

**CITY OF DELAWARE  
CITY COUNCIL  
CITY COUNCIL CHAMBERS  
1 SOUTH SANDUSKY STREET  
7:00 P.M.**

**AGENDA**

**6:30 P.M. Presentation: Community Attitudes Survey, Marty Saperstein**

REGULAR MEETING

JULY 6, 2015

1. ROLL CALL
2. INVOCATION Pastor Gary Underwood, Delaware Grace Brethren Church
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held June 22, 2015, as recorded and transcribed.
5. CONSENT AGENDA
  - A. Acceptance of the Motion Summaries of the Civil Service Commission meetings held March 4 and May 6, 2015.
  - B. Acceptance of the Motion Summary of the Recreation Levy Sub-Committee meeting held June 10, 2015.
  - C. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held June 11, 2015.
  - D. Acceptance of the Motion Summary of the Shade Tree Commission meeting held May 26, 2015.
  - E. Establish July 27, 2015 at 7:30 p.m. as the date and time for a public hearing and second reading of Ordinance No. 15-64, an ordinance approving a Conditional Use Permit for Delaware City Schools for an addition, renovation, and site improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.
  - F. Establish August 10, 2015 at 7:30 p.m. as the date and time for a public hearing and second reading of Ordinance No. 15-68, an ordinance approving a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Vincent Romanelli for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of the Glenross Golf Club and Ordinance No. 15-69, an ordinance approving a Conditional

Use Permit allow the placement of a PMU (Planned Mixed Use Overlay District) for Vincent Romanelli to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of the Glenross Golf Club.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. INTRODUCTIONS
  - A. Kendra Mallon, Information Systems Network Administrator
  - B. Chris Hill, Desktop Technician
  - C. Joey Davenport, Parks Tech I
  - D. John DeLong, Cemetery Manager
9. SECOND READING of Resolution No. 15-30, a resolution declaring the necessity of an election on the question of approving the passage of an ordinance to amend Sections 191.03 and 191.14 of the Codified Ordinances of the City of Delaware, Ohio, to provide for the continuation of an existing fifteen one-hundredths of one percent (0.15%) levy on income by the City for the purpose of improving municipal recreation facilities and paying the debt service charges of securities issued for that purpose, but limiting the final calendar year in which the tax will be levied to the calendar year in which the debt service charges on securities issued pursuant to such authority and outstanding as of June 1, 2015, including any securities hereafter issued to refund those securities, have been fully paid or provided for.
10. THIRD READING of Ordinance No. 15-55, an ordinance supplementing the 2015 Appropriations Ordinance to provide funding to hire a permanent part-time position in the Finance Department, and declaring an emergency.
11. CONSIDERATION of Resolution No. 15-32, a resolution approving the additional funding for Veterans Memorial Park.
12. CONSIDERATION of Ordinance No. 15-61, an ordinance authorizing the City Manager to enter into an Intergovernmental Agreement with the Ohio Army National Guard for the shared space use at the ONG Delaware Training Center, and declaring an emergency.
13. CONSIDERATION of Ordinance No. 15-62, an ordinance supplementing the 2015 Appropriations Ordinance to provide additional funding for the Municipal Court Indigent Driver Interlock and Alcohol Monitoring (IDIAM) Fund.

14. CONSIDERATION of Ordinance No. 15-63, an ordinance authorizing the City of Delaware to purchase items or services from any state or school district cooperative purchasing program, from a list of pre-qualified competitively bid cooperative purchasing programs, from any other governmental agency's competitively bid contract in order to achieve the best pricing for the items and services, and declaring an emergency.
15. CONSIDERATION of Ordinance No. 15-64, an ordinance approving a Conditional Use Permit for Delaware City Schools for an addition, renovation, and site improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.
16. CONSIDERATION of Ordinance No. 15-65, an ordinance approving a Combined Preliminary and Final Development Plan for Delaware City Schools for an addition, renovation, and site improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.
17. CONSIDERATION of Ordinance No. 15-66, an ordinance approving a Final Development Plan for Pulte Homes of Ohio for Heatherton Phase 5 consisting of 44 Single-Family lots on 12.203 acres zoned R-3 PRD (One-family Residential District with a Planned Residential District) located south of Benjamin Street and west of Houk Road.
18. CONSIDERATION of Ordinance No. 15-67, an ordinance approving a Final Subdivision Plat for Pulte Homes of Ohio for Heatherton Phase 5 consisting of 44 Single-Family lots on 12.203 acres zoned R-3 PRD (One-family Residential District with a Planned Residential District) located south of Benjamin Street and west of Houk Road.
19. CONSIDERATION of Ordinance No. 15-68, an ordinance approving a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Vincent Romanelli for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of the Glenross Golf Club.
20. CONSIDERATION of Ordinance No. 15-69, an ordinance approving a Conditional Use Permit allow the placement of a PMU (Planned Mixed Use Overlay District) for Vincent Romanelli to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of the Glenross Golf Club.

21. CONSIDERATION of Ordinance No. 15-70, an ordinance approving a Preliminary Development Plan for Vincent Romanelli for Glenross North Subdivision for 196 single-family lots on approximately 100 acres located just east of Glenn Parkway and north of the Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
22. CONSIDERATION of Ordinance No. 15-71, an ordinance approving a Preliminary Subdivision Plat for Vincent Romanelli for Glenross North Subdivision for 196 Single-Family lots on approximately 100 acres located just east of Glenn Parkway and north of the Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
23. Discussion Items:
  - A. Message Placard Signs on City Vehicles
  - B. Request from Troy Township for Water Service
  - C. Parks and Natural Resources – 2015 Mid-Year Update
24. CITY MANAGER’S REPORT
25. COUNCIL COMMENTS
26. ADJOURNMENT

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Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held June 22 20 15

The regular meeting of June 22, 2015 was called to order at 7:00 p.m., in the Moses Byxbe Room, 500 Lincoln Avenue. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Joe DiGenova, Fourth Ward Andrew Brush, Vice Mayor George Hellinger and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was At Large Kent Shafer. The invocation was given by John Peterson, followed by the Pledge of Allegiance.

Staff Present: Dave Efland, Planning and Community Development Director, Scott Stowers, IT Director, Dean Stelzer, Finance Director, Dan Whited, Public Service Group Director, Darren Shulman, City Attorney, Bill Ferrigno, Public Works Director/City Engineer, Bruce Pijanowski, Police Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

**Motion to Excuse:** Mr. Brush moved to excuse Mr. Shafer, seconded by Mr. Jones. Motion approved by a 6-0 vote.

**ITEM 4: APPROVAL OF MINUTES**

APPROVAL of the Motion Summary of the joint meeting between City Council and the Delaware County Commissioners held June 1, 2015, as recorded and transcribed.

APPROVAL of the Motion Summary of the regular meeting of Council held June 8, 2015, as recorded and transcribed.

**Motion:** Mr. Brush moved to approve the Motion Summaries of the joint meeting between City Council and the Delaware County Commissioners held on June 1, 2015 and the regular meeting of Council held June 8, 2015, as recorded and transcribed, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

**ITEM 5: CONSENT AGENDA**

- A. Acceptance of the Motion Summary for the Board of Zoning Appeals meeting held April 8, 2015.
- B. Acceptance of the Motion Summary for the Historic Preservation Commission meeting held March 25, 2015.
- C. Acceptance of the Motion Summaries for the Parks and Recreation Advisory Board meetings held April 21 and May 19, 2015.

**Motion:** Mr. Brush moved to approve the Consent Agenda, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS**

**ITEM 7: COMMITTEE REPORTS**

Mr. Jones indicated that there is a Historic Preservation Commission meeting scheduled for June 24, 2015 in the Moses Byxbe Room.

Mr. DiGenova indicated that there is a Shade Tree meeting scheduled for June 23, 2015 in the Moses Byxbe Room.

**ITEM 8: PRESENTATIONS**

- A. Source Point (Council for Older Adults) Rebranding Update – Bob Horrocks, Director

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- B. Board of Elections presentation "Delaware for Democracy" - Josh Pedaline, Director, Karla Herron, Deputy Director, and Stephanie Clase, Election Services Manager

**ITEM 9: ORDINANCE NO. 15-54** [Second Reading]

AN ORDINANCE PLACING AN AMENDMENT TO SECTION 191.14 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE TO DECREASE THE EXISTING DELAWARE CITY MUNICIPAL INCOME TAX RATE BY FIFTEEN ONE-HUNDREDTHS OF ONE PERCENT (0.15%) EFFECTIVE ON DECEMBER 31 IN THE CALENDAR YEAR IN WHICH ALL SECURITIES ISSUED FOR THE PURPOSES PROVIDED IN 191.14(B) ARE RETIRED ON THE NOVEMBER BALLOT.

The Clerk read the ordinance for the second time.

**Motion:** Mr. Brush moved to table Ordinance No. 15-54 indefinitely, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

**ITEM 10: RESOLUTION NO. 15-30** [First Reading]

A RESOLUTION DECLARING THE NECESSITY OF AN ELECTION ON THE QUESTION OF APPROVING THE PASSAGE OF AN ORDINANCE TO AMEND SECTIONS 191.03 AND 191.14 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, TO PROVIDE FOR THE CONTINUATION OF AN EXISTING FIFTEEN ONE-HUNDREDTHS OF ONE PERCENT (0.15%) LEVY ON INCOME BY THE CITY FOR THE PURPOSE OF IMPROVING MUNICIPAL RECREATION FACILITIES AND PAYING THE DEBT SERVICE CHARGES OF SECURITIES ISSUED FOR THAT PURPOSE, BUT LIMITING THE FINAL CALENDAR YEAR IN WHICH THE TAX WILL BE LEVIED TO THE CALENDAR YEAR IN WHICH THE DEBT SERVICE CHARGES ON SECURITIES ISSUED PURSUANT TO SUCH AUTHORITY AND OUTSTANDING AS OF JUNE 1, 2015, INCLUDING ANY SECURITIES HEREAFTER ISSUED TO REFUND THOSE SECURITIES, HAVE BEEN FULLY PAID OR PROVIDED FOR.

The Clerk read the resolution for the first time.

**APPLICANT:**

Chris Franzmann, Attorney  
Squire Patton Boggs  
41 S. High St.  
Columbus, Ohio

Mr. Shulman discussed the recommendation of the Bond Counsel to proceed with a resolution to place an ordinance on the ballot for voters. Mr. Shulman provided information on the approximate cost to place an ordinance on the ballot.

A discussion was held on the potential outcomes if ordinance is placed on the ballot. Mr. Brush recommended that if a decision is made to place on the ballot, that Council should draft a letter to the Board of Elections to address issue for clarification purposes.

**ITEM 11: ORDINANCE NO. 15-55** [Second Reading]

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING TO HIRE A PERMANENT PART-

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TIME POSITION IN THE FINANCE DEPARTMENT, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time.

A discussion was held and Mr. Stelzer spoke on the possibility to combine the requested position within the department.

**ITEM 12: RESOLUTION NO. 15-31** [First Reading]

A RESOLUTION AUTHORIZING THE INSTALLATION OF STOP SIGNS ON COBBLESTONE DRIVE AT CARSON FARMS BOULEVARD AND THE ESTABLISHMENT OF NO PARKING ZONES ALONG THE COBBLESTONE DRIVE STREET FRONTAGE OF PROPERTIES AT 402 COBBLESTONE DRIVE AND 100 HAYFIELD DRIVE.

The Clerk read the resolution for the first time.

Mr. Ferrigno discussed the need to remove for safety and sight distance three trees and reviewed the location of the no parking zone changes. Mr. Ferrigno explained that the trees would not be able to be relocated. Mr. Ferrigno discussed potential changes to the survey to allow for petitioning for traffic changes and the need to increase the use of social media and websites to inform the public of public hearings.

Chief Pijanowski provided an update on the past month police enforcement on Cobblestone Drive.

Mr. Ferrigno plans to notify residents that will be affected by the changes from Resolution No. 15-31.

**Motion:** Mrs. Keller moved to enact Resolution No. 15-31, seconded by Mr. Jones. Motion approved by a 4-2 (DiGenova, Hellinger) vote.

**ITEM 13: ORDINANCE NO. 15-56** [First Reading]

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE PURCHASE OF A REPLACEMENT TRAFFIC SERVICE VEHICLE, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

**Motion:** Mr. Brush moved to suspend the rules for Ordinance No. 15-56, seconded by Mr. Jones. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact the emergency clause for Ordinance No. 15-56, seconded by Mr. Jones. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact Ordinance No. 15-56, seconded by Mr. Jones. Motion approved by a 6-0 vote.

**ITEM 14: ORDINANCE NO. 15-57** [First Reading]

AN ORDINANCE AMENDING ORDINANCE NO. 14-124 ESTABLISHING THE PAY AND BENEFITS FOR VARIOUS PART-TIME AND INTERMITTENT/SEASONAL EMPLOYEES OF THE CITY OF DELAWARE, AND DECLARING AN EMERGENCY.

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The Clerk read the ordinance for the first time.

**Motion:** Mr. Brush moved to suspend the rules for Ordinance No. 15-57, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact the emergency clause for Ordinance No. 15-57, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact Ordinance No. 15-57, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**ITEM 15: ORDINANCE NO. 15-58** [First Reading]  
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) BOARD, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

**Motion:** Mr. Brush moved to suspend the rules for Ordinance No. 15-58, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact the emergency clause for Ordinance No. 15-58, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact Ordinance No. 15-58, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**ITEM 16: ORDINANCE NO. 15-59** [First Reading]  
AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR REPAIR OF THE SHOWERS AT THE JUSTICE CENTER, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Chief Pijanowski provided an update on the current conditions and deterioration in the shower room at the Justice Center.

**Motion:** Mr. Brush moved to amend Ordinance No. 15-59, Section One, to read "that there is hereby appropriated from the unencumbered balance of the general fund \$23,500 increasing the following account", seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to suspend the rules for Ordinance No. 15-59, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact the emergency clause for Ordinance No. 15-59, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

**Motion:** Mr. Brush moved to enact Ordinance No. 15-59 as amended, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

**ITEM 17: FINANCE DIRECTOR'S REPORT**  
Mr. Stelzer reviewed the General Fund Revenue and General Fund Expenditures.

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**ITEM 18: CITY MANAGER'S REPORT**

Mr. Homan stated that there will be a Town Hall meeting to address Home Owners Association concerns regarding the new community authority and annexation process.

Mr. Homan discussed the recent budget passed by the Senate regarding the local government fund.

Mr. Homan stated that the neighborhood in Cheshire Crossing reached out to Mr. DiGenova on a request for a fountain and that the City of Delaware is working with the Home Owner's Association on an agreement of installation and maintenance.

**ITEM 19: COUNCIL COMMENTS**

Mr. Jones, Mrs. Keller, and Mr. Brush indicated that they have scheduled or potential travel plans for the week of July 13, 2015. A discussion was held on moving the scheduled regular council meeting of July 13, 2015 to July 6, 2015.

**Motion:** Mr. Brush moved to reschedule the regular council meeting of July 13, 2015 to be held on July 6, 2015, seconded by Mr. Jones. Motion approved by a 6-0 vote.

Mrs. Keller informed staff of a complaint received regarding graffiti at the Carson Farm's Park.

Mr. DiGenova requested that Mrs. Walker provide an update on the estoppels agreement for Veteran's Park Plaza.

Vice-Mayor Hellinger discussed the use of large city vehicles as a means to provide and advertise community messages.

Mayor Riggle proposed that the start time for council meetings change during July and August from 7:00 p.m. to 5:30 p.m.

**Motion:** Mayor Riggle moved to start council meetings at 5:30 p.m. for regular council meetings during the months of July and August, seconded by Vice-Mayor Hellinger. Motion approved by a 6-0 vote.

**ITEM 20: EXECUTIVE SESSION:** pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

Mr. Brush moved to enter into Executive Session at 9:21 p.m. This motion was seconded by Mr. DiGenova and approved by a 6-0 vote. Council met in executive session pursuant to Ohio Revised Code Section pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) Consideration of Confidential Information Related To A Request For

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Economic Development Assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Joe DiGenova, Fourth Ward Andrew Brush, Vice Mayor George Hellinger and Mayor Carolyn Kay Riggle. Following the discussion at 10:03 p.m., it was moved by Mr. Brush that Council move into Open session, seconded by Vice-Mayor Hellinger and approved by 6-0 vote.

**ITEM 21: ADJOURNMENT**

**Motion:** Mr. Brush moved to adjourn the meeting, seconded by Mr. Jones. The meeting adjourned at 10:04 p.m.

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Mayor Carolyn Kay Riggle

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Elaine McCloskey, Council Clerk

**MOTION SUMMARY  
CIVIL SERVICE COMMISSION  
MARCH 4, 2015**

**1. ROLL CALL**

Julie Williams called roll.

Members Present: Jack Hilborn, April Nelson and Michael Robinson  
Jack Hilborn called the meeting to order at 3:00 pm.

Staff Present: Civil Service Commission Secretary Julie Williams, City Attorney Darren Shulman, Assistant City Manager Jackie Walker, Police Chief Bruce Pijanowski, Human Resource Manager Jessica Feller, Fire Chief John Donahue, City Council Member Lisa Keller  
Also Present: Firefighter Joe Murphy

**2. VOTE FOR CIVIL SERVICE COMMISSION CHAIR AND VICE CHAIR FOR 2015.**

**MOTION:** On a motion made by April and seconded by Mike, Jack Hilborn was nominated for Chair. Jack accepted the position nomination to Chair. April nominated Mike for Vice Chair. April declined to accept Mike's nomination of April to Vice Chair. Mike accepted the position nomination to Vice Chair.

**3. APPROVAL OF THE MOTION SUMMARIES OF THE REGULAR MEETINGS OF CIVIL SERVICE COMMISSION HELD FEBRUARY 4, 2015, AS RECORDED AND TRANSCRIBED.**

**MOTION:** On a motion made by Michael and seconded by April the approval of the motion summaries as presented was unanimously approved by a 3-0 vote.

**4. REMOVAL AND AMEND THE FIREFIGHTER CERTIFIED LIST**

One candidate was removed by self request-had accepted another position.

**MOTION:** On a motion made by April and seconded by Michael the removal and amendment of the firefighter certified list was unanimously approved by a 3-0 vote.

**5. APPROVAL TO THE CLARIFICATION TO THE POLICE OFFICER RECRUITMENT PROCESS**

Language was added to the process clarifying the requirement of candidates to retest when any portion of the recruiting process was failed. Additional language clarification was made to numbers 3 and 4 identifying the testing component to be the "written score".

**MOTION:** On a motion made by Mike and seconded by April the approval of the clarifications to the police officer recruitment process as presented and to be amended was unanimously approved by a 3-0 vote.

**7. PUBLIC COMMENT**

Joe Murphy called into question, and voiced some comments and concerns regarding the part time firefighter hiring process. Issues discussed included:

- Classification of position, and protections through the Civil Service Commission.
- The role of the Civil Service Commission with regards to the approval of the hiring process for part time firefighters.
- A candidate's standing on the original hiring list, if accepting a part time position.

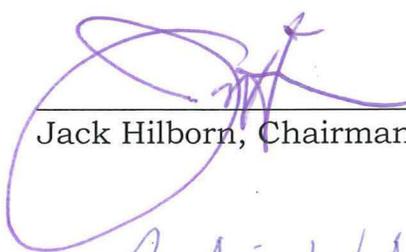
It is agreed amongst all parties that the Charter and the process for hiring part time firefighters would be reviewed, considered, and clarified.

**8. COMMISSION MEMBERS COMMENT**

The Civil Service Members requested additional information regarding the part time firefighter hiring process and how it would specifically impact a full time candidate currently on the list.

**9. MEETING ADJOURNMENT**

Chairman Hilborn adjourned the meeting at 3:40 p.m.



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Jack Hilborn, Chairman



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Julie Williams, Secretary

**MOTION SUMMARY  
CIVIL SERVICE COMMISSION  
MAY 6, 2015**

**1. ROLL CALL**

Jessica Feller called roll.

Members Present: Jack Hilborn, April Nelson and Michael Robinson  
Jack Hilborn called the meeting to order at 3:00 pm.

Staff Present: City Attorney Darren Shulman, Assistant City Manager Jackie Walker, Human Resource Manager Jessica Feller, Fire Chief John Donahue, City Council Member Lisa Keller  
Also Present: Firefighters Clint Archangel, Joe Jones and Jim Oberle

**2. APPROVAL OF THE MOTION SUMMARIES OF THE REGULAR MEETINGS OF CIVIL SERVICE COMMISSION HELD MARCH 4, 2015, AS RECORDED AND TRANSCRIBED.**

**MOTION:** On a motion made by Michael and seconded by April the vote to table the approval of the motion summaries as presented was unanimously approved by a 3-0 vote. The minutes will be reviewed at the next meeting.

**3. CERTIFY ADDITIONS TO THE POLICE OFFICER ELIGIBLE LIST**

There are seventeen additions to the list and four open positions to be filled.

**MOTION:** On a motion made by April and seconded by Michael the additions to the police officer eligible list was unanimously approved by a 3-0 vote.

**4. EXTEND AND APPROVE THE FIREFIGHTER ELIGIBLE LIST**

There are three open positions to be filled and fourteen candidates on the eligible list. Chief Donahue requests the list to be extended an additional six months to December 18<sup>th</sup>. Captain Oberle questions the quality of applicants on the list based on their scores. The minimum score has been prior established in the Civil Service Rules. The candidates meet the minimum score requirement of 70%. Thirteen out of the fourteen candidates on the list scored eighty-five percent or higher on the written examination. Some of the issues associated with having a "stale list" may be addressed with the present firefighter recruitment hiring process proposals to be heard.

**MOTION:** On a motion made by April and seconded by Michael the extension of the firefighter certified list was unanimously approved for a thirty day period to July 18<sup>th</sup> by a 3-0 vote.

**5. PRESENT FIREFIGHTER HIRING PROCESS PROPOSALS**

Ten different proposals are to be presented to the firefighter recruitment process that will mirror the approved police officer recruitment process. Proposal number one will be to change the EMT B requirement to a Paramedic. The pros and cons of requiring a Paramedic qualification were discussed. Additional presentations and discussions for considerations will be held during a specially scheduled meeting prior to June 18.

**6. EXECUTIVE SESSION PURSUANT TO OHIO REVISED CODE SECTION 122.22 (G)(1) PERSONNEL**

**MOTION:** On a motion made by April and seconded by Michael the Civil Service Commission unanimously agreed to move into Executive Session at 4:21 p.m.

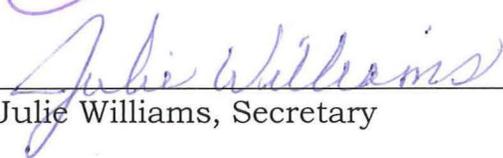
**7. RETURN FROM EXECUTIVE SESSION**

**MOTION:** On a motion made by April and seconded by Jack the Civil Service Commission unanimously agreed to return from Executive Session at 4:28 p.m.

**8. MEETING ADJOURNMENT**

Chairman Hilborn adjourned the meeting at 4:29 p.m.

  
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Jack Hilborn, Chairman

  
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Julie Williams, Secretary

**RECREATION LEVY SUB-COMMITTEE**  
**June 10, 2014**  
**MOTION SUMMARY**

ITEM 1. ROLL CALL

Members Present: Don Shannon, Councilmember Chris Jones, Councilmember Lisa Keller, Chairman Andrew Brush.

Members Absent: Councilmember Joe DiGenova

Ex-Officio Members Present: R. Thomas Homan, City Manager

City Staff Present: Mayor Carolyn Riggle, Vice-Mayor George Hellinger, Parks Superintendent Stacy Davenport, Public Service Director Dan Whited

Meeting called to order at 5:30 p.m. by Chairman Andrew Brush.

ITEM 2. APPROVAL of the Motion Summary for May 20, 2014 meeting as recorded and transcribed.

**Motion:** Mr. Jones moved to approve the Motion Summary for May 20, 2014 meeting as recorded and transcribed, seconded by Mrs. Keller. Motion approved by a 4-0 vote.

ITEM 3. Public Comments

ITEM 4. Consideration and Action on Veteran's Park Revised Concept Presentation, OHM Advisors

OHM Advisors

Mr. Tony Slanec, 101 Mill Street, Suite 200, Gahanna Ohio, OHM Advisors Representative

Mr. Josh Helms, 7692 Rippingale Street, Blacklick Ohio, OHM Senior Landscape Architect

Mr. Slanec and Mr. Helms presented to the Committee the revised concept plan with an estimated cost at \$1.73 million dollars. Included in the revised concept plan were character images and preliminary cost estimates. OHM Advisors presented a photographic comparison of square footage for splash pads that were located in Powell, Ohio at 1,430 square feet, Wooster, Ohio at 3,150 square feet and Ashland, Ohio at 3,000 square feet. A comparison was provided on the pros and cons for recirculating water system versus a non-recirculated water system.

Mrs. Keller voiced concern if staffing would be necessary for the recirculating system in the case that a shutdown of the system is necessary for sanitary reasons. Mr. Brush discussed the possibility of hiring a part-time seasonal staff position. Mr. Whited and Mr. Davenport spoke of the training that would be required by staff for maintenance, and the possibility of entering into a partnership with the YMCA for maintenance assistance.

Mayor Riggle questioned what square footage the splash pad will need to be to run on a smaller pump. Mr. Slanec explained that the pump is not based on the square footage of the splash pad, but on what features are selected and how much pressure each feature requires.

Mr. Homan recommended having a committee to assist with the selection of features of the park that would consist of members of the Parks and Recreation Advisory Board. Mr. Shannon informed the Committee that there were two individuals that had volunteered to be part of the process.

**Motion:** Mr. Jones moved to approve the preliminary plans for Veteran's Park submitted by OHM with the 6-3-2014 revised concept plans reviewed by the Recreation Levy Sub-Committee on June 10, 2014, seconded by Mrs. Keller. Motion approved by a 4-0 vote.

**Motion:** Mr. Jones moved to recommend OHM as the designer of Veteran's Park, and to direct City Staff to negotiate fees between OHM and the City of Delaware, seconded by Mrs. Keller. Motion approved by a 4-0 vote.

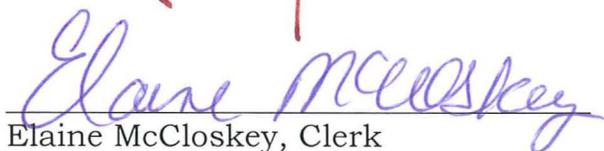
ITEM 5. Next Meeting Date: To be determined.

ITEM 6. Adjournment

**Motion:** Mr. Jones moved to adjourn the Recreation Levy Sub-Committee Meeting. Meeting adjourned at 6:40 p.m.



Andrew Brush, Chairman



Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
June 11, 2015**

ITEM 1. Roll Call

Chairman Koch called the special Historic Preservation Commission meeting to order at 7:02 p.m.

Members Present: Joe Coleman, Erinn Nicley, Sherry Riviera, and Chairman Roger Koch

Members Absent: Kim McMullen, Councilman Chris Jones and Vice-Chairman Hatten

Staff Present: David Efland, Planning & Community Development Director and Dianne Guenther, Development Planner

**Motion to Excuse:** Mr. Coleman moved to excuse Councilman Jones and Vice-Chairman Hatten, seconded by Mr. Nicley. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on March 25, 2015, as recorded and transcribed.

**Motion:** Mr. Nicley moved to approve the motion summary of the Historic Preservation Commission meeting held on March 25, 2015, as recorded and transcribed, seconded by Mr. Coleman. Motion approved by a 4-0 vote.

ITEM 3. REGULAR BUSINESS

- A. HPC 2015-0411: A request by the Delaware County Board of Commissioners for a second informal review of the proposed County Courthouse Building Expansion affecting parcels associated with the Delaware County Services Building (Hayes Building) at 140 North Sandusky Street, which are zoned B-2 (Central Business) District and R-3 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay.

**APPLICANT:**

John Melvin, Facilities Director  
Delaware County  
1405 U.S. Route 23 North  
Delaware, Ohio

Tom Potts, Principal  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Jody S. Driggs, Principal  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Mr. Potts discussed the design principles and the complementary materials used on the Hayes Building, as well as looking at an Italianate architectural style. Mr. Potts referenced photos of the existing courthouse; downtown streetscapes, and sketches of the existing Hayes Building.

Mr. Potts reviewed the site plan, which included the projected layout of the parking spaces. Mr. Potts explained that due to necessary security measures parking garage spots are proposed for staff only and will have controlled access.

Mr. Potts provided examples of the elevations of the proposed County Courthouse Building Expansion and the proposed building materials for the façade.

A discussion was held concerning the different elevations.

Chairman Koch discussed the possibility of adding a cap to the roof of the building.

Ms. Riviera requested more architectural historical detail to soften the features.

A discussion was held on the window layout. Mr. Coleman recommended the consideration of anodizing the window frame. Chairman Koch discussed the large amount of windows on the north elevation.

PUBLIC PARTICIPATION:

Larry Vance  
188 N. Franklin St.  
Delaware, Ohio

Mr. Vance requested for the consideration the removing of the proposed sun shades and rounding the windows, removal of the clock tower, and encourages the use of brick as much as possible. Mr. Vance also inquired if any of the original materials from the Elks Building, such as the limestone, be incorporated into the new structure. Mr. Vance also requested that the county consider public parking after hours and on weekends.

Rand Guebert  
265 W. Fountain Ave.  
Delaware, Ohio

Mr. Guebert stated the setback of the building would decrease the visual of the top of the building.

Mr. Melvin stated that the county could discuss the potential for after hour public parking, but that high security needs would be a factor in the consideration.

Mr. Nicley exited the meeting at 8:32 p.m.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: June 24, 2015

ITEM 6. ADJOURNMENT

**Motion:** Mr. Coleman moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 8:35 p.m.

  
\_\_\_\_\_  
Roger Koch, Chairman

  
\_\_\_\_\_  
Elaine McCloskey, Clerk

**SHADE TREE COMMISSION**  
**May 26, 2015**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Vice-Chairwoman Wright called the meeting to order at 7:05 p.m.

Members Present: Jim Buck, Michaela Dean, Brenda Hendricks (arrived at 7:26 p.m.), Tom Glissman, Amanda Mowry, Paul Olen, Tom Wolber, Councilmember Joe DiGenova, Vice-Chairwoman Susan Wright, and Chairman Dave Carey (arrived at 7:08 p.m.).

Staff Present: Doug Richmond (City Arborist) and Linda Mathews (Customer Service Liaison).

**Motion to Excuse:** Councilmember DiGenova moved to excuse Chairman Carey and Ms. Hendricks, seconded by Mr. Olen. Motion approved by an 8-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of April 28, 2015 as recorded and transcribed.

**Motion:** Councilman DiGenova moved to approve the Motion Summary for the April 28, 2015 meeting, seconded by Mr. Wolber. Motion passed by an 8-0 vote.

Chairman Carey arrived at 7:08 p.m.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Tree Stewardship Program

Vice-Chairwoman Wright informed the commission that she had invited to the meeting members from the Delaware County Master Gardeners and had provided them with a draft statement discussing the role of the stewardship program.

**PUBLIC PARTICIPATION:**

Chris Burger  
7610 Harriott  
Dublin, Ohio 43017  
President of Delaware County Ohio Master Gardener's Association

Susan Logan

16 Timmons Woods Drive  
Delaware, Ohio 43015  
Delaware County Master Gardener

Jon Kerr  
8289 Dustin Road  
Galena, Ohio  
Delaware County Master Gardener

Mr. Burger read into the record the mission statement of the Delaware County Master Gardeners Association and discussed the role to educate the community with various resources. Mr. Burger discussed the Master Gardeners potential role to assist the tree stewardship program to answer community questions. Mr. Burger explained to the commission that the role of the master gardeners is to assist in beautifying the community with education, but to not commit to long term labor projects.

Ms. Logan discussed the role and importance of educating the community to help them understand the value of the trees on the homeowner's property.

Chairman Carey informed the Master Gardeners that the tree stewardship program was a pilot program and that the first neighborhood to target would be Cheshire Crossing. He discussed that he recently attended the annual homeowner association meeting, and that the board members are supportive of the idea of a tree stewardship program and feels that the community can benefit from further education.

Mr. Kerr questioned if the homeowners in the neighborhood would be the individuals responsible for the tree pruning. Chairman Carey discussed the deed restrictions to Cheshire Crossing which designates the homeowner's responsibility in care for the street trees.

Mr. Burger discussed benefits to having a defined community or neighborhood to help identify the role and needs of education to the homeowners. Mr. Burger felt that the Master Gardeners may be able to be a useful resource to teach other groups on the proper pruning techniques and equipment care. Mr. Burger presented to the commission that the Master Gardeners can assist in developing an education outreach program, but that the Master Gardeners would not be responsible for the distribution of the information. Ms. Long felt that the Master Gardeners should meet with Mr. Richmond to develop a memorandum of understanding.

Mr. Kerr recommended that education materials be sent to residents through the mail and to utilize the utility bill as a means of distribution. Mr. Olen discussed the use of technology and social media to assist with education distribution.

Mr. Burger recommended setting up a training event at the upcoming homeowner association event. Ms. Hendricks also recommended using community events such as First Fridays to educate the public on pruning techniques, proper mulching techniques, and the use of a weed trimmer around tree trunks. Chairman Carey recommended using the Watershed Festival to display proper ways to mulch around trees.

Chairman Carey discussed the concern of labor shortage to assist with pruning trees, and will reach out to Cheshire Crossing residents to determine the interest of the residents to participate in the tree stewardship program. Mr. Richmond recommended that there be fifteen individuals for a training session on a Saturday and have the Master Gardeners assist with education.

ITEM 5. DISCUSSION of Final Watershed Festival Activities

Vice-Chairwoman Wright passed to the commission members a sign-up sheet for the Watershed Festival.

Ms. Hendricks stated that she will coordinate the photo scavenger hunt and will attempt to find a donor for coloring paper. Chairman Carey will provide crayons.

Councilman DiGenova will provide tables and chairs.

Mr. Olen stated he will bring bags of mulch to demonstrate improper and proper mulching techniques.

ITEM 6. ARBORIST REPORT

Mr. Richmond discussed the concern and issues with the Zelkova trees and the Black Tupelo trees. Mr. Richmond explained that the trees were planted last fall and that the trees planted have died. Mr. Richmond plans to perform a tree mortality count and projects to have the report available for the June meeting.

Mr. Wolber voiced a concern over the increase in tree mortality rate when planted by contractors versus the city. Mr. Richmond reviewed the education provided to contractors on city recommendations and specifications.

ITEM 7. STAFF COMMENTS

Ms. Mathews reviewed the customer service requests for April 2015 and informed the commission that there were a total of nineteen service requests.

ITEM 8. MEMBER COMMENTS

Ms. Dean informed the commission that the new student representative was recommended to Paul Craft.

Chairman Carey voiced a concern regarding a neighbor's tree that has died, and that the neighbor has received notifications from the home owners association regarding the replacement of the tree. Mr. Richmond requested that the neighbor contact the Public Works department to complete a customer service request, and that he will evaluate the area to determine if a replacement tree is recommended. Mr. Richmond explained that if a tree is not recommended then he will send a formal letter to the home owners association with his recommendations.

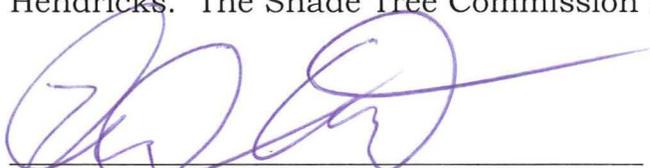
Chairman Carey also requested that Mr. Richmond observe the tree condition at 134 Cheshire Crossing.

