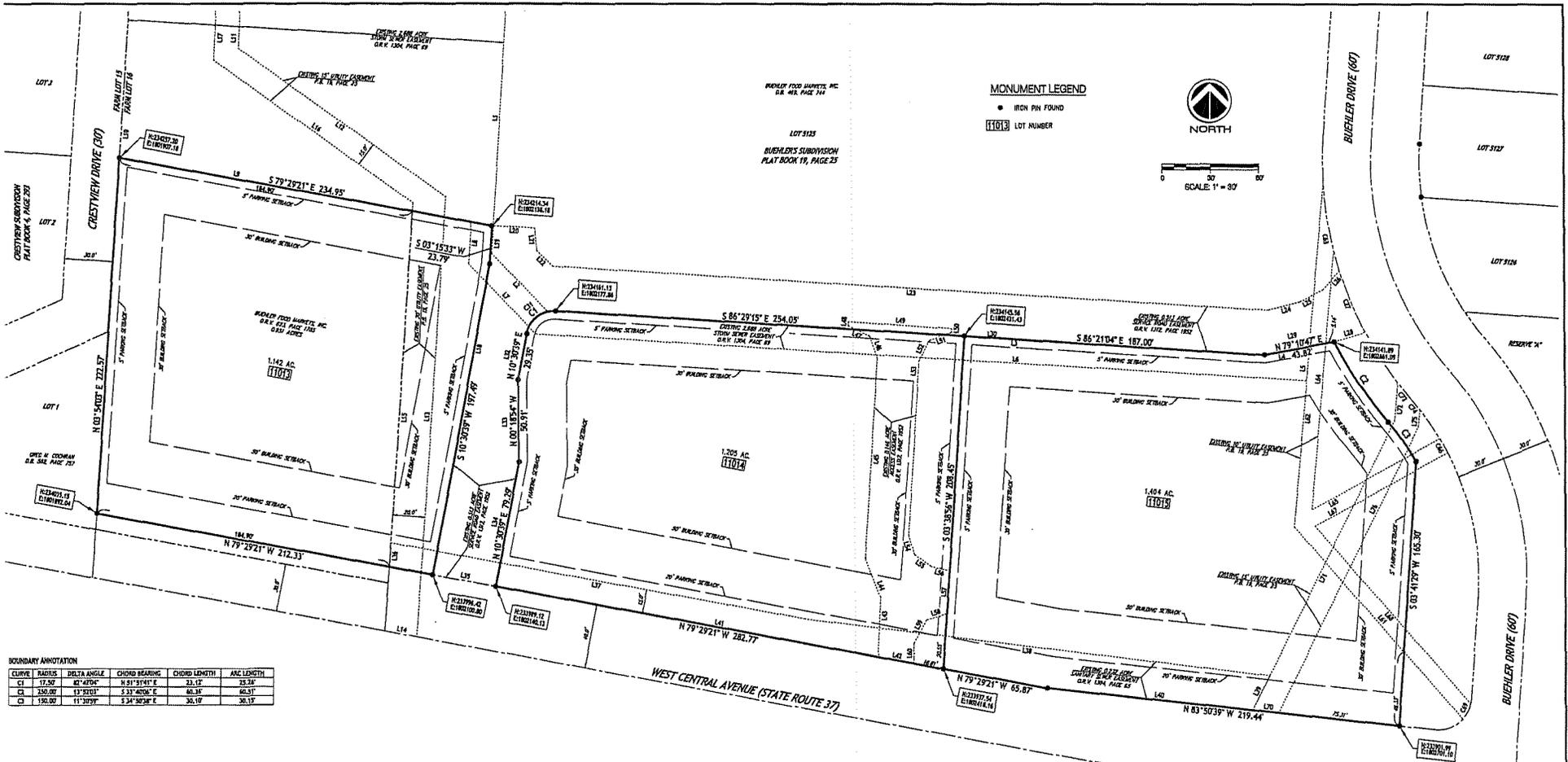
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**CT Consultants**  
 ENGINEERS | ARCHITECTS | SURVEYORS  
 2000 N. State Street, Suite 200, Columbus, Ohio 43260  
 DATE: JANUARY 2015 DRAWN BY: K. SMITH  
 JOB NO. 13127 APPROVED: B. PLUMMER

**TITLE SHEET**

RESUBDIVISION OF PART OF LOT 5125  
 BUEHLER'S SUBDIVISION  
 CITY OF DELAWARE, OHIO

H:\2015\13127\5125\DWG\0005\13127 SUBDIVISION PLAT-ALTERNATIVE.DWG - 2/9/2015 1:50:46 PM



**BOUNDARY ANNOTATION**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17.30'	40°42'04"	N 81°31'41" E	23.15'	25.38'
C2	158.00'	11°32'33"	S 33°40'56" E	40.16'	65.51'
C3	150.00'	11°32'33"	S 34°30'36" E	35.10'	55.15'

**3.889 ACRES STORM SEWER EASEMENT**

LINE	BEARING	DISTANCE
L1	S 00°28'21" W	294.15'
L2	S 41°31'09" E	49.31'
L3	S 84°19'15" E	448.57'
L4	S 79°15'52" E	28.49'
L5	S 04°38'39" W	51.56'
L6	N 86°29'15" W	679.33'
L7	N 43°11'09" W	462.88'
L8	N 07°18'21" E	36.31'
L9	N 79°29'21" W	241.91'
L10	N 03°58'09" E	781.18'

**30' UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L11	S 02°34'10" W	412.32'
L12	S 54°05'34" E	198.23'
L13	S 01°56'10" W	275.47'
L14	N 70°29'21" W	19.17'
L15	S 04°38'39" W	266.17'
L16	N 34°02'24" W	195.11'
L17	N 02°34'10" E	430.40'

