

**CITY OF DELAWARE  
PLANNING COMMISSION  
AGENDA**

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

REGULAR MEETING

JUNE 3, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on May 6, 2015, as recorded and transcribed.
3. PUBLIC COMMENT
4. REGULAR BUSINESS
  - A. 2015-0810: A request by Ohio Wesleyan University for an Informal Review for Small Living Unit (SLU”S) student housing on seven parcels located on the north side of Rowland Street located between South Washington Street and South Liberty Street on property zoned R-6 (Multi-Family Residential District).

**Anticipated Process**

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. No Action by the Commission

B. MORPC Presentation

5. PLANNING DIRECTOR’S REPORT
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: July 1, 2015
8. ADJOURNMENT

**PLANNING COMMISSION  
MOTION SUMMARY  
May 6, 2015**

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: Joe Rose, Intern, Jennifer Stachler, Assistant City Engineer, 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 April 1, 2015, as recorded and transcribed.

**Motion:** Mr. Halter moved to approve the Motion Summary for the April 1, 2015 meeting, seconded by Mr. Mantzoros. Motion passed by a 6-0-1 (Lemke) vote.

ITEM 3. REGULAR BUSINESS

A. 2015-0348: A request by Stop-N-Go Storage for approval of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East William Street, east of East Point Crossing and north of the City Public Works Facility.

**Anticipated Process**

a. Make and pass a motion to '*renew case 2015-0348*' by majority vote. One of those voting in descent at last month's meeting should make the initial motion (Halter, Keller, or Simpson)

**Motion:** Vice-Chairman Simpson moved to renew case 2015-034, seconded by Mr. Prall. Motion approved by a 7-0 vote.

b. Staff presentation of plan modifications

Mr. Efland reviewed the location map, zoning map, and provided an aerial photograph of the property location. Mr. Efland reviewed the proposed site plan, building setback, the revised elevations and additional landscaping. Mr. Efland informed staff that the garage doors were changed to a tan color. Mr. Efland reviewed for staff the entrance and exit access points.

c. Applicant presentation of plan modifications

APPLICANT:

Alexis Zeune  
3121 Summertrail Dr.  
Galena, Ohio

Steve Martin Manos, Martin & Pergram Co., LPA  
50 N. Sandusky St.  
Delaware, Ohio

Mr. Martin requested the consideration of silver galvanized steel roof to decrease cost and maintenance. Mr. Martin stated that the applicant is agreeable to all staff conditions and recommendations.

PUBLIC PARTICIPATION:

Kim Zeune  
7726 Watkins  
Pataskala, Ohio

Mr. Zeune discussed the benefits to the environment, reduction in cost, and reduction in maintenance that the galvanized roof has compared to a painted roof.

Vice-Chairman Simpson and Mr. Lemke expressed no concerns with changes to the roof.

d. Motion to approve the case as revised and vote (4 affirmative votes are required for passage)

**Motion:** Vice-Chairman Simpson moved to approve 2015-0348, along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

B. Stockdale Farms

- (1) 2015-0521: A request by LYH, LLC for approval of a Final Development Plan for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
- (2) 2015-0522: A request by LYH, LLC for approval of a Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided a presentation that included the zoning map and aerial photographs of the development site. Mr. Schultz reviewed the preliminary development plan, the proposed final development plan and plat for Phase 1. Mr. Schultz included in the presentation the lot size, house design, and the designated park land and open space. Mr. Schultz reviewed the Braumiller entrance plan site.

Mr. Efland stated that staff has been in contact with a neighbor whose driveway lines up with the main access drive of Braumiller in Phase 2. Mr. Efland discussed with the commission the need to work with the neighbor and the developer to relocate the entrance in Phase 2.

Chairwoman Keller voiced her concern over the connection of subdivisions and the need to prevent the connection road from being a speed zone. Mr. Efland discussed the various access points in the subdivisions to assist in preventing a speed zone.

Mr. Halter voiced his concern over the increase use of traffic that will be accessing U.S. 23 from Pollock Road and the danger and difficulty to proceed south on U.S. 23 from Pollock Road. Ms. Stachler indicated that O.D.O.T is working with the City on an access plan.