ITEM 9. PLAN REVIEWS

- A. Village Gate Apartments-plan approved with the use of 10 Imperial Honey Locusts, 10 Silver Lindens, and 7 Frontier Elms.
- B. Stop-N-Go-Storage Facility-plan approved with recommended change of Skyline Locust to Imperial Locust.
- C. Ohio Wesleyan University Student Housing (Informational)

ITEM 10. ADJOURNMENT

**Motion:** Ms. Dean motioned to adjourn the meeting, seconded by Mr. Hendricks. The Shade Tree Commission meeting adjourned at 8:55 p.m.



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Chairman Carey



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Clerk



## FACT SHEET

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AGENDA ITEM NO: 9

DATE: 7/6/15

ORDINANCE NO:

RESOLUTION NO: 15-30

READING: Second

PUBLIC HEARING: NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA:

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

A RESOLUTION DECLARING THE NECESSITY OF AN ELECTION ON THE QUESTION OF APPROVING THE PASSAGE OF AN ORDINANCE TO AMEND SECTIONS 191.03 AND 191.14 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, TO PROVIDE FOR THE CONTINUATION OF AN EXISTING FIFTEEN ONE-HUNDREDTHS OF ONE PERCENT (0.15%) LEVY ON INCOME BY THE CITY FOR THE PURPOSE OF IMPROVING MUNICIPAL RECREATION FACILITIES AND PAYING THE DEBT SERVICE CHARGES OF SECURITIES ISSUED FOR THAT PURPOSE, BUT LIMITING THE FINAL CALENDAR YEAR IN WHICH THE TAX WILL BE LEVIED TO THE CALENDAR YEAR IN WHICH THE DEBT SERVICE CHARGES ON SECURITIES ISSUED PURSUANT TO SUCH AUTHORITY AND OUTSTANDING AS OF JUNE 1, 2015, INCLUDING ANY SECURITIES HEREAFTER ISSUED TO REFUND THOSE SECURITIES, HAVE BEEN FULLY PAID OR PROVIDED FOR.

**BACKGROUND:**

During our discussion of Ordinance No 15.54, Council directed staff to consult with bond counsel to ensure that legislation, if ultimately enacted, was written properly. Pursuant to this direction, bond counsel has provided the attached language, which takes the form of a resolution placing an ordinance change on the ballot instead of an ordinance. If Council passes the resolution, the ordinance referenced in the resolution would be given a first reading, which would establish an ordinance number for the language voted on by the

public. As a result, the existing ordinance should be tabled and discussion can begin on this new resolution.

The language of the resolution is crafted by bond counsel to attempt to achieve the goals expressed by Councilman Brush. In addition, there are requirements for ballot language, which bond counsel has included in the attachment. Council is advised to review the ballot language included, as this required language could cause confusion to voters. Two points should be noted. First, it continues to be the opinion of bond counsel that even if the voters were to pass this ordinance, it is possible that a future city council could simply revise the ordinance. Second, if City Council desires, it could simply adopt the proposed ordinance included in the resolution and it would become effective without needing to go through the election process.

**REASON WHY LEGISLATION IS NEEDED:**

At the request of Councilman Andrew Brush

**COMMITTEE RECOMMENDATION:**

N/A

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

**PRESENTER(S):**

Darren Shulman, City Attorney

**RECOMMENDATION:**

Staff recommends Council pass the underlying ordinance contained in the resolution, but not the resolution itself for the following reasons. First, based on the case law provided by bond counsel, staff believes that the ordinance will have the same effect as a ballot issue. Second, there is the potential for confusion based on the wording of the ballot issue (for the Levy, against the Levy). While it is possible that the Board of Elections would be open to deviating from the statutory language, we will not know that until the item is submitted. Third, the potential confusion that could arise could impact future levies. Fourth, without proper promotion, the initiative could fail. Staff is permitted to provide information, but is not legally allowed to advocate for the issue. Enacting the change through council ensures that the amendment will take place. Finally, enacting the ordinance would save the expense of putting the issue on the ballot, which is estimated to be between \$11,500 and \$16,300. While this is not a large number in the context of the city's budget, staff believes those funds could be better spent elsewhere given the fact that an ordinance will have the same legal impact as the ballot initiative.

**ATTACHMENT(S)**

RESOLUTION NO. 15-30

A RESOLUTION DECLARING THE NECESSITY OF AN ELECTION ON THE QUESTION OF APPROVING THE PASSAGE OF AN ORDINANCE TO AMEND SECTIONS 191.03 AND 191.14 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, TO PROVIDE FOR THE CONTINUATION OF AN EXISTING FIFTEEN ONE-HUNDREDTHS OF ONE PERCENT (0.15%) LEVY ON INCOME BY THE CITY FOR THE PURPOSE OF IMPROVING MUNICIPAL RECREATION FACILITIES AND PAYING THE DEBT SERVICE CHARGES ON SECURITIES ISSUED FOR THAT PURPOSE, BUT TO PROVIDE THAT THE FINAL CALENDAR YEAR IN WHICH THAT TAX MAY BE LEVIED SHALL BE THE CALENDAR YEAR IN WHICH THE DEBT SERVICE CHARGES ON SECURITIES ISSUED FOR THAT PURPOSE AND OUTSTANDING AS OF JUNE 1, 2015, AND ON ANY SECURITIES HEREAFTER ISSUED TO REFUND THOSE SECURITIES, HAVE BEEN FULLY PAID OR PROVIDED FOR.

WHEREAS, at the election held on August 5, 2008 on the question of approving an increase in the City's income tax by fifteen one-hundredths of one percent (0.15%) for the purpose of paying the costs of improving the City's municipal recreation facilities, including the construction of a recreation center to provide fitness, track, swimming, and indoor and outdoor multi-purpose facilities, and athletic fields, and the construction, renovation and improvement of other municipal recreation facilities, including the provisions of furnishings and equipment for the center and all of such other facilities, and acquiring related interests in real property and otherwise improving the same, together with all necessary appurtenances thereto, and paying the debt service charges and related costs of securities issued for that purpose (the "*Existing Income Tax Levy*"), the requisite majority of those voting on the proposal voted in favor of it; and

WHEREAS, the City thereafter issued its (i) \$20,120,000 Parks and Recreation Income Tax Special Obligation Bonds, Series 2010, dated February 18, 2010, and pledged the Existing Income Tax Levy to the payment of debt service on those Bonds and (ii) \$6,250,000 Various Purpose Bonds, Series 2015, dated April 21, 2015, and expects to use receipts from the Existing Income Tax Levy for the payment of debt service on \$2,905,000 of those Bonds (the Series 2010 Bonds and the \$2,905,000 portion of the Series 2015 Bonds being collectively referred to herein as the "*Outstanding Securities*"); and

WHEREAS, this Council appointed a Recreation Levy Sub-Committee to review and evaluate the expenses and revenues related to the City's municipal recreation facilities and the need for the Existing Income Tax Levy; and

WHEREAS, this Council adopted Resolution No. 13-39, adopting the recommendations of the Recreation Levy Sub-Committee related to the City's municipal recreation facilities, including the recommendation that any securities issued and secured by the Existing Income Tax Levy be limited to the Outstanding Securities; and

WHEREAS, this Council has further determined that to provide for any possible savings associated with the refunding of the Outstanding Securities, additional securities may be issued by the City and secured by the Existing Income Tax Levy provided that such securities are being issued for the purpose of refunding the Outstanding Securities; and

WHEREAS, based on the recommendation of the Recreation Levy Sub-Committee and the further determination of this Council, and in accordance with the Ohio Revised Code, this Council has determined to propose to the electors of the City an amendment to Sections 191.03 and 191.14 of the Codified Ordinances of the City of Delaware to provide for the continuation of the Existing Income Tax Levy, but limiting the final calendar year in which the Existing Income Tax Levy will be levied to the calendar year in which the debt service charges on the Outstanding Securities issued pursuant to such authority and outstanding as of June 1, 2015, including any securities hereafter issued to refund those Outstanding Securities, have been fully paid or provided for;

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

Section 1. This Council hereby authorizes and directs the submission to the electors of the City of Delaware, Ohio at an election to be held at the usual places of voting in said City on Tuesday, November 3, 2015, of the question of approving the passage of an ordinance to amend Sections 191.03 and 191.14 of the codified ordinances of the City of Delaware, Ohio, to provide for the continuation of an existing fifteen one-hundredths of one percent (0.15%) levy on income by the City for the purpose of improving municipal recreation facilities and paying the debt service charges on securities issued for that purpose, but to provide that the final calendar year in which that tax may be levied shall be the calendar year in which the debt service charges on securities issued for that purpose and outstanding as of June 1, 2015, and on any securities hereafter issued to refund those securities, have been fully paid or provided for, which ordinance is set forth in full in Section 2 hereof.

Section 2. The proposed ordinance to be submitted to the electors of the City for their approval hereunder shall be as follows:

*PROPOSED ORDINANCE NO. 15-60*

*AN ORDINANCE TO AMEND SECTIONS 191.03 AND 191.14 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, TO PROVIDE FOR THE CONTINUATION OF AN EXISTING FIFTEEN ONE-HUNDREDTHS OF ONE PERCENT (0.15%) LEVY ON INCOME BY THE CITY FOR THE PURPOSE OF IMPROVING MUNICIPAL RECREATION FACILITIES AND PAYING THE DEBT SERVICE CHARGES ON SECURITIES ISSUED FOR THAT PURPOSE, BUT TO PROVIDE THAT THE FINAL CALENDAR YEAR IN WHICH THAT TAX MAY BE LEVIED SHALL BE THE CALENDAR YEAR IN WHICH THE DEBT SERVICE CHARGES ON SECURITIES ISSUED FOR THAT PURPOSE AND OUTSTANDING AS OF JUNE 1, 2015, AND ON ANY SECURITIES HEREAFTER ISSUED TO REFUND THOSE SECURITIES, HAVE BEEN FULLY PAID OR PROVIDED FOR.*

*NOW, THEREFORE, BE IT ORDAINED by The Council of The City of Delaware, State of Ohio, that:*

*Section 1. The initial paragraph of Section 191.03 of the Codified Ordinances of the City of Delaware, Ohio, is hereby amended to read as follows effective January 1, 2016:*

***“191.03. - Imposition of tax.***

- (a) Subject to the provisions of Section 191.15, an annual tax for the purposes specified in Section 191.01, shall be imposed on and after January 1, 2011 at the rate of one and eighty-five one-hundredths percent (1.85%) per annum, and shall be imposed at the rate of one and seventy one-hundredths percent (1.70%) per annum on and after January 1 of the calendar year next succeeding the calendar year in which the debt service charges on all of the securities described in Section 191.14(b) have been fully paid or provided for, upon the following:”*

*Section 2. Section 191.14 of the Codified Ordinances of the City of Delaware, Ohio, is hereby amended to read as follows effective January 1, 2016:*

**“191.14 Allocation of Funds.**

*The amounts collected under the provisions of this chapter shall be allocated in such manner as provided by ordinances adopted by Council, with the following exceptions:*

- (a) An amount equal to that generated by a tax of four-tenths of one percent (0.4%) shall be paid into the Fire/EMS Income Tax Fund and used solely for the purpose of paying the costs of fire protection, suppression, and emergency medical services.*
  
- (b) An amount equal to that generated by a tax of fifteen one-hundredths of one percent (0.15%) shall be paid into a special fund or funds and used solely for the purpose of paying the costs of improving the municipal recreation facilities, including construction of a recreation center to provide fitness, track, swimming, and indoor and outdoor multi-purpose facilities, and athletic fields, and the construction, renovation and improvement of other municipal recreation facilities, including the provision of furnishing and equipment for the center and all of such other facilities, and acquiring related interests in real property and otherwise improving the same, together with all necessary appurtenances thereto and paying the debt service charges and related costs of securities issued to pay the costs of the center and such other facilities, through December 31 of the calendar year in which the debt service charges on securities issued for any such purposes and outstanding as of June 1, 2015, and on any securities hereafter issued to refund those securities, have been fully paid or provided for.”*

*Section 3. Effective January 1, 2016, Sections 191.03 and 191.14 of the Codified Ordinances of the City of Delaware, Ohio, as each heretofore existed, are hereby amended as set forth herein; provided, however, that no provision of this Ordinance, including the amendment of Sections 191.03 and 191.14 of the Codified Ordinances of the City of Delaware, Ohio, as each heretofore existed, shall in any way affect any rights or obligations of the City, any taxpayer, any holder of City securities payable from the Existing Income Tax Levy, or any other person, official or entity, with respect to the fifteen one-hundredths of one percent municipal income taxes authorized by predecessor Sections 191.03 and 191.14.*

*Section 4. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken, and that all deliberations of this Council and of any its committees that resulted in such formal action were held in meetings open to the public, in compliance with the law.*

Section 5. This Ordinance shall be in full force and effect on January 1, 2016.

PASSED: \_\_\_\_\_, 2015 YEAS \_\_\_\_ NAYS \_\_\_\_  
ABSTAIN \_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK MAYOR

Section 3. It is the desire of this Council that the ballots presented to the electors of the City of Delaware, Ohio shall be substantially in the following form:

A majority affirmative vote is necessary for passage.

Shall Proposed Ordinance No. 15-60 of the Delaware City Council providing for the continuation of an existing fifteen one-hundredths of one percent (0.15%) levy on income by the City for the purpose of improving municipal recreation facilities and paying the debt service charges on securities issued for that purpose, but to provide that the final calendar year in which that tax may be levied shall be the calendar year in which the debt service charges on securities issued for that purpose and outstanding as of June 1, 2015, and on any securities hereafter issued to refund those securities, have been fully paid or provided for, be passed?

FOR THE INCOME TAX	
AGAINST THE INCOME TAX	

Section 4. The City Clerk is hereby directed to file a copy of this Resolution with the Board of Elections in Delaware County, Ohio no later than 4:00 p.m. on August 5, 2015.

Section 5. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken, and that all deliberations of this Council and of any its committees that resulted in such formal action were held in meetings open to the public, in compliance with the law.

Section 6. This Resolution shall be in full force and effect at the earliest date provided by law.



**DELAWARE CITY COUNCIL FACT SHEET**

**ITEM NO.:** 10

**DATE:** 7/6/15

**PUBLIC HEARING:** NO

**READING:** THIRD

**ORDINANCE NO.:** 15-55

**RESOLUTION NO.:**

**DESCRIPTION:** AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING TO HIRE A PERMANENT PART-TIME POSITION IN THE FINANCE DEPARTMENT, AND DECLARING AN EMERGENCY.

**DEPARTMENT AFFECTED:**  
Finance

**GROUP AFFECTED:**

**FINANCIAL INFORMATION**

**COST:**  
\$10,442

**FUND SOURCES:**  
General

**BUDGETED:**  
No

**RECOMMENDATIONS**

**COMMITTEE:**

**RECOMMENDATION:**

**VOTE:**

**MEETING DATE:**

**STAFF RECOMMENDATION:** Approval

**PRESENTER:** Dean Stelzer, Finance Director

**SUMMARY OF ITEM:**

A part of the consideration of the City participation in the JEDD District with Berkshire Township was discussion regarding the impact on the City (primarily Finance Department) of being the collection source for the new tax and also serving as the fiscal agent for the JEDD Board. The City negotiated a 4% of taxes collected fee to offset our administrative costs. At the time I had recommended that in order to not reduce our current income tax collection efforts, the addition of additional staff capacity in the form of a permanent part-time position would be prudent. We elected not to appropriate the funds for 2015 as the JEDD legislation was subject to a referendum. As the referendum was unsuccessful the JEDD District and associated income tax is moving forward. The JEDD Board would like to begin collecting the tax as soon as possible as construction has begun on the facilities. The amount requested for 2015 represents a part-time position at 30 hours per week for the 6.5 months remaining in 2015. The budget amount for 2016, for a full year, would be about \$21,500.

UPDATE -6/18/15

Under separate cover, Dean will be sending an email, as well as, links to recordings from the Finance Committee and Council where the JEDD position was discussed.

**ATTACHMENTS:****COUNCIL NOTES:**

ORDINANCE NO. 15-55

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING TO HIRE A PERMANENT PART-TIME POSITION IN THE FINANCE DEPARTMENT, AND DECLARING AN EMERGENCY.

WHEREAS, the City entered into a Joint Economic Development District (JEDD) contract with Berkshire Township on November 14, 2014, and

WHEREAS, the JEDD Contract calls for the City to enter into a JEDD Income Tax Agreement in which the City agrees to administer, collect, enforce and distribute the JEDD Income Tax and for the City Director of Finance to be the Assistant Treasurer of the JEDD Board assisting in the duties of the Board Treasurer, and

WHEREAS, the JEDD will remit to the City an annual amount equal to 4% of the gross JEDD tax receipts to offset costs incurred by the city to administer the tax and provide financial administrative support to the JEDD Board, and

WHEREAS, previous discussions with City Council prior to entering into the JEDD Contract included the addition of a permanent part-time position in the Finance Department to offset the additional staff time necessary to administer the JEDD Tax and related financial transactions, and

WHEREAS, a supplemental appropriation will be necessary to authorize funding for the new permanent part-time position.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Fund \$10,442 increasing the following accounts:

Finance Department		
Wages	(101-0031-5100)	\$ 8,854
OPERS Pension	(101-0031-5101)	\$ 1,239
Medicare	(101-0031-5103)	\$ 128
Workers Comp.	(101-0031-5104)	\$ 221

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those

formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 3. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to provide for the timely administration of a recently authorized JEDD District income tax to become effective in less than 30 days and as such will be in full force and be in effect immediately upon its passage.

EMERGENCY CLAUSE:

YEAS\_\_\_ NAYS\_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS\_\_\_ NAYS\_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## FACT SHEET

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AGENDA ITEM NO: 11

DATE: 7/6/15

ORDINANCE NO:

RESOLUTION NO: 15-32

READING: First

PUBLIC HEARING: No

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jackie Walker, Assistant City Manager

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

A RESOLUTION APPROVING ADDITIONAL FUNDING FOR VETERANS MEMORIAL PARK.

**BACKGROUND:**

**2013**

Council approved, by Resolution No. 13-39 recommendations made by the Recreation Levy Sub-Committee for Veterans Memorial Park.

**2014**

Council approved funding in the amount of \$1,750,000, by Resolution No. 14-49.

**2015**

Council approved additional funding in the amount of \$120,000, by Resolution 15-06. At the June 22, 2015 the Recreation Levy Sub-Committee voted to approve additional funding in the amount of \$350,000, bringing the total cost for the project to \$2,200,000.

**REASON WHY LEGISLATION IS NEEDED:**

The original estimate was flawed and the construction industry is flooded with private and public projects so construction companies can demand a higher price on the work they perform. This resolution will provide the additional funding needed for completion of the project.

**COMMITTEE RECOMMENDATION:**

At their June 22, 2015 meeting, the Recreation Levy Sub-Committee members voted to approve an additional \$350,000 for the completion of Veterans Memorial Park.

**FISCAL IMPACT(S):**

The \$350,000 will be allocated from Recreation Levy funds

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

Jackie Walker, Assistant City Manager

**RECOMMENDATION:**

Approval

**ATTACHMENT(S)**

N/A

RESOLUTION NO. 15-32

A RESOLUTION APPROVING ADDITIONAL FUNDING FOR VETERANS MEMORIAL PARK.

WHEREAS, Resolution 13-39 approved prior recommendations of the Recreation Levy Sub-Committee of City Council; and

WHEREAS, Resolution 14-49 approved funding for Veterans Memorial Park of \$1,750,000 that would include: 3500 square foot splash pad, restrooms, picnic shelter, three season shelter, sunken amphitheater, play structure with ADA accessible components, grass mound with a multi person slide, concessions, storage and mechanical room and flexible green space; and

WHEREAS, Resolution 15-06 approved additional funding of \$120,000; and

WHEREAS, the Recreation Levy Sub-Committee, at their June 22, 2015 meeting, voted to approve an additional \$350,000 for the completion of Veterans Memorial Park.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio that an additional \$350,000 from the recreation levy funds may be expended for Veterans Memorial Park totaling a final budget of \$2,200,000.

SECTION 1. This resolution shall be effective immediately upon its passage.

PASSED: \_\_\_\_\_, 2015

YEAS \_\_\_\_\_ NAYS \_\_\_\_  
ABSTAIN \_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## FACT SHEET

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AGENDA ITEM NO: 12

DATE: 7/6/15

ORDINANCE NO: 15-61

RESOLUTION NO:

READING: First

PUBLIC HEARING: No

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jackie Walker, Assistant City Manager

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE OHIO ARMY NATIONAL GUARD FOR THE SHARED SPACE USE AT THE ONG DELAWARE TRAINING CENTER, AND DECLARING AN EMERGENCY.

**BACKGROUND:**

In the early planning stages of the Delaware Training and Community Center as the partners were discussing construction and operations, it was always understood that the City would have access to the ONG Building during “non-drilling” times. The City of Delaware and the Ohio Army National Guard believe that it is in the best interest for both entities to maximize the space at the Ohio National Guard Training Center. The City will convey the operations of the space to the YMCA which allows for proper management of the space.

**REASON WHY LEGISLATION IS NEEDED:**

By adopting this Ordinance, it will allow the City Manager to enter into a MOU with the ONG to share the facility. The MOU clearly defines the shared space provided by the ONG, the scheduling requirements and associated costs with using the shared space.

**COMMITTEE RECOMMENDATION:**

N/A

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

Jackie Walker, Assistant City Manager

**RECOMMENDATION:**

Approval

**ATTACHMENT(S)**

Draft Memorandum of Understanding

ORDINANCE NO. 15-61

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE OHIO ARMY NATIONAL GUARD FOR THE SHARED SPACE USE AT THE ONG DELAWARE TRAINING CENTER, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware and the Ohio National Guard have determined that it is in the best interest of both entities to maximize the space at the Ohio National Guard Training Center in Delaware by sharing the facility, when possible; and

WHEREAS, the City of Delaware will convey the operations of said space to the YMCA which allows for the proper management of the space; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. The City Manager is hereby authorized to sign the Intergovernmental Agreement with the Ohio Army National Guard for the shade space use at the ONG Delaware Training Center.

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

SECTION 3. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health, and welfare of the City, and is necessary in order to make the necessary improvements in a timely manner, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

VOTE ON EMERGENCY CLAUSE: YEAS\_\_\_ NAYS\_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015 YEAS\_\_\_ NAYS\_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**Delaware Training and Community Center  
Memorandum of Understanding**

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the Ohio Adjutant General's Department (ADJ), for the Ohio Army National Guard (OHARNG), and the City of Delaware, Ohio for the Delaware Training and Community Center (DTACC).

It is hereby agreed that the Ohio Adjutant General's Department and the City of Delaware enter into a collaborative arrangement, whose scope is outlined below, for the purpose of operating the DTACC for the benefit of the members of the using units of the Ohio Army National Guard (hereinafter the "OHARNG") and the citizens of the City of Delaware (hereinafter the "Delaware"). The DTACC shall be operated in a spirit of partnership and agreement between the two agencies (hereinafter the "Partners"). The responsibilities of the Partners are as follows:

**I. OWNERSHIP:**

The State of Ohio, specifically the Adjutant General's Department, owns the DTACC. Within the building, there are exclusive and shared use areas allocated to each partner.

**II. TERM/RENEWAL:**

The term of this agreement is for a term of two (2) years beginning 1 July 2015 and ending 30 June 2017. This MOU shall be renewable for an additional two year term upon agreement by the parties

**III. USE OF SPACE:**

Each partner has been assigned an exclusive use area and the joint right to use the shared area of the DTACC. A floor plan which specifically identifies these areas is attached to this agreement as Appendix A. The general description of these areas follows:

A. OHARNG exclusive use areas - Organizations' offices, maintenance bay, hazardous storage area, locker rooms, storage rooms, break room, arms room vault, and equipment parking area.

B. Shared space areas - Custodial areas, circulation corridors, kitchen area, drill floor (gymnasium), drill floor storage room, three (3) classrooms, public restrooms, and public parking.

Scheduling of activities within exclusive use area is the prerogative of the partner assigned to that particular area; but such scheduling information shall be provided to Delaware and coordinated with other activities at the DTACC. Scheduling and use of the shared areas shall be governed by availability and handled by Delaware as outlined in this agreement.

**IV. THIRD PARTY USE:**

Delaware is permitted to assign responsibility for the shared spaces to a third party, subject to approval by the OHARNG. Delaware may permit third party use of the shared area of the DTACC but will be accountable to the other party for the responsible use of the facility by any third party entity, including any damages caused by that third party; and any action to collect damages from that third party. It is expected that the Board of Control will create, and from time to time amend, standards for the third party use of the DTACC.

**V. SCHEDULE OF USE:**

Delaware shall maintain a master calendar of use for the DTACC. The OHARNG should provide minimum ninety (90) days advance notice of their use of shared space areas to Delaware for inclusion on this calendar.

The OHARNG shall have the use of the shared classrooms and kitchen space and drill floor (gymnasium) during inactive duty training weekend activities twice per month, or as scheduled. The annual training calendar shall be provided to Delaware for scheduling purposes as soon as possible after its preparation. If the OHARNG is ordered to active duty, they shall have the reasonable use of the entire DTACC for equipment sorting and packing during deployment.

**VI. REVENUE PRODUCING ACTIVITIES:**

If so desired, Delaware shall coordinate the room rental of the TACC within the shared use areas. Income generated shall support the costs of the DTACC as decided by the DTACC Board of Control. Delaware will be financially accountable for the operation of the shared space area of the Center. Accounting and operating functions shall comply with local, state and federal laws and generally-accepted governmental accounting practices.

**VII. OPERATIONS:**

Pursuant to the Ohio Revised Code and The Adjutant General of Ohio Regulations, a Board of Control will be established for the DTACC to oversee the joint operation of the facility. The Board of Control shall meet regularly to review scheduling, function, budget and staffing issues and will direct their joint operations of the DTACC. Each partner has representation on the Board of Control as follows:

Board of Control:

- OHARNG Unit Senior Commander
- Delaware City Manager or Designee
- Executive Director YMCA Delaware

Each of these members shall have one vote on the Board. In the case of a tie vote on a matter, the issue shall be referred to the Adjutant General's Department - Director, Installation Management and Resources (hereinafter the "DIMR") for resolution. The Board of Control shall develop, refine, publish and update a set of Standard Operating Procedures for the Center. The Board of Control shall establish its own rules and schedule.

Governing Body:  
ADJ Senior Leader  
Delaware City Manager or Designee  
Executive Director YMCA Delaware

A Governing Body will also be established for the DTACC to oversee matters of Capitol Repairs such as Interior Maintenance, Exterior Maintenance and will meet quarterly. In addition, the Governing Body shall make final decisions on recommendations of the Board of Control and its members shall represent the highest decision making of each partner agency.

Should a dispute arise between the Partners, the Board of Control is the first body to attend to the issue. If unresolved, the dispute shall then move to the DIMR. The Adjutant General of Ohio, or his/her designee, shall be the last, and final, person to hear and resolve a dispute that the Board of Control and DIMR have been unable to resolve. The decision at each level shall be governed solely by consideration of the interests of both parties giving equal consideration to Delaware's interest in operating a recreation and community center for the Citizens of Delaware and the OHARNG's interest in performing its mission.

#### **VIII. OPERATING COSTS:**

The State of Ohio, Adjutant General's Department and Delaware shall proportionately contribute to the cost of operations in the shared use areas of the DTACC. The direct services provided by either party allocable to the other partner's share of operating costs shall be credited to the providing partner's pro rata share of operating costs. Adjustments shall be made at the end of each year to the schedule of payments or credits entered based upon the reasonable costs for service provided by the providing partner. Partners shall annually review and establish the use schedule and the schedule of each Partner's prorated share of operating costs based upon the use and costs for the previous year.

Mindful that a precise division of operating costs between Delaware and the OHARNG may be difficult or impractical, it is understood that the parties will endeavor to mutually agree to a reasonable formula each year that is designed to approximate such prorating based on the 24 month period that immediately proceeds each respective year. The formula shall be reviewed annually, or more frequently by mutual agreement of the Partners.

##### **A. Utilities**

The State of Ohio, Adjutant General's Department shall invoice Delaware on a quarterly basis for utility costs of the shared areas used including corridors and restrooms. The utility costs will be determined using acceptable energy consumption calculations for the area used (area size and time usage).

##### **B. Custodial/Maintenance Services**

Upon completion of a Delaware event, Delaware shall provide custodial services for the areas used. The OHARNG shall be responsible for custodial services in their exclusive use areas and shared areas, when not being utilized by the Delaware. Delaware shall replenish OHARNG custodial supplies, if used by Delaware or Third Party. Refuse collection, gymnasium and classroom set up/tear-down are considered part of regular custodial services.



**XI. MODIFICATION CLAUSE:**

Any alteration or modification of the terms of conditions of this agreement must be in writing and signed by all partners and delivered pursuant to Section X. of this agreement.

**XII. CANCELLATION CLAUSE:**

Each partner has the ability to cancel this agreement by notifying the other partner agencies in writing within 90 days of the desired cancellation date. Such notification shall be directed to the DIMR.

**XIII. VACATION OF PREMISES:**

Delaware agrees to vacate the premises, remove debris and restore their exclusive use areas to ordinary cleanliness within 90 days after termination of this memorandum of understanding.

**XIV. ENTIRE AGREEMENT:**

This agreement, the appendices and all attachments designated on the face of the agreement as included shall constitute the entire agreement of the parties and shall supersede all prior negotiations and representations, whether oral or written.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by each Party's duly authorized representative as of the date written below.

**STATE OF OHIO  
ADJUTANT GENERAL'S  
DEPARTMENT**

**CITY OF DELAWARE**

By: \_\_\_\_\_  
Mark E. Bartman  
Major General  
The Adjutant General

By: \_\_\_\_\_  
Thomas Homan  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:  
Mike DeWine  
Attorney General of Ohio

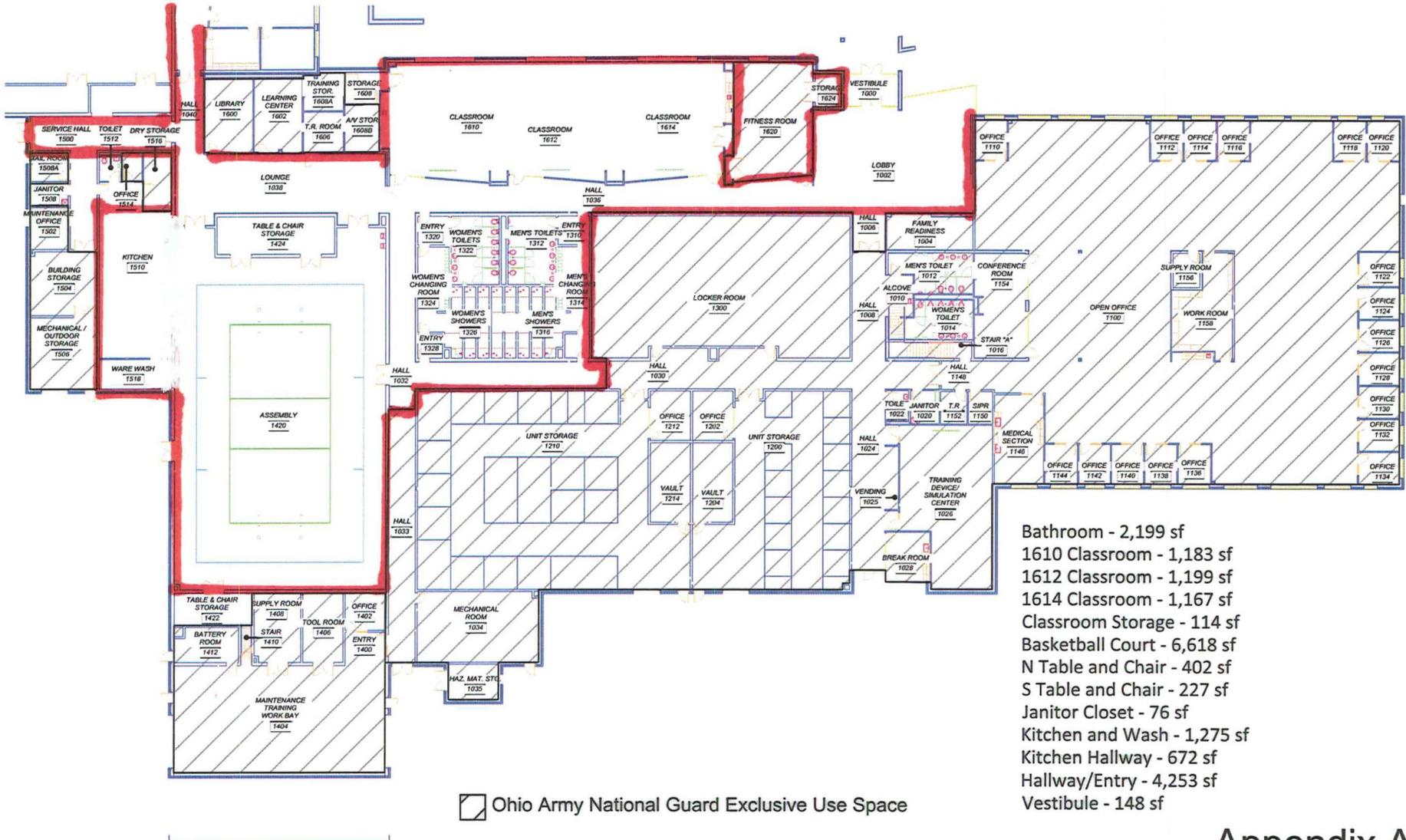
Approved as to Form:

\_\_\_\_\_  
Gary R. Taylor  
Senior Assistant Attorney General  
Business Counsel Unit

\_\_\_\_\_  
Darren M. Shulman  
City Attorney



# Delaware TACC Operating MOU



- Bathroom - 2,199 sf
- 1610 Classroom - 1,183 sf
- 1612 Classroom - 1,199 sf
- 1614 Classroom - 1,167 sf
- Classroom Storage - 114 sf
- Basketball Court - 6,618 sf
- N Table and Chair - 402 sf
- S Table and Chair - 227 sf
- Janitor Closet - 76 sf
- Kitchen and Wash - 1,275 sf
- Kitchen Hallway - 672 sf
- Hallway/Entry - 4,253 sf
- Vestibule - 148 sf

## Appendix A



## FACT SHEET

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AGENDA ITEM NO: 13

DATE: 7/6/15

ORDINANCE NO: 15-62

RESOLUTION NO:

READING: First

PUBLIC HEARING: No

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dean Stelzer, Finance Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE MUNICIPAL COURT INDIGENT DRIVER INTERLOCK AND ALCOHOL MONITORING (IDIAM) FUND.

**BACKGROUND:**

Municipal Court had included an incorrect amount in the original 2015 Budget for the IDIAM Fund (Indigent driver interlock and alcohol monitoring). Court fees are collected for the program and must be spent on this function.