**0.513 ACRES SERVICE ROAD EASEMENT**

LINE	BEARING	DISTANCE
L18	N 10°30'21" E	197.49'
L19	N 01°15'32" E	23.86'
L20	S 84°42'04" E	28.57'
L21	S 02°34'10" W	14.06'
L22	S 44°07'01" E	54.06'
L23	S 86°29'15" W	444.85'
L24	N 07°18'21" E	22.05'
L25	N 84°24'41" E	18.39'
L26	N 40°47'47" E	15.82'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	130.00'	10°32'33"	S 28°33'50" E	41.79'	41.84'
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	171.50'	40°42'04"	S 51°31'41" W	23.15'	25.38'

**0.221 ACRES SANITARY EASEMENT**

LINE	BEARING	DISTANCE
L36	N 03°54'03" E	15.10'
L37	S 79°29'21" W	261.21'
L38	S 84°19'15" E	200.88'
L39	S 50°02'41" W	24.00'
L40	N 81°50'39" W	138.19'
L41	N 79°29'21" W	416.07'

**0.146 ACRES ACCESS EASEMENT**

LINE	BEARING	DISTANCE
L42	N 79°29'21" W	22.32'
L43	N 01°58'01" E	37.52'
L44	N 01°29'24" W	25.74'
L45	N 01°58'01" E	118.50'
L46	N 18°55'38" W	14.50'
L47	N 83°42'41" W	14.50'
L48	N 07°18'21" E	2.95'
L49	S 86°29'15" E	44.01'
L50	S 03°47'42" W	2.50'
L51	S 71°12'18" W	14.50'
L52	S 84°19'15" W	14.50'
L53	S 03°28'42" W	108.77'
L54	S 14°56'48" E	12.74'
L55	S 51°18'51" E	12.74'
L56	S 74°51'28" E	11.82'
L57	S 03°28'42" W	24.91'
L58	S 79°40'09" W	15.90'
L59	S 32°40'09" W	16.54'
L60	S 01°58'01" W	18.41'

**15' UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L61	N 41°04'43" W	159.25'
L62	N 04°58'39" E	219.72'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	720.00'	10°30'00"	S 88°33'42" E	42.82'	42.89'
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	170.00'	3°22'12"	S 29°12'13" E	10.00'	10.00'
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C8	21.00'	29°33'00"	S 57°52'46" W	10.71'	10.89'

**15' UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L70	N 04°58'39" W	15.95'
L71	N 38°00'21" E	201.33'
L72	N 04°24'24" E	23.50'

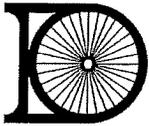
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C9	330.00'	3°41'32"	S 38°47'42" E	14.81'	14.81'
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	170.00'	2°28'14"	S 39°25'00" E	7.07'	7.07'
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	170.00'	3°22'12"	S 29°12'13" E	10.00'	10.00'
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C12	170.00'	3°22'12"	S 29°12'13" E	10.00'	10.00'

**CT Consultants**  
engineers|architects|planners  
300 N. High Street, Suite 300, Delaware, OH 43004  
614.885.0100 www.ctconsultants.com

DATE: JANUARY, 2015  
APP. NO. 13127

**SUBDIVISION PLAT**  
RESUBDIVISION OF PART OF LOT 5125  
BUEHLER'S SUBDIVISION  
CITY OF DELAWARE, OHIO

DRAWN BY: K. SMITH  
APPROVED: D. PLUMMER



**CITY OF DELAWARE, OHIO  
PLANNING & COMMUNITY DEVELOPMENT  
MASTER APPLICATION FORM**



Project # \_\_\_\_\_ Case # \_\_\_\_\_

**Planning Commission**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan                | <input type="checkbox"/> Final Development Plan Extension  | <input type="checkbox"/> Substitution of a Non-Conforming Use             |
| <input type="checkbox"/> Amended Final Subdivision Plat                | <input checked="" type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley                                   |
| <input type="checkbox"/> Amended Preliminary Development Plan          | <input type="checkbox"/> Final Subdivision Plat Extension  | <input type="checkbox"/> Vacation-Easement                                |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat          | <input type="checkbox"/> Floodplain Permit                 | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                             | <input type="checkbox"/> Lot Split                         | <b>Board of Zoning Appeals</b>  |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement          | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                  | <input type="checkbox"/> Preliminary Development Plan      | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                  | <input type="checkbox"/> Preliminary Dev Plan Extension    | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                        | <input type="checkbox"/> Preliminary Sub Plat              | <input type="checkbox"/> Variance   |
| <input type="checkbox"/> Determination of Similar Use                  | <input type="checkbox"/> Preliminary Sub Plat Extension    |   |
| <input type="checkbox"/> Development Plan Exemption                    | <input type="checkbox"/> Rezoning                          |   |
| <input type="checkbox"/> Final Development Plan                        | <input type="checkbox"/> Subdivision Variance              |   |

Subdivision/Project Name RESUBDIVISION OF PART OF LOT 5125 BUEHLER'S SUBD. Address 750 W. CENTRAL AVENUE DELAWARE, OHIO

Acreage 3.751 Square Footage 163392 Number of Lots 3 Number of Units \_\_\_\_\_

Zoning District/Land Use B-3 Proposed Zoning/Land Use B-3 Parcel # 51934203019000

Applicant Name CT CONSULTANTS Contact Person JAMES BARRY

Applicant Address 7965 N. HIGH STREET SUITE 340 COLUMBUS, OHIO 43235

Phone 614-779-0044 Fax 614-885-1701 E-mail jbarry@ctconsultants.com

Owner Name BUEHLER FOOD MARKETS, INC. Contact Person BECKY FOSTER

Owner Address 1401 OLD MANSFIELD ROAD WOOSTER, OHIO 44691

Phone 330-264-4355 Fax \_\_\_\_\_ E-mail bfooster@buehlers.com

Engineer/Architect/Attorney \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

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.