Mr. Prall voiced his concern on how the new subdivision will not be part of the Community Authority for Glenn Road Parkway. Mr. Efland explained that the subdivision will not have direct access to Glenn Road Parkway.

b. Applicant Presentation

**APPLICANT:**

Mark Inks, LYH, LLC  
5695 Avery Road  
Dublin, Ohio

David Denniston  
Advanced Civil Design  
422 Beecher St.  
Gahanna, Ohio

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

**Motion:** Vice-Chairman Simpson moved to approve 2015-0521, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

**Motion:** Vice-Chairman Simpson moved to approve 2015-0522, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

C. The Communities at Glenross

(1) 2015-0518: A request by Pulte Homes of Ohio LLC., for approval of an Amended Final Development Plan for the Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive.

(2) 2015-0519: A request by Pulte Homes of Ohio LLC., for approval of an Amended Final Subdivision Plat for the Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided a presentation that included the location map and zoning map. Mr. Schultz reviewed the approved preliminary development plan and subdivision plat, and reviewed the changes to the storm water retention pond. Mr. Schultz stated that the subdivision is located in the Delaware South Community Authority.

Ms. Stachler stated that surrounding residents were made aware of the enlargement of the retention pond.

b. Applicant Presentation

**APPLICANT:**

Steve Peck, for Pulte Homes  
4900 Tuttle Crossing Blvd  
Columbus, Ohio

Mr. Peck stated that the pond will be a standard depth and will not be used for recreational purposes.

- c. Public comment (no public hearing)

There was no public comment.

- d. Commission Action

**Motion:** Mr. Halter moved to approve 2015-0518, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

**Motion:** Mr. Halter moved to approve 2015-0519, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

- D. 2015-0534: A request by 84 Lumber Company for approval of a Development Plan Exemption to allow the construction of a 6,000 square foot storage shed on 8.15 acres zoned B-4 (General Business District) located at 2045 US 23 North.

**Anticipated Process**

- a. Staff Presentation

Mr. Rose provided a presentation that included the location map and the zoning map. Mr. Rose provided a history of the property and informed the Commission that in 1999 84 Lumber was approved to build a third storage shed on the property. Mr. Rose reviewed the proposed development plan to construct a fourth storage shed. Mr. Rose reviewed the proposed plan and the tree replacement plan.

- b. Applicant Presentation

Jim Zaunik, Professional Engineer for 84 Lumber Company  
1019 Rte. 519  
Eighty Four, PA

Mr. Zaunik had no concerns on the tree replacement plan.

- c. Public comment (no public hearing)

There was no public comment.

- d. Commission Action

**Motion:** Mr. Lemke moved to approve 2015-0534, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland stated that he plans to have the 2015 MORPC presentation in June or July.

Mr. Schultz provided an update on upcoming cases including Village Gate Apartments and an informal review of a concept plan for Ohio Wesleyan University for student housing on the north side of Rowland Avenue.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mrs. Tucker-Buck had a concern regarding the supply of housing may exceed the demand within the City of Delaware. Mr. Efland addressed this concern and explained that currently the demand does not meet the current supply.

Mr. Prall stated that he will be absent for the June 3, 2015 meeting.

Vice-Chairman Simpson stated that the Tire Discounters open sign has been flashing in the window. Mr. Efland plans to address this concern with the owners.

ITEM 6. NEXT REGULAR MEETING: June 3, 2015

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Keller moved for the May 6, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:27 p.m.

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Chairman Lisa Keller

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Elaine McCloskey, Clerk



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0810

REQUEST: Informal Plan Review

PROJECT: Ohio Wesleyan University Student Housing

MEETING DATE: June 3, 2015

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### APPLICANT/OWNER

BSHM Architects  
1020 Goodale Boulevard  
Columbus, Ohio 43212

Ohio Wesleyan University  
61 South Sandusky Street  
Delaware, Ohio 43015

### REQUESTS

2015-0810: A request by Ohio Wesleyan University for an Informal Review for Small Living Unit (SLU's) Student Housing on seven parcels located on the north side of Rowland Street located between South Washington Street and South Liberty Street on property zoned R-6 (Multi-Family Residential District).

### PROPERTY LOCATION & DESCRIPTION

The subject parcels are located on the north side of Rowland Avenue between South Washington Street and South Liberty Street and are zoned R-6 (Multi-Family Residential District). The properties to the north are zoned R-6 while the properties to the east, west and south are zoned PO/I (Planned Office/Institutional District). To the north are single family homes that have been converted to private rental units, to the south is the City Fire Department and a City Park and to the east and west are University uses.