Our Budget document indicates “The fees collected are to be used to pay the cost of a vehicle immobilizing or disabling device when ordered by a judge and the judge has determined that the defendant does not have the means to pay for the device”. An example would be:

In courts all over, judges routinely order anyone who has been convicted of an alcohol related offense to refrain from the use of alcohol. It is increasingly common for a person just accused of drunk driving, before any conviction, to be ordered not to drink alcohol. To enforce these orders the court utilizes several means of alcohol consumption detection. The most common is a randomly administered breath test, typically on a device called a PBT – preliminary breath test. The PBT is administered by a person either at a police department, a probation officer, or an employee from a company that performs this service like JAMS. A second alcohol testing option that is increasingly

becoming more common is the use of a SCRAM. The SCRAM ankle bracelet is a device used by judges and probation officers to determine if an individual has been drinking alcohol. The SCRAM is permanently affixed to a person's lower leg, above their ankle, like a traditional tether. It is designed to detect alcohol consumption on a continuous basis, 24 hours a day.

Our Court uses SCRAM devices and other alcohol detection devices attached to automobiles.

**REASON WHY LEGISLATION IS NEEDED:**

To increase the approved appropriation to reflect intended 2015 expenditures based on program income.

**COMMITTEE RECOMMENDATION:**

N/A

**FISCAL IMPACT(S):**

All expenditures covered by dedicated revenue source.

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

Dean Stelzer, Finance Director

**RECOMMENDATION:**

Approval

**ATTACHMENT(S)**

Memo from Municipal Court related to request.

ORDINANCE NO. 15-62

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE MUNICIPAL COURT INDIGENT DRIVER INTERLOCK AND ALCOHOL MONITORING (IDIAM) FUND.

WHEREAS, the 2015 appropriation for the Municipal Court IDIAM (Indigent driver interlock and alcohol monitoring) Fund of \$5,000 was based on projected IDIAM fee revenue for 2015 of \$4,000, and

WHEREAS, the projected 2015 IDIAM fee revenue will be higher than anticipated, and

WHEREAS, the expenditure appropriation needs to be increased to represent the expected level of IDIAM Fund activity for 2015.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the IDIAM Fund \$15,000 increasing the following accounts:

Professional Services (241-2410-5231) \$15,000

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

VOTE ON RULE SUSPENSION: YEAS\_\_\_ NAYS\_\_\_ ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015 YEAS\_\_\_ NAYS\_\_\_ ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

DELAWARE MUNICIPAL COURT  
JUSTICE CENTER • 70 NORTH UNION STREET • DELAWARE, OHIO 43015-1939

DAVID P. SUNDERMAN  
*Judge*

MARIANNE T. HEMMETER  
*Judge*

KEVIN L. PELANDA  
*Magistrate*

## MEMO

**TO:** Dean Stelzer, Finance Director

**FROM:** Rick Fair, Municipal Court Jury Commissioner/Administrative Assistant

**DATE:** June 25, 2015

**RE:** Supplemental Appropriation- Municipal Court Fund 241-2410-5231 (IDAM)

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Dean, this is a request for a supplemental appropriation in the above referenced fund.

The court's current budget for this fund was based on revenue that was received through November of 2014. In December of 2014, an additional \$9,512.96 in revenue was deposited in the account as the result of a correction.

By statute, the court is required to make expenditures from this account prior to using funds from the IDAT account (251-2510-5230). Therefore, with the additional revenue in the IDAM account, the court is requesting an additional appropriation of \$15,000.00 in the IDAM account.

If you have any questions regarding any of the above, please feel free to contact me.

# DELAWARE MUNICIPAL COURT

JUSTICE CENTER • 70 NORTH UNION STREET • DELAWARE, OHIO 43015-1939



General Information: (740) 203-1500 • Fax: (740) 203-1599 • Web Site: [www.municipalcourt.org](http://www.municipalcourt.org)  
Judges' Chambers: (740) 203-1501 • Clerk of Court: (740) 203-1550 • Jury Service: (740) 203-1513  
Community Control Office: (740) 203-1525 • Civil/Small Claims Division: (740) 203-1560  
Criminal/Traffic Division: (740) 203-1570



## FACT SHEET

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AGENDA ITEM NO: 14

DATE: 7/6/15

ORDINANCE NO: 15-63

RESOLUTION NO:

READING: First

PUBLIC HEARING: No

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jackie Walker, Assistant City Manager

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE AUTHORIZING THE CITY OF DELAWARE TO PURCHASE ITEMS OR SERVICES FROM ANY STATE OR SCHOOL DISTRICT COOPERATIVE PURCHASING PROGRAM, FROM A LIST OF PRE-QUALIFIED COMPETITIVELY BID COOPERATIVE PURCHASING PROGRAMS, FROM ANY OTHER GOVERNMENTAL AGENCY'S COMPETITIVELY BID CONTRACT IN ORDER TO ACHIEVE THE BEST PRICING FOR THE ITEMS AND SERVICES, AND DECLARING AN EMERGENCY.

**BACKGROUND:**

The City of Delaware currently participates in the State of Ohio Cooperative Purchasing Program and other cooperative purchasing programs as requested by City staff. This legislation will allow the City to take full advantage of all purchasing options now available. The following cooperative purchasing organizations have been vetted by City staff and are found to competitively bid their products and services:

- US Communities
- NIGP (National Institute for Governmental Purchasing)
- NPP Gov (National Purchasing Powers)
- TCPN (The Cooperative Purchasing Network)

**REASON WHY LEGISLATION IS NEEDED:**

This Ordinance will grant authorization for the City of Delaware to purchase items or services from cooperative purchasing organizations that have

competitively bid their products/services. This will result in the City receiving the best prices on national and local goods and services available through various networks.

**COMMITTEE RECOMMENDATION:**

N/A

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

Ohio Revised Code Sec 125.04 (C) allows that any item or service that is found to be able to be purchased locally (within 50 miles of Delaware) for a less price can be purchased forgoing the formal process because the process has already been followed through another entity.

This Ordinance, if adopted, will allow the City of Delaware to purchase items or services from any State or School District Cooperative Purchasing Programs, from a list of Pre-qualified Competitively Bid Cooperative Purchasing Programs, from any other governmental agency's competitively bid contract.

**PRESENTER(S):**

Jackie Walker, Assistant City Manager

**RECOMMENDATION:**

Approval

**ATTACHMENT(S)**

N/A

ORDINANCE NO. 15-63

AN ORDINANCE AUTHORIZING THE CITY OF DELAWARE TO PURCHASE ITEMS OR SERVICES FROM ANY STATE OR SCHOOL DISTRICT COOPERATIVE PURCHASING PROGRAM, FROM A LIST OF PRE-QUALIFIED COMPETITIVELY BID COOPERATIVE PURCHASING PROGRAMS, FROM ANY OTHER GOVERNMENTAL AGENCY'S COMPETITIVELY BID CONTRACT IN ORDER TO ACHIEVE THE BEST PRICING FOR THE ITEMS AND SERVICES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware is required to competitively bid any items and services over \$50,000 (see Delaware Codified Ordinance 105.01 and Ord. No. 13-22); and

WHEREAS, there are a number of state and local governments and school districts across the country that are also governed by similar competitive bidding requirements; and

WHEREAS, Council must authorize any intergovernmental agreement, which is often required to purchase from another governmental agency's competitively bid contract; and

WHEREAS, the Ohio Revised Code Sec 125.04 (C) allows that any item or service that is found to be able to be purchased locally (within 50 miles of Delaware) for a less price can be purchased forgoing the formal process because the process has already been followed through another entity; and

WHEREAS, the following cooperative purchasing organizations have been vetted by City staff and are found to competitively bid their products and services:

- US Communities
- NIGP (National Institute for Governmental Purchasing)
- NPP Gov (National Purchasing Powers)
- TCPN (The Cooperative Purchasing Network)

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. The City Manager is hereby authorized to purchase any item or service through another governmental entity's contract, the cooperative purchasing organizations listed above, or by a local purchase of a service or item that can be purchased at a lower price locally and forgoing the local bid process.

SECTION 2. The City Manager is hereby authorized to enter into any required agreements to participate in the purchasing methods described in Section 1.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health, and welfare of the City, and is necessary in order to make the necessary improvements in a timely manner, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

VOTE ON EMERGENCY CLAUSE: YEAS\_\_\_ NAYS\_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015 YEAS\_\_\_ NAYS\_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK MAYOR



## FACT SHEET

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AGENDA ITEM NO: 15

DATE: 7/6/15

ORDINANCE NO: 15-64

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: **YES**  
**July 27, 2015 7:30 p.m.**

---

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

---

**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR DELAWARE CITY SCHOOLS FOR AN ADDITION, RENOVATION AND SITE IMPROVEMENTS FOR SMITH ELEMENTARY SCHOOL ON APPROXIMATELY 3.40 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 355 NORTH LIBERTY STREET.

**BACKGROUND:**

The 40,563 square foot elementary school building was constructed in 1962 and was remodeled in 2003. Now the School District is proposing a 17,989 square foot addition to the existing school for a total square footage of 58,552. The academic and gymnasium addition would be on the northwestern portion of the building fronting West Heffner Street. Just west of the addition, a new 31 car parking lot would be constructed. The building addition and parking lot is possible by the purchase and demolition of the residence at 173 West Heffner Street. The existing 19 space parking lot fronting West Heffner Street would be eliminated in the proposal.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted.

**ATTACHMENT(S)**

Staff Report

ORDINANCE NO. 15-64

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR DELAWARE CITY SCHOOLS FOR AN ADDITION, RENOVATION AND SITE IMPROVEMENTS FOR SMITH ELEMENTARY SCHOOL ON APPROXIMATELY 3.40 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 355 NORTH LIBERTY STREET.

WHEREAS, the Planning Commission at its meeting of July 1, 2015, recommended approval of a Conditional Use Permit for Delaware City Schools for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street (PC Case 2015-1051), and

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

SECTION 1. That the Conditional Use Permit for Delaware City Schools for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street, the same and is hereby confirmed, approved, and accepted.

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

VOTE ON RULE SUSPENSION:

YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## PLANNING COMMISSION/STAFF REPORT

**CASE NUMBER:** 2015-1051 & 1052

**REQUEST:** Multiple Requests

**PROJECT:** Smith Elementary School

**MEETING DATE:** July 1, 2015

---

### APPLICANT/OWNER

Fanning Howey  
4930 Bradenton Avenue  
Dublin, Ohio 43017

Delaware City Schools  
621 Pennsylvania Avenue  
Delaware, Ohio 43015

### REQUEST

2015-1051: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

2015-1052: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

### PROPERTY LOCATION & DESCRIPTION

The 3.4 acre Smith Elementary School campus encompasses four parcels with a northern boundary of West Heffner Street and a southern boundary of Mason Avenue and an eastern boundary of North Liberty Street. The subject site is zoned R-3 (One-Family Residential District) as are the surrounding parcels to the north, south, east and west.

### BACKGROUND/PROPOSAL

The 40,0563 square foot elementary school building was constructed in 1962 and was remodeled in 2003. Now the School District is proposing a 17,989 square foot addition to the existing school for a total square footage of 58,552. The academic and gymnasium addition would be on the northwestern portion of the building fronting West Heffner Street. Just west of the addition, a new 31 car parking lot would be constructed. The building addition and parking lot is possible by the purchase and demolition of the residence at 173 West Heffner Street. The existing 19 space parking lot fronting West Heffner Street would be eliminated in the proposal.

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### STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject parcels are zoned R-3. Under the current zoning, the building addition, renovations and site improvements would require a Conditional Use Permit and a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council.
- **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.
- **ROADS AND ACCESS:** The main visitor's entrance on Liberty Street and the established parent and bus drop-off/pick-up patterns on North Liberty Street, West Heffner Street and Mason Avenue would remain unchanged. The access to the new staff parking lot would be located on West Heffner Street west of the new addition. The existing 19 space parking near the main entrance on West Heffner Street would be eliminated in this proposal.
- **SITE CONFIGURATION:** The single story academic/two story gymnasium addition at the northwest corner of the building would be setback the required 40 feet from West Heffner Street and would accommodate 7 classrooms with associated restrooms, mechanical, electrical and technology spaces. The addition would have a new entrance off West Heffner Street to accommodate students arriving and leaving by bus. A small addition just east of the existing entrance would accommodate the school age child care program. A small playground would be located just south of the new addition adjacent to the existing playground. A new 31 space staff parking lot would be located just west of the new addition and would be setback the required 20 feet from the western property line while the existing 19 space parking lot would be eliminated resulting in a net 12 space parking increase (63%). A masonry enclosed dumpster would be located on the southwestern

portion of the aforementioned parking lot. An internal sidewalk would connect the existing playground, new addition and new parking lot to the existing public sidewalk along West Heffner Street. The school is proposing a six foot high solid wood fence would buffer the parking lot from the residences to the west and the south. The property west of 30 Mason Avenue, which is owned by school, is not being developed at this time. Bio-retention basins would be located just north and south of the new addition.

- **BUILDING DESIGN:** The academic building would be mostly constructed of typical smooth face cmu with a face brick band above the aluminum storefront windows with a membrane roof while the gymnasium elevation would be typical metal wall panels with metal fascia capping the structure.
- **TREE REMOVAL & REPLACEMENT:** The school would remove 48 caliper inches of trees in the proposed development while they are not adding any trees above the typical zoning requirements. However, any shortfall of trees being removed would be accounted for per the approved Dempsey Middle School tree preservation conservation easement agreement
- **LANDSCAPING & SCREENING:** The landscape plan does not identify any street/front yard trees adjacent to the new addition which staff recommends adding front yard trees adjacent to the new addition just west of the bio-retention basin. Street trees would not likely be appropriate because of the reduced width of the tree lawn in this area and the traffic logistics and safety of students in this area. The parking lot landscaping appears to achieve compliance with the zoning code. As mentioned earlier, a 6 foot high solid wood fence would buffer the parking lot from the residences to the west and south. The landscape plan would have to be reviewed and approved by the Shade Tree Commission for species, installation size and location.
- **LIGHTING:** The new parking lot would have two new 20 foot high light poles with cut off fixtures. The building addition would have six wall packs; 2 each on the north, south and west elevations. Also, one 15 foot high light pole with a cut off fixture would be located near the new entrance to the building addition fronting West Heffner Street. The lighting plan specifications would have to be reviewed and approved by the Chief Building Official.
- **SIGNS:** There is no new signage proposed with the addition and site improvement.

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**STAFF RECOMMENDATION (2015-1051 – CONDITIONAL USE PERMIT)**

Staff recommends approval of a request by Delaware City Schools of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

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**STAFF RECOMMENDATION (2015-1052 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street, with the following conditions that:

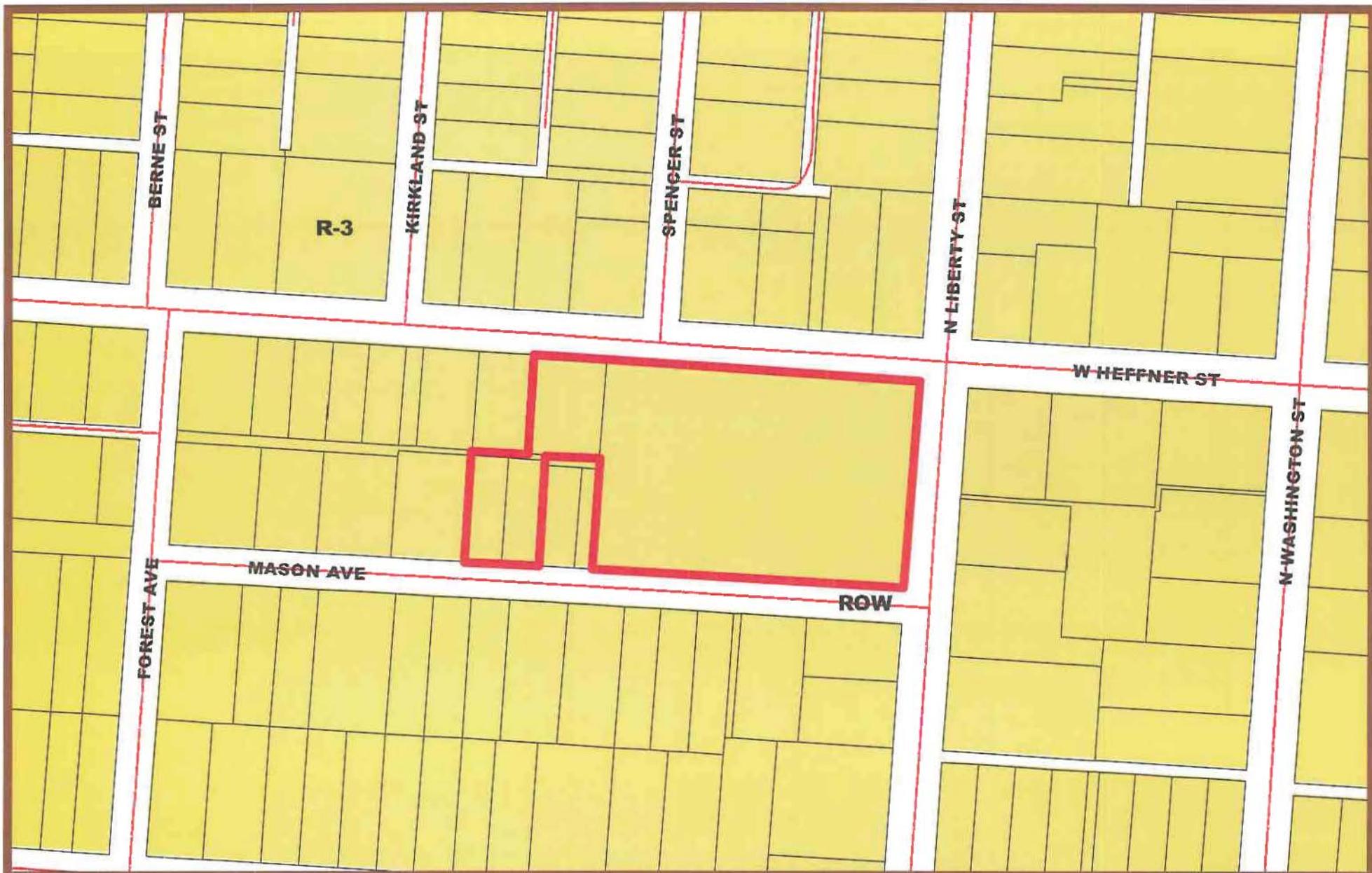
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The dumpster enclosure shall be constructed of material to match the building and shall have wood doors painted to match.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
4. Any new roof top mechanical equipment shall be screened from public view.
5. Front yard trees shall be installed adjacent to the new addition along West Heffner Street just west of the bio-retention basin.
6. A six foot high solid wood fence shall be installed west and south of the proposed parking lot to screen the adjacent residences.
7. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. The lighting plan shall be reviewed and approved by the Chief Building Official.





2015-1051 & 1052  
Conditional Use Permit and Combined  
Preliminary and Final Development Plan  
Smith Elementary School - 355 N Liberty Street  
Location Map







2015-1051 & 1052  
Conditional Use Permit and Combined  
Preliminary and Final Development Plan  
Smith Elementary School - 355 N Liberty Street  
Aerial (2013)



# FANNING HOWEY

June 4, 2015

Smith Elementary School  
Renovations and Additions  
Delaware City Schools  
Delaware, Ohio  
Project No. 213051.02

## Project Narrative

The work at Smith Elementary School is comprised of a single story academic and gymnasium addition at the northwest corner of the building to accommodate 7 classrooms with associated restrooms, mechanical, electrical and technology spaces. The addition will have a new entrance off Heffner Street to accommodate students arriving and leaving by bus. The existing Cafeteria will receive window and finish upgrades, modification of the Food Service area, and renovation of the area adjacent the existing Heffner Street entrance and small addition to accommodate the School Age Child Care Program. Existing and proposed building areas are as follows:

	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
Main Level	35,765 s.f.	17,165 s.f.	52,930 s.f.
Lower Level	4,455 s.f.	0 s.f.	4,455 s.f.
Upper Levels	343 s.f.	824 s.f.	1,167 s.f.

All new exterior materials (roofing, brick and concrete masonry, aluminum windows and doors) will match the existing exterior materials to the extent that these same or similar materials are still available.

The Main Visitor's entrance on Liberty Street and established Parent and Bus drop-off/pick-up patterns on Liberty, Heffner and Mason will remain unchanged. The existing 19 car on-site parking area off Heffner will be replaced with a new 31 car on-site parking area further west off Heffner for a 63% net increase. This parking lot will serve as staff parking and have a new masonry wall dumpster enclosure.

The building addition and development of the new parking area is possible by the purchase and demolition of the residence located at 173 W Heffner. Wood screening fences, 6' high, will be provided along neighboring properties at 183 W Heffner to the west and 30 Mason to the south of the new parking area. Property located west of 30 Mason, which the District currently owns, is not being developed at this time.

The landscape plan complies with the parking lot tree planting requirements. The lighting plan for the site has accommodated the minimum foot candle standards.

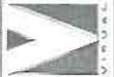
The existing impervious paving at the playground and portions of the existing roof drain south-to-north and will be interrupted by the building addition. Storm water from these areas will be collected and tied into the existing storm line in Heffner St. Storm water from the new impervious roof and parking areas will be collected into bio-retention basins in the lawn areas north and south of the building addition and will then be tied into the city owned storm line in Heffner St.

ARCHITECTURE | ENGINEERING

4930 Bradenton Avenue | Dublin, OH 43017

614.764.4661 | fax 614.764.7894 | www.fhah.com

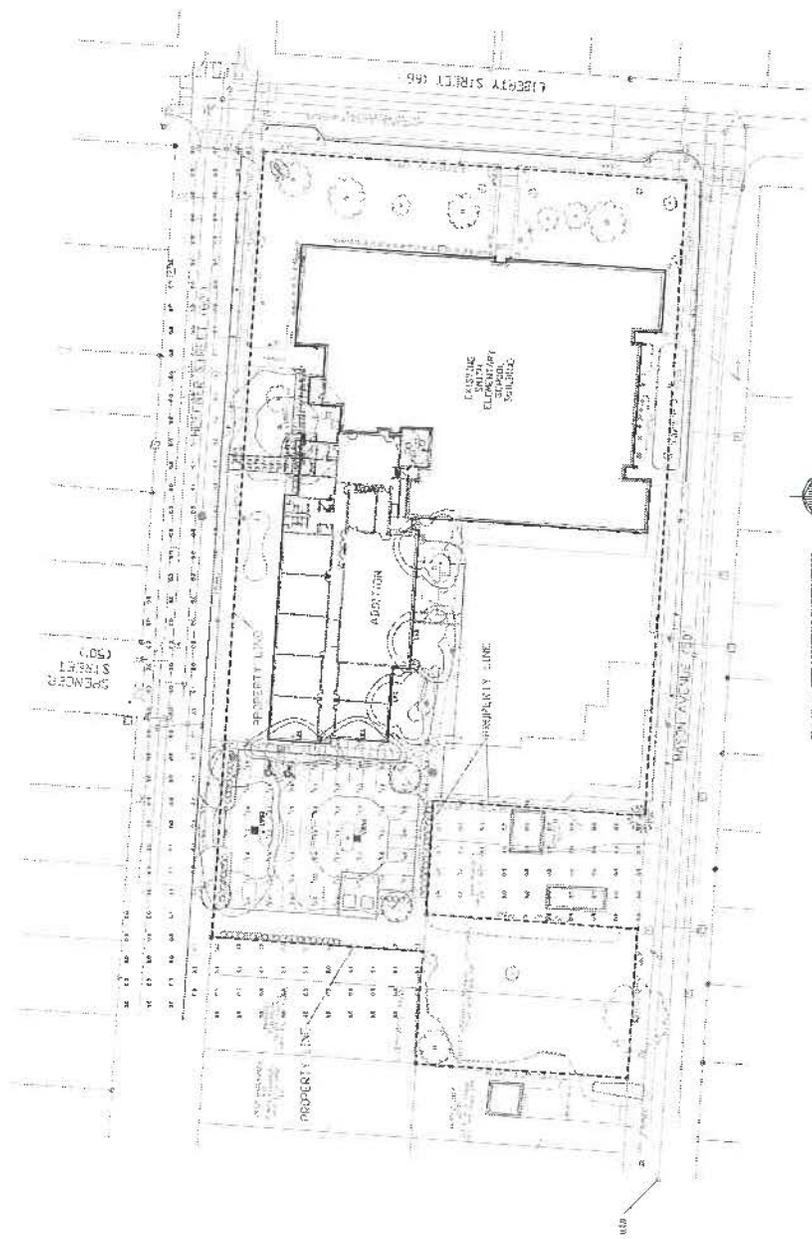




Symbol	Lighting Fixture	Notes	Quantity	Notes	Quantity
1.01	1.01	1.01	1.01	1.01	1.01
1.02	1.02	1.02	1.02	1.02	1.02
1.03	1.03	1.03	1.03	1.03	1.03
1.04	1.04	1.04	1.04	1.04	1.04
1.05	1.05	1.05	1.05	1.05	1.05
1.06	1.06	1.06	1.06	1.06	1.06
1.07	1.07	1.07	1.07	1.07	1.07
1.08	1.08	1.08	1.08	1.08	1.08
1.09	1.09	1.09	1.09	1.09	1.09
1.10	1.10	1.10	1.10	1.10	1.10
1.11	1.11	1.11	1.11	1.11	1.11
1.12	1.12	1.12	1.12	1.12	1.12
1.13	1.13	1.13	1.13	1.13	1.13
1.14	1.14	1.14	1.14	1.14	1.14
1.15	1.15	1.15	1.15	1.15	1.15
1.16	1.16	1.16	1.16	1.16	1.16
1.17	1.17	1.17	1.17	1.17	1.17
1.18	1.18	1.18	1.18	1.18	1.18
1.19	1.19	1.19	1.19	1.19	1.19
1.20	1.20	1.20	1.20	1.20	1.20

Fixture	Height	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Volume
1.01	10.0	120.0	10.0	314.16	10.0	3141.59
1.02	10.0	120.0	10.0	314.16	10.0	3141.59
1.03	10.0	120.0	10.0	314.16	10.0	3141.59
1.04	10.0	120.0	10.0	314.16	10.0	3141.59
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1.18	10.0	120.0	10.0	314.16	10.0	3141.59
1.19	10.0	120.0	10.0	314.16	10.0	3141.59
1.20	10.0	120.0	10.0	314.16	10.0	3141.59

NOTE: LIGHTING FIXTURE HEIGHTS ARE CALCULATED AT EDGE OF PROPERTY.



FOR MORE LIGHTING INFORMATION  
 CONTACT US AT  
 1-800-368-7263



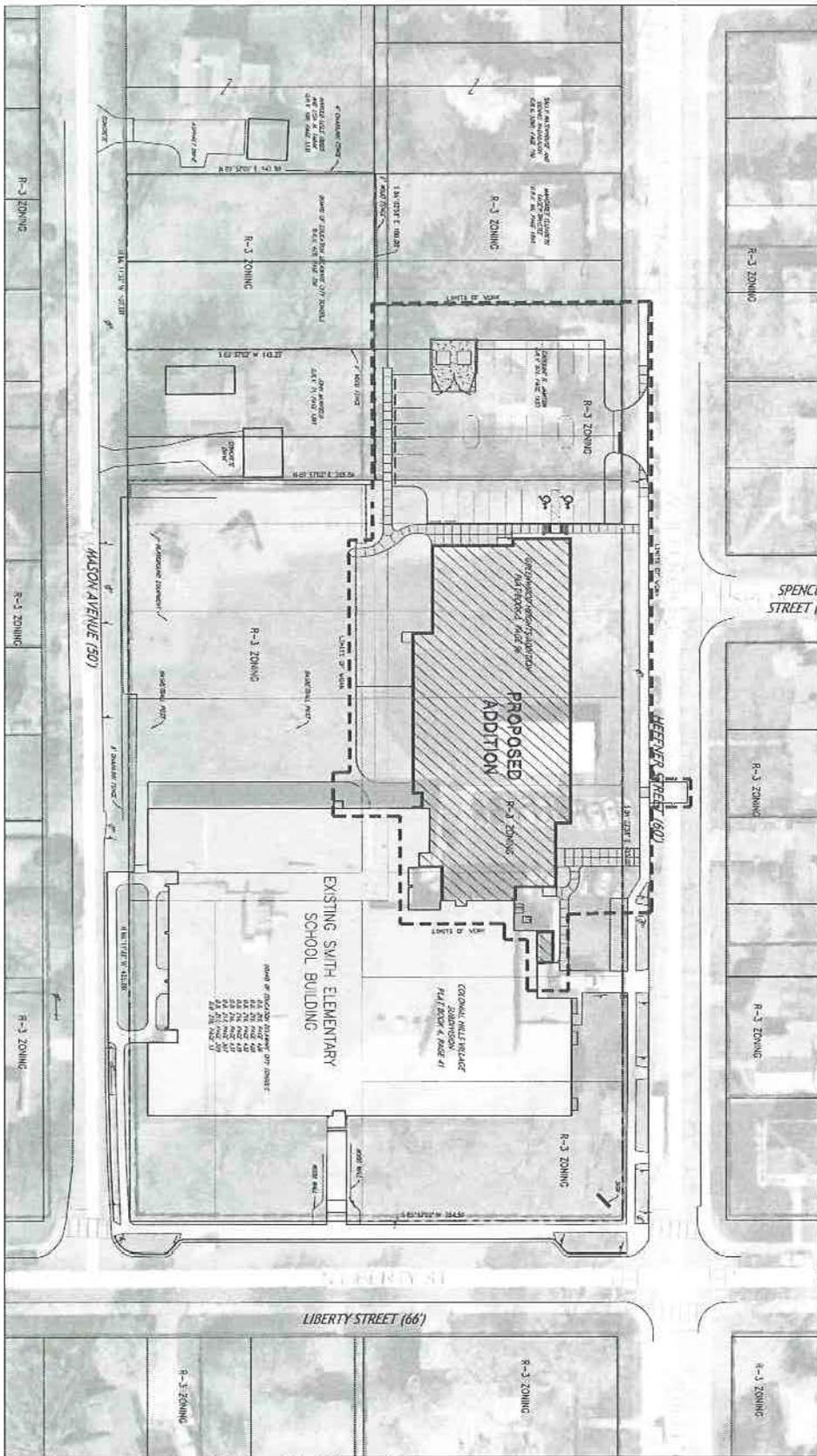


# LAND DEVELOPMENT PROJECT

**GENERAL NOTES:**

1. THE CITY OF DELAWARE CITY HAS APPROVED THE PROPOSED DEVELOPMENT AND THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY OF DELAWARE CITY AND THE DELAWARE COUNTY HEALTH DEPARTMENT. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE DELAWARE COUNTY HEALTH DEPARTMENT AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT.
2. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE DELAWARE COUNTY HEALTH DEPARTMENT AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT.
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10. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE DELAWARE COUNTY HEALTH DEPARTMENT AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT.