Scott C. Buehler  
Owner Signature

Scott C. Buehler, VP Buehler Food Markets, Inc.  
Owner Printed Name

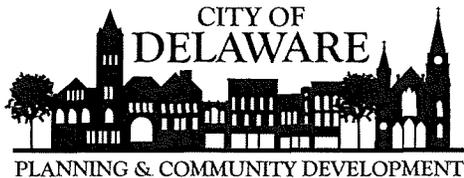
\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Agent Printed Name

Sworn to before me and subscribed in my presence this 6<sup>th</sup> day of February, 2015

Notary CHRISTAL L. STURGEON  
Notary Public, State of Ohio  
My Commission Expires June 14 2015

Christal L. Sturgeon  
Notary Public



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0208 & 0209

REQUEST: Multiple Request

PROJECT: Brown Jug Storage - 224 East William Street

MEETING DATE: March 4, 2015

---

### APPLICANT/OWNER

Jim Manos  
973 Macewen Court  
Dublin, Ohio 43017

### REQUESTS

2015-0208 A request by Brown Jug Storage for approval of an Amended Conditional Use Permit to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.

2015-0209: A request by Brown Jug Storage for approval of a Development Plan Exemption to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.

### PROPERTY LOCATION & DESCRIPTION

The subject parcel encompasses 1.48 acres and is located on the south side of East Williams Street approximately 120 feet west of Cheshire Street. The vacant site is zoned B-3 (Community Business District). The properties to the south, east and west are zoned B-3 (Community Business District) while the property to the north is zoned R-4 (Medium Density Residential District). The rear portion of the subject site would be adjacent to R-4 (Medium Density Residential Property). The current surrounding uses consist of a retail use to the west and single family houses to the north and east while to the south are railroad tracks.

### BACKGROUND

In the past the subject site contained above ground storage tanks until they were removed and the storage buildings were constructed in late 2013. The Planning Commission and City Council approved a Conditional Use Permit in November 2012 and Combined Preliminary and Final Development Plan in February 2013 to allow the storage facility at this location. In addition, in February 2014 the Board of Zoning Appeals (BZA) approved a side yard setback variance to allow the construction of the proposed storage building expansion within the eastern side yard setback while in April 2014 City Council approved the amended Conditional Use Permit and Development Plan Exemption for the expansion. Now the owner is proposing to expand to the southeast by installing 8 more storage units in Phase 3.

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### STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the eastern portion of the Downtown Sub-Area of the City of Delaware Comprehensive Plan and recommends mixed use as the future land use. The site is surrounded by mixed use to the east and residential land uses to the north, south and east. A low intensity storage facility type of use with a sensitive site plan with appropriate landscaping and screening to the adjacent residents may provide an appropriate transition along East William Street. The current zoning would allow high intensity retail uses like fast food restaurants and automotive uses like gas stations. Since the storage buildings were constructed in late 2013 and expanded in 2014, there have not been any significant concerns from the adjacent residents pertaining to the use except for some light spillage issues that have since been addressed.
- **ZONING:** The expansion of the storage building requires an Amended Conditional Use Permit approved by the Planning Commission and City Council and a Development Plan Exemption approved by the Planning Commission.
- **GENERAL ENGINEERING:** Per the Engineering Department, the proposed minor addition would not require any additional engineering approvals from what was originally approved.
- **SITE CONFIGURATION:** The proposed expansion would be located on the east side of the existing entrance access drive just south of the 2014 expanded storage units adjacent to the residential homes to the east. The structure would be approximately 80 feet long by 10-20 feet wide pre-manufactured storage building that would be approximately 11 feet high to match the existing storage buildings. The building would be located approximately 10 feet from the eastern and southern property lines while the code requires a 50 foot

building setback. The BZA would review the proposed building setback variances at the March 11, 2015 public hearing.

- **ARCHITECTURE** As mentioned above the new storage building would match the existing buildings which are comprised of metal panels with koko brown metal doors with a metal roof that would pitch from back to the front (2:12).
- **LANDSCAPING & SCREENING.** Staff recommends extending the fence along the eastern property line further south to buffer the buildings from the adjacent residents to the east and to be consistent with the newly installed fence section. In addition, staff recommends installing trees between the fence and residential homes to enhance the buffering.
- **SIGNS:** No additional signage is requested in this proposal.
- **LIGHTING:** Any new lights including wall packs shall be shielded away from the adjacent residents and would need to achieve compliance with the zoning code and be approved by the Chief Building Official. The building will actually help screen neighbors from the lights and noise of this use and itself will provide some additional screening.
- **CONDITIONAL USE PERMIT:** Staff has reviewed the criteria for a Conditional Use Permit and finds that all applicable criteria are achieved and approved.
- **DEVELOPMENT PLAN EXEMPTION:** Section 1129.06(k) of the Zoning Code authorizes the Director of Planning and Community Development to exempt small incidental construction, which does not result in an adverse impact to the site or surroundings, from the development plan review process. Should the Director make such a determination, the Planning Commission shall confirm or overturn the determination.

Section 1129.06(k) Development Plan Exemption. When a minor alteration is proposed to an existing building, structure, use or site arrangement the Director of Planning and Community Development may make a preliminary determination that such a proposal is not contrary to the Zoning Ordinance and will not result in any material adverse impact to the site or surrounding areas. In such case, the Director may further determine that such proposal is not subject to development plan review. Such determination shall primarily apply to small incidental construction on large zoning lots and when the proposed construction is substantially distant and screened from the adjacent roadways and property lines.