### BACKGROUND/PROPOSAL

Ohio Wesleyan University is proposing to raze the existing houses along the north side of Rowland Avenue which accommodates student housing and replace them with new small living unit (SLU's) student housing. The four new buildings would allow the University to locate all the housing along the pedestrian corridor linking the residential area with the academic area of the campus. The existing housing would only be demolished when funding for a new SLU would be obtained. The first SLU would be located on the northeastern corner of Rowland Avenue and South Liberty Street and does have house funding secured at this time. In addition, Ohio Wesleyan's ultimate goal (this has been discussed with the City in the past) is to have Rowland Avenue vacated for vehicular travel and be utilized exclusively for pedestrians to extend the "jaywalk" concept in this area. Again, the City and University have discussed this possibility in general terms over several years and generally have agreed that it is a potential long term plan; however, both entities have discussed that much more detailed planning in this regard is needed and many more details would need to be worked out prior to a formal application for vacation being submitted.

Since the SLU concept is new, the University and Staff felt it appropriate to obtain a concept level informal review prior to finalizing plans and an overall approach to these uses and area. The University does have funding in place for one of the units at this time and intends to quickly bring forward plans for its construction, but they also desire to understand what a larger redevelopment planning effort might entail. Staff generally supports this approach and is appreciative of the University's openness and willingness to conceptually explore these ideas.

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### STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning of the subject the property is R-6 which allows the proposed uses but would likely need several significant variances for building and parking setbacks and the like. Staff recommends and the applicant agreed that a rezoning to R-6 with a PMU (Planned Mixed Use Overlay District) would allow the applicant flexibly to accommodate any setback issues while allowing the City require performance standards on the site and buildings to accommodate this unique use. In addition, a Conditional Use Permit for the entire site along with Preliminary and Final Development Plans would need to be approved for each building by the Planning Commission and City Council.
- **LAND USE:** The proposed student housing is consistent with the Comprehensive Plan of the "OWU Subarea" of the plan which identifies these properties for Institutional uses.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.

- **ROADS AND TRAFFIC:** The proposed four houses would have access from Rowland Avenue which is a public street. However, Ohio Wesleyan’s long term desire is to vacate Rowland Avenue for vehicular travel and extend the “jaywalk” concept in this area. The logistics of vacating (abandoning) the public street would have to be vetted with all City departments and the University to determine the feasibility of such request as the University and the City are the only two adjacent property owners at this time.
- **SITE LAYOUT:** The proposed development would ultimately consist of four individual buildings that front Rowland Avenue setback the same distance of the three existing homes (which would ultimately be demolished). Some off-site parking would be located in the rear of some of the SLU’s as land availability and topography allow on the awkwardly shaped parcels. The design character of the SLU’s would mimic the existing single family housing stock with minimum two stories, front porches, gabled pitch roofs, etc. At a minimum staff recommends the SLU’s be designed to achieve compliance with Chapter 1171.08 Residential Design Criteria and the PMU should include requirements to upgrade them appropriately.
- **PARKLAND AND OPEN SPACE:** There is no parkland or open space associated with the proposal but the potential vacation of Rowland Avenue would yield additional active open space for the University.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** There are not any proposed bike paths or pedestrian routes in this area per the City of Delaware Bikeway Plan approved in 2010.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer where necessary.
- **LIGHTING PLAN:** A lighting plan would need to be submitted that achieves compliance with the zoning code.
- **PHASING:** As mentioned earlier, the first building would be constructed on the northeastern corner of Rowland Avenue and South Liberty Street across from the fire station with the remainder of the buildings constructed upon Ohio Wesleyan receiving funding.
- **MISC:** Staff remains concerned with the pedestrian crossing utilized primarily by students at Liberty Street and Rowland Avenue. There have been past discussions between the City and University on this topic but Staff would recommend the University address these improvements as a part of the SLU redevelopment in this area. The Engineering Department has explored a number of these adaptations such as a HAWK signal among other items and desires to conclude these discussions with the University and to see enhancements put in place in the area.

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**STAFF RECOMMENDATION**

This is a Concept Plan review and no formal action is required. The Applicant seeks feedback from the Planning Commission.