TABLE	DESCRIPTION	REMARKS
1	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
2	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
3	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
4	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
5	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
6	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
7	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
8	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
9	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
10	R-3 ZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY



DEVELOPMENT PLAN

SCALE: 1" = 30'

DEVELOPMENT PLAN	
DRAWN BY: ADJ	CONAL. NO.: 21351.03
CHECKED BY: RHT	DATE: JUNE 4, 2015
<b>G0.1</b>	
PROJECT NO. 1501-0001	

**FANNING-HOWEY**  
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**Mannik Smith Group**  
TECHNICAL STAFF  
CORPORATE OFFICE

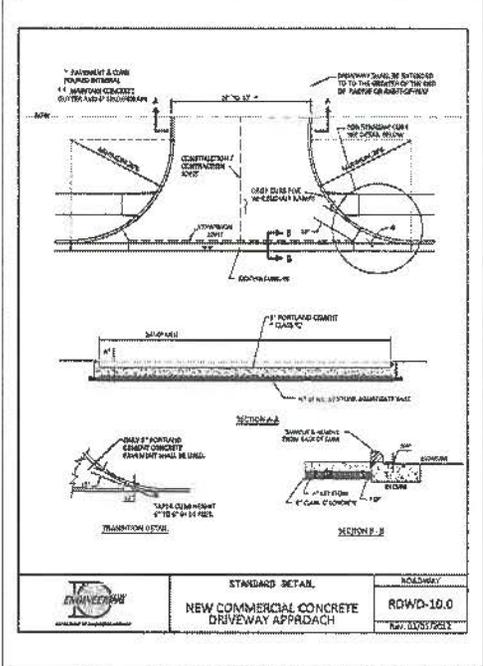
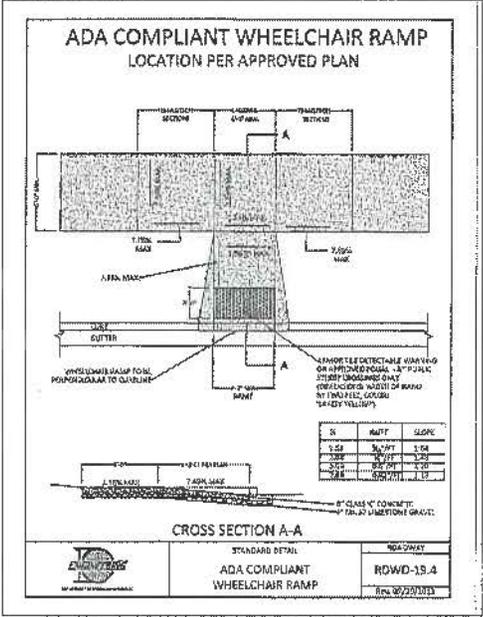
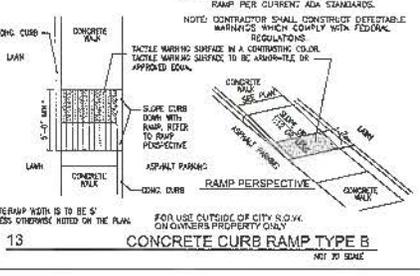
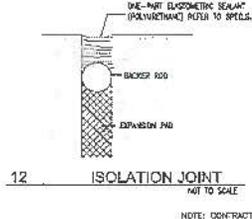
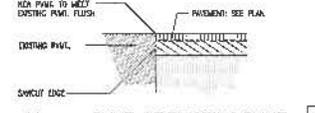
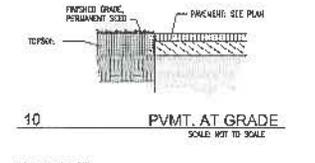
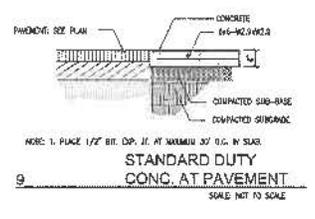
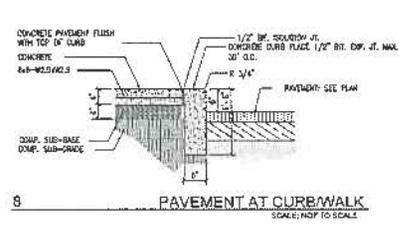
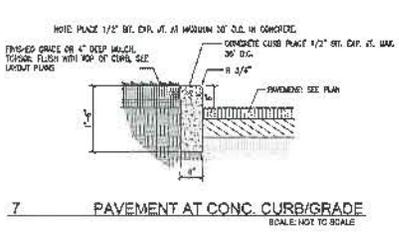
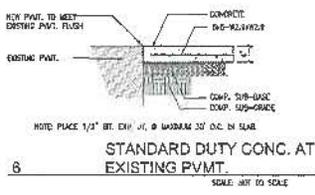
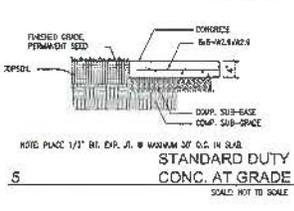
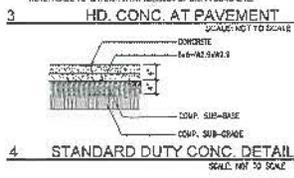
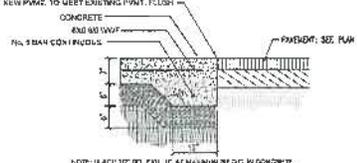
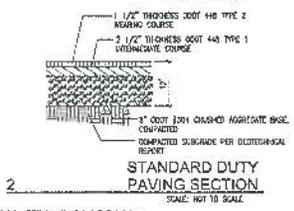
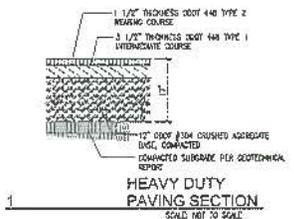
ADDITION & RENOVATIONS TO  
SMITH ELEMENTARY SCHOOL  
FOR  
DELAWARE CITY SCHOOLS  
DELAWARE, OHIO

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DATE: 11/15/15 11:00 AM  
PROJECT NO. 1501-0001







ADDITION & RENOVATIONS TO  
SMITH ELEMENTARY SCHOOL  
FOR  
DELAWARE CITY SCHOOLS  
DELAWARE, OHIO

**FANNING HOWEY**  
614.764.4661 www.fh.com

**Martini Smith Group**  
TECHNICAL SKILL  
CREATIVE SPIRIT

**DETAILS AND SECTIONS**

DESIGNED BY: JMS  
DRAWN BY: JMS  
CHECKED BY: JMS  
DATE: 03/07/2013

**G4.1**

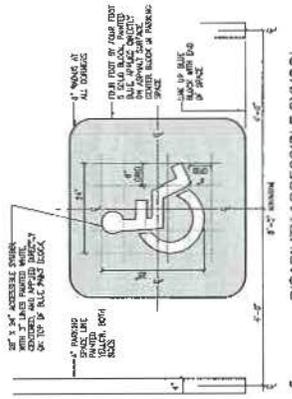
A & B to Smith Elementary School  
3/13/2013



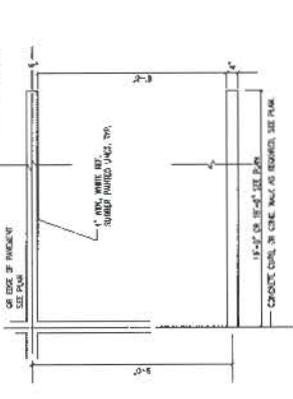
ADDITION & RENOVATIONS TO  
SMITH ELEMENTARY SCHOOL  
FOR  
DELAWARE CITY SCHOOLS  
DELAWARE, OHIO

**FANNING-HOWEY**  
614.764.4661 www.fh.com  
CREATING VALUE  
THROUGH DESIGN

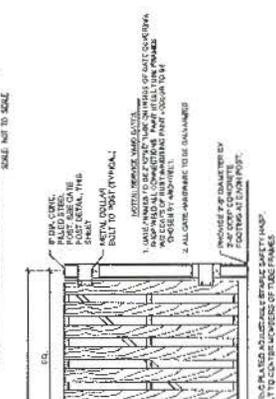
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DRAWN BY: JAC 4/2015  
DATE: APR 2, 2015  
REVISION NO. DATE:  
G4.2



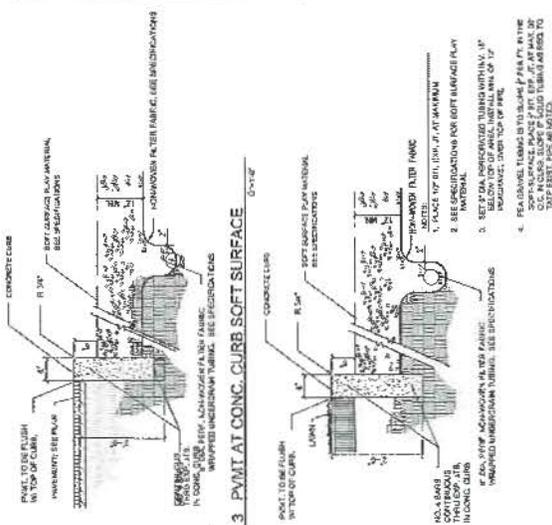
5. DISABILITY ACCESSIBLE SYMBOL  
SCALE: 1/4" = 1'-0"



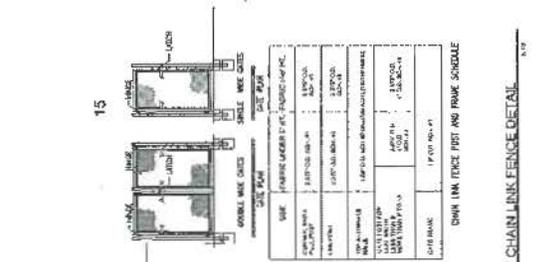
6. TYPICAL PARKING SPACE  
SCALE: 1/4" = 1'-0"



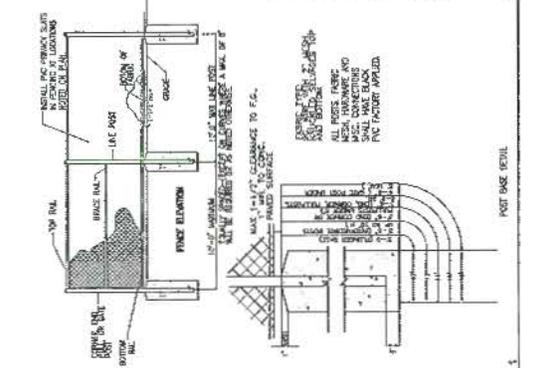
4. LAWN AT CONC. CURB SOFT SURFACE  
SCALE: 1/4" = 1'-0"



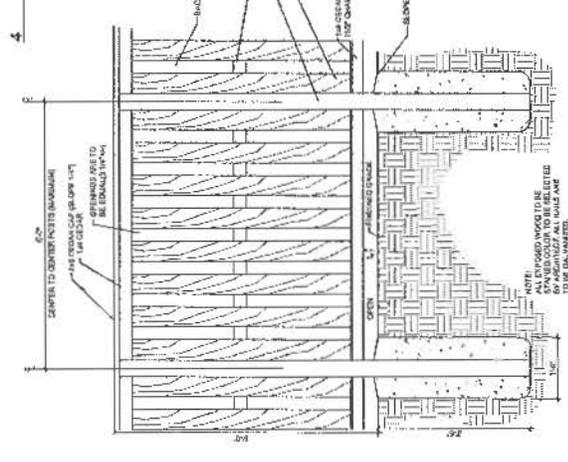
3. PAVED AT CONC. CURB SOFT SURFACE  
SCALE: 1/4" = 1'-0"



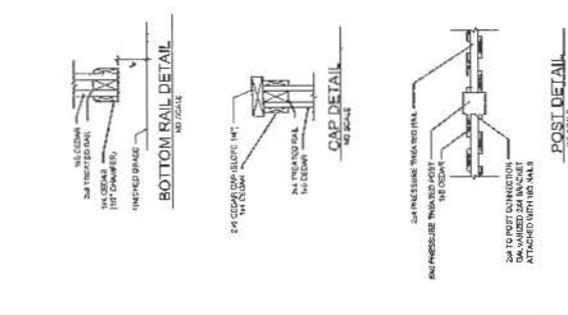
CHAIN LINK FENCE DETAIL  
SCALE: 1/4" = 1'-0"



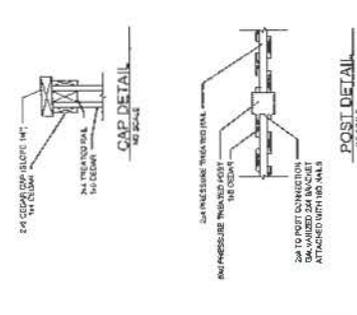
POST BASE DETAIL  
SCALE: 1/4" = 1'-0"



WOOD FENCE DETAIL  
SCALE: 1/4" = 1'-0"



BOTTOM RAIL DETAIL  
SCALE: 1/4" = 1'-0"



POST DETAIL  
SCALE: 1/4" = 1'-0"

7. DUMPSTER ENCLOSURE OPEN SPACED WOOD ENCLOSURE GATE  
SCALE: 1/4" = 1'-0"

WOOD FENCE DETAIL  
SCALE: 1/4" = 1'-0"











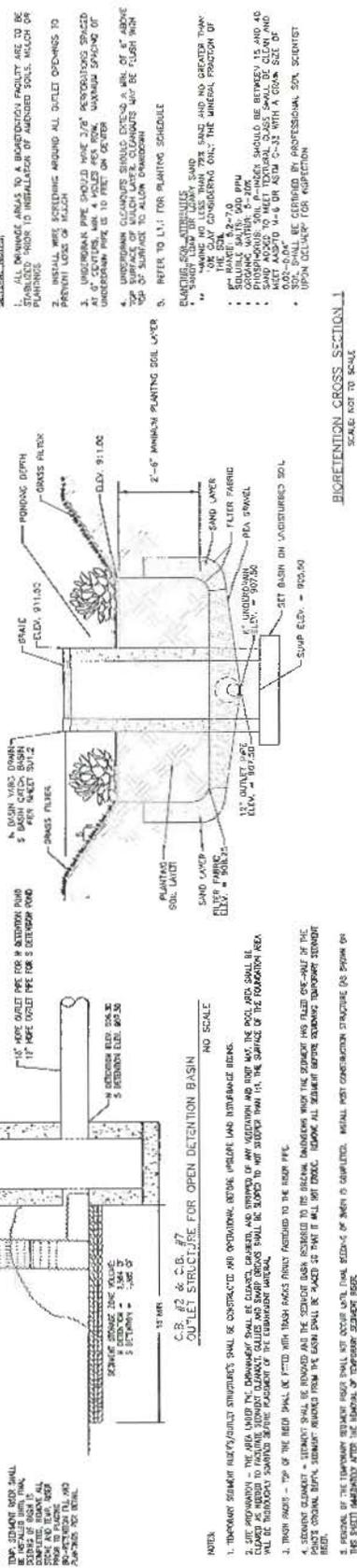
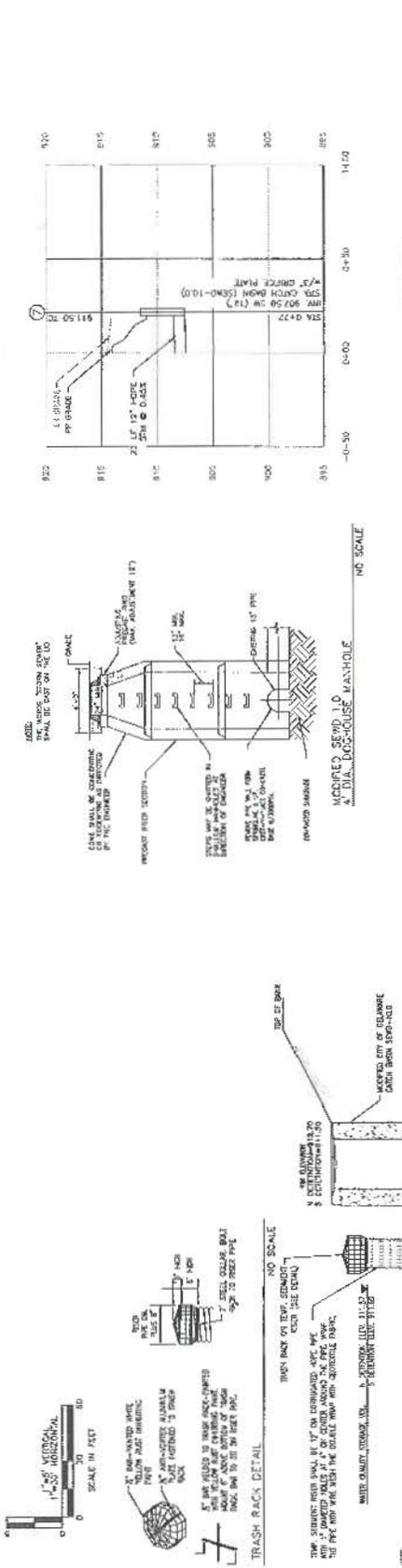
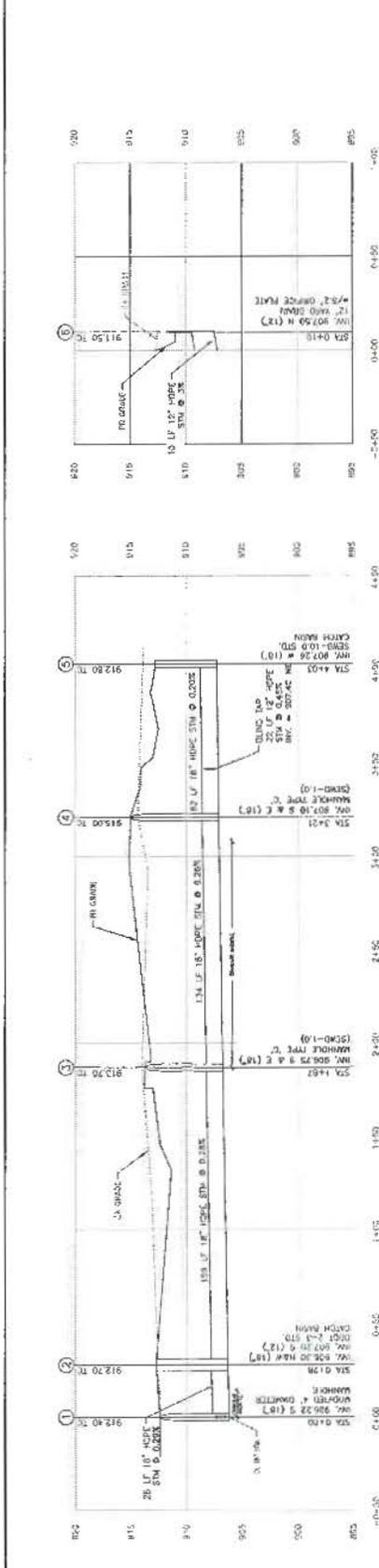




SMITH ELEMENTARY SCHOOL  
 RENOVATIONS AND ADDITIONS  
 DELAWARE, OHIO

FANNING & HOWEY  
 614.764.4661 www.fhdi.com  
 Smith Group  
 ENVIRONMENTAL  
 ENGINEERING

DATE: 05/14/2018	SCALE: NOT TO SCALE
DESIGNER: RLB	CHECKER: JMB
DATE: JUNE 4, 2015	
PROJECT NO: 1505	
PROJECT NAME: SMITH ELEMENTARY SCHOOL RENOVATIONS AND ADDITIONS	



**GENERAL NOTES:**

- ALL DIMENSIONAL AREAS TO A BIORETENTION FACILITY ARE TO BE PLANNED TO ALLOW FOR INSTALLATION OF ADDITIONAL SOILS, MULCH OR PLANTINGS.
- INSTALL WIRE EXTENSIVE AROUND ALL OUTLET OPENINGS TO PREVENT LOGS OR BRUSH.
- UNDERDRAIN PIPE SHOULD HAVE 3/8\"/>

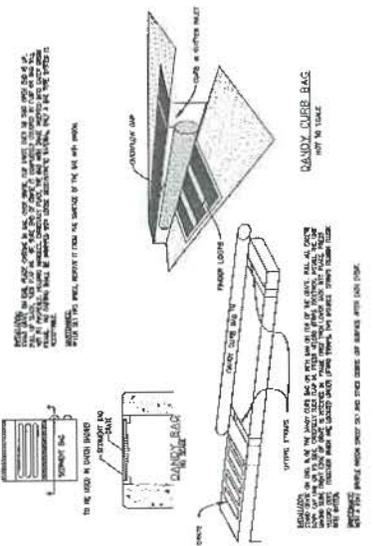
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- UNDERDRAIN PIPE SHOULD HAVE 3/8\"/>

**GENERAL NOTES:**

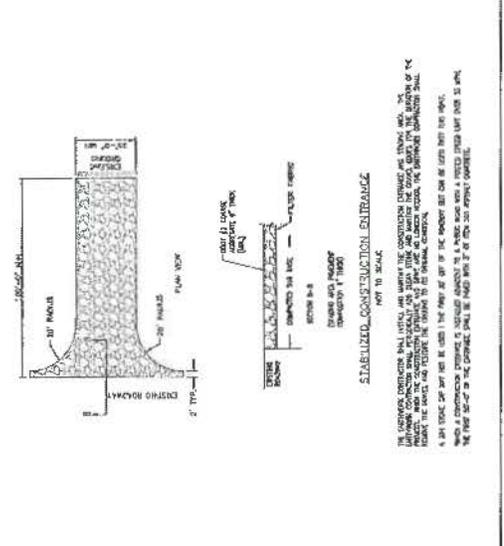
- ALL DIMENSIONAL AREAS TO A BIORETENTION FACILITY ARE TO BE PLANNED TO ALLOW FOR INSTALLATION OF ADDITIONAL SOILS, MULCH OR PLANTINGS.
- INSTALL WIRE EXTENSIVE AROUND ALL OUTLET OPENINGS TO PREVENT LOGS OR BRUSH.
- UNDERDRAIN PIPE SHOULD HAVE 3/8\"/>

BIORETENTION CROSS SECTION  
 SCALE: NOT TO SCALE



**EROSION-CONTROL, STORM-WATER MANAGEMENT**  
POST CONSTRUCTION INSPECTION & MAINTENANCE SCHEDULE

POST CONSTRUCTION INSPECTION & MAINTENANCE SCHEDULE	MAINTENANCE INTERVAL	MAINTENANCE WORK
1. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
2. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
3. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
4. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
5. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
6. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
7. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
8. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
9. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
10. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.

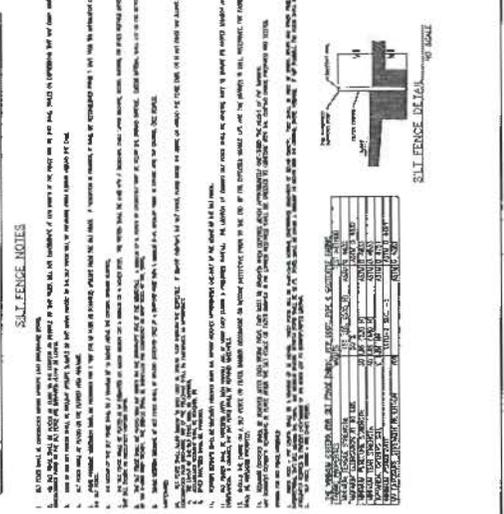


**SEQUENCE OF CONSTRUCTION SCHEDULE ACTIVITIES (CONTINUED)**

1. Mobilize site.
2. Excavate and install foundation.
3. Construct foundation walls.
4. Construct exterior walls.
5. Construct interior walls.
6. Construct roof structure.
7. Construct roof deck.
8. Construct roof finish.
9. Construct exterior finish.
10. Construct interior finish.
11. Construct landscaping.
12. Construct site paving.
13. Construct site lighting.
14. Construct site furniture.
15. Construct site signage.
16. Construct site security.
17. Construct site safety.
18. Construct site maintenance.
19. Construct site operations.
20. Construct site closure.

**TEMPORARY STABILIZATION**

TEMPORARY STABILIZATION	TEMPORARY STABILIZATION	TEMPORARY STABILIZATION
1. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
2. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
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9. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.
10. SAND TRAP BAGS	MONTHLY	REPLACE SAND TRAP BAGS AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF SAND TRAP.



**GENERAL NOTES**

1. All work shall be in accordance with the specifications and drawings.
2. All materials shall be of the highest quality and shall be approved by the engineer.
3. All work shall be completed within the specified time frame.
4. All work shall be completed in accordance with the schedule of activities.
5. All work shall be completed in accordance with the sequence of construction.
6. All work shall be completed in accordance with the site plan.
7. All work shall be completed in accordance with the site plan.
8. All work shall be completed in accordance with the site plan.
9. All work shall be completed in accordance with the site plan.
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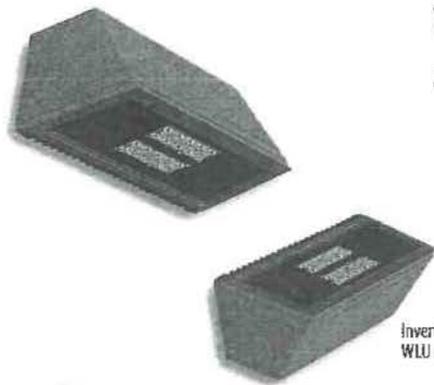
# ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Catalog  
Number

Notes

Type

LE1 AND LE2



## WST LED Architectural Wall Sconce



Inverted available with  
WLU option only.

### Specifications Luminaire

**Height:** 7-1/4"  
(18.4 cm)

**Width:** 16-1/4"  
(41.3 cm)

**Depth:** 9-1/8"  
(23.2 cm)

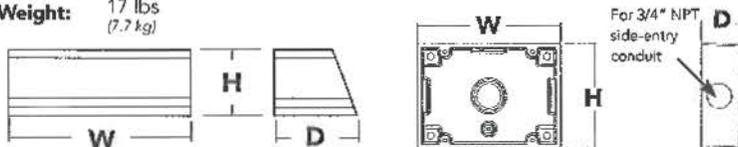
**Weight:** 17 lbs  
(7.7 kg)

### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



### Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

#### WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options <sup>1</sup>	Finish (required)
WST LED	1 One engine (10 LEDs)	700 mA options: 10A700/40K 4000K	SR2 Type II	MVOLT	Shipped included (blank) Surface mount	Shipped installed PE Photoelectric cell, button type <sup>4,5</sup> SF Single fuse (120, 277, 347V) <sup>4</sup> DF Double fuse (208, 240, 480V) <sup>4</sup> DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup <sup>6</sup> WLU Wet location door for up orientation <sup>7</sup> PIR Motion/ambient light sensor <sup>8</sup>	DDBXD Dark bronze
	2 Two engines (20 LEDs)		SR3 Type III	120 <sup>1</sup>			Shipped separately <sup>2</sup> BBW Surface-mounted back box UTS Uptilt 5 degrees
			SR4 Type IV	208 <sup>1</sup>			
			LE1	240 <sup>1</sup>			
			LE2	277 <sup>1</sup>			
				347			
				480			

### Emergency Battery Operation

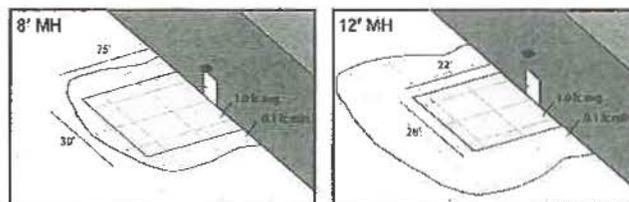
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW  
10' x 10' Gridlines  
8' and 12' Mounting Height



#### NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- May also be ordered separately as an accessory. Ex: WSEBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the Sensor/Switch SFD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts (WALLT)	Dist. Type	40X (4000K, 70 CRI)					
					Nominal Lumens	B	U	G	LPW	
1 (10 LEDs)	700	10A700/-K	24W	SR2	2,005	1	0	1	84	
					SR3	2,029	1	0	1	84
					SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/-K	47W	SR2	3,944	1	0	1	84	
					SR3	4,028	1	0	1	86
					SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier	
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.92

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

### Electrical Load

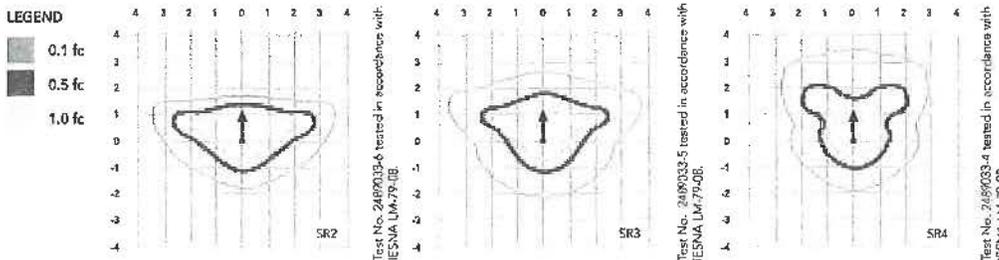
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W <sup>1</sup>	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W <sup>1</sup>	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

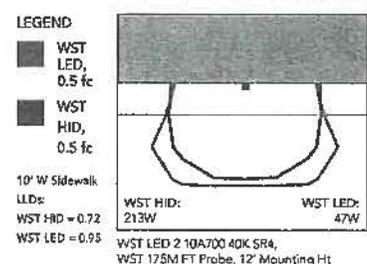
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isfootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

Note: Specifications subject to change without notice.



# ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Catalog  
Number

Notes

Type

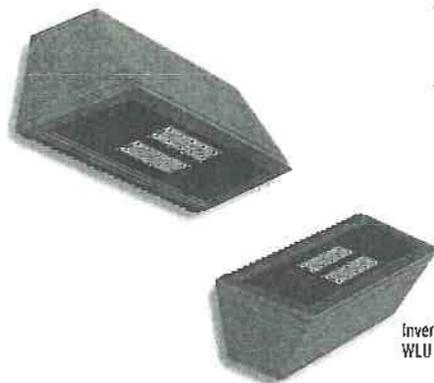
LE1 AND LE2

Photo: PIR, Photo: PIR, Photo: PIR, Photo: PIR, Photo: PIR, Photo: PIR

## Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.



# WST LED Architectural Wall Sconce



Inverted available with  
WLU option only.

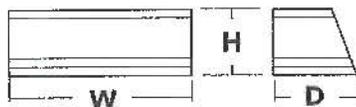
## Specifications Luminaire

**Height:** 7-1/4"  
(18.4 cm)

**Width:** 16-1/4"  
(41.3 cm)

**Depth:** 9-1/8"  
(23.2 cm)

**Weight:** 17 lbs  
(7.7 kg)

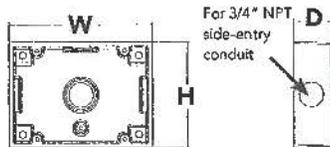


## Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



## Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

### WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options <sup>1</sup>	Finish (required)
WST LED	1 One engine (10 LEDs)	780 mA options: 10A700/40K 4000K	SR2 Type II	MVOLT	Shipped included	Shipped installed	DDBXD Dark bronze
	SR3 Type III		120 <sup>1</sup>	(blank) Surface mount	PE Photoelectric cell, button type <sup>4,5</sup>		DBLXD Black
	2 Two engines (20 LEDs)		SR4 Type IV	208 <sup>1</sup>	Shipped separately <sup>2</sup>	SF Single fuse (120, 277, 347V) <sup>4</sup>	DNAXD Natural aluminum
				240 <sup>1</sup>	BBW Surface-mounted back box	DF Double fuse (208, 240, 480V) <sup>4</sup>	DWHXD White
				277 <sup>1</sup>	UTS Upr tilt 5 degrees	DMG 0-10V dimming driver (no controls)	DSSXD Sandstone
				347		ELCW Emergency battery backup <sup>6</sup>	DDBTXD Textured dark bronze
				480		WLU Wet location door for up orientation <sup>7</sup>	DBLBXD Textured black
						PIR Motion/ambient light sensor <sup>8</sup>	DNATXD Textured natural aluminum
						Shipped separately	DWHGXD Textured white
						VG Vandal guard	DSSTXD Textured sandstone
						WG Wire guard	

## Emergency Battery Operation

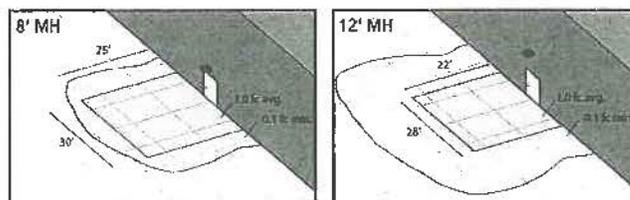
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW  
10' x 10' Gridlines  
8' and 12' Mounting Height



### NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- May also be ordered separately as an accessory. Ex: W5BBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts (M/VOLT)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/-K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/-K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.92

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-06 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

### Electrical Load

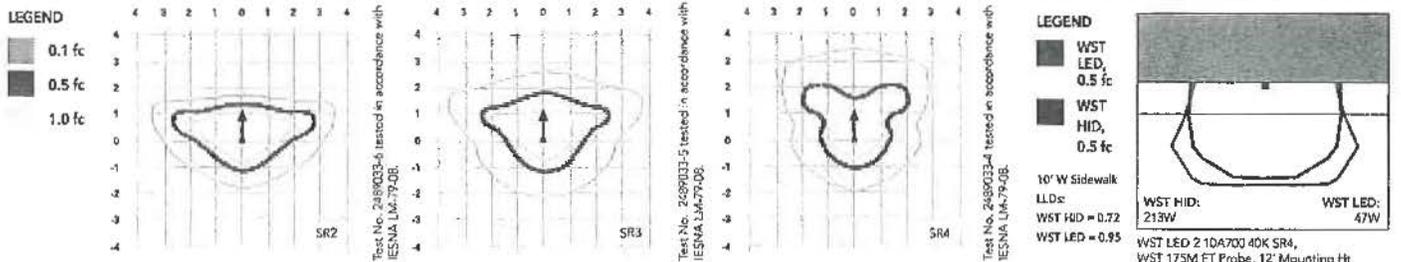
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W <sup>1</sup>	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W <sup>1</sup>	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

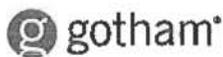
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

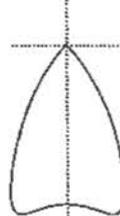
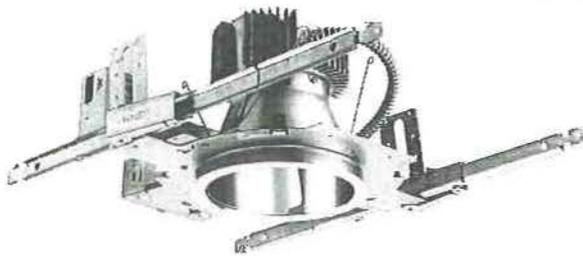
Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.





Luminaire Type:  
Catalog Number  
(autopopulated):



Gotham Architectural Downlighting  
LED Downlights

**6" Evo®**  
Downlight

Solid-State Lighting



FEATURES

**OPTICAL SYSTEM**

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

**MECHANICAL SYSTEM**

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

**ELECTRICAL SYSTEM**

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

**LISTINGS**

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

**WARRANTY**

- 5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

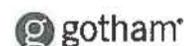
Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

EXAMPLE: EVD 35/10 6AR MWD LSS MVOLT EZ1

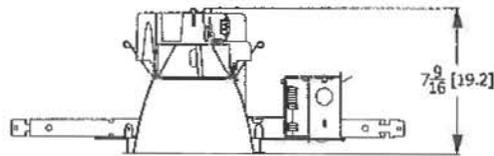
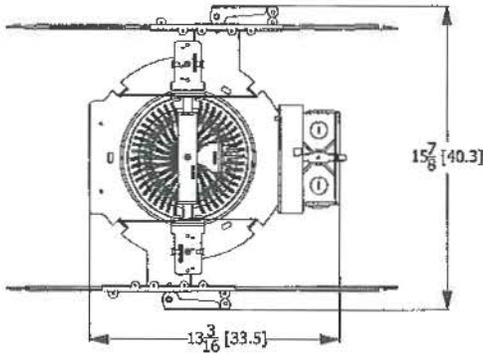
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	10 1000 lumens 35 3500 lumens	6AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	MVOLT
	30/ 3000 K	15 1500 lumens 40 4000 lumens	6PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	120
	35/ 3500 K	20 2000 lumens 45 4500 lumens	6WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	277
	40/ 4000 K	25 2500 lumens 30 3000 lumens	6GR Gold 6WR <sup>1</sup> White 6BR <sup>1</sup> Black 6WRAMF <sup>1</sup> White anti-microbial	MWD Medium wide (1.0 s/mh) WD Wide (1.2 s/mh)		347 <sup>2</sup>

Driver <sup>3</sup>	Options
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	SF <sup>5</sup> Single fuse TRW <sup>7</sup> White painted flange TRBL <sup>8</sup> Black painted flange EL <sup>9</sup> Emergency battery pack with integral test switch ELR <sup>6</sup> Emergency battery pack with remote test switch NPS80EZ nLight <sup>®</sup> dimming pack controls 0-10V eldoLED drivers. NPS80EZER <sup>10</sup> nLight <sup>®</sup> dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit. WRS <sup>11</sup> FIDO wireless monitoring and reporting system
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	BGTD <sup>6</sup> Bodine generator transfer device CRI90 High CRI (90+) CP <sup>6</sup> Chicago plenum RRL RELOC <sup>®</sup> -ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%.	
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor.	
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	
ECOS2 <sup>4,5</sup> Lutron <sup>®</sup> Hi-Lume <sup>®</sup> 2-wire forward-phase dimming driver. Minimum dimming level 1%	
ECOS3 <sup>4</sup> Lutron <sup>®</sup> Hi-Lume <sup>®</sup> 3-wire or EcoSystem <sup>®</sup> dimming driver. Minimum dimming level 1%	



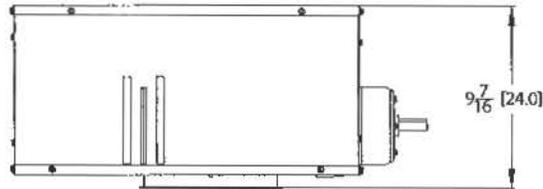
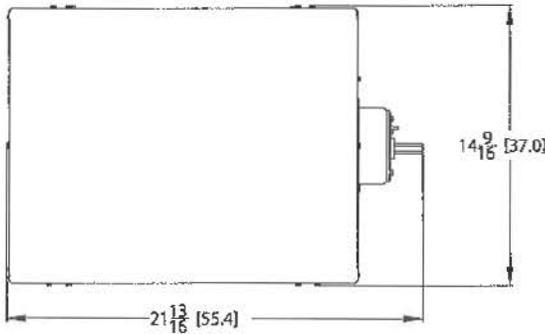
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 (15.9)  
 Ceiling Opening: 7-1/8 (18.1)  
 Overlap Trim: 7-1/2 (19.1)

**DIMENSIONS FOR CHICAGO PLENUM**



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to <a href="#">TECH-190</a> .
CTA4-B YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds 1" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to <a href="#">TECH-200</a> .
ISD BC	0-10V wallbox dimmer. Refer to <a href="#">ISD-BC</a> .