If the Director makes a determination that such a proposal is not a minor alteration, the proposal shall fully comply with the development plan review procedures in Chapter 1129.

- (1) When the Director of Planning and Community Development makes such preliminary determination of administrative approval, the proposal shall be placed on the agenda of the next regularly scheduled Planning Commission meeting. At such meeting, the Planning Commission shall, by motion and majority vote, either:
  - A. Confirm the Director of Planning and Community Development's preliminary determination, in which case, the Director may issue a certificate of zoning compliance; or
  - B. Overturn the Director of Planning and Community Development's determination and, in so doing, require that the proposal fully comply with the development plan review procedures in Section 1129.06.

The Director finds, preliminarily, that this proposal with the conditions noted, is a minor alteration, with no adverse impacts to the site or surroundings, and is not contrary to the Zoning Code.

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#### GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
2. Will not be detrimental to property values in the immediate vicinity.
3. Will not restrict or adversely affect the existing use of the adjacent property owners.
4. Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.

5. Will be properly landscaped in accordance with Chapter 1166.
6. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
7. That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
9. That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
10. That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire and schools.
11. That there is minimal potential for future hardship on the conditional uses that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

*Each of these General Review criteria appears to be met or are not applicable.*

#### **SPECIFIC REVIEW CRITERIA -SECTION 1143.10**

##### **OUTDOOR DISPLAY AND STORAGE REGULATIONS.**

Outdoor display of merchandise for sale, including outdoor dining, and outdoor storage of goods and materials, other than for automotive sales, shall comply with the following.

(a) General Requirements.

(1) Location.

- A. Areas devoted to outdoor display or outdoor storage shall comply with all building setbacks and yard regulations for the district in which they are located as set forth in this Chapter.
- B. All outdoor display and storage areas must be contiguous to the principal building; however, such areas shall be spaced a sufficient distance from the building, as dictated by the City Fire Chief, to satisfy all fire safety requirements.
- C. No outdoor display or storage area shall be permitted to occupy or interfere with traffic circulation, required parking areas, public sidewalks or pedestrian access.

(2) Area. The area of the lot devoted to outdoor display or outdoor storage shall not exceed twenty-five percent (25%) of the ground floor area of the principal building. This limitation shall not apply when outdoor display is listed as a permitted use in Schedule 1143.02.

(3) Surfacing. Areas devoted to outdoor display and storage shall be paved with asphalt or concrete and free of dust.

(4) Height.

- A. Outdoor display areas located in front of a principal building shall not exceed a height of six (6) feet.
- B. The height of outdoor display or outdoor storage areas which are located to the side or rear of the building shall be determined by the Planning Commission during the Development Plan Review process. Such determination will take into account such issues as proposed fencing and/or walls, roofing materials, if any, and landscaping and screening.

(5) Signs.

- A. No signs shall be permitted in conjunction with outdoor display or outdoor storage areas except those otherwise in compliance with the sign regulations in Chapter 1165 or as regulated in (B) and (C) below.
- B. Within an enclosed outdoor storage or outdoor display area, pricing signs may be used as long as signs are related to the product being sold and are incorporated into the product display. Pricing signs shall not be permitted on a wall or fence used to demarcate the outdoor display or storage area unless in compliance with the sign regulations in Chapter 1165.

- C. Within an unenclosed outdoor storage or outdoor display area, pricing signs which are related to the product being sold and which are incorporated into the product display shall be permitted. The total area of such signs shall not exceed two (2) square feet.
- (b) Supplemental Regulations for Outdoor Display. The outdoor display area must be defined by or contained within an appropriate architectural or decorative demarcation as approved by the Planning Commission during the Development Plan Review process. This may include the use of landscaping elements, fencing, walls or other appropriate materials. If building materials are utilized, these materials shall be consistent with the architectural design of the principal structure as approved by the Planning Commission.
- (c) Supplemental Regulations for Outdoor Storage.
- (1) Outdoor storage of materials shall include the storage of goods, materials, or products, or waste materials in containers associated with the principal use when such materials or products are customarily incidental to the permitted use of the property. The bulk storage of material such as mulch, wood chips, sand, etc. shall be permitted only if the material is effectively prevented from spreading and effectively screened pursuant to this Section.
  - (2) Areas devoted to outdoor storage shall be located in a side or rear yard only and shall comply with the building setbacks set forth in Schedule 1143.04.
  - (3) All outdoor storage areas shall be effectively screened from all adjacent residential districts, public parking areas and public streets according to the screening requirements set forth in Section 1166.08(c). The Planning Commission may increase the minimum height of required screening when it is determined that additional height is needed to effectively conceal all materials from view of any observer standing at grade level of an abutting residential district line or public street.
  - (4) All materials shall be stored in such a manner as to be accessible to firefighting equipment at all times.
- (d) Temporary Outdoor Sales and Displays. Permits may be granted for temporary outdoor sales and displays according to the provisions set forth in Chapter 1149.

*Each of these Specific Review criteria appears to be met or are not applicable.*

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**STAFF RECOMMENDATION – CONDITIONAL USE PERMIT 2015-0208)**

Staff recommends approval of a request by Brown Jug Storage for approval of an amended Conditional Use Permit to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street property zoned B-3 (Community Business District).