**COMMISSION NOTES:**

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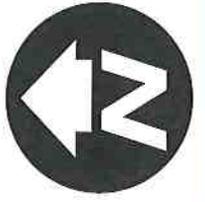
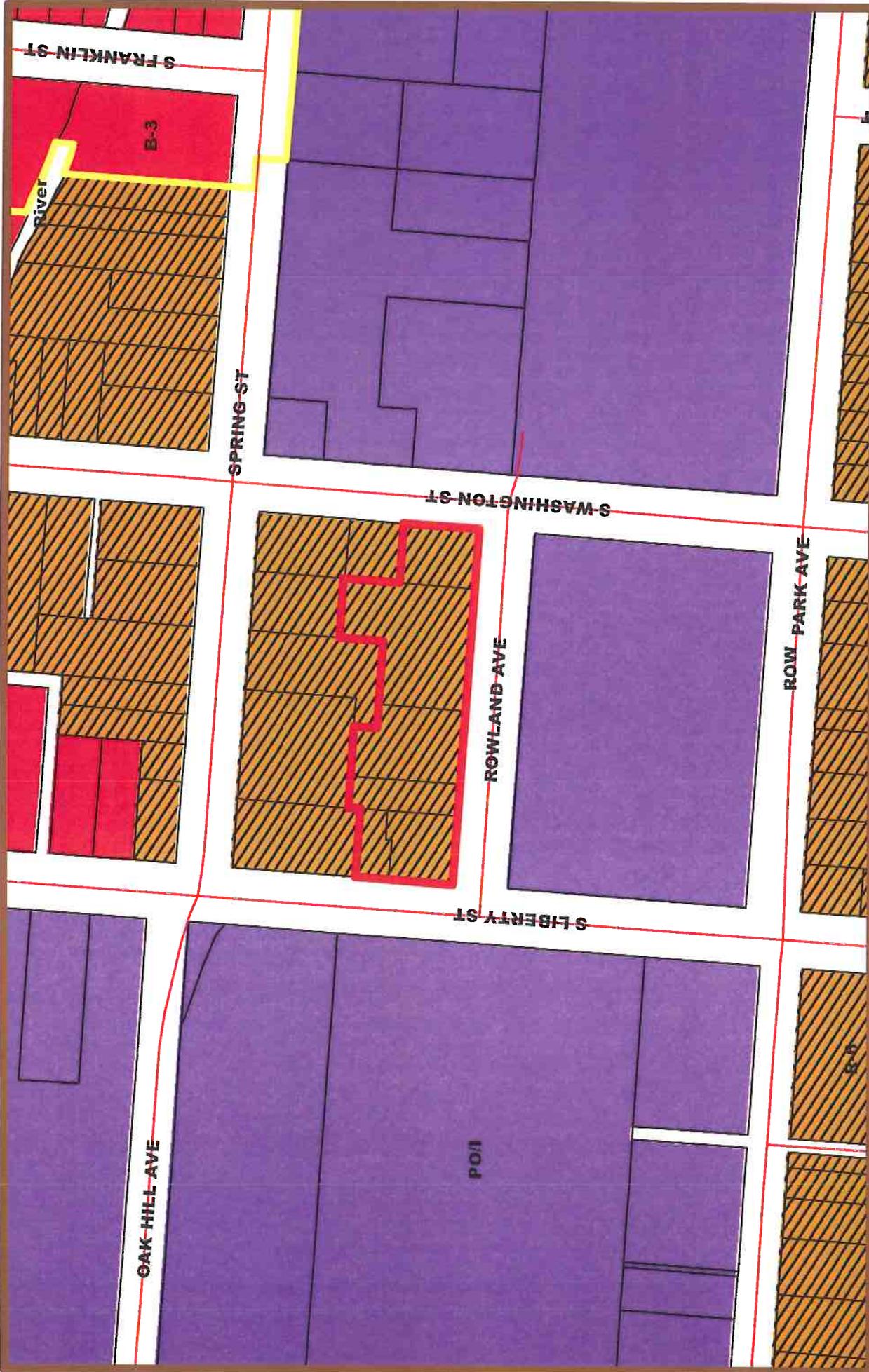