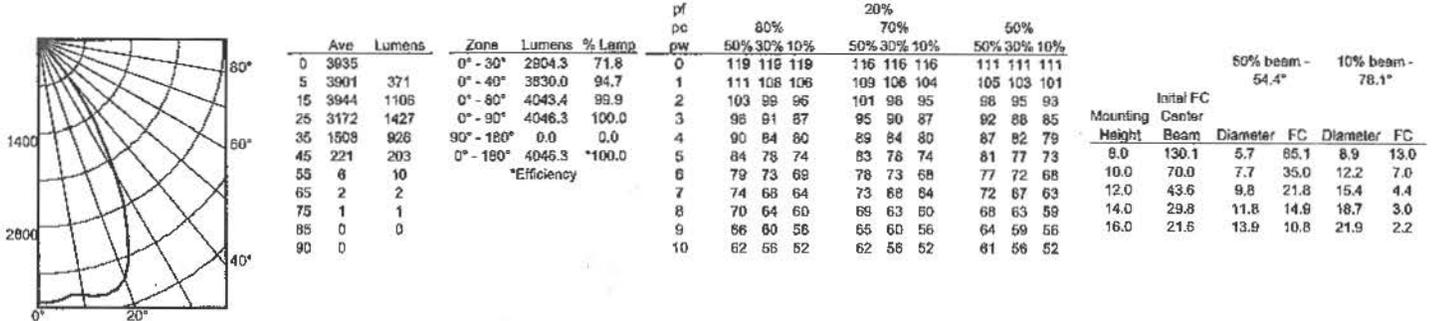
NOTES

**ORDERING NOTES**

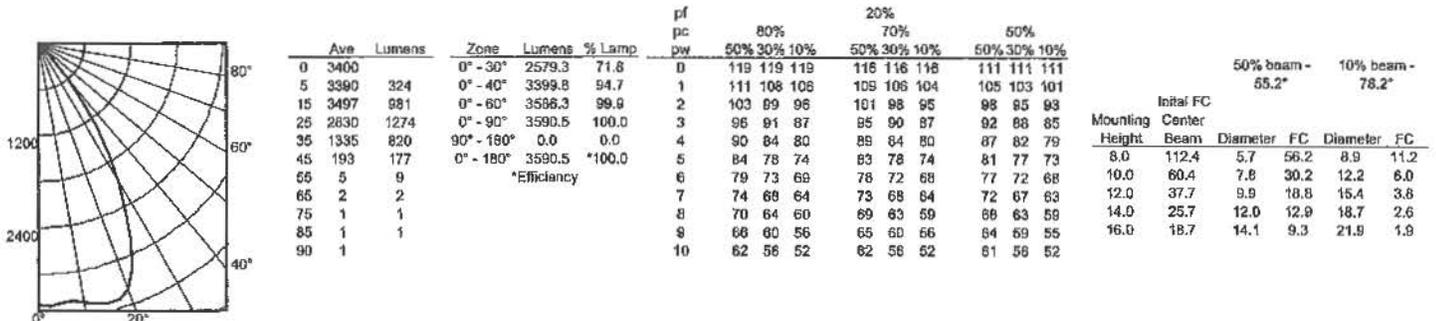
- Not available with finishes.
- Not available with EL or ELR options.
- Refer to [TECH-240](#) for compatible dimmers.
- Not available with nLight® and XPoint options.
- 120V only.
- Specify 120V or 277V.
- Not available with white reflector.
- Not available with black reflector
- For dimensional changes, refer to [TECH-140](#). Not available with 347V.
- For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Available only with EL/ELR. Not available with CP. PSSD2 included. Refer to [PSSD2](#).

Distribution Curve    Distribution Data    Output Data    Coefficient of Utilization    Illuminance: Single Luminaire 30" Above Floor

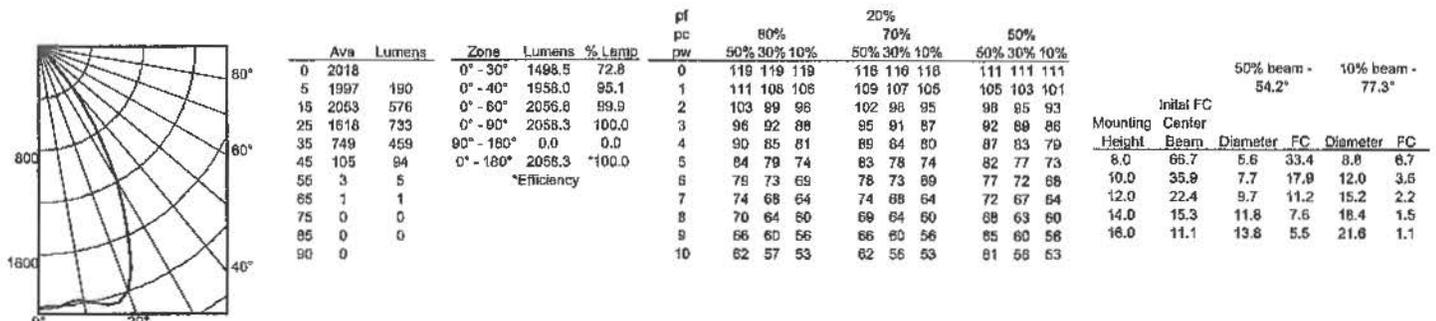
**EVO 35/40 6AR LS**    INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1, 1.03 S/MH, TEST NO. LTL27768



**EVO 35/35 6AR LS**    INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



**EVO 35/20 6AR LS**    INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

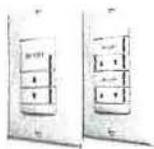
LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAMF)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

**PHOTOMETRY NOTES**

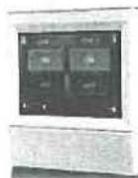
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

**Choose Wall Controls.**

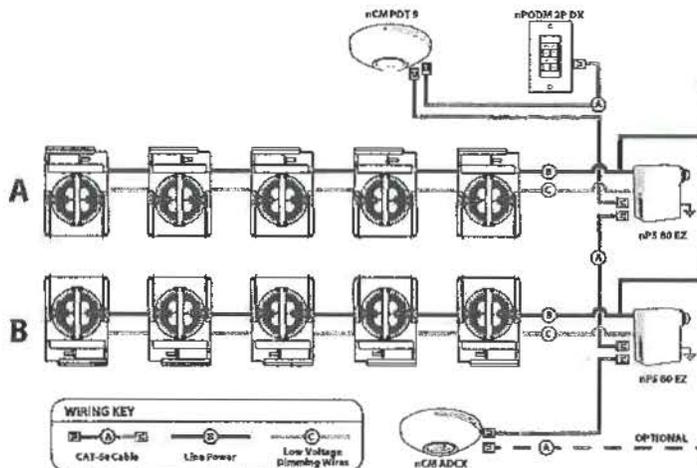
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



**Push-Button WallPod**  
Traditional tactile buttons and LED user feedback



**Graphic WallPod**  
Full color touch screen provides a sophisticated look and feel



**EXAMPLE**

**Group Fixture Control\***

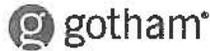
\*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

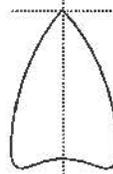
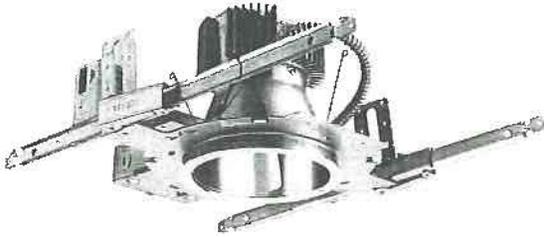
**Description:** This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories: Order as separate catalog number. Visit <a href="http://www.sensorswitch.com/nLight">www.sensorswitch.com/nLight</a> for complete listing of nLight controls.			
<b>WallPod stations</b>	<b>Model number</b>	<b>Occupancy sensors</b>	<b>Model number</b>
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
<b>Photocell controls</b>	<b>Model number</b>	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	<b>Cat-5 cables (plenum rated)</b>	<b>Model number</b>
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

**ADDITION TO SMITH ELEMENTARY  
DELAWARE CITY SCHOOLS  
TYPE LD6**



Luminaire Type:  
Catalog Number  
(autopopulated):



Gotham Architectural Downlighting  
LED Downlights

**6" Evo®  
Downlight**

Solid-State Lighting



FEATURES

**OPTICAL SYSTEM**

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

**MECHANICAL SYSTEM**

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out ) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

**ELECTRICAL SYSTEM**

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

**LISTINGS**

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

**WARRANTY**

- 5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

EXAMPLE: EVD 35/10 6AR MWD LSS MVOLT EZ1

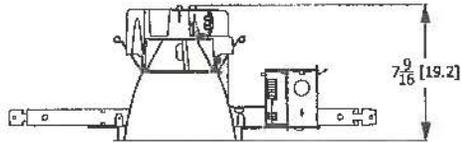
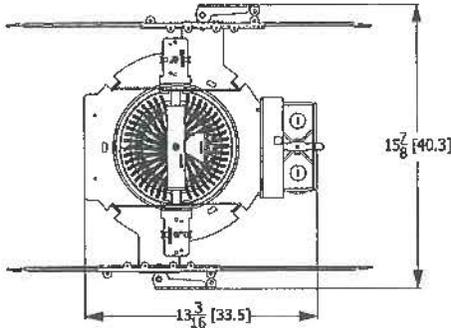
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVD	27/ 2700 K	10 1000 lumens 35 3500 lumens	6AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	MVOLT
	30/ 3000 K	15 1500 lumens 40 4000 lumens	6PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	120
	35/ 3500 K	20 2000 lumens 45 4500 lumens	6WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	277
	40/ 4000 K	25 2500 lumens 30 3000 lumens	6GR Gold	MWD Medium wide (1.0 s/mh)		347*
				6WR White	WD Wide (1.2 s/mh)	
			6BR Black			
			6WRMF White anti-microbial			

Driver <sup>3</sup>	Options
<b>EZ1</b> eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	<b>SF<sup>5</sup></b> Single fuse
<b>EZB</b> eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	<b>TRW<sup>7</sup></b> White painted flange
<b>EDAB</b> eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%.	<b>TRBL<sup>8</sup></b> Black painted flange
<b>EDXB</b> eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor.	<b>EL<sup>4</sup></b> Emergency battery pack with integral test switch
<b>EXA1</b> XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	<b>ELR<sup>9</sup></b> Emergency battery pack with remote test switch
<b>EXAB</b> XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	<b>NPS80EZ</b> nLight® dimming pack controls 0-10V eldoLED drivers.
<b>ECOS2<sup>1,6</sup></b> Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	<b>NPS80EZER<sup>11</sup></b> nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
<b>ECOS3<sup>4</sup></b> Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	<b>WRS<sup>11</sup></b> FIDO wireless monitoring and reporting system
	<b>BGTD<sup>1</sup></b> Bodine generator transfer device
	<b>CR10</b> High CRI (90+)
	<b>CP<sup>4</sup></b> Chicago plenum
	<b>RRL</b> RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.



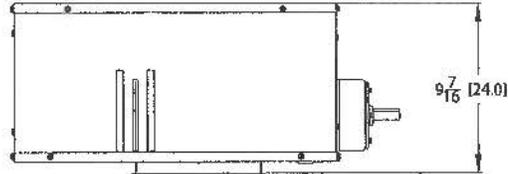
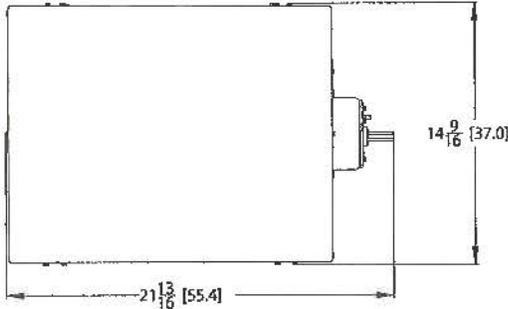
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 (15.9)  
 Ceiling Opening: 7-1/8 (18.1)  
 Overlap Trim: 7-1/2 (19.1)

**DIMENSIONS FOR CHICAGO D PLENUM**



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

- SCAG** Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCAG 10D. Refer to [TECH-190](#).
- CTA4-8 YK** Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds 1" to fixture height.
- GVRT** Vandal-resistant trim accessory. Refer to [TECH-200](#).
- ISD BC** 0-10V wallbox dimmer. Refer to [ISD-BC](#).

NOTES

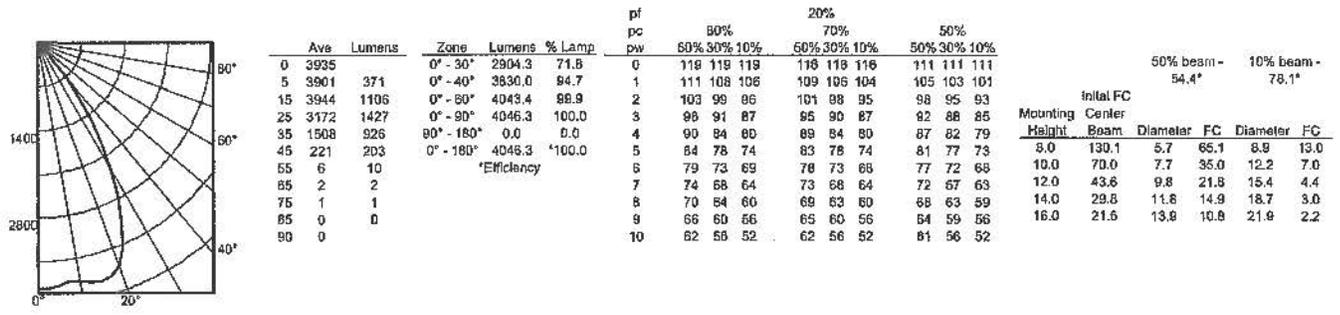
**ORDERING NOTES**

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to [TECH-240](#) for compatible dimmers.
4. Not available with nLight® and XPoint options.
5. 120V only.
6. Specify 120V or 277V.
7. Not available with white reflector.
8. Not available with black reflector.
9. For dimensional changes, refer to [TECH-140](#). Not available with 347V.
10. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
11. Available only with EL/ELR. Not available with CP. PSSD2 included. Refer to [PSSD2](#).

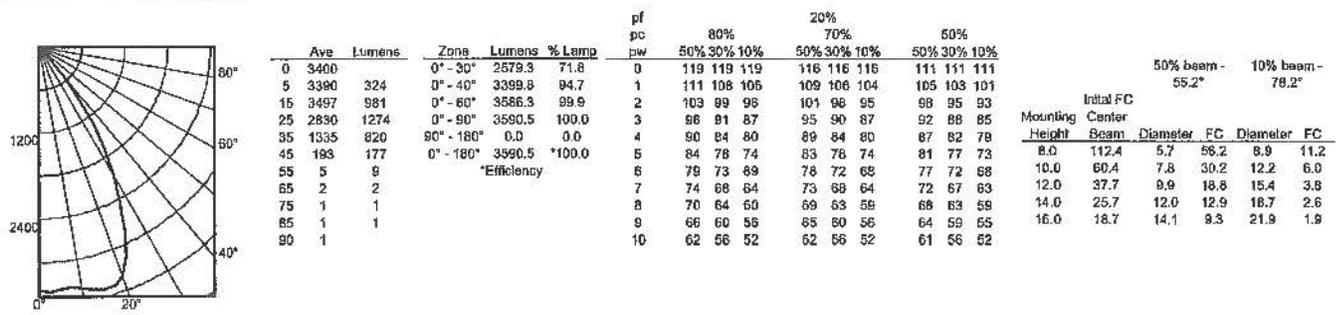
PHOTOMETRY

Distribution Curve    Distribution Data    Output Data    Coefficient of Utilization    Illuminance: Single Luminaire 30" Above Floor

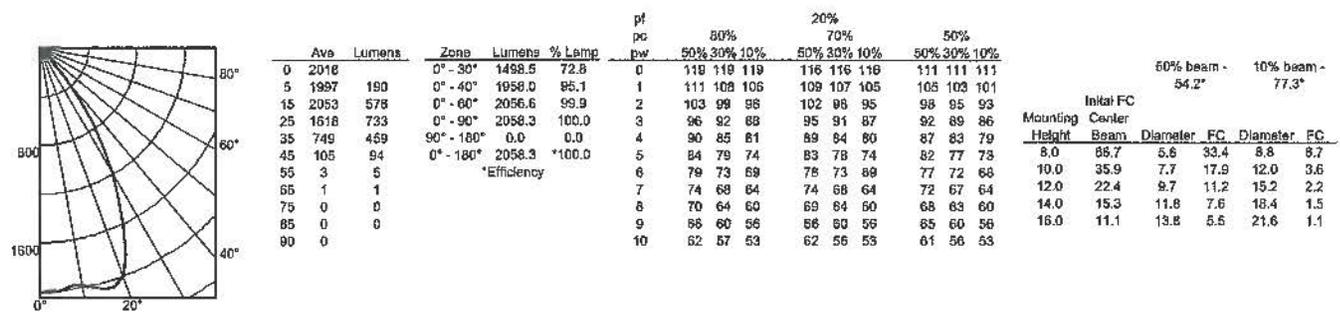
**EVO 35/40 6AR LS**    INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1, 1.03 S/MH, TEST NO. LTL27768



**EVO 35/35 6AR LS**    INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



**EVO 35/20 6AR LS**    INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

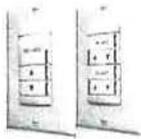
LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAMP)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

**PHOTOMETRY NOTES**

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

**Choose Wall Controls.**

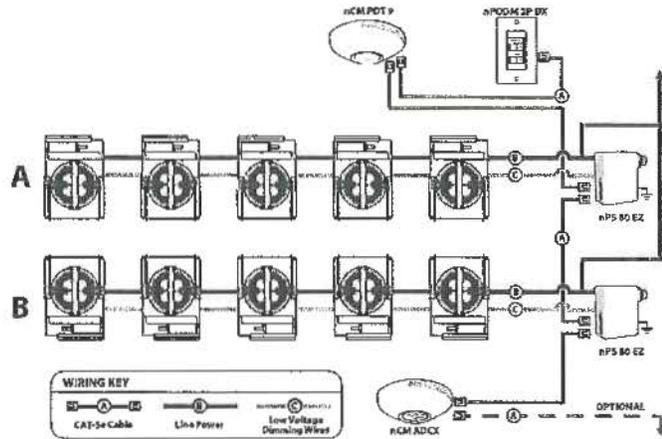
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



**Push-Button WallPod**  
Traditional tactile buttons and LED user feedback



**Graphic WallPod**  
Full color touch screen provides a sophisticated look and feel



**EXAMPLE**

**Group Fixture Control\***

\*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDM 9 Dual Technology Occupancy Sensor

**Description:** This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:			
Order as separate catalog number. Visit <a href="http://www.sensorswitch.com/nLight">www.sensorswitch.com/nLight</a> for complete listing of nLight controls.			
<b>WallPod stations</b>	<b>Model number</b>	<b>Occupancy sensors</b>	<b>Model number</b>
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDM 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDM 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDM 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDM LV DX
Dimming	nCM ADCX	<b>Cat-5 cables (plenum rated)</b>	<b>Model number</b>
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1



# D-Series Size 1 LED Area Luminaire



Catalog Number

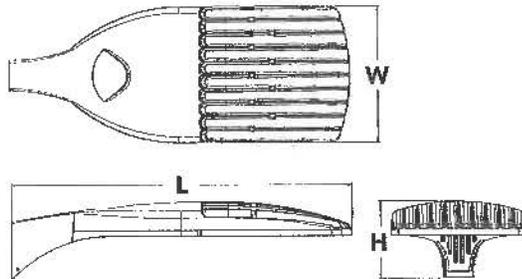
Notes **ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS**

Type **LSS1 AND LSS2**

d<sup>series</sup>

## Specifications

**EPA:** 1.2 ft<sup>2</sup> (0.11 m<sup>2</sup>)  
**Length:** 33" (83.8 cm)  
**Width:** 13" (33.0 cm)  
**Height:** 7-1/2" (19.0 cm)  
**Weight (max):** 27 lbs (12.2 kg)



## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

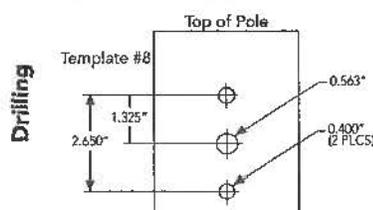
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD**

DSX1 LED	40C	700	40K	T5W	MV	SPA	PER PIRH	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (optional)
DSX1 LED	Forward optics 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) <sup>1</sup> 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 <sup>3</sup> 480 <sup>3</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor <sup>†</sup> RPUMBA Round pole universal mounting adaptor <sup>†</sup>	<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) <sup>3</sup> DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>4</sup> DS Dual switching <sup>7,8</sup> PIR Motion sensor, 8-15' mounting height <sup>9</sup> PIRH Motion sensor, 15-30' mounting height <sup>9</sup> BL30 Bi-level switched dimming, 30% <sup>10</sup> BL50 Bi-level switched dimming, 50% <sup>10</sup>	<b>Shipped installed</b> HS House-side shield <sup>11</sup> WTB Utility terminal block <sup>12</sup> SF Single fuse (120, 277, 347V) <sup>13</sup> DF Double fuse (208, 240, 480V) <sup>13</sup> L90 Left rotated optics <sup>14</sup> R90 Right rotated optics <sup>14</sup>	DDBXD Dark bronze DDBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DDBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LSS2  
LSS1



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.  
**Example: SSA 20 4C DM18AS DDBXD**

Visit Lithonia Lighting's [www.lithonia.com](http://www.lithonia.com) to see our wide selection of poles, accessories and educational tools.  
<sup>†</sup>Round pole top must be 3.25" O.D. minimum.  
<sup>\*\*</sup>For round pole mounting (RPA) only.

### Tenon Mounting Slipfitter \*\*

Tenon O.D.	Slipfitter	AST20-19D	AST20-28D	N/A	N/A	N/A	N/A
2-3/8"	AST20-19D	AST20-28D	N/A	N/A	N/A	N/A	N/A
2-7/8"	AST25-19D	AST25-28D	N/A	AST25-32D	N/A	N/A	N/A
4"	AST35-19D	AST35-28D	AST35-29D	AST35-32D	AST35-39D	AST35-49D	

- NOTES**
- 1 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
  - 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
  - 3 Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
  - 4 Available as a separate combination accessory: PUMBA (finish) U.
  - 5 PhotoCell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
  - 6 Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roamservices.net](mailto:sales@roamservices.net). N/A with BL30, BL50, DS, PIR or PIRH.
  - 7 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
  - 8 Requires an additional switched circuit.
  - 9 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide<sup>†</sup> for details. Dimming driver standard. Not available with DCR.
  - 10 Dimming driver standard. MVOLT only. Not available with DCR.
  - 11 Also available as a separate accessory; see Accessories information.
  - 12 WTB not available with DS.
  - 13 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
  - 14 Available with 60 LEDs (60C option) only.
  - 15 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

- Accessories**  
 Ordered and shipped separately.
- DLL127F1.5 JU Photocell - SSL twist-lock (120-277V)<sup>15</sup>
  - DLL347F1.5 CUL JU Photocell - SSL twist-lock (347V)<sup>15</sup>
  - DLL480F1.5 CUL JU Photocell - SSL twist-lock (480V)<sup>15</sup>
  - SCU Shorting cap<sup>11</sup>
  - DSX1HS 30C U House-side shield for 30 LED unit
  - DSX1HS 40C U House-side shield for 40 LED unit
  - DSX1HS 60C U House-side shield for 60 LED unit
  - PUMBA DDBXD U<sup>†</sup> Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [www.lithonia.com](http://www.lithonia.com) and [www.lithonia.com](http://www.lithonia.com) online.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dir. Type	30K (3000K, 80 minimum CRI)					40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700-K	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,395	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
	TSM	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112			
	TSW	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109			
	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94			
	T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98			
	T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95			
	T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97			
	T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97			
	T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97			
	TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96			
TSVS	7,801	3	0	1	74	9,894	3	0	1	94	10,555	3	0	1	101				
T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100				
TSM	7,707	3	0	0	73	9,897	3	0	2	94	10,558	4	0	2	102				
TSW	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
40C (40 LEDs)	700 mA	40C 700-K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
				T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
	TSM	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113			
	TSW	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110			
	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93			
	T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98			
	T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95			
	T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97			
	T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96			
	T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96			
	TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95			
TSVS	10,275	3	0	1	74	12,957	3	0	1	94	13,890	4	0	1	101				
T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99				
TSM	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101				
TSW	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)	700 mA	60C 700-K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,477	3	0	3	110
				T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
	TSM	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115			
	TSW	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112			
	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91			
	T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95			
	T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92			
	T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94			
	T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94			
	T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94			
	TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92			
TSVS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98				
T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97				
TSM	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98				
TSW	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

### Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

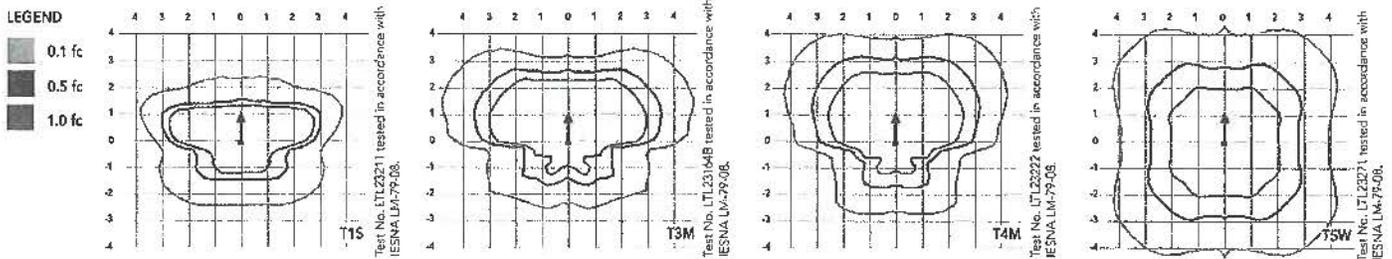
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
Lumen Maintenance Factor	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

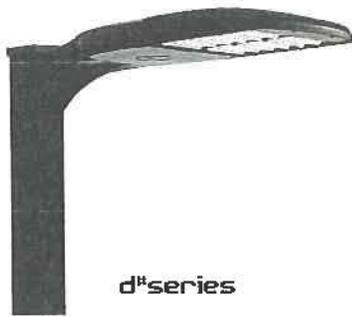
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Specifications subject to change without notice.





# D-Series Size 1 LED Area Luminaire



Catalog Number

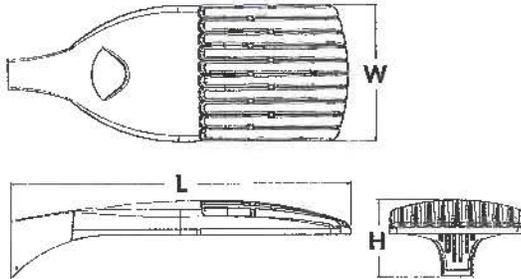
Notes ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS

Type LSS1 AND LSS2

d<sup>series</sup>

## Specifications

**EPA:** 1.2 ft<sup>2</sup> (0.11 m<sup>2</sup>)  
**Length:** 33" (83.8 cm)  
**Width:** 13" (33.0 cm)  
**Height:** 7-1/2" (19.0 cm)  
**Weight (max):** 27 lbs (12.2 kg)



## Introduction

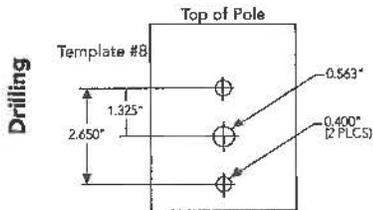
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED	40C	700	40K	T5W	MV	SPA	PER PIRH	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	Forward optics	530 530 mA	30K 3000K (80 CRI min.)	T1S Type I short	MVOLT <sup>2</sup>	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze
	30C 30 LEDs (one engine)	700 700 mA	40K 4000K (70 CRI min.)	T2S Type II short	120 <sup>2</sup>	SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) <sup>5</sup>	HS House-side shield <sup>11</sup>	DBLXD Black
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000K (67 CRI)	T2M Type II medium	208 <sup>2</sup>	RPA Round pole mounting	DMG 0-10V dimming driver (no controls)	WTB Utility terminal block <sup>12</sup>	DNAXD Natural aluminum
	60C 60 LEDs (two engines)			T3S Type III short	240 <sup>2</sup>	WBA Wall bracket	DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>6</sup>	SF Single fuse (120, 277, 347V) <sup>13</sup>	DWHXD White
LSS2	Rotated optics			T3M Type III medium	277 <sup>2</sup>	SPUMBA Square pole universal mounting adaptor <sup>4</sup>	DS Dual switching <sup>7,8</sup>	DF Double fuse (208, 240, 480V) <sup>13</sup>	DBLXD Textured dark bronze
LSS1	60C 60 LEDs (two engines)			T4M Type IV medium	347 <sup>2</sup>	RPUMBA Round pole universal mounting adaptor <sup>4</sup>	PIR Motion sensor, 8-15' mounting height <sup>9</sup>	L90 Left rotated optics <sup>14</sup>	DBLXD Textured black
	60C 60 LEDs (two engines)			TFTM Forward throw medium	480 <sup>2</sup>		PIRH Motion sensor, 15-30' mounting height <sup>9</sup>	R90 Right rotated optics <sup>14</sup>	DNATXD Textured natural aluminum
				T5VS Type V very short			BL30 Bi-level switched dimming, 30% <sup>10</sup>		DWHGXD Textured white
				T5S Type V short			BL50 Bi-level switched dimming, 50% <sup>10</sup>		
				T5M Type V medium					
				T5W Type V wide					



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°**
DM28AS	2 at 180°	DM33AS	3 at 90°**
DM48AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's ONLINE CATALOG to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.  
 \*\*For round pole mounting (RPA) only.

## Tenon Mounting Slipfitter\*\*

Tenon	OD	Height	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-380	AST35-490	

## NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF optional).
- Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
- Requires an additional switched circuit.
- PIR specifies the SensorSwitch SBGR-10 ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single Fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

## Accessories

- Ordered and shipped separately.
- DL1127F 1.5 JU Photocell - SSL twist-lock (120-277V)<sup>13</sup>
  - DL1347E 1.5 CUL JU Photocell - SSL twist-lock (347V)<sup>13</sup>
  - DL1480F 1.5 CUL JU Photocell - SSL twist-lock (480V)<sup>13</sup>
  - SCU Shorting cap<sup>13</sup>
  - DSX1HS 30C U House-side shield for 30 LED unit
  - DSX1HS 40C U House-side shield for 40 LED unit
  - DSX1HS 60C U House-side shield for 60 LED unit
  - PUMBA DDBXD 1\* Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [www.lithonia.com](http://www.lithonia.com) and [www.acuity.com](http://www.acuity.com) online.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dir. Typ	30K (3000K, 80 minimum CRI)					40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700 --K	68 W	T1S	5,790	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				TSS	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
	TSM	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112			
	TSW	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109			
	1000 mA	30C 1000 --K	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
				T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
				T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
				T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
				T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
				T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
				TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
TSVS				7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101	
TSS				7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100	
TSM	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102				
TSW	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
40C (40 LEDs)	700 mA	40C 700 --K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
				TSS	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
	TSM	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113			
	TSW	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110			
	1000 mA	40C 1000 --K	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
				T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,461	3	0	3	98
				T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
				T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
				T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
				T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
				TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
TSVS				10,275	3	0	1	74	12,937	3	0	1	94	13,590	4	0	1	101	
TSS				10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99	
TSM	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101				
TSW	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)	700 mA	60C 700 --K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
				T3M	10,541	2	0	2	81	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				TSS	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
	TSM	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115			
	TSW	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112			
	1000 mA	60C 1000 --K	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
				T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
				T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
				T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
				T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
				T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
				TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
TSVS				15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98	
TSS				14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97	
TSM	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98				
TSW	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

### Electrical Load

Number of LEDs	Row Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

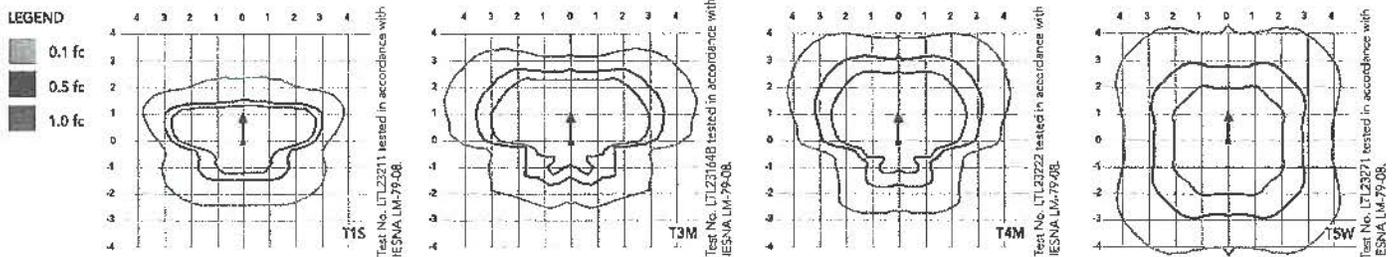
To calculate LMf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
Lumen Maintenance Factor	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isocandela plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP65 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

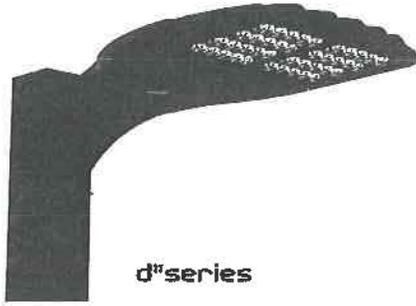
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Specifications subject to change without notice.





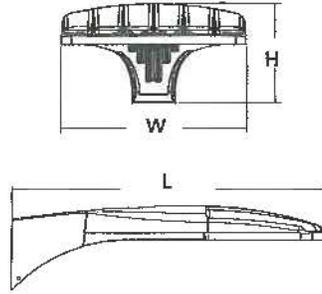
# D-Series Size 0 LED Area Luminaire



d<sup>®</sup>series

## Specifications

<b>EPA:</b>	0.8 ft <sup>2</sup> (.07 m <sup>2</sup> )
<b>Length:</b>	26" (66.0 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height:</b>	7" (17.8 cm)
<b>Weight (max):</b>	16 lbs (7.25 kg)



Catalog Number

Notes **ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS**

Type **LSS3**

## Introduction

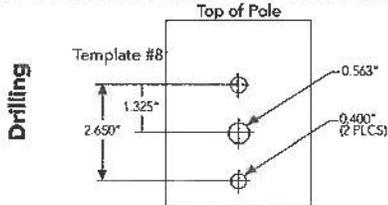
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD**

DSX0 LED	20C	700	40K	RCCO	MV	SPA	PER, PIR	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish <small>(optional)</small>
<b>DSX0 LED</b>	<b>Forward optics</b>	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 <sup>2</sup> 480 <sup>2</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor <sup>4</sup> RPUMBA Round pole universal mounting adaptor <sup>4</sup>	<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) <sup>3</sup> DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM <sup>6</sup> (no controls) <sup>6</sup> PIR Motion sensor, 8-15' mounting height <sup>7</sup> PIRH Motion sensor, 15-30' mounting height <sup>7</sup> BL30 Bi-level switched dimming, 30% <sup>8,9</sup> BL50 Bi-level switched dimming, 50% <sup>8,9</sup>	<b>Shipped Installed</b> HS House-side shield <sup>10</sup> SF Single fuse (120, 277, 347V) <sup>11</sup> DF Double fuse (208, 240, 480V) <sup>11</sup> L90 Left rotated optics <sup>12</sup> R90 Right rotated optics <sup>12</sup> DDL Diffused drop lens <sup>10</sup>	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM48AS	4 at 90° *	DM32AS	3 at 120° **

**Example: SSA 20 4C DM19AS DDBXD**

Visit [LithoniaLighting.com/POLES](http://LithoniaLighting.com/POLES) to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.  
\*\*For round pole mounting (RPA) only.