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**STAFF RECOMMENDATION – DEVELOPMENT PLAN EXEMPTION 2015-0209)**

Staff recommends approval of a request by Brown Jug Storage for approval of a Development Plan Exemption to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street, with the following conditions that:

1. The existing privacy fence shall be extended further south to buffer the proposed storage building and trees shall be installed between the fence and the residential houses to the east.
2. The proposed building shall match the existing building in construction materials, design and color.
3. The wall pack fixtures and illumination shall be reviewed and approved by Chief Building Official and shall be shielded not to directly illuminate on adjacent residential properties.
4. The mechanical entrance gate shall be installed and operational prior to building occupancy approval of this addition.
5. Any outdoor storage shall be prohibited on the site.
6. A building setback variance request shall be reviewed and approved by the Board of Zoning Appeals for the expansion or the subject plan shall be revised for the expansion to achieve compliance with the minimum building setback requirements.
7. No outdoor advertisement of items for sale shall be allowed.
8. No temporary signage shall be allowed.

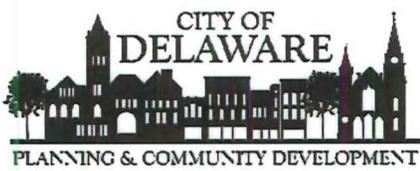
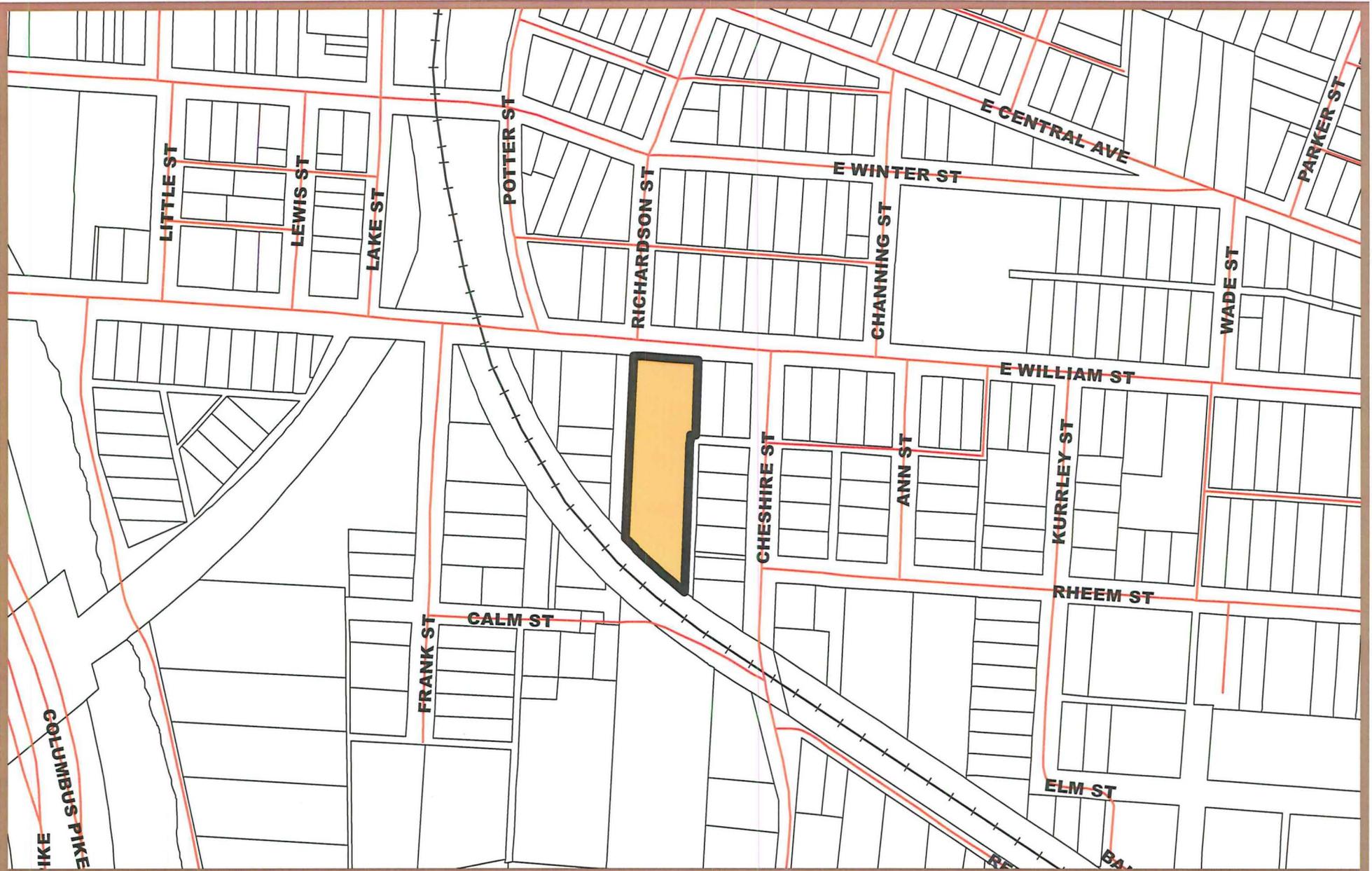
**CASE NUMBER:** 2015-0208-0209