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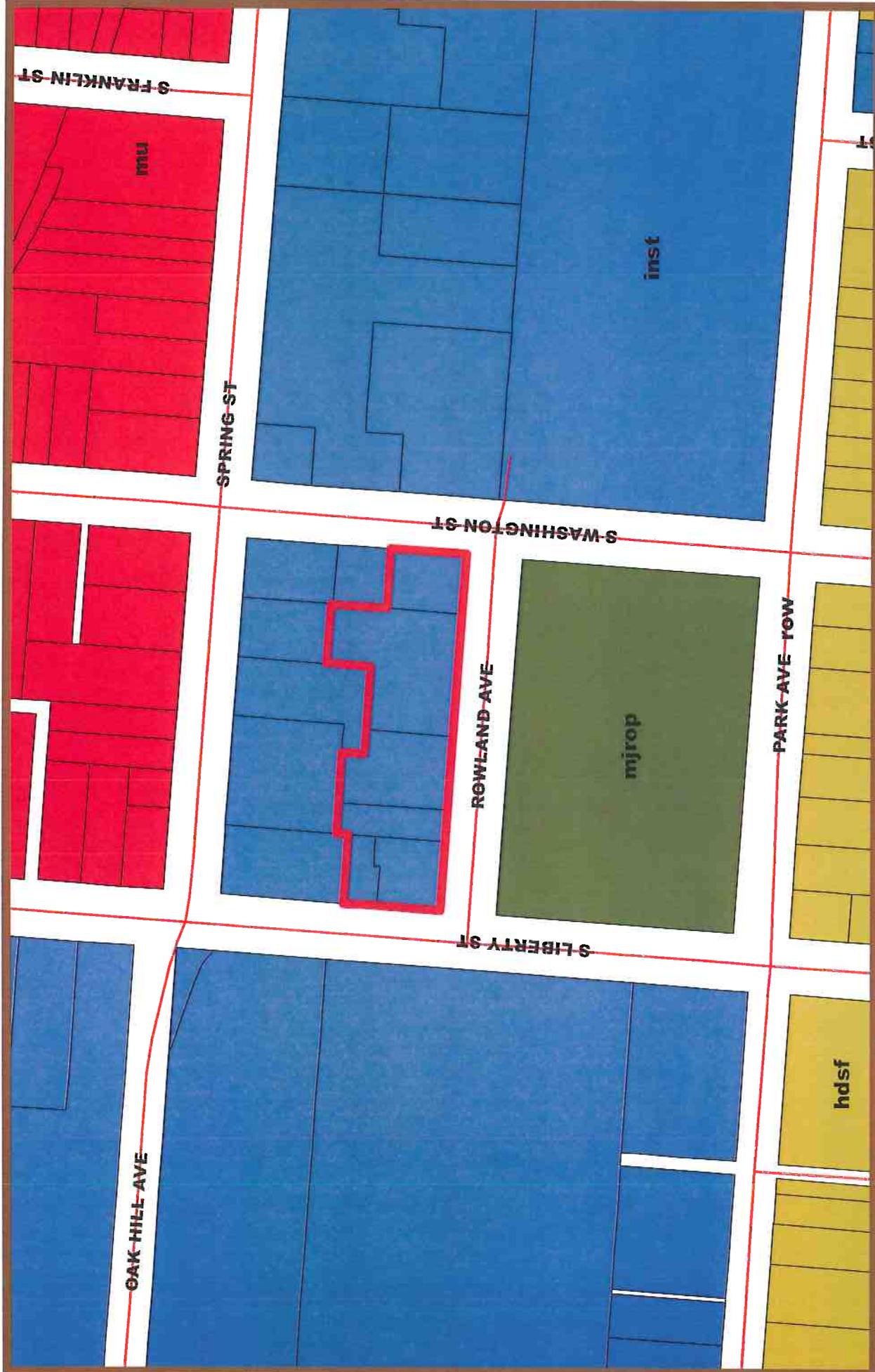
2015-0810  
 Informal Review  
 Ohio Wesleyan University  
 Location Map