## Tenon Mounting Slipfitter\*\*

Tenon ID	Slipfitter	2 at 180°	2 at 90°	3 at 120°	4 at 90°	4 at 180°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-480

## NOTES

- 1 Only available with rotated optics (L90 or R90 option).
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- 3 Not available with single-board, 530 mA product (20C 530, 30C 530, or 40C 530 DS). Not available with DCR, BL30, or BL50.
- 4 Available as a separate combination accessory: PUMBA (finish) U.
- 5 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- 6 Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roamservices.net](mailto:sales@roamservices.net). N/A BL30, BL50, PIR, or PIRH.
- 7 PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- 8 Requires an additional switched circuit.
- 9 Dimming driver standard. MVOLT only. Not available with DCR.
- 10 Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- 11 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 12 Available with 30 LEDs (30C option) only.
- 13 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

## Drilling

## Accessories

Ordered and shipped separately.

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>11</sup>
DL1347F 1.5 CULJU	Photocell - SSL twist-lock (347V) <sup>11</sup>
DL1480F 1.5 CULJU	Photocell - SSL twist-lock (480V) <sup>11</sup>
SCU	Shorting cap <sup>11</sup>
DSX0HS 20C U	House-side shield for 20 LED unit <sup>10</sup>
DSX0HS 30C U	House-side shield for 30 LED unit <sup>10</sup>
DSX0HS 40C U	House-side shield for 40 LED unit <sup>10</sup>
DSX0DDL U	Diffused drop lens (polycarbonate) <sup>10</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [Lithonia.com](http://Lithonia.com) and see [Lithonia.com](http://Lithonia.com) online.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	80K (40,000, 65 CRI)					90K (40,000, 90 CRI)					95K (60,000, 67 CRI)				
					U	V	W	H	LPW	U	V	W	H	LPW	U	V	W	H	LPW
20C (20 LEDs)	530 mA	20C 530-K	35W	T1S	2,904	1	0	1	83	3,655	1	0	1	104	3,941	1	0	1	113
				T2M	2,902	1	0	1	83	3,652	1	0	1	104	3,937	1	0	1	112
				T2S	2,959	1	0	1	85	3,723	1	0	1	106	4,014	1	0	1	115
				T3M	2,952	1	0	1	84	3,715	1	0	1	106	4,005	1	0	1	114
				T3S	2,923	1	0	1	84	3,679	1	0	1	105	3,966	1	0	1	112
				T4M	2,937	1	0	1	84	3,696	1	0	1	106	3,984	1	0	1	114
				T5M	3,037	2	0	1	87	3,823	2	0	1	109	4,121	3	0	1	118
				T5S	3,074	2	0	0	88	3,860	2	0	0	111	4,171	2	0	0	119
				T5VS	3,028	2	0	0	87	3,811	2	0	0	109	4,109	2	0	0	117
				T5W	3,044	2	0	1	87	3,831	3	0	1	109	4,130	3	0	1	118
				TFTM	2,903	1	0	1	83	3,653	1	0	1	104	3,939	1	0	2	113
				T1S	3,599	1	0	1	80	4,524	1	0	1	101	4,902	1	0	1	109
	T2M	3,596	1	0	1	80	4,520	1	0	1	100	4,898	1	0	1	109			
	T2S	3,667	1	0	1	81	4,608	1	0	1	102	4,994	1	0	1	111			
	T3M	3,658	1	0	1	81	4,598	1	0	1	102	4,983	1	0	2	111			
	T3S	3,623	1	0	1	81	4,554	1	0	1	101	4,935	1	0	1	110			
	T4M	3,639	1	0	1	81	4,574	1	0	2	102	4,957	1	0	2	110			
	T5M	3,764	2	0	1	84	4,731	3	0	1	105	5,127	3	0	1	114			
	T5S	3,810	2	0	0	85	4,788	2	0	0	106	5,189	2	0	0	115			
	T5VS	3,753	2	0	0	83	4,717	2	0	0	105	5,112	2	0	0	114			
	T5W	3,772	3	0	1	84	4,741	3	0	1	105	5,138	3	0	1	114			
	TFTM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109			
	T1S	4,654	1	0	1	65	6,206	2	0	2	86	6,640	2	0	2	92			
	T2M	4,650	1	0	1	65	6,200	2	0	2	86	6,634	2	0	2	92			
	T2S	4,741	1	0	1	66	6,322	2	0	2	88	6,764	2	0	2	94			
	T3M	4,730	1	0	2	66	6,307	2	0	2	88	6,749	2	0	2	94			
	T3S	4,685	1	0	1	65	6,246	1	0	2	87	6,684	2	0	2	93			
	T4M	4,706	1	0	2	65	6,275	1	0	2	87	6,714	2	0	2	93			
	T5M	4,868	3	0	1	68	6,490	3	0	1	90	6,945	3	0	1	96			
	T5S	4,926	2	0	0	68	6,568	2	0	0	91	7,028	2	0	0	98			
	T5VS	4,853	2	0	0	67	6,471	2	0	0	90	6,924	3	0	0	96			
	T5W	4,878	3	0	1	68	6,504	3	0	2	90	6,959	3	0	2	97			
	TFTM	4,652	1	0	2	65	6,203	1	0	2	86	6,637	1	0	2	92			
	T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111			
	T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111			
	T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113			
T3M	5,670	1	0	2	83	7,133	2	0	2	105	7,688	2	0	2	113				
T3S	5,615	1	0	2	83	7,065	2	0	2	104	7,614	2	0	2	112				
T4M	5,641	1	0	2	83	7,097	2	0	2	104	7,649	2	0	2	112				
T5M	5,835	3	0	1	86	7,340	3	0	1	108	7,912	3	0	2	116				
T5S	5,905	2	0	0	87	7,429	3	0	0	109	8,007	3	0	1	118				
T5VS	5,817	2	0	0	86	7,318	3	0	0	108	7,888	1	0	2	116				
T5W	5,847	3	0	1	86	7,355	3	0	2	108	7,928	3	0	2	117				
TFTM	5,576	1	0	2	82	7,015	1	0	2	103	7,561	2	0	2	111				
T1S	7,074	2	0	2	78	8,930	2	0	2	98	9,619	2	0	2	106				
T2M	7,068	2	0	2	78	8,922	2	0	2	98	9,610	2	0	2	106				
T2S	7,207	2	0	2	79	9,097	2	0	2	100	9,798	2	0	2	108				
T3M	7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107				
T3S	7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106				
T4M	7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107				
T5M	7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111				
T5S	7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112				
T5VS	7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110				
T5W	7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111				
TFTM	7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106				
T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94				
T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94				
T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96				
T3M	9,713	2	0	2	70	12,217	2	0	3	89	13,169	3	0	3	95				
T3S	9,619	2	0	2	70	12,099	2	0	2	88	13,042	2	0	2	95				
T4M	9,663	2	0	2	70	12,154	2	0	3	88	13,102	2	0	3	95				
T5M	9,995	3	0	2	72	12,571	4	0	2	91	13,552	4	0	2	98				
T5S	10,115	3	0	1	73	12,723	3	0	1	92	13,715	3	0	1	99				
T5VS	9,965	3	0	1	72	12,534	3	0	1	91	13,511	3	0	1	98				
T5W	10,015	4	0	2	73	12,597	4	0	2	91	13,579	4	0	2	98				
TFTM	9,552	2	0	3	69	12,015	2	0	3	87	12,951	1	0	2	94				



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.02
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	1.00
40°C / 104°F	0.99

### Electrical Load

Number of LED	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20K	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30K	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40K	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

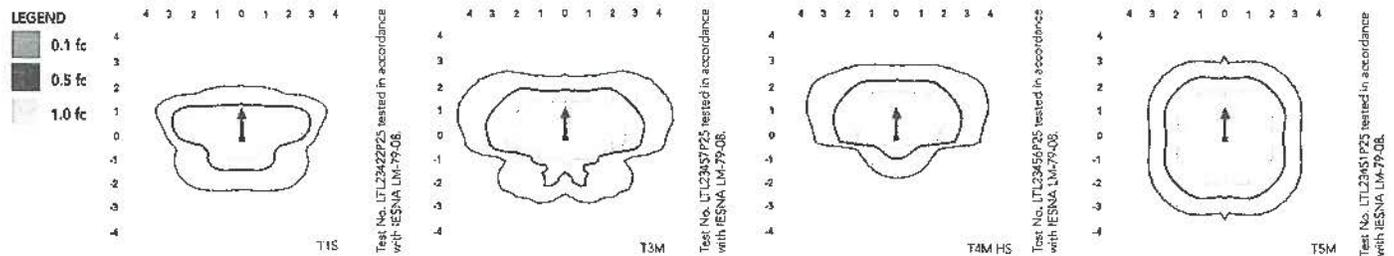
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXO LED 20K 1000			
	1	0.97	0.94	0.90
	DSXO LED 40K 1000			
	1	0.94	0.90	0.84
	DSXO LED 40K 700			
	1	0.99	0.98	0.96

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isfootcandle plots for the DSXO LED 40K 1000 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI CT36.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

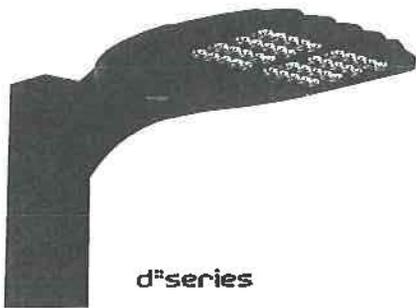
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Specifications subject to change without notice.





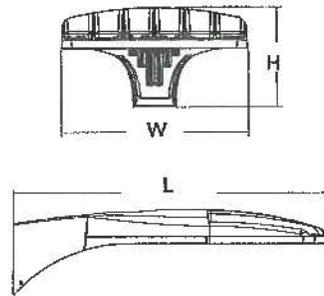
# D-Series Size 0 LED Area Luminaire



Catalog Number	
Notes	ADDITION TO SMITH ELEMENTARY DELAWARE CITY SCHOOLS
Type	LSS3

## Specifications

EPA:	0.8 ft <sup>2</sup> (.07 m <sup>2</sup> )
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



## Introduction

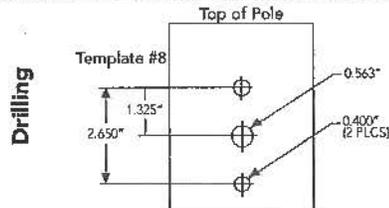
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD**

DSX0 LED	20C	700	40K	RCCO	MV	SPA	PER, PIR	DF	DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (optional)
DSX0 LED	Forward optics 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) Rotated optics <sup>1</sup> 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide	MVOLT <sup>2</sup> 120 <sup>3</sup> 208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 <sup>3</sup> 480 <sup>3</sup>	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor <sup>4</sup> RPUMBA Round pole universal mounting adaptor <sup>4</sup>	Shipped Installed PER NEMA twist-lock receptacle only (no controls) <sup>5</sup> DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM <sup>6</sup> (no controls) <sup>6</sup> PIR Motion sensor, 8-15' mounting height <sup>7</sup> PIRH Motion sensor, 15-30' mounting height <sup>7</sup> BL30 Bi-level switched dimming, 30% <sup>8,9</sup> BL50 Bi-level switched dimming, 50% <sup>8,9</sup>	Shipped Installed HS House-side shield <sup>10</sup> SF Single fuse (120, 277, 347V) <sup>11</sup> DF Double fuse (208, 240, 480V) <sup>11</sup> L90 Left rotated optics <sup>12</sup> R90 Right rotated optics <sup>12</sup> DDL Diffused drop lens <sup>10</sup>	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



### Accessories

Ordered and shipped separately.

DLL12ZF 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>11</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>11</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>11</sup>
SC U	Shorling cap <sup>11</sup>
DSX0HS 20C U	House-side shield for 20 LED unit <sup>11</sup>
DSX0HS 30C U	House-side shield for 30 LED unit <sup>11</sup>
DSX0HS 40C U	House-side shield for 40 LED unit <sup>11</sup>
DSX0DL U	Diffused drop lens (polycarbonate) <sup>11</sup>
PUMBA DDBXD U*	Square and round pole universal mounting brackets adaptor (specify finish)

DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM18AS	Single unit	DM28AS	2 at 90°*
DM28AS	2 at 180°	DM38AS	3 at 90°*
DM48AS	4 at 90°*	DM52AS	3 at 120°**

**Example: SSA 20 4C DM18AS DDBXD**

Visit Lithonia Lighting's [www.lithonia.com](http://www.lithonia.com) to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.  
\*\*For round pole mounting (RPA) only.

### Tenon Mounting Slipfitter\*\*

Tenon O.D.	Slipfitter O.D.	2 at 90°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST20-180	AST20-280	N/A	N/A	N/A
2-7/8"	AST26-180	AST26-280	N/A	AST26-320	N/A
4"	AST35-180	AST35-280	AST35-280	AST35-320	AST35-480

### NOTES

- Only available with rotated optics (L90 or R90 option).
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with using (SF, DF options).
- Not available with single-board, 530 mA product (20C 530, 30C 530, or 40C 530 DS). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory; PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- Specifies a ROAM<sup>6</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>6</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roamservices.net](mailto:sales@roamservices.net). N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the Sensor Switch SBGR 10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LEDs (30C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

For more control options, visit [www.lithonia.com](http://www.lithonia.com) and [www.acuitybrands.com](http://www.acuitybrands.com) online.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Opt. Type	30K (8000K, 85 CRI)					40K (4000K, 70 CRI)					50K (5000K, 67 CRI)						
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW		
20C (20 LEDs)	530 mA	20C 530 --K	35W	T1S	2,904	1	0	1	83	3,655	1	0	1	104	3,941	1	0	1	113		
				T2M	2,902	1	0	1	83	3,652	1	0	1	104	3,937	1	0	1	112		
				T2S	2,959	1	0	1	85	3,723	1	0	1	106	4,014	1	0	1	115		
				T3M	2,952	1	0	1	84	3,715	1	0	1	106	4,005	1	0	1	114		
				T3S	2,923	1	0	1	84	3,679	1	0	1	105	3,966	1	0	1	113		
				T4M	2,937	1	0	1	84	3,696	1	0	1	106	3,984	1	0	1	114		
				T5M	3,037	2	0	1	87	3,823	2	0	1	109	4,121	3	0	1	118		
				T5S	3,074	2	0	0	88	3,869	2	0	0	111	4,171	2	0	0	119		
				T5VS	3,028	2	0	0	87	3,811	2	0	0	109	4,109	2	0	0	117		
				T5W	3,044	2	0	1	87	3,831	3	0	1	109	4,130	3	0	1	118		
				TFIM	2,903	1	0	1	83	3,653	1	0	1	104	3,939	1	0	2	113		
				T1S	3,599	1	0	1	80	4,524	1	0	1	101	4,902	1	0	1	109		
				T2M	3,596	1	0	1	80	4,520	1	0	1	100	4,898	1	0	1	109		
				T2S	3,667	1	0	1	81	4,608	1	0	1	102	4,994	1	0	1	111		
	T3M	3,658	1	0	1	81	4,598	1	0	1	102	4,983	1	0	2	111					
	T3S	3,623	1	0	1	81	4,554	1	0	1	101	4,935	1	0	1	110					
	T4M	3,639	1	0	1	81	4,574	1	0	2	102	4,957	1	0	2	110					
	T5M	3,764	2	0	1	84	4,731	3	0	1	105	5,127	3	0	1	114					
	T5S	3,810	2	0	0	85	4,788	2	0	0	106	5,189	2	0	0	115					
	T5VS	3,753	2	0	0	83	4,717	2	0	0	105	5,112	2	0	0	114					
	T5W	3,772	3	0	1	84	4,741	3	0	1	105	5,138	3	0	1	114					
	TFIM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109					
	1000 mA	20C 1000 --K	72W	T1S	4,654	1	0	1	65	6,206	2	0	2	86	6,640	2	0	2	92		
				T2M	4,650	1	0	1	65	6,200	2	0	2	86	6,634	2	0	2	92		
				T2S	4,741	1	0	1	66	6,322	2	0	2	88	6,764	2	0	2	94		
				T3M	4,730	1	0	2	66	6,307	2	0	2	88	6,749	2	0	2	94		
				T3S	4,685	1	0	1	65	6,246	1	0	2	87	6,684	2	0	2	93		
				T4M	4,706	1	0	2	65	6,275	1	0	2	87	6,714	2	0	2	93		
T5M				4,868	3	0	1	68	6,490	3	0	1	90	6,945	3	0	1	96			
T5S				4,926	2	0	0	68	6,568	2	0	0	91	7,028	2	0	0	98			
T5VS				4,853	2	0	0	67	6,471	2	0	0	90	6,924	3	0	0	96			
T5W				4,878	3	0	1	68	6,504	3	0	2	90	6,959	3	0	2	97			
TFIM				4,652	1	0	2	65	6,203	1	0	2	86	6,637	1	0	2	92			
530 mA				40C 530 --K	68W	T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111
						T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111
						T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113
	T3M	5,670	1			0	2	83	7,133	2	0	2	105	7,688	2	0	2	113			
	T3S	5,615	1			0	2	83	7,065	2	0	2	104	7,614	2	0	2	112			
	T4M	5,641	1			0	2	83	7,097	2	0	2	104	7,649	2	0	2	112			
	T5M	5,835	3			0	1	86	7,340	3	0	1	108	7,912	3	0	2	116			
	T5S	5,905	2			0	0	87	7,429	3	0	0	109	8,007	3	0	1	118			
	T5VS	5,817	2			0	0	86	7,318	3	0	0	108	7,888	1	0	2	116			
	T5W	5,847	3			0	1	86	7,355	3	0	2	108	7,928	3	0	2	117			
	TFIM	5,576	1			0	2	82	7,015	1	0	2	103	7,561	2	0	2	111			
	700 mA	40C 700 --K	91W			T1S	7,074	2	0	2	78	8,930	2	0	2	98	9,619	2	0	2	106
						T2M	7,068	2	0	2	78	8,922	2	0	2	98	9,610	2	0	2	106
						T2S	7,207	2	0	2	79	9,097	2	0	2	100	9,798	2	0	2	108
T3M				7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107			
T3S				7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106			
T4M				7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107			
T5M				7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111			
T5S				7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112			
T5VS				7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110			
T5W				7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111			
TFIM				7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106			
1000 mA				40C 1000 --K	138W	T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94
						T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94
						T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96
	T3M	9,713	2			0	2	70	12,217	2	0	3	89	13,169	3	0	3	95			
	T3S	9,619	2			0	2	70	12,099	2	0	2	88	13,042	2	0	2	95			
	T4M	9,663	2			0	2	70	12,154	2	0	3	88	13,102	2	0	3	95			
	T5M	9,995	3			0	2	72	12,571	4	0	2	91	13,552	4	0	2	98			
	T5S	10,115	3			0	1	73	12,723	3	0	1	92	13,715	3	0	1	99			
	T5VS	9,965	3			0	1	72	12,534	3	0	1	91	13,511	3	0	1	99			
	T5W	10,015	4			0	2	73	12,597	4	0	2	91	13,579	4	0	2	98			
	TFIM	9,552	2			0	3	69	12,015	2	0	3	87	12,951	1	0	2	94			



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

### Electrical Load

Number of LEDs	Drive Current (mA)	System Watt	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	—	—
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	—	—
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

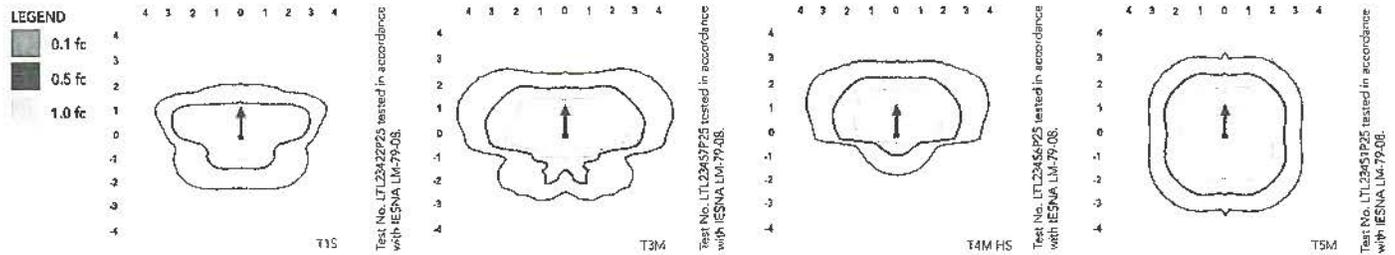
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
DSX0 LED 40C 700				
1	0.99	0.98	0.96	

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

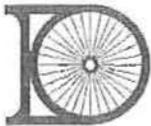
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx)

**Note:** Specifications subject to change without notice.





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

4500  
/   
Planning and  
Community  
Development  
CITY OF DELAWARE, OHIO  
- \$ 1170

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

Case # 2015-1051-CUP  
2015-1052-CPFD

Planning Commission

- Amended Final Development Plan
- Amended Final Subdivision Plat
- Amended Preliminary Development Plan
- Amended Preliminary Subdivision Plat
- Annexation Review
- Combined Preliminary & Final Development Plan
- Comprehensive Plan Amendment
- Concept Plan
- Conditional Use Permit
- Determination of Similar Use
- Development Plan Exemption
- Final Development Plan

- Final Development Plan Extension
- Final Subdivision Plat
- Final Subdivision Plat Extension
- Floodplain Permit
- Lot Split
- Pre-annexation Agreement
- Preliminary Development Plan
- Preliminary Dev Plan Extension
- Preliminary Sub Plat
- Preliminary Sub Plat Extension
- Rezoning
- Subdivision Variance

- Substitution of a Non-Conforming Use
  - Vacation-Alley
  - Vacation-Easement
  - Vacation-Street
- Board of Zoning Appeals
- Appeal Administrative Decision or Interpretation
  - Conditional Use Permit
  - Substitution of Equal or Less Non-Conforming Use
  - Variance

Subdivision/Project Name Additions/Renovations - Smith Elementary School Address 355 N Liberty Street Delaware, OH 43015

Acres 3.40 Square Footage Ex=40,563 Add=17,821 Number of Lots N/A Number of Units N/A

Zoning District/Land Use R-3/Public School Proposed Zoning/Land Use R-3/Public School Parcel # 51942313018000, 51942313001000, 51942313015000, 51942313014000

Applicant Name Delaware City Schools Contact Person Jason Sherman

Applicant Address 621 Pennsylvania Ave., Delaware, OH 43015

Phone 740-272-1429 Fax 740-833-1898 E-mail shermaja@delawarecityschools.net

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 621 Pennsylvania Ave., Delaware, OH 43015

Phone 740-272-1429 Fax 740-833-1898 E-mail shermaja@delawarecityschools.net

Engineer/Architect/Attorney Fanning Howey Contact Person Jim Moll

Address 4930 Bradenton Ave., Dublin, OH 43017

Phone 614-764-4661 Fax \_\_\_\_\_ E-mail jmoll@fhai.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.

Jason Sherman  
Owner Signature

Jason Sherman  
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 2nd day of June, 2015

Notary Stamp

Lou L. Stewart  
Notary Public, State of Ohio  
My Comm. Expires 11-21-19



## FACT SHEET

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AGENDA ITEM NO: 16

DATE: 7/6/15

ORDINANCE NO: 15-65

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR DELAWARE CITY SCHOOLS FOR AN ADDITION, RENOVATION AND SITE IMPROVEMENTS FOR SMITH ELEMENTARY SCHOOL ON APPROXIMATELY 3.40 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 355 NORTH LIBERTY STREET.

**BACKGROUND:**

The 40,563 square foot elementary school building was constructed in 1962 and was remodeled in 2003. Now the School District is proposing a 17,989 square foot addition to the existing school for a total square footage of 58,552. The academic and gymnasium addition would be on the northwestern portion of the building fronting West Heffner Street. Just west of the addition, a new 31 car parking lot would be constructed. The building addition and parking lot is possible by the purchase and demolition of the residence at 173 West Heffner Street. The existing 19 space parking lot fronting West Heffner Street would be eliminated in the proposal.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with documented conditions.

**ATTACHMENT(S)**

ORDINANCE NO. 15-65

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR DELAWARE CITY SCHOOLS FOR AN ADDITION, RENOVATION AND SITE IMPROVEMENTS FOR SMITH ELEMENTARY SCHOOL ON APPROXIMATELY 3.40 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 355 NORTH LIBERTY STREET.

WHEREAS, the Planning Commission at its meeting of July 1, 2015, recommended approval of a Combined Preliminary and Final Development Plan for Delaware City Schools for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street (PC Case 2015-1052), and

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

SECTION 1. That the Combined Preliminary and Final Development Plan for Delaware City Schools for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street, the same and is hereby confirmed, approved, and accepted, with the following conditions:

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 once a complete plan set is submitted for review.
2. The dumpster enclosure shall be constructed of material to match the building and shall have wood doors painted to match.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
4. Any new roof top mechanical equipment shall be screened from public view.
5. Front yard trees shall be installed adjacent to the new addition along West Heffner Street just west of the bio-retention basin.
6. A six foot high solid wood fence shall be installed west and south of the proposed parking lot to screen the adjacent residences.
7. The landscape plans shall be reviewed and approved by the Shade Tree Commission.

8. The lighting plan shall be reviewed and approved by the Chief Building Official.

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

VOTE ON RULE SUSPENSION:

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## FACT SHEET

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AGENDA ITEM NO: 17

DATE: 7/6/15

ORDINANCE NO: 15-66

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR PULTE HOMES OF OHIO FOR HEATHERTON PHASE 5 CONSISTING OF 44 SINGLE-FAMILY LOTS ON 12.203 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DISTRICT) LOCATED SOUTH OF BENJAMIN STREET AND WEST OF HOUK ROAD.

**BACKGROUND:**

Phase 5 is accessed by two loop streets to the south from Benjamin Street. Braxten Street is the larger loop street which has two stub streets to Phase 6 to the south which are Clymer Street and Elbridge Street respectively. Julianne Circle is the small loop street to the south. This phase contains 44 single family lots on 12.203 acres with lots ranging in size from 0.170 acres (7,405 square feet) to 0.424 acres (18,469 square feet) and has a minimum 60 foot frontage. The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet and the side yard setbacks total 15 feet (minimum 6 feet). The applicant agreed to construct houses with a minimum size of 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals. The houses would be required to comply with the Residential Design Criteria and Performance Standards of Section 1171.08 of the Planning & Zoning Code. The 0.340 acre pocket park located shall be graded relatively flat and programmed with amenities (a piece of play equipment and open field space) and shall be maintained by the Homeowner's Association. The Shade Tree Commission

would have to the approved any landscape plans and the development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

Staff Report

ORDINANCE NO. 15-66

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR PULTE HOMES OF OHIO FOR HEATHERTON PHASE 5 CONSISTING OF 44 SINGLE-FAMILY LOTS ON 12.203 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DISTRICT) LOCATED SOUTH OF BENJAMIN STREET AND WEST OF HOUK ROAD.

WHEREAS, the Planning Commission at its meeting of July 1, 2015 recommended approval of a Final Development Plan for Pulte Homes of Ohio for Heatherton Phase 5 consisting of 44 single-family lots on 12.203 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) located south of Benjamin Street and west of Houk Road (2015-1048), and

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

SECTION 1. That the Final Development Plan for Pulte Homes of Ohio for Heatherton Phase 5 consisting of 44 single-family lots on 12.203 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) located south of Benjamin Street and west of Houk Road, be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any stormwater 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. A public sidewalk shall be required along all public streets.
3. The houses shall achieve compliance with the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
4. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals.
5. The street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.
6. The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat and shall be programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association.

7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official.

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

VOTE ON RULE SUSPENSION:

YEAS\_\_\_NAYS\_\_\_  
 ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS\_\_\_ NAYS\_\_\_  
 ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 MAYOR

CASE NUMBERS: 2015-1048 & 1049

REQUEST: Multiple Requests

PROJECT: Heatherton Phase 5

MEETING DATE: July 1, 2015

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**APPLICANT/OWNER**

Pulte Homes of Ohio  
4900 Tuttle Crossing  
Dublin, Ohio 43016

**REQUEST**

2015-1048: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

2015-1049: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

**PROPERTY LOCATION & DESCRIPTION**

The subject Phase is located south of Benjamin Street and west of Houk Road just south of Phase 4. The zoning of the subject property is R-3 PRD (One-Family Residential with a Planned Residential District). The zoning to the north and south is the same while the properties to the east are zoned R-3 PUD (One Family Residential with a Planned Unit Development District) and R-6 PUD (Multi-Family Residential District with a Planned Unit Development District) and the property to the west is zoned A-1 (Agricultural District). This site is former farmland which is flat and open with some trees scattered throughout the site.

**BACKGROUND**

In November 2001 City Council approved a Planned Unit Development Rezoning and Preliminary Development Plan for Lehner Woods (in 2013 the developer has renamed the single family portion of the development Heatherton) that consisted of 214 detached condominiums and 248 single family lots. The detached condominium portion of the development (Phases 1 and 2) was completed in the mid 2000's while the single family portion (Phase 3 with 20 lots) started construction in 2013. In February 2014, City Council approved the Final Subdivision Plat for Phase 4 Section 1. In May 2014 City Council approved an Amended Preliminary Development Plan and Preliminary Subdivision Plat for Heatherton Phases 4-8 and a Final Development Plan and Final Subdivision Plat for Heatherton Phase 4 Section 2. Now the applicant is requesting Final Development Plan and Final Subdivision Plat approval for Phase 5.

Since 2001 when the Preliminary Development Plan was approved, engineering and zoning standards have been revised and the developer agreed with staff to upgrade the site plan to the extent possible to achieve compliance with the current standards. Therefore, Phase 4 Section 2 and subsequent Phases and Sections of the Preliminary and Final Plats would reflect engineering and zoning revisions that would require Planning Commission and Council approval.

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**STAFF ANALYSIS**

- **LAND USE:** The proposed development is located in an area that is entirely residential in use and character. The Comprehensive Plan recommends a land use of Moderate Density Single-Family (3.25 – 4.75 du/ac) for the subject site. At 3.22 du/ac, the proposed density for the entire development is less than recommended and consistent with other recommendations of the Comprehensive Plan.
- **ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS, TRAFFIC & ACCESS:** Phase 5 is accessed by two loop streets to the south from Benjamin Street. Braxton Street is the larger loop street which has two stub streets to Phase 6 to the south which are Clymer Street and Elbridge Street respectively. Julianne Circle is the small loop street to the south. All the streets are 32 feet in width with 54 foot right-of-way except for Julianne Circle which has a 50 foot right-of-way which achieves compliance with the concessions approved by the engineering department. All roads and utilities are

shown to extend to the end of lots being developed as a result of this plat as well as the property lines of the overall development. Public sidewalks would be required along all public streets.

- **LOT SIZE:** Phase 5 contains 44 single family lots on 12.203 acres with lots ranging in size from 0.170 acres (7,405 square feet) to 0.424 acres (18,469 square feet) and has a minimum 60 foot frontage. The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet and the side yard setbacks total 15 feet (minimum 6 feet). Upon City Council approval of Phase 4 Section 1, the applicant agreed to construct houses with a minimum size of 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals. In addition, a condition in the approved Preliminary Development Plan and Preliminary Subdivision Plat for Phases 4-8 required the aforementioned minimum house sizes for consistency throughout the remainder of the subdivision. The proposed lot dimensions/sizes and minimum dwelling sizes are in accordance with the previously approved rezoning and consistent with lots already developed within the subdivision.
- **DESIGN:** The houses would be required to comply with the Residential Design Criteria and Performance Standards of Section 1171.08 of the Planning & Zoning Code. The standards include among other items: front elevations consisting of a minimum 25 percent of natural materials (the natural materials are to include but are not limited to stone, brick, cedar, wood, stucco and stucco stone), minimum 8 inch overhangs/soffits on returns, minimum 4 inch window trim and higher end vinyl siding.
- **LIGHTING PLAN:** A lighting plan that complies with the minimum zoning requirement has to submitted, reviewed and approved by the Chief Building Official for Phase 5.
- **LANDSCAPE PLAN:** A street tree planting plan is required to be submitted and approved by the Shade Tree Commission for each Phase and Section. It is imperative that the Applicant coordinate the landscaping plan with the engineering site development plan so that required landscaping does not impede visibility at intersections or of any traffic control signs.
- **PARKS/OPEN SPACE:** The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat and programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association. In addition, the developer already dedicated an approximate 32 acre open space site just south of Boulder Drive in the southern most portion of the development for future parkland.
- **TREE PRESERVATION:** The subject site appears to have trees scattered throughout the site and a tree survey identifying the number size and condition of the trees shall be submitted for staff review. Any tree removal and/or replacement would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **PHASES & SECTIONS:** The preliminary development plan was approved in 2001. The subdivision was obviously a victim of the economic downtown. The remainder of the Phases and Sections would likely be constructed based on the future market conditions. Phases 6, 7 and 8 are located south of the Phase 5 and are located west of Houk Road and north of Boulder Street.

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**STAFF RECOMMENDATION – (2015-1048 FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Pulte Homes of Ohio of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any stormwater 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. A public sidewalk shall be required along all public streets.
3. The houses shall achieve compliance with the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
4. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals.
5. The street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.