**MEETING DATE:** March 4, 2015

**PAGE:** Page 5 of 6

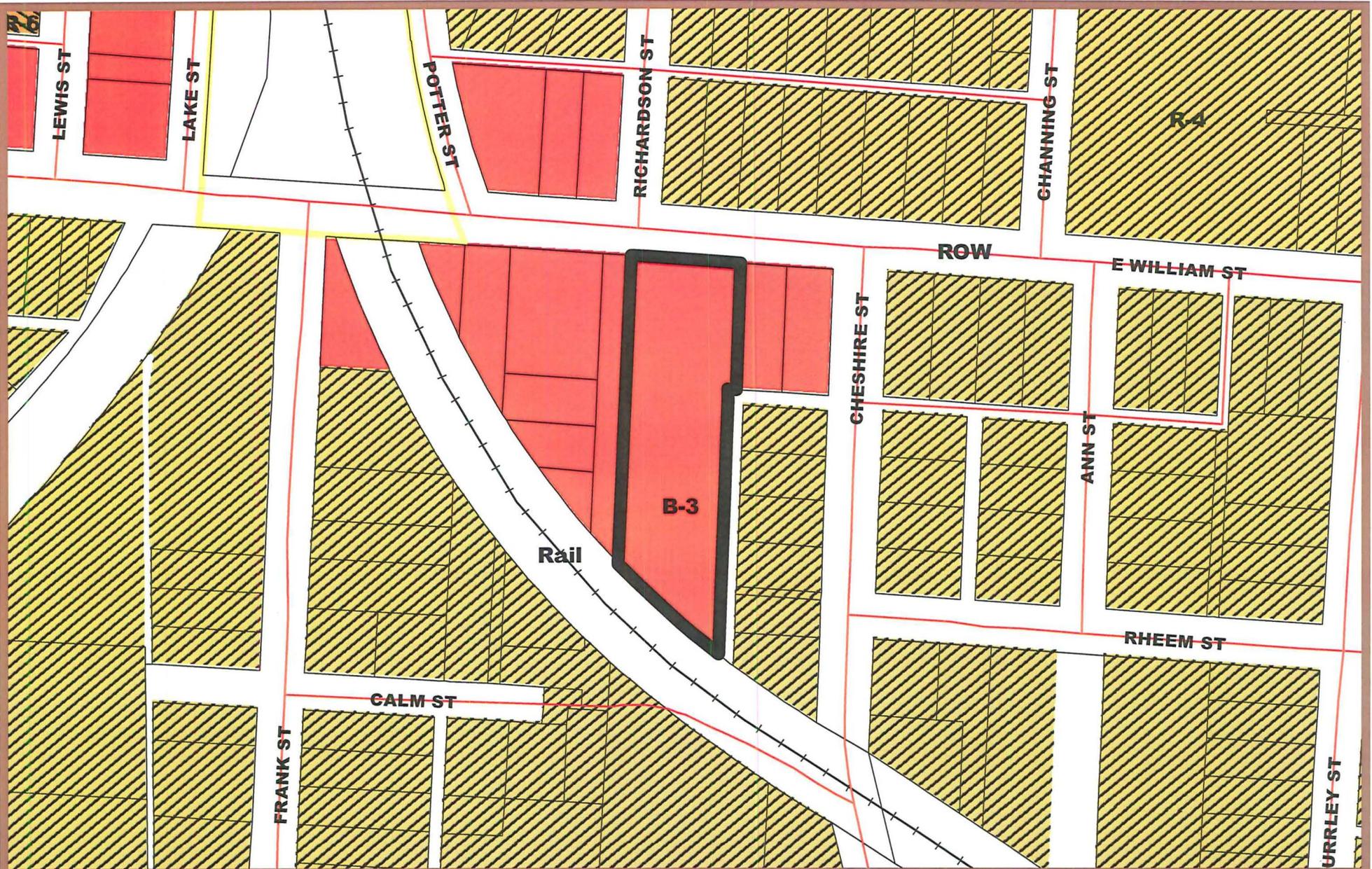
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2015-0208 & 0209  
Amended Conditional Use Permit & Development Plan Exemption  
Brown Jug Storage - 224 East William Street  
Location Map





2015-0208 & 0209  
 Amended Conditional Use Permit & Development Plan Exemption  
 Brown Jug Storage - 224 East William Street  
 Zoning Map

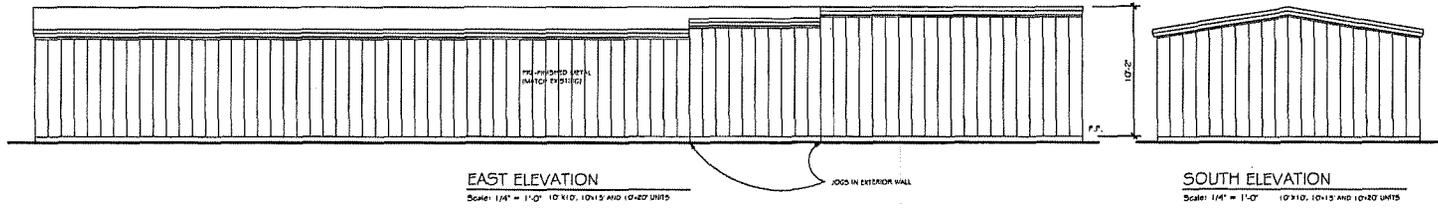
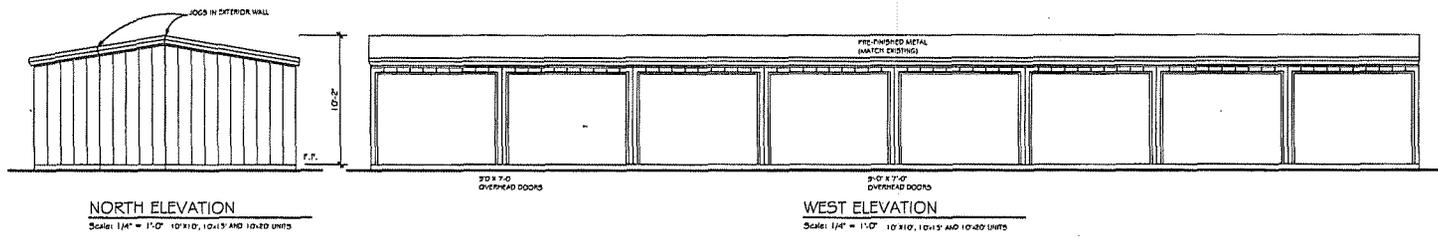
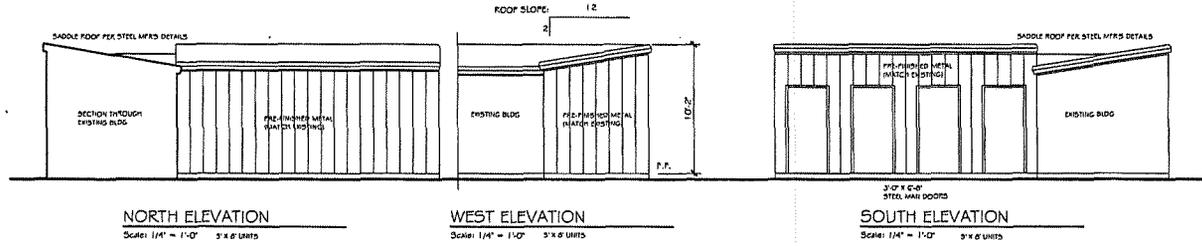