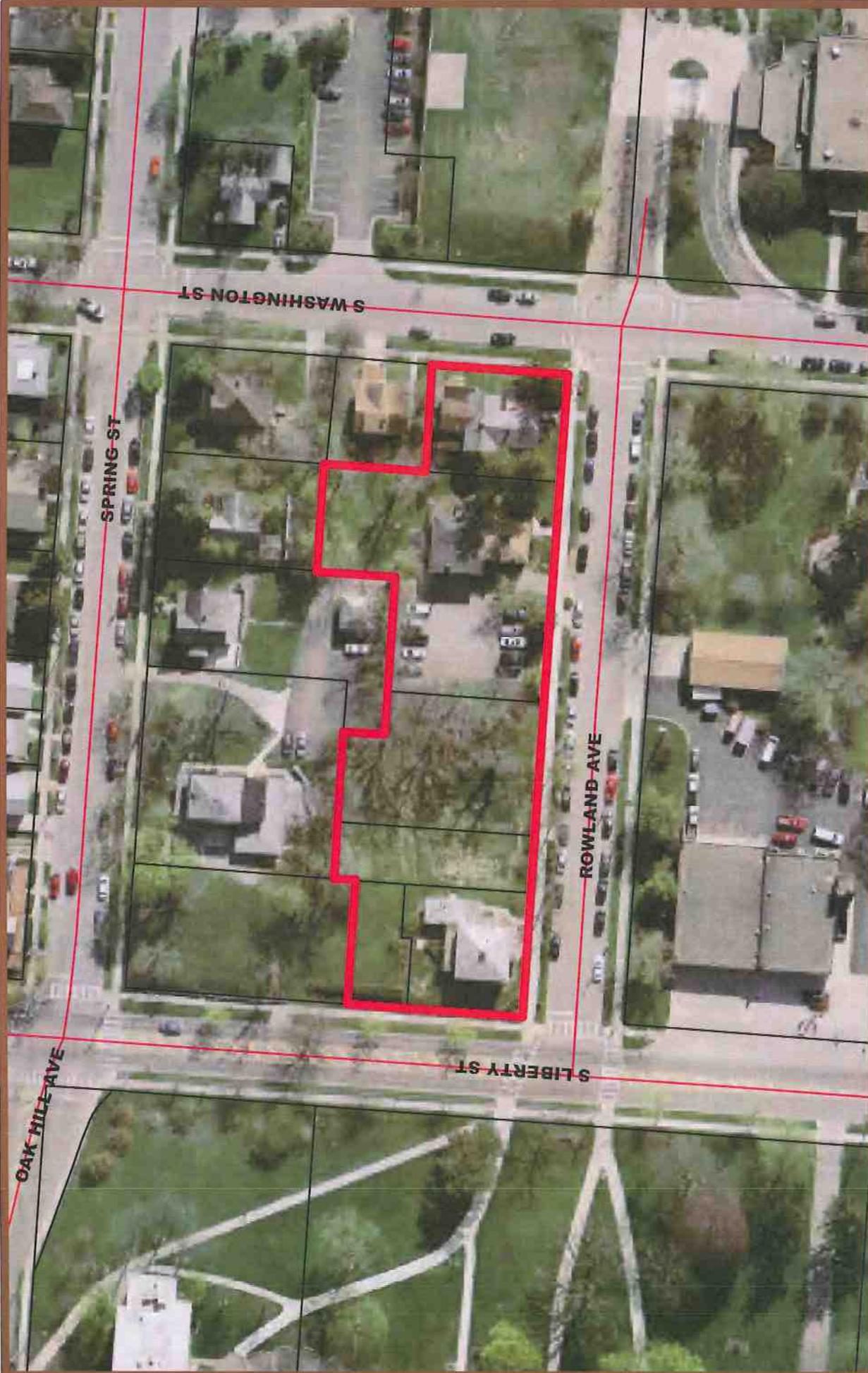
2015-0810  
 Informal Review  
 Ohio Wesleyan University  
 Zoning Map





2015-0810  
 Informal Review  
 Ohio Wesleyan University  
 Comprehensive Plan Map





2015-0810  
Informal Review  
Ohio Wesleyan University  
Aerial (2013)



S Liberty St

S Liberty St

Rowland Avenue

City Park Gazebo

S Washington

Spring St







### **Ohio Wesleyan University – Small Living Units, Rowland Avenue**

Ohio Wesleyan plans to remove and replace Small Living Unit (SLUs) student housing located along Rowland Avenue. In the future it is planned to build additional SLUs to replace the others located elsewhere on campus. These new buildings will replace older, hard to maintain buildings and locate all of the SLUs along the pedestrian corridor linking the student residential area with the academic . The ultimate goal in the future is to abandon Rowland Avenue for vehicular travel and to extend the Jaywalk concept.