6. The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat and shall be programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association.
  7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
  8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official.
- 

**STAFF RECOMMENDATION – (2015-1049 FINAL SUBDIVISION PLAT)**

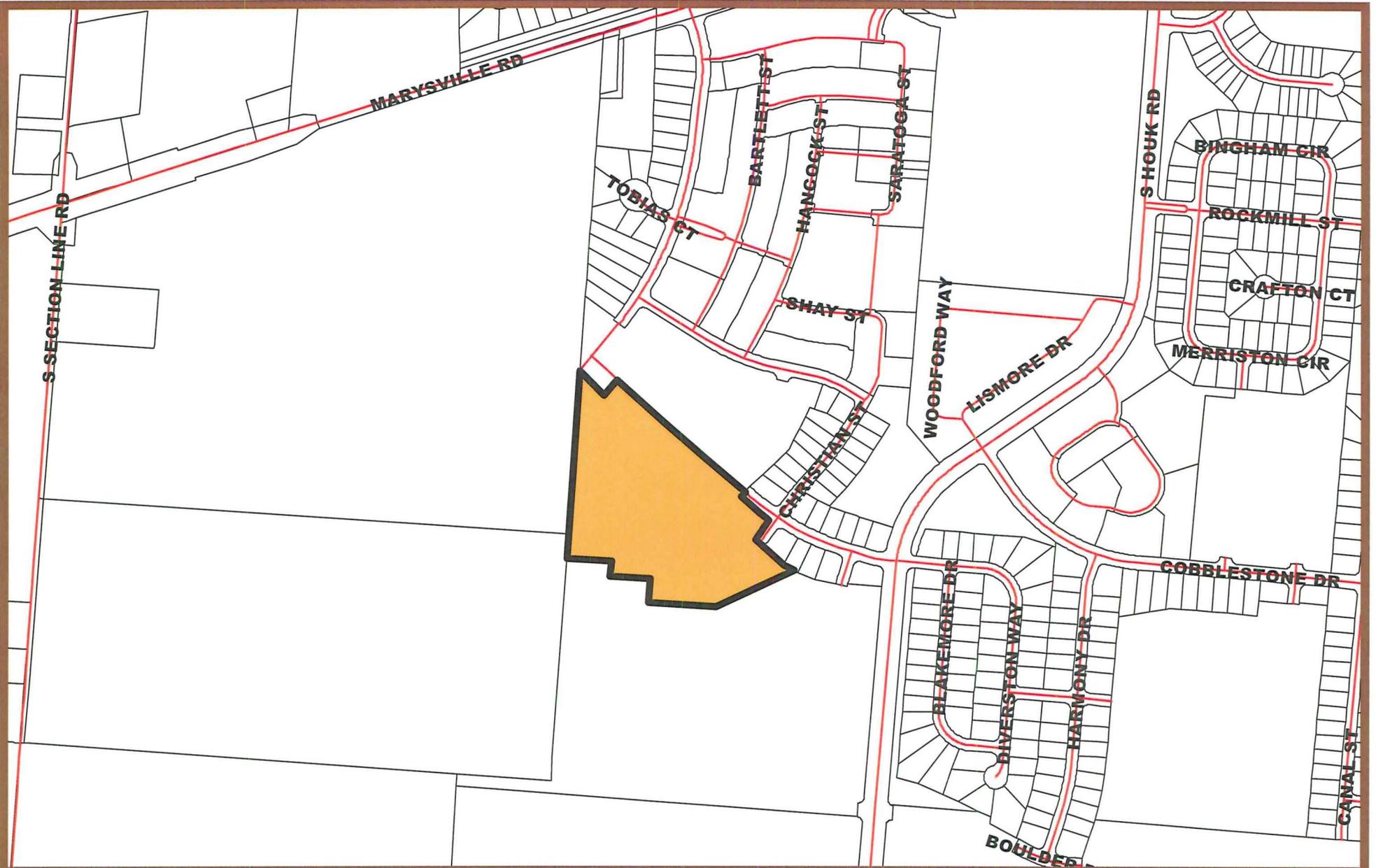
Staff recommends approval of a request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road, with the following conditions:

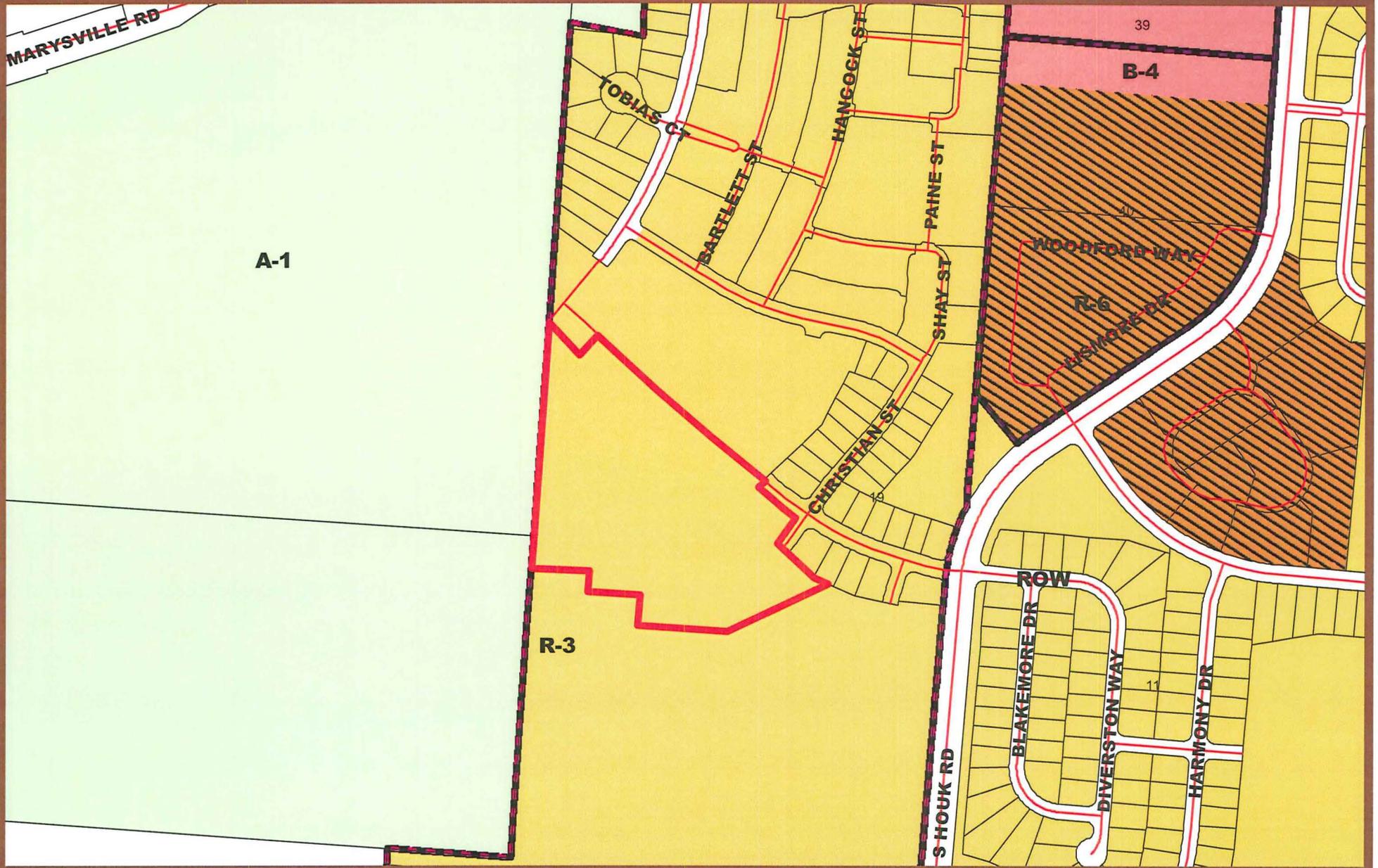
1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
  2. A public sidewalk shall be required along all public streets.
  3. The houses shall achieve compliance the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
  4. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals.
  5. The street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.
  6. The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat shall be programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association.
  7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
  8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official.
- 

**CONCLUSIONS**

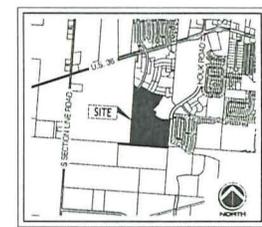
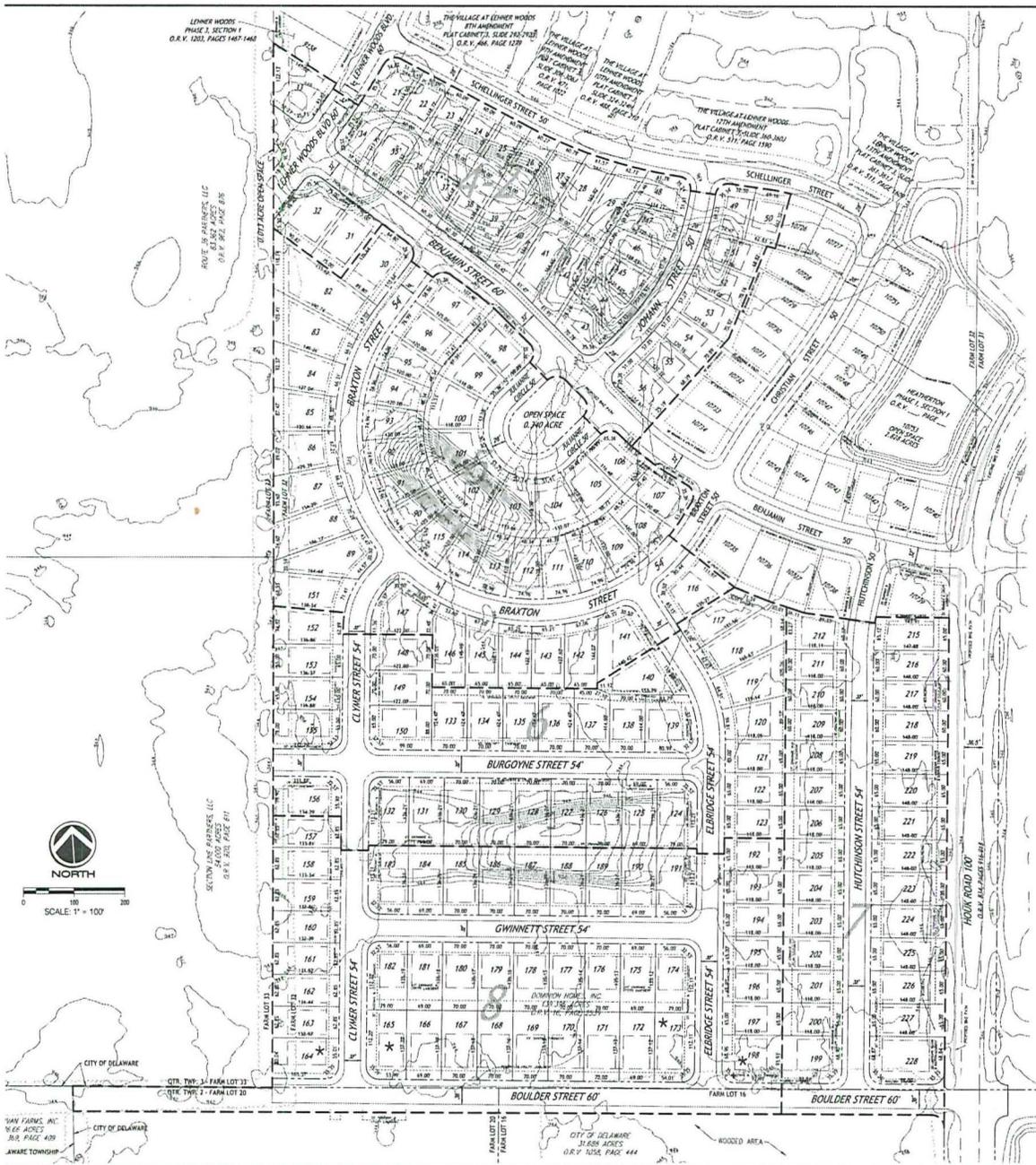
- The proposal meets all applicable Code requirements, with fulfillment of the approval conditions.











LOCATION MAP  
SCALE: 1" = 200'

AMENDED PRELIMINARY PLAT AND  
PRELIMINARY PLAN,  
FINAL DEVELOPMENT PLAN  
**HEATHERTON**

PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 19 AND ALSO BEING PART OF FARM LOTS 16 & 20, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, BEING A 54.181 ACRE SUBDIVISION OUT OF A 133.396 ACRE TRACT OF LAND DESCRIBED IN DEED TO DOMINION HOMES, INC. OF RECORD IN OFFICIAL RECORDS VOLUME 16, PAGE 2539. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

NOTE

ELEVATIONS ARE BASED ON NAVD 88 DATUM

**OWNER/DEVELOPER**  
DOMINION HOMES, INC.  
4900 TUTTLE CROSSING BLVD.  
DUBLIN, OHIO 43016  
(614) 356-5000

SETBACKS

ZONING DISTRICT (R-3 PRD)  
FRONT = 25 FEET FROM RIGHT-OF-WAY  
SIDE = 15 FEET TOTAL (0' MINIMUM)  
REAR = 30 FEET

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 39041C0011K, DATED APRIL 16, 2009.

ACREAGE BREAKDOWN	
BUILDABLE LOTS (181)	= 37.764 ACRES
OPEN SPACE (2)	= 0.353 ACRES
RIGHT-OF-WAY	= 12.044 ACRES
<b>TOTAL AREA</b>	<b>= 50.161 ACRES</b>

HEATHERTON PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8  
AMENDED PRELIMINARY PLAT AND PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN  
PC CASE NO. \_\_\_\_\_ APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_

- CITY CLERK \_\_\_\_\_
- CITY MANAGER \_\_\_\_\_
- DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_
- DIRECTOR OF ENGINEERING SERVICES \_\_\_\_\_
- UTILITIES DIRECTOR \_\_\_\_\_
- PUBLIC WORKS DIRECTOR \_\_\_\_\_

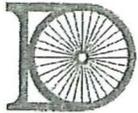


AMENDED PRELIMINARY PLAT AND  
PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN  
**HEATHERTON PHASE 4, SECTION 2  
AND PHASES 5-8**  
CITY OF DELAWARE, OHIO

DATE: APRIL 2014  
ENRBY: M. SMITH  
JOB NO. 11074  
APPROVED: J. BRIBERT







**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                         | <u>Board of Zoning Appeals</u>  |
| <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 HEATHERTON PHASE 5 Address BENJAMIN STREET  
 Acreage 12.203 Square Footage \_\_\_\_\_ Number of Lots 45 Number of Units \_\_\_\_\_  
 Zoning District/Land Use R-3 Proposed Zoning/Land Use \_\_\_\_\_ Parcel # \_\_\_\_\_

Applicant Name PULTE HOMES OF OHIO Contact Person STEVE PECK  
 Applicant Address 4900 TUTTLE CROSSING BLVD. DUBLIN, OHIO 43016  
 Phone 614-356-5000 Fax \_\_\_\_\_ E-mail stephen.peck@Pulte.com  
 Owner Name SAME AS APPLICANT Contact Person \_\_\_\_\_  
 Owner Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
 Engineer/Architect/Attorney CT CONSULTANTS Contact Person JAMES BARRY  
 Address 7965 NORTH HIGH STREET ~ SUITE 340 COLUMBUS, OHIO 43235  
 Phone 614-885-1700 Fax 614-885-1701 E-mail jbarry@ctconsultants.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.

Steve Peck  
 \_\_\_\_\_  
 Owner Signature

Steve Peck Pulte Homes of Ohio LLC  
 \_\_\_\_\_  
 Owner Printed Name

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

James M. Barry  
 \_\_\_\_\_  
 Agent Printed Name

Sworn to before me and subscribed in my presence this 27th day of May, 2015.



Notary Stamp  
**KELLY J. BLYTHE**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES MAY 5, 2017

Kelly J. Blythe  
 \_\_\_\_\_  
 Notary Public



## FACT SHEET

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AGENDA ITEM NO: 18

DATE: 7/6/15

ORDINANCE NO: 15-67

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR PULTE HOMES OF OHIO FOR HEATHERTON PHASE 5 CONSISTING OF 44 SINGLE-FAMILY LOTS ON 12.203 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DISTRICT) LOCATED SOUTH OF BENJAMIN STREET AND WEST OF HOUK ROAD

**BACKGROUND:**

Phase 5 is accessed by two loop streets to the south from Benjamin Street. Braxten Street is the larger loop street which has two stub streets to Phase 6 to the south which are Clymer Street and Elbridge Street respectively. Julianne Circle is the small loop street to the south. This phase contains 44 single family lots on 12.203 acres with lots ranging in size from 0.170 acres (7,405 square feet) to 0.424 acres (18,469 square feet) and has a minimum 60 foot frontage. The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet and the side yard setbacks total 15 feet (minimum 6 feet). The applicant agreed to construct houses with a minimum size of 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals. The houses would be required to comply with the Residential Design Criteria and Performance Standards of Section 1171.08 of the Planning & Zoning Code. The 0.340 acre pocket park located shall be graded relatively flat and programmed with amenities (a piece of play equipment and open field space) and shall be maintained by the Homeowner's Association. The Shade Tree Commission

would have to the approved any landscape plans and the development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

ORDINANCE NO. 15-67

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR PULTE HOMES OF OHIO FOR HEATHERTON PHASE 5 CONSISTING OF 44 SINGLE-FAMILY LOTS ON 12.203 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DISTRICT) LOCATED SOUTH OF BENJAMIN STREET AND WEST OF HOUK ROAD.

WHEREAS, the Planning Commission at its meeting of July 1, 2015 recommended approval of a Final Subdivision Plat for Pulte Homes of Ohio for Heatherton Phase 5 consisting of 44 single-family lots on 12.203 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) located south of Benjamin Street and west of Houk Road (2015-1049), and

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

SECTION 1. That the Final Subdivision Plat for Pulte Homes of Ohio for Heatherton Phase 5 consisting of 44 single-family lots on 12.203 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) located south of Benjamin Street and west of Houk Road, be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any stormwater 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. A public sidewalk shall be required along all public streets.
3. The houses shall achieve compliance with the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
4. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals.
5. The street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.
6. The 0.340 acre pocket park located in Phase 5 shall be graded relatively flat and shall be programmed with amenities (a piece of play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association.

7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official.

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

VOTE ON RULE SUSPENSION:

YEAS\_\_\_NAYS\_\_\_  
 ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS\_\_\_NAYS\_\_\_  
 ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 MAYOR



## FACT SHEET

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AGENDA ITEM NO: 19

DATE: 7/6/15

ORDINANCE NO: 15-68

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: **YES**  
**August 10, 2015 7:30 p.m.**

---

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A REZONING AMENDMENT FROM A-1 (AGRICULTURAL DISTRICT) TO R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR VINCENT ROMANELLI FOR GLENROSS NORTH SUBDIVISION ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB.

**BACKGROUND:**

The subject 100 acre site was annexed into the City in February 2015 and is currently zoned A-1 (Agricultural District) as required by the codified ordinances. The developer is proposing single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre. The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Glenn Parkway would not be extended north any further because of this development. The proposed layout is focused on a 7.0 acre central park located in the heart of the development with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets expands out from the central park with smaller loop streets to the east

adjacent to the railroad tracks and to the south connecting into The Glenross Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street (parkland to be combined with the adjacent City owned Glenross Park). A second retention basin is proposed on the extreme northwestern portion of the development along Glenn Parkway. The developer is proposing 196 single family lots with 103 of the lots being 80 x140 (11,200 square feet) and 93 lots being 70 x140 (9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. The site has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieves compliance.

The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park landscaping and entrance signage and landscaping which would need to be reviewed and approved by the Shade Tree Commission. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east. The main entrance sign located just north of the main entrance would be 5 feet tall and 30.4 feet wide and be constructed of cut limestone with a stone cap with black pin mounted letters identifying the subdivision with the appropriate landscaping and three stone columns flanking each side. The developer is proposing an 8 foot wide asphalt bike path along the length of Glenn Parkway to be consistent with what is constructed today. The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations and a lighting plan would need to be approved for each phase. The applicant has provided a preliminary phasing plan which indicates the site would be developed in three phases from south to north. Phase I would consist of 68 single-family lots, Phase 2 would consist of 69 single family lots and Phase 3 would consist of 59 single family lots. The property is subject to a pre-annexation agreement.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

Staff Report

ORDINANCE NO. 15-68

AN ORDINANCE APPROVING A REZONING AMENDMENT FROM A-1 (AGRICULTURAL DISTRICT) TO R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR VINCENT ROMANELLI FOR GLENROSS NORTH SUBDIVISION ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB.

WHEREAS, the Planning Commission at its meeting of July 1, 2015 recommended approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Vincent Romanelli for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club (PC Case 2015-1054), and

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

SECTION 1. That the Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Vincent Romanelli for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club, be the same and is hereby confirmed, approved, and accepted with the following condition:

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

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

VOTE ON RULE SUSPENSION:

YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-1054-1057

REQUEST: Multiple Requests

PROJECT: Glenross North Subdivision

MEETING DATE: July 1, 2015

---

### APPLICANT/OWNER

Vince Romanelli  
148 West Schrock Road  
Westerville, Ohio 43081

### REQUESTS

2015-1054: A request Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.

2015-1055: A request Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.

2015-1056: A request Vincent Romanelli for approval of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

2015-1057: A request Vincent Romanelli for approval of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

### PROPERTY LOCATION & DESCRIPTION

The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of The Glenross Golf Club Subdivision. The parcel was annexed into the City in February 2015 and is zoned A-1 (Agricultural District). The zoning to the south and east is R-2 PRD (One Family Residential District with a Planned Residential Development District), to the west is R-2 with text limitations (The Estates at Braumiller) and to the north is FR-1 in the Township.

### BACKGROUND/PROPOSAL

As mentioned above, the subject 100 acre site was annexed into the City in February 2015 and is currently zoned A-1 (Agricultural District) as required by the codified ordinances. The developer is proposing a single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre with 22.4% open space (22.4 acres) and would be developed in three phases. The property is subject to a Pre-Annexation Agreement as attached.

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### STAFF ANALYSIS

- **ZONING:** Staff recommended and the developer agreed to rezone the property to R-2 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space to be consistent with The Glenross Golf Club R-2 PRD (Planned Residential District Zoning). While there are certain benefits to the Applicant, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high quality standard.
- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The proposed density of 1.96 units per acres is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. In addition, all

retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer. Also, this area is subject to the South East Highland Sanitary Sewer additional capacity fee of \$3,200 per dwelling unit.

- **ROADS AND TRAFFIC:** The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Glenn Parkway would not be extended north any further because of this development. However, the appropriate Glenn Parkway right-of-way is granted by the development per the Pre-Annexation Agreement. All the streets would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development is subject to the single family lot transportation fee in effect in this area at the time of building permit issuance (currently the fee is \$1,000).
- **SITE LAYOUT:** The proposed layout is focused on a 7.0 acre central park located in the heart of the development with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets expands out from the central park with smaller loop streets to the east adjacent to the railroad tracks and to the south connecting into The Glenross Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street. A second retention basin is proposed on the extreme northwestern portion of the development along Glenn Parkway while a 2.3 acre open space is proposed along the railroad tracks to the east. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east.

The developer is proposing 196 single family lots with 103 of the lots being 80 x140 (11,200 square feet) and 93 lots being 70 x140 (9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. Furthermore staff recommends all the lots abutting The Glenross Golf Club should be 80 foot wide lots to be consistent with the existing 80 foot wide lots in The Glenross Golf Club. A couple of lots along the southwestern boundary of the subdivision adjacent to The Golf Club at Glenross are less than 80 feet wide and one lot (Lot 194) is perpendicular to rather than parallel with the rear lots in this area which would require a redesign of these lots to achieve compliance with all abutting lots being a minimum 80 feet wide.

- **DESIGN:** As mentioned above, staff recommends the proposed subdivision have similar architectural standards as The Glenross Golf Club for consistency and the applicant has agreed to implement development text that would mirror The Glenross Golf Club architectural standards which are: 1. A uniform mailbox and post with reflective numbers are required; 2. The exterior elevations of each house excluding garage doors, entrance doors, gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding; 3. All houses shall have a minimum 2 car attached garage; 4. All houses shall have dimensional shingles; 5. All houses shall have a roof pitch of not less than 6/12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **PARKLAND AND OPEN SPACE:** The site has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieves compliance with the open space requirements but not the active space open space requirements in base code of 10% of the site or 10 acres (a 1.6 acre shortfall). The 7.0 acre central park (Reserve B) is centrally located and would be programmed with active multi-purpose fields, passive pedestrian walking paths, a tot lot, a gazebo, benches and trash receptacles. The radial park would be constructed in Phase 2 of the development. In addition, the 1.4 acre neighborhood park (Reserve A) located just south of the main entrance would be consolidated with the existing 7.29 acre City owned Glenross Park and shall be maintained by the City. Staff believes the upgrading of the active park amenities would offset the 1.6 acres shortfall of active open space as mentioned above especially as this is a planned development allowing for flexibility and creativity to achieve an overall

better design. The majority of the open space is located in three reserves. Reserve D (12.9 acres) is located adjacent to Glenn Parkway in the form of retention ponds, landscaped mounds, setbacks and entrance features. Reserve E (2.3 acres) is located on the extreme northeastern portion of the development in the form of a 10-12 foot high mound with evergreen trees to buffer the residents from the railroad tracks. The buffering should be at least equivalent to the mounding just south of the development in the Communities at Glenross Subdivision. Reserve C (0.2 acres) connects a public street to the radial central park (Reserve B). Prior to Final Development Plan and Final Subdivision Plat approval the following staff park comments and items need to be addressed: 1. The gazebo shall be enlarged and resemble a pavilion; 2. A basketball court shall be added; 3. A bicycle rack shall be added; 4. A few benches shall be added between the north/south path between the fields; 5. The play structure shall have additional ADA compliant components added to what is shown; 6. Under drains shall be added to the fields and playground area; 7. The playground area shall include a raised border with opening(s) to accommodate ADA access; 8. The swing set structure shall include "U" shaped ends for stability and longevity; 9. Drainage shall be directed away from the pathways and active fields spaces.

- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park landscaping and entrance signage and landscaping. The applicant is proposing a minimum 3-6 foot high mound with landscaping adjacent to Glenn Parkway between the two retention ponds and a three rail wood fence stained white adjacent to the retention ponds. Staff recommends a composite fence material because of future maintenance issues. In addition, the applicant is proposing an approximate 4 foot high mound adjacent to the railroad tracks while the development text requires a 10-12 foot high mound to be consistent with mounding the Communities at Glenross Subdivision just south of the subject development. Park landscaping includes street trees in the radial park along the interior street sidewalk and along the east/west walking path. The main entrance sign located just north of the main entrance would be 5 feet tall and 30.4 feet wide and be constructed of cut limestone with a stone cap with black pin mounted letters identifying the subdivision with the appropriate landscaping and three stone columns flanking each side. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The developer is proposing an 8 foot wide asphalt bike path along the length of Glenn Parkway to be consistent with what is constructed today. Sidewalks would be provided on both sides of all public streets in the subdivision and along with a pedestrian path extending eastward from the active park to connect the eastern portion of the subdivision
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant needs to identify all trees (if any) a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval prior to Final Subdivision Plat approval of the subject phase. There appears to be minimal trees on the site but the existing tree lines along the east and south property lines shall be preserved.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the zoning code prior to Final Subdivision Plat approval of the subject phase.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in three phases from south to north. Phase 1 would be located in the southwest quadrant with access from Glenn Parkway and connecting to The Glenross Golf Club through Silverwood Drive to the south and Balmoral Drive to the east and would consist of 68 single family lots. Phase 2 would be located in the center of the development and extend to the railroad track and would consist of 69 single family lots. Phase 3 would

be the northern portion of the development extending from Glenn Parkway to the railroad tracks and would consist of 59 single lots.

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**STAFF RECOMMENDATION (2015-1054 – REZONING)**

Staff recommends approval of a request by Vincent Romanelli of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club, with the following condition that:

1. Any change of use of or major modification of the plan shall require conformance to all provisions of the Development Text.
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**STAFF RECOMMENDATION (2015-1055 – CONDITIONAL USE PERMIT)**

Staff recommends approval of a request by Vincent Romanelli of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.

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**STAFF RECOMMENDATION – (2015-1056 PRELIMINARY DEVELOPMENT PLAN)**

Staff recommends approval of request by Vincent Romanelli of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
  2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
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**STAFF RECOMMENDATION – (2015-1057 PRELIMINARY SUBDIVISION PLAT)**

Staff recommends approval of a request by Vincent Romanelli of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. All the lots adjacent to the The Glenross Golf Club shall have a minimum rear yard lot width of 80 feet.
4. Lot 194 shall be eliminated from the plan and plat because its perpendicular to rather than parallel with the rear lots in the The Glenross Golf Club.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. The proposed central park in Reserve B shall be programmed with a tot lot ( play equipment and a swing set), ball fields, gazebo, trash receptacles, etc., prior to approval of the Final Subdivision Plat in Phase 2 and shall be maintained by the Homeowner's Association with an easement dedicated to the City for public use. The exact programing shall be determined and approved with Final Development Plan and Plat reviews for Phase 2.
8. A minimum 3-6 foot high mound with landscaping shall be located along Glenn Parkway between the retentions ponds and a three rail wood fence stained white adjacent to the retention ponds. The



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MEETING DATE: July 1, 2015

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

CONDITIONS/MISCELLANEOUS:

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REVISED: 06/26/15

**GLENROSS NORTH SUBDIVISION  
PLANNED MIXED USE DEVELOPMENT TEXT  
DELAWARE, OHIO**

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

The Applicant is proposing a single family residential development, known as Glenross North, consisting of detached single-family homes and public and private park facilities that would connect into the existing City park and bikeway system. As such, the Applicant is seeking an amendment to the City of Delaware Zoning Code to permit the Property to be zoned and developed as an R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District) from the current existing A-1 (Agricultural District) zoning designation. The Applicant believes that such amendment will provide for the highest and best use of the Property, thereby permitting quality housing stock to be constructed within the City of Delaware. Additionally, as further discussed below, the Applicant believes that such amendment is in accordance with the City of Delaware Comprehensive Plan.

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

The Property consists of approximately 100 acres located east of Glenn Parkway and north of the Glenross Golf Club, being located in the Cheshire Subarea of the City's Land Use Element incorporated in the Comprehensive Plan. The Property has been designated for development as residential housing in the City's Future Land Use Map. The proposed amendment is in keeping with the goals and policies established by the Comprehensive Plan for the following reasons:

- a. The Property will be developed as residential housing as contemplated by the Land Use Element incorporated in the Comprehensive Plan.
- b. The use of the Planned Mixed Use (PMU) Overlay District is consistent with the City's Objectives and Strategies in maintaining a reasonable land use balance to reflect the vision of the Comprehensive Plan. As stated in LU6.7 of the Land Use Element, planned district zoning "should be used as a flexible tool to meet the City's gross density requirements while providing a creative development plan with a mix of units, densities, and housing values within individual developments."
- c. The Comprehensive Plan anticipates supporting residential development in the Cheshire Subarea and encourages mixing densities and unit types, as well as small open spaces to create interest and a sense of place within neighborhoods. See, LU23 of the Land Use Element.
- d. Residential development in the Cheshire Subarea will be served by the Southeast Highland Sanitary trunk line. See, LU23 of the Land Use Element.

- e. The policies set forth in the Comprehensive Plan concerning expansion to the City's waste water treatment system and storm water management system will be implemented in connection with development of the Property.
- f. The policies set forth in the Comprehensive Plan concerning parks and recreational facilities for Delaware residents will be implemented with development of the Property.

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

## 2. GENERAL DEVELOPMENT STANDARDS

- a. **Purpose and Intent.** It is the intent of this development to provide a residential development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development. Architectural and site design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted.
- b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text or the Preliminary Development Plan, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- c. **Conformance with Pre-Annexation Agreement.** The entire subdivision shall achieve compliance with Pre-Annexation Agreement between the City and the developer
- d. **Limitations.** Nothing in this Development Text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan consistent with this Development Text or the Preliminary Development Plan.
- e. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
  - (1) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
  - (2) Major change in the approved location of land uses or land use sub-areas.
  - (3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities,

and system of pedestrian paths that results in a change in operating characteristics or character.

- f. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
- (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
  - (2) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units.
  - (3) Minor change in the approved location of land uses or land use sub-areas.
  - (4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
  - (5) Minor structural alterations that do not alter the overall design intent of the buildings.
- g. **Tree Removal and Replacement.** There do not appear to be many significant trees on the subject site. Qualifying Major Trees as defined under current City of Delaware code shall be replaced as prescribed within the then current code. Every effort shall be made to preserve existing tree rows along the east and south property lines.
- h. **Master Association.** A master homeowners association will be created for the entire development. The master homeowners association shall be responsible for maintenance and upkeep of all Reserves (except Reserve A which shall be dedicated to the City as a public park and the sidewalk adjacent to the park shall be maintained by the HOA), entrance features and common open space located on the Property. Any declaration shall be reviewed and approved by the City prior to the recording of the declaration. By majority vote of the property owners, the association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the City Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.
- i. **Common Open Space.** The common open space (Reserves C, D & E) for the development of the Property shall contain approximately 14 acres. All open space will be owned and maintained by the Homeowners Association for the Development (except Reserve A which shall be dedicated to the City as a public park) subject to all necessary easements and agreements in connection with the overall development of the Property. The identified areas shall satisfy all common open space requirements. All common

open space shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located.

- j. **Parkland.** The Parkland (Reserves A & B) required by the Zoning Code shall be satisfied by the dedication of approximately 8.4 acres of land located primarily in the middle of the subdivision (7.0 acres) and just south of the main entrance (1.4 acres) on Glenn Parkway. The City may subsequently grant any covenants, easements, or restrictions to a third party for the purposes of holding the same. Applicant shall grant to the City an easement for a bike path along Glenn Parkway but maintained by the Homeowners Association, as depicted on the Preliminary Development Plan and as designed and constructed by the Applicant. The parkland and bike paths shall be open to the public with signage identifying such. Prior to or concurrent with the submittal of the Preliminary Subdivision Plat, the Applicant shall submit for review and approval a Preliminary Parkland and Open Space Improvement Plan. All public parkland shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. Final plans for improvement shall be submitted concurrent with required phase of development.
- k. **Utilities to be Located Underground.** All new utilities serving the Property shall be located underground. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Property that are located above ground shall be relocated underground. The Applicant and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable. Cell towers, DAS and small cell site(s) applications shall not be allowed with the subdivision and the covenant shall not reflect this.
- l. **Composite Utility Plan Required.** Prior to the installation of any non-City owned utility, a composite utility plan shall be submitted for review and approval by the City. Such plan shall depict the location and type of all non-City owned utilities including the location and type of any above ground pedestal, transformer, meter, cabinet, and other such above ground structures that support the respective utility. Any above ground structure shall be inconspicuously located, dark green in color, and if located in any front yard shall not be higher than 5 feet.
- m. **Removal of Existing Farm Fencing.** Unless demonstrated to the City that such fencing is not in the ownership of the Applicant, all existing farm fencing and barbed wire fencing shall be removed from the site at a minimum on a lot by lot basis.
- n. **Construction Trailers.** Construction trailers shall meet all requirements of the current Zoning Code and shall be removed once construction activity has moved to another phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.
- o. **Sidewalks and Multi-Use Paths.** Multi-use paths will be constructed and accepted concurrently with the public improvements in which the multi-use path is located. Sidewalks will be constructed concurrently with the construction of a home on each lot.

3. SINGLE-FAMILY STANDARDS

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

- (1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.
- (2) **Conditionally Permitted Uses.** In addition to all standards specified within this Development Text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- (3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

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

- b. **Density of Dwelling Unit Type.** The overall density shall not exceed that approved on the Preliminary Development Plan.
- c. **Lot Standards.** The minimum lot sizes and frontages shall be that depicted on the Preliminary Subdivision Plat.

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

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

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

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

- A. One story ranch – 1,800 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.
- B. Two story – 2,000 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.

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

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

- (1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.
- (2) Representative home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.
- (3) Exterior Material and Trim Standards.

- A. All elevations of the subject house shall be constructed of 100% natural materials excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows. Natural materials include brick, stone, cultured stone, wood siding, stucco, SmartSide, fibrous cement siding, or other approved material.
- B. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
- C. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features but not as a predominant roof system.
- D. EIFS or similar products (excluding stucco) are prohibited as an exterior material.
- E. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
- F. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
- G. All homes will have, at a minimum, dimensional shingles.

(4) Design Standards

- A. Materials on each home shall be varied to provide variety throughout the community.
- B. All front elevations shall include a variety of styles, colors, and/or materials types of materials and shall meet the varied locations requirement of Chapter 1171.
- C. All homes will have not less than a 2 car attached garage.
- D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.
- E. Minimum 8 inch overhangs and rakes.
- F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
- G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6 inch cross section or diameter.
- H. Treated lumber shall be painted or stained, except when used on outdoor decks.
- I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
- J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 6 feet.
- K. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded

to include design elements consistent with the design of the home and development including matching the door color to the predominant color of the main structure, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

- L. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.
- M. Rear elevations facing a public right-of-way shall have a minimum of two windows.
- h. **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications as provided with the Final Development Plan. Privacy fences are prohibited except around spas and hot tubs. Attached decks and patios may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the current Zoning Code.
- i. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.
  - (1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.
  - (2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation or per City Arborist.
  - (3) Along Glenn Parkway, an earth mound, no less than 3 feet and not more than 6 feet in height as measured from the bike path shall be installed with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance.
  - (4) A typical landscaping plan for each unit type shall be submitted and approved with the Final Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.
  - (5) Ground mounted equipment shall be screened from view using plant materials providing 100% year round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.
  - (6) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain/aerator.
  - (7) Along the existing railroad tracks, an earthen mound, no less than 10 to 12 feet high shall be installed with coniferous plantings providing complete screening at a combined mound and landscaping height of no less than 16 feet in a manner

consistent with the mounding to the south in the Communities at Glenross Subdivision. This can be achieved by a soldier course of plantings across the top of the mound leaving sufficient room for trees to grow adequately as approved by the City's urban forester.