2015-0208 & 0209  
Amended Conditional Use Permit & Development Plan Exemption  
Brown Jug Storage - 224 East William Street  
Aerial (2013)







Harley Architecture Group LLC  
2200 North State  
Dubuque, IA 52001  
PH: 319.353.1111 FAX: 319.353.1149



PATRICK WILLIAM MANLEY  
LICENSE # 7362  
EXPIRATION DATE 12/31/15

Brown Jug Storage  
Phase 3  
224 E. William St.  
Delaware, Ohio 43015

Date	Description
	Revision
	Manoj Brown - 224 Ph 3 CO's v2015.rvt
	DESIGNER
	Plot Date
	Drawing Code

Elevations

A-1



**CITY OF DELAWARE, OHIO  
PLANNING & COMMUNITY DEVELOPMENT  
MASTER APPLICATION FORM**



Project # \_\_\_\_\_

Case # 2015-0208 -CUP  
2015-0209 -DPE

**Planning Commission**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Amended Final Development Plan                 | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use             |
| <input type="checkbox"/> Amended Final Subdivision Plat                 | <input type="checkbox"/> Final Subdivision Plat           | <input type="checkbox"/> Vacation-Alley                                   |
| <input type="checkbox"/> Amended Preliminary Development Plan           | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement                                |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat           | <input type="checkbox"/> Floodplain Permit                | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                              | <input type="checkbox"/> Lot Split                        | <b>Board of Zoning Appeals</b>  |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan  | <input type="checkbox"/> Pre-annexation Agreement         | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                   | <input type="checkbox"/> Preliminary Development Plan     | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                   | <input type="checkbox"/> Preliminary Dev Plan Extension   | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input checked="" type="checkbox"/> Conditional Use Permit \$500.00     | <input type="checkbox"/> Preliminary Sub Plat             | <input checked="" type="checkbox"/> Variance \$300.00                     |
| <input type="checkbox"/> Determination of Similar Use                   | <input type="checkbox"/> Preliminary Sub Plat Extension   |   |
| <input checked="" type="checkbox"/> Development Plan Exemption \$500.00 | <input type="checkbox"/> Rezoning                         |   |
| <input type="checkbox"/> Final Development Plan                         | <input type="checkbox"/> Subdivision Variance             |   |

Subdivision/Project Name Brown Jug Storage (Phase 3) Address 224 E. Williams St.  
 Acreage \_\_\_\_\_ Square Footage \_\_\_\_\_ Number of Lots \_\_\_\_\_ Number of Units \_\_\_\_\_  
 Zoning District/Land Use \_\_\_\_\_ Proposed Zoning/Land Use \_\_\_\_\_ Parcel # \_\_\_\_\_

Applicant Name Brown Jug Storage Contact Person Jim MANOS  
 Applicant Address 224 E. Williams St. Delaware, Oh 43015  
 Phone (614)562-2421 Fax (877)326-1262 E-mail JMANOS@columbus.rr.com  
 Owner Name Jim MANOS Contact Person Jim MANOS  
 Owner Address 5973 Macewen Ct. Dublin, Oh 43017  
 Phone (614)562-2421 Fax (877)326-1262 E-mail JMANOS@columbus.rr.com  
 Engineer/Architect/Attorney Pat Mawley Contact Person Pat Mawley  
 Address 3820 North High St, Columbus, Oh 43214  
 Phone (614)496-9096 Fax N/A E-mail patm@manleyarchitects.us

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.

[Signature]  
Owner Signature

JAMES P. MANOS  
Owner Printed Name

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Agent Printed Name

Sworn to before me and subscribed in my presence this 9th day of February, 2015.



**Thomas Jagels**  
Notary Public, State of Ohio  
My Commission Expires 09/20/2016

[Signature]  
Notary Public

## PROJECT INFORMATION

### TOWNSHIP & CITY COUNCIL MEETINGS



### *Project Information*

The Ohio Department of Transportation (ODOT) District 6 has retained Burton Planning Services (BPS) to conduct an Access Management Study on the US-42 corridor from the City of London in Madison County, through Plain City in Union County, to the City of Delaware in Delaware County. The 36-mile corridor crosses several major roadways – I-70, US-40, US-33, and US-23 – and serves as an important connection bypassing Central Ohio on the northwest. The regions that US-42 travel through are predominately rural; however, many of the areas in this corridor are starting to show signs of growth, such as near SR-29, the outskirts of the City of Dublin, and near US-33. Furthermore, with US-42 traveling diagonally, there are numerous skewed intersections that may become safety concerns as traffic volumes increase. This study will help anticipate the growth and develop a plan that is complementary to the US-42 corridor.

### *Why is Access Management Important?*

Access management techniques have proven successful to improve safety by reducing conflict points, optimize existing corridor capacity and deter, at least for a time, the need for additional through lanes on major roadways. ODOT Access Management regulations allow for the development and implementation of a corridor-specific access management plan. Such a plan improves the corridor's operational capacity by identifying both protective and retrofit techniques given existing and planned conditions along the corridor, which can be implemented over time. The intent of the access management plan is to provide a guide that provides upfront information for both state and local agencies along with local property owners as development occurs or land use changes along the corridor.

### *Public Involvement*

ODOT understands that the true sign of a successful access management plan is how well it can be implemented by the local governments. Therefore ODOT will be reaching out to the public in various manners:

- Stakeholder meetings have been held with elected officials and public representatives in Delaware, Union and Madison counties.
- Interested citizens, businesses and governmental agencies are encouraged to complete the following online survey. Completing this survey includes the person on future project coordination.
  - Web Site Survey: <http://www.surveymonkey.com/s/US42AccessSurvey>
- BPS will be introducing the study at various township trustee and city/village council meetings along the project corridor. The link to the web site survey and project contact information will be provided.
- ODOT will hold a meeting will be held for interested businesses and property owners.
- ODOT will present the Draft Access Management Plan to the public to gain additional feedback.

### *US-42 Access Management Study Contacts*

Nicole Clune, BPS  
Public Involvement Manager  
Phone: 419.305.0144  
E-mail: [nclune@burtonplanning.com](mailto:nclune@burtonplanning.com)

Dirk Gross, ODOT District 6  
ODOT Project Manager  
Phone: 614.752.5576  
E-mail: [dirk.gross@dot.state.oh.us](mailto:dirk.gross@dot.state.oh.us)



# US-42 ACCESS MANAGEMENT STUDY

Exhibit 1: Project Location

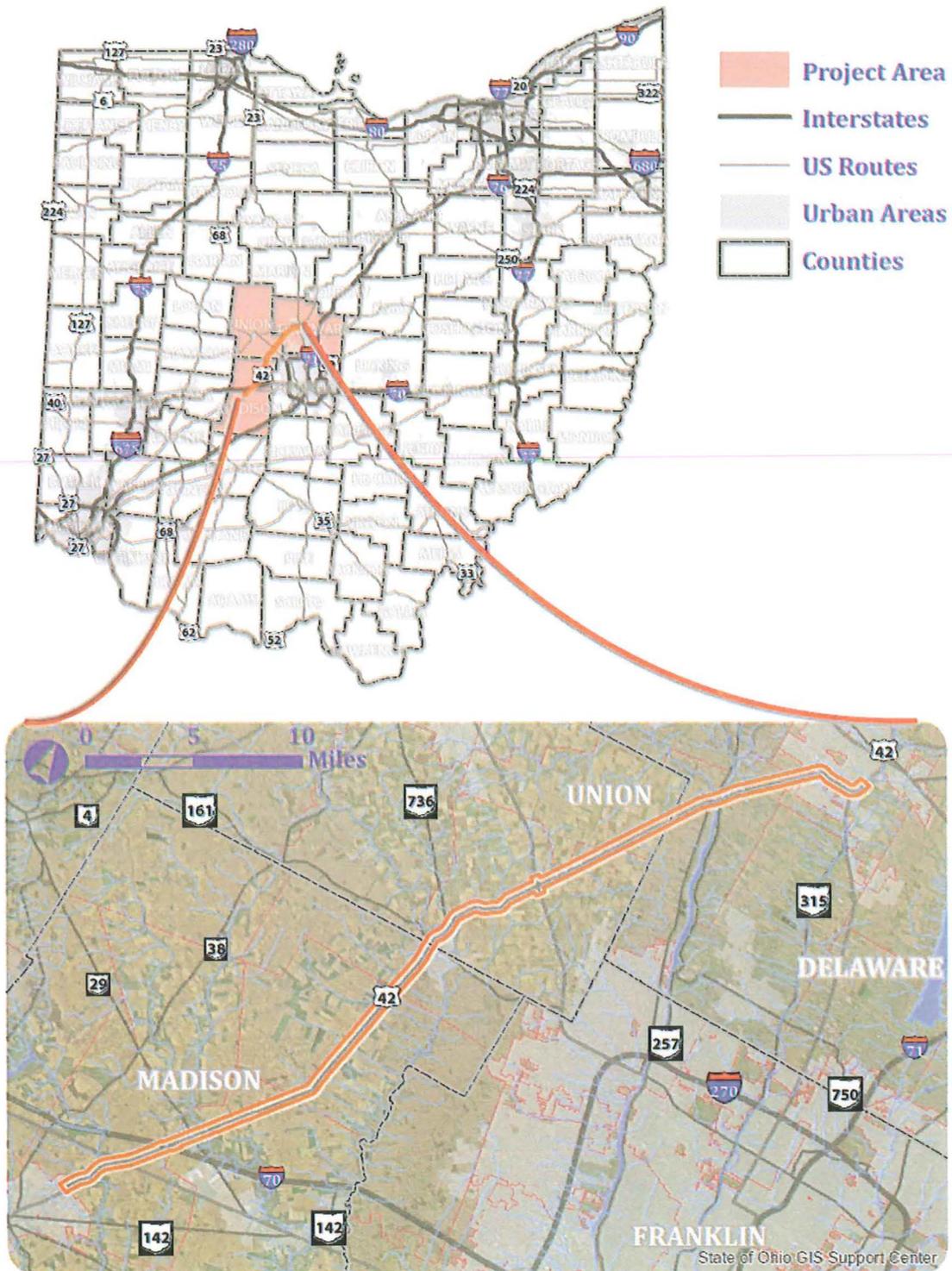


Exhibit 2: Study Area; Overview