- (8) Common HOA landscaping shall be well maintained including regular mowing, trimming, mulching and weeding.
- j. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the subdivision with stub connections to other sub-areas and future development. Concrete sidewalks shall be provided on both sides of all public streets and multi-use paths of appropriate width and material shall be provided as shown on the approved Final Development Plan per engineering requirements.
- k. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:
  - (1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout as approved on the Preliminary Development Plan.
  - (2) Crosswalks leading to open spaces shall be provided and as acceptable by the City Engineer.
  - (3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces as depicted on the Preliminary Development Plan.
  - (4) All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.
- l. **Entry Features and Signs.** With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited, but externally illuminated and backlighting of lettering is permitted.



## Pre-Annexation Agreement For the 100 Acre Lane Annexation

Between the City of Delaware, John Daniel Lane (land owner), and Vincent Romanelli (developer).

Background: John Daniel Lane ("Owner") has filed an expedited Type 2 annexation petition for 100 acres of land they own adjacent to the City ("City"). The land included in the annexation is included in Exhibit A of this agreement. It is the intent of Owner to develop the land for single family residential dwellings by utilizing Vincent Romanelli as developer ("Developer"). The City is a co-applicant in the annexation because there exists a small amount of right-of-way for Glenn Road (approximately 2.4 acres) that is currently outside the municipal corporation and this annexation would bring that area into the City as it is contiguous with the development area.

City Council Resolution No. 14-61 (Exhibit B) established the services that the City will provide to this proposed annexed property should it be finally accepted by the City.

The parties have agreed to the following pre-annexation agreement, which will remain binding on any future owners or developers of the property.

- A. **New Community Authority:** As a condition of annexation and consistent with this agreement, the record land owner at the time of execution shall execute a Declaration of Covenants, Restrictions, and Agreements for placement into a New Community Authority ("Declaration") upon request of the City and as soon as possible concurrent with or immediately after annexation. The Declaration shall become effective upon the property when the land subject to the annexation is rezoned to permit the development as acceptable to the developer and consistent with items G and H of this agreement. The Declaration shall be immediately filed by the City on the entire property upon approval of initial rezoning requested by the developer after annexation. Should the developer pursue detachment as contemplated in Item II of this agreement, the Declaration shall not be filed by the City and shall become null and void. As property in the annexation area is developed, the property will be placed in a New Community Authority (such as the existing Delaware South New Community Authority or a newly created similar Authority) as designated by the City with a maximum initial millage charge of 7.5. The City will use its best efforts to ensure that similarly situated property is included in a New Community Authority consistent with this agreement and including a charge not less than 7.5 mills.
- B. **Additional Sewer Charge:** Owners and Developer agree to accept an additional charge for the South East Highland Sanitary Sewer of \$3,200 per equivalent dwelling unit. This fee will be paid at the time of building permit issuance. This is in addition to the then current sanitary sewer capacity charge that is paid concurrently with a building permit. This charge is required of all property tapping into the capacity of the SE Highland Sanitary Sewer Main. No structures or home lots shall be placed over the easements in place for this utility as approved through the platting and development planning processes required of this site.

- C. **Right of Way:** The Owners and Developer agree to dedicate free of charge their portion of the necessary right-of-way for future Glenn Parkway extension fronting upon their property as well as any temporary construction easements as required by the City. The right-of-way shall be established and dedicated to the City with the first final plat of the proposed subdivision. Future developments in the area will have similar requirements and may be required to construct part or all of the contemplated improvements described above. The conceptual right-of-way to be provided is attached as Exhibit C, though the parties recognize that the exact area required may change and is subject to an approved environmental study, final alignment, and right-of-way being certified by the City as required.
- D. **Roadway Access:** The City conceptually plans for a two-phase approach for the northward extension of Glenn Parkway from its current terminus north of Sycamore Lane, to its eventual connection at Curve Road. Initially, Glenn Parkway is conceived to be constructed with an at-grade alignment across the Norfolk Southern railroad tracks near Berlin Station Road. Exhibit 'C' shows two possible conceptual alignments under consideration to make this connection. Exhibit 'C' also shows the conceptually proposed future grade separated crossing alignment over the railway. The grade separation will be a necessary improvement at the point in the future where both increased highway and rail traffic are in conflict with maintaining acceptable levels of service along Glenn Parkway. The Delaware County Engineer will also be a necessary part of the review and approval process regarding access to and any improvements on Berlin Station Road and any future grade separated railroad crossing. Any development planning shall account for this approach understanding that changes to final alignment of future roads are anticipated and are shown as concept only at this time.

It is the City's intention to construct Glenn Parkway from the current northern terminus (north of Sycamore Lane) northward to Berlin Station Road at a point in time when it is deemed a necessary transportation improvement and funds are both available and appropriated by City Council, unless alternate non-city funding is identified and secured for the project or the project is advanced by a private sector developer at their cost. Should State or Federal Funding be secured for either the highway improvements, any regulations or requirements for those funds will be in addition to any requirements contained within this agreement.

- E. **Transportation Fee:** Owners and Developer agree to an additional per dwelling unit transportation fee of \$1,000. This fee will be paid at the time of building permit issuance and will be used by the city at its sole discretion to account for southeast area needed transportation improvements as a result of development in the area. This is consistent with other approved area developments and the city will use its best efforts to ensure that future similar residential developments in the area are subject to not less than the same charge.
- F. **Future Utility/Roadway Extensions:** With the exception of items contained within this agreement, any other needed utility or roadway extensions will be the responsibility of the developer as the property develops pursuant to the City's development review process, regulations, and policies in effect at the time of application.
- G. **Zoning:** Upon completion or concurrent with the annexation, the area will be rezoned to A-1 Agricultural Zoning, unless a complete zoning amendment application is received, processed, and approved prior to or concurrent with the annexation. Any future development will require the owner to file a zoning amendment request and follow all required processes. Requests will be reviewed on a case-by-case basis and must be consistent with the City Comprehensive Plan and

City policies in effect at the time the zoning amendment application is submitted. Formal Development Planning, Platting, and Conditional Use Permits may also be required depending upon the exact nature, scope, scale, and proposed development to be determined by City Staff at the time of application per the normal and customary development process and regulations in effect at the time of application. A conceptual plan is also attached as Exhibit D, and is used for illustrative purposes only to show one of several possible plans, uses, layouts for the acreage, and required roadway network connections to the south, east and future stub to the north. No development rights are conveyed, nor implied, by this concept plan. The area is expected to go through the normal and customary development review and zoning amendment process as contained within the city of Delaware code and consistent with past practices. Currently, the Comprehensive Plan dictates Low Density Single-Family Development for the entire proposed annexation area with a density range of 2-3.25 dwelling units per gross acre.

- H. **Detachment and de-annexation:** The first rezoning application shall be for the entire annexation area. If the Owner does not receive zoning approvals they deem acceptable for the first rezoning application for the entire annexation area, the Owner may pursue detachment from the City per the processes outlined in the Ohio Revised Code and the City will cooperate and not be in opposition to any such proceeding brought by the Owner to detach and de-annex the property from the City. If the first rezoning application does not include the entire area or a future application seeks to rezone any portion of the annexed area after an initial zoning application for the entire annexation area has been filed, approved by the City, and accepted by the Owner, the City will not cooperate in any such detachment and de-annexation proceeding.

The undersigned representatives of the Owner, City, and Developer agree to this Pre-Annexation Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by and between:

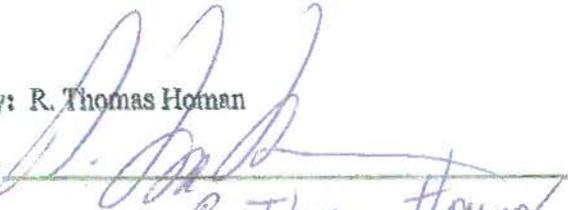
John Daniel Lane, Owner

R. Thomas Homan, City

Vincent Romanelli, Member

The undersigned representatives of the City agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romancelli (Member) for the approximately 100 Aero Lane Annexation.

City: R. Thomas Homan

By: 

Print Name: R Thomas Homan

Title: City Manager

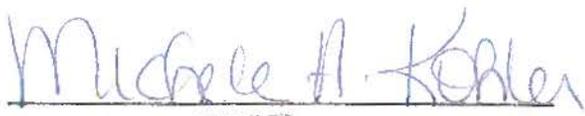
State of Ohio )

) ss:

County of Delaware

Before me, a notary public, in and for said county and state, personally appeared R. Thomas Homan, the City Manager and duly authorized representative of the City of Delaware, who acknowledged to me that he did execute the foregoing instrument on behalf of the City of Delaware.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 20 day of February 2015.

  
Notary Public



The undersigned representatives of the Developer agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

Developer: Vincent Romanelli

By: Vincent Romanelli

Print Name: Vincent Romanelli

Title: Member DEVELOPER

State of Ohio )

) 551

County of Franklin )

Before me, a notary public, in and for said county and state, personally appeared Vincent Romanelli, Member and duly authorized representative of the Developer, who acknowledged to me that he did execute the foregoing instrument on behalf of the Developer.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 10 day of February, 2015.



KRISTINE LOUGHRY  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 2/6/2017

Kristine Loughry

The undersigned representatives of the Owner agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

Owner: John Daniel Lane

By: *John Daniel Lane*

Print Name: John Daniel Lane

Title: Land Owner

State of Ohio )

County of Franklin )



Julianna Doran  
Notary Public, State of Ohio  
My Commission Expires 02-28-2017

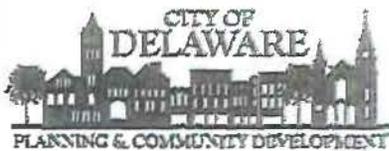
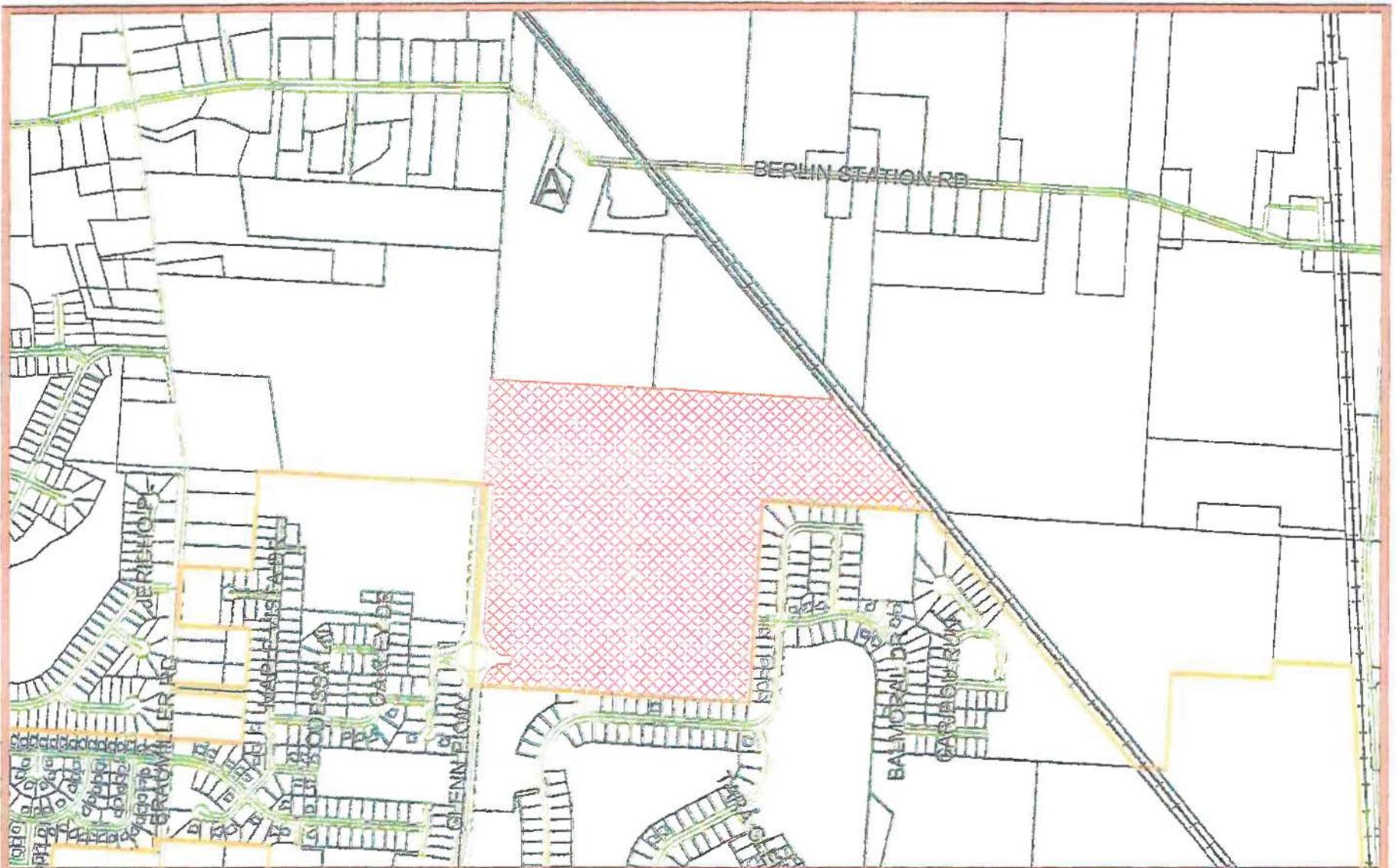
Before me, a notary public, in and for said county and state, personally appeared John Daniel Lane, the Land Owner, who acknowledged to me that he did execute the foregoing Instrument on behalf of the Land Owner.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 18<sup>th</sup> day of February, 2015.

*Julianna Doran*  
Notary Public

## EXHIBIT A

Property survey

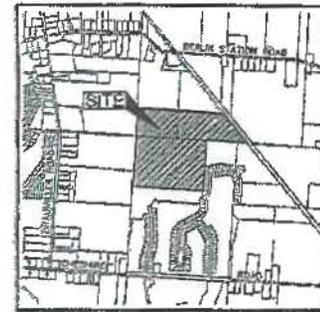


**Exhibit A**  
**Lane Annexation**  
~100 Acre property north of Glenross Subdivision  
A = Single family dwelling at 2242 Berlin Station Rd.



# Exhibit A

## ANNEXATION OF 102.4± ACRES TO THE CITY OF DELAWARE FROM BERLIN TOWNSHIP FARM LOTS A AND F, SECTION 2, TOWNSHIP 4, RANGE 18 FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 18 UNITED STATES MILITARY LANDS TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

EXISTING CITY OF DELAWARE CORPORATION LINE

PROPOSED CITY OF DELAWARE CORPORATION LINE

AREA TO BE ANNEXED  
*(Hatched area on map)*

Contiguity Note:  
Total perimeter of annexation area is 9615.34 feet, of which 611.57 feet is contiguous with the City of Delaware by Ordinance Number 03-03, giving 60% perimeter contiguity.

Note:  
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



by *(Signature)*  
Edward J. Miller  
Professional Surveyor No. 8250  
Date

TRINIDAD INVESTMENT COMPANY, LLC  
SUITE 100, 4000  
P.O. BOX 1080

Note:  
This exhibit was prepared from record information from Delaware County Recorder's Office and is not intended for transfer of real property.

Note:  
Expected Type 2 Annexation

ANNEX NO. 030 NO.  
PROPOSED ANNEXATION OF 102.4 ACRES  
TO THE CITY OF DELAWARE  
FROM  
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO  
DATE SCALE 1"=200'

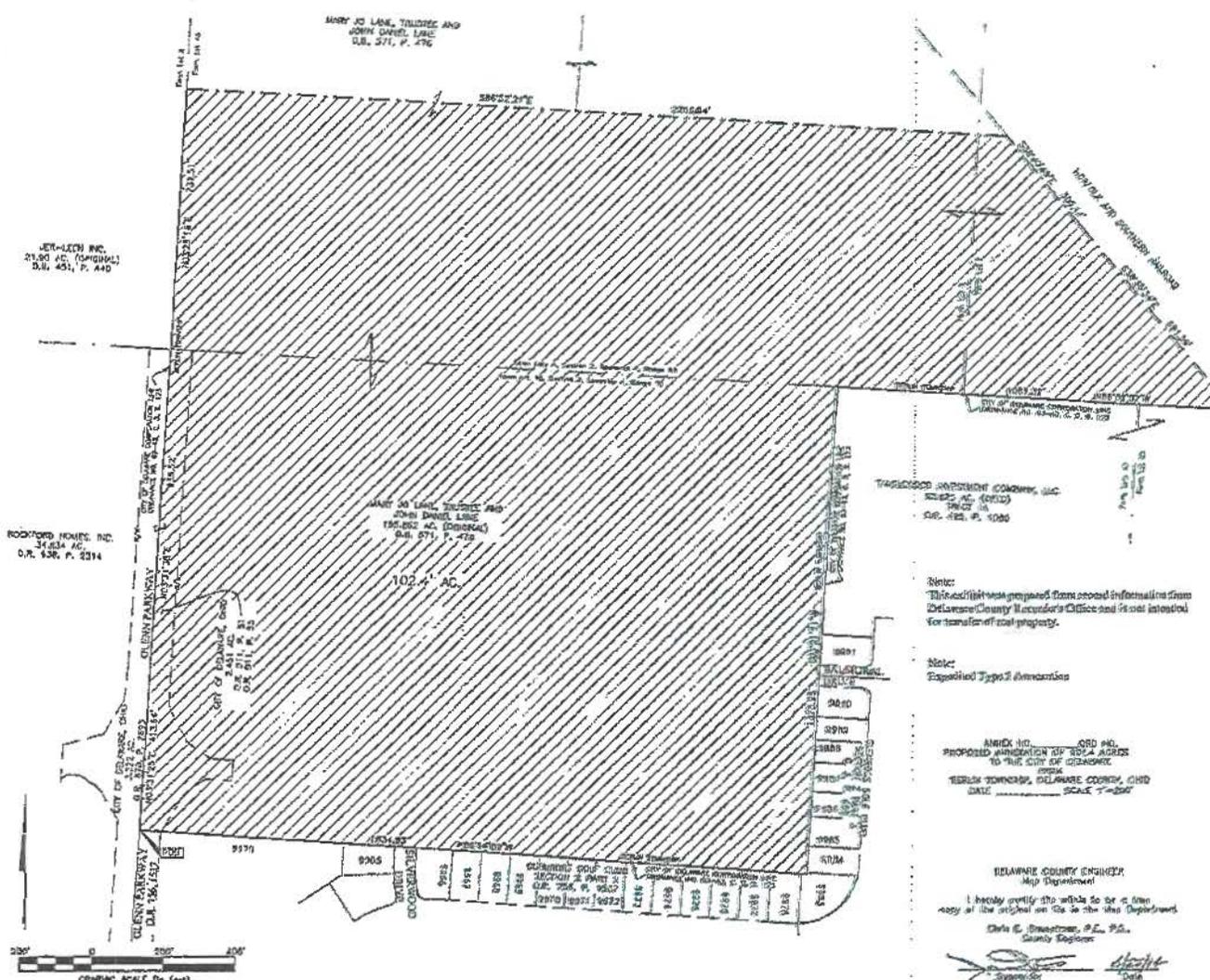
DELAWARE COUNTY ENGINEER  
Map Department

I hereby certify this exhibit to be a true  
copy of the original on file in the Map Department

Chris S. Swanson, P.E., P.S.  
County Engineer

*(Signature)*  
Date

<b>EMHT</b>		Date: April 24, 2014
EMHT, 4402 West Hamilton Z. Blvd., Inc. Columbus - Delaware - Dayton - Toledo 300 West Main Street, Columbus, OH 43221 Phone: 614.221.4170 Fax: 614.221.2144 www.emht.com		Scale: 1" = 200'
		Job No: 2013-1493
		Sheet: 1 of 1
REVISIONS		
DATE	BY	DESCRIPTION



## EXHIBIT B

Resolution of Services per ORC.

## Exhibit B

### RESOLUTION NO. 14-61

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 102.4± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE LANE ANNEXATION BY DAVID W. FISHER, AGENT FOR THE PETITIONER.

WHEREAS, David W. Fisher, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 102.4± acres of land, more or less, the description and map are attached hereto as Exhibits A and B, and

WHEREAS, David W. Fisher, as agent for the petitioners on October 1, 2014 delivered to the Acting Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on September 26, 2014, and

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

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

SECTION 1. That upon annexation to the City of Delaware of 102.4± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

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

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

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

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

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

SECTION 6: That this Resolution of Services is further conditioned upon the following:

SECTION 7. That this resolution shall take effect and be in force immediately after this passage.

PASSED: October 13, 2014

YEAS 7 NAYS 0  
ABSTAIN 0

ATTEST: Glenn McLeskey  
CITY CLERK

Carl K. R.  
MAYOR

## EXHIBIT C

Conceptual Glenn Parkway and Access Roadway plans.



# Exhibit C

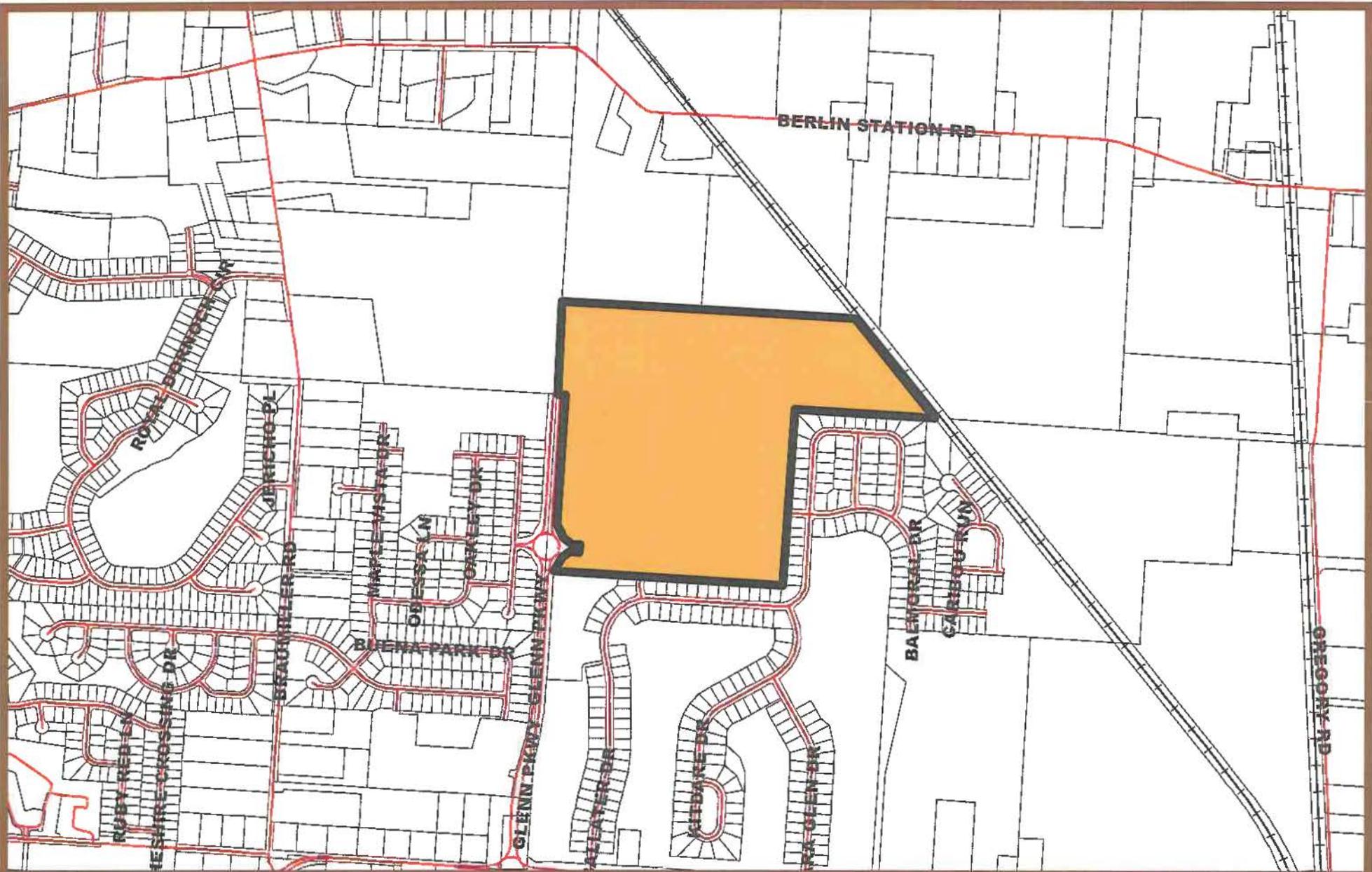


01/02 10/28/2015 10/28/2015	 ENGINEERING K <small>Professional &amp; Consulting Services</small>	<b>CONCEPT ALIGNMENT</b>	<b>GLENN PARKWAY          SYCAMORE LANE TO          CURVE ROAD</b>	REVISIONS		
				NO.	DATE	DESCRIPTION

## EXHIBIT D

Conceptual Development Plan





2015-1054-1057  
Rezoning Amendment, Conditional Use Permit,  
Preliminary Development Plan and Preliminary Subdivision Plat  
Glenross North Subdivision  
Location Map





2015-1054-1057  
Rezoning Amendment, Conditional Use Permit,  
Preliminary Development Plan and Preliminary Subdivision Plat  
Glenross North Subdivision  
Zoning Map





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***GLENROSS NORTH***

***DELAWARE, OHIO***

***APPLICATIONS FOR REZONING,  
PRELIMINARY DEVELOPMENT PLAN AND  
PRELIMINARY PLAT***

**Applications and  
Reference Documents**

Presented by:

**Vincent Romanelli**

**Kephart Fisher LLC**

**&**

**EMH&T**



*Selling Solutions Not Time*®



Engineers, Surveyors, Planners, Scientists

**June 3, 2015**

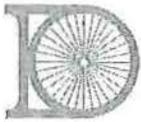
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<b>Applications for Rezoning, Preliminary Development Plan and Preliminary Plat</b>	<b>1</b>
<b>Legal Description and Map</b>	<b>2</b>
<b>Development Text</b>	<b>3</b>
<b>Preliminary Development Plan</b>	<b>4</b>
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<b>Community Impact Assessment</b>	<b>7</b>

**GLENROSS NORTH**



**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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Rezoning                     |   |
| <input type="checkbox"/> Final Development Plan                        | <input type="checkbox"/> Subdivision Variance                    |   |

Subdivision/Project Name Glencross North Address Glenn Parkway, Delaware, Ohio  
 Acreage 100 Square Footage N/A Number of Lots 196 Number of Units N/A  
 Zoning District/Land Use A-1 Proposed Zoning/Land Use PMU-R-2 Parcel # 41832001029000

Applicant Name Vincent Romanelli Contact Person David W. Fisher 614-469-1882  
 Applicant Address 148 W. Schrock Road, Westerville, OH 43081  
 Phone 614-469-1882 Fax 614-469-1887 E-mail davidfisher@kephartfisher.com  
 Owner Name John Daniel Lane Contact Person Same  
 Owner Address 2242 Berlin Station Road, Delaware, OH 43015  
 Phone 740-363-8119 Fax 740-417-8056 E-mail jlane@insight.rr.com  
 Engineer/Architect/Attorney EMHT Contact Person Jeff Strung  
 Address 5500 New Albany Road, Columbus, Ohio 43054  
 Phone 614-775-4700 Fax 614-775-4800 E-mail jstrung@emht.com

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

John Daniel Lane  
 Owner Signature  
Vincent Romanelli  
 Agent Signature

John Daniel Lane  
 Owner Printed Name  
Vincent Romanelli  
 Agent Printed Name

Sworn to before me and subscribed in my presence this 2<sup>nd</sup> day of June, 2015.

Notary Stamp

Jeffrey Rush  
 Notary Public  
 State of Ohio - My Commission Expires: 8-22-16

**ZONING DESCRIPTION**  
**100.00 ACRES**

Situate in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lots A and F, Section 2, Township 4, Range 18 and Farm Lot 40, Section 3, Township 4, Range 18, United States Military Lands, being part of that 155.862 acre tract conveyed to John Daniel Lane by deed of record in Deed Book 571, Page 476 and to Mary Jo Lane, Trustee as Tract VIII (1/2 interest) by deed of record in Official Record 1036, Page 1572, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Glenn Parkway at the common corner of Lot 9979 of "Glenross Golf Club Section 2 Part 2", a subdivision of record in Official Record 756, Page 1537, and that 2.451 acre tract conveyed to City of Delaware, Ohio by deeds of record in Official Record 911, Page 51 and Official Record 911, Page 55, being in the southerly line of said 155.862 acre tract;

Thence with said easterly right-of-way line, the following courses and distances:

North 30° 27' 47" East, a distance of 122.32 feet to a point;

North 54° 22' 24" East, a distance of 72.46 feet to a point;

South 86° 23' 55" East, a distance of 75.00 feet to a point;

North 03° 36' 08" East, a distance of 60.00 feet to a point;

North 86° 23' 55" West, a distance of 62.06 feet to a point;

North 53° 59' 51" West, a distance of 82.44 feet to a point;

North 26° 39' 17" West, a distance of 115.77 feet to a point; and

North 03° 36' 08" East, a distance of 1010.34 feet to a point;

Thence North 86° 32' 12" West, with the terminus of said Glenn Parkway, a distance of 60.00 feet to a point in the westerly line of said 155.862 acre tract;

Thence North 03° 29' 16" East, with the westerly line of said 155.862 acre tract, a distance of 739.51 feet to a point;

Thence South 86° 32' 21" East, across said 155.862 acre tract, a distance of 2266.94 feet to a point in the southwesterly line of that tract conveyed to Norfolk and Southern Railroad;

Thence South 38° 40' 49" East, with said southwesterly line, a distance of 305.14 feet to a point;

Thence South 38° 35' 34" East, continuing with said southwesterly line, a distance of 691.39 feet to a point at the northeasterly corner of "The Communities at Glenross Section 3", a subdivision of record in Official Record 1265, Page 2440;

Thence North 86° 31' 57" West, with the northerly line of said "The Communities at Glenross Section 3", "Glenross Golf Club Section 4", a subdivision of record in Official Record 1314, Page 1197, and "Glenross Golf Club Section 3", a subdivision of record in Official Record 1199, Page 230, a distance of 1089.32 feet to a point;

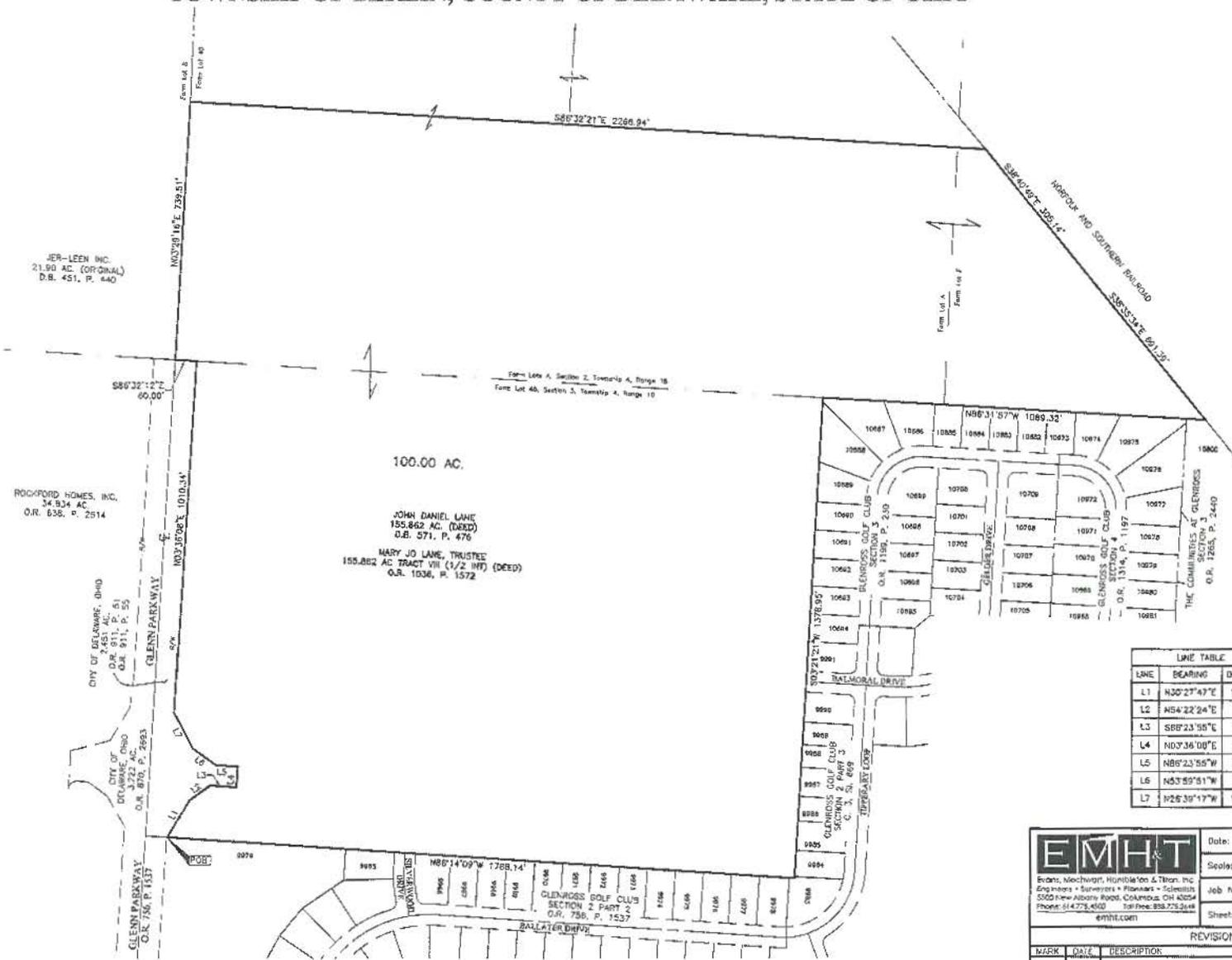
Thence South 03° 21' 21" West, with the westerly line of said "Glenross Golf Club Section 3" and "Glenross Golf Club Section 2 Part 3", a subdivision of record in Plat Cabinet 3, Slide 669, a distance of 1378.95 feet to a point;

Thence North 86° 14' 09" West, with a northerly line of said "Glenross Golf Club Section 2 Part 3" and the northerly line of said "Glenross Golf Club Section 2 Part 2", a distance of 1788.14 feet to the POINT OF BEGINNING, containing 100.00 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

# ZONING EXHIBIT

## FARM LOTS A AND F, SECTION 2, TOWNSHIP 4, RANGE 18 FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 18 UNITED STATES MILITARY LANDS TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



LINE	BEARING	DISTANCE
L1	N30°27'47"E	122.32'
L2	N54°22'24"E	72.46'
L3	S86°23'55"E	75.00'
L4	N03°36'00"E	60.00'
L5	N86°23'55"W	62.06'
L6	N53°59'51"W	82.44'
L7	N26°39'17"W	115.77'

**EMHT**  
Evans, Mechwart, Humbleton & Thron, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.778.4500 Fax: 614.778.3448  
emht.com

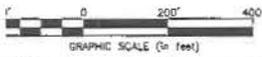
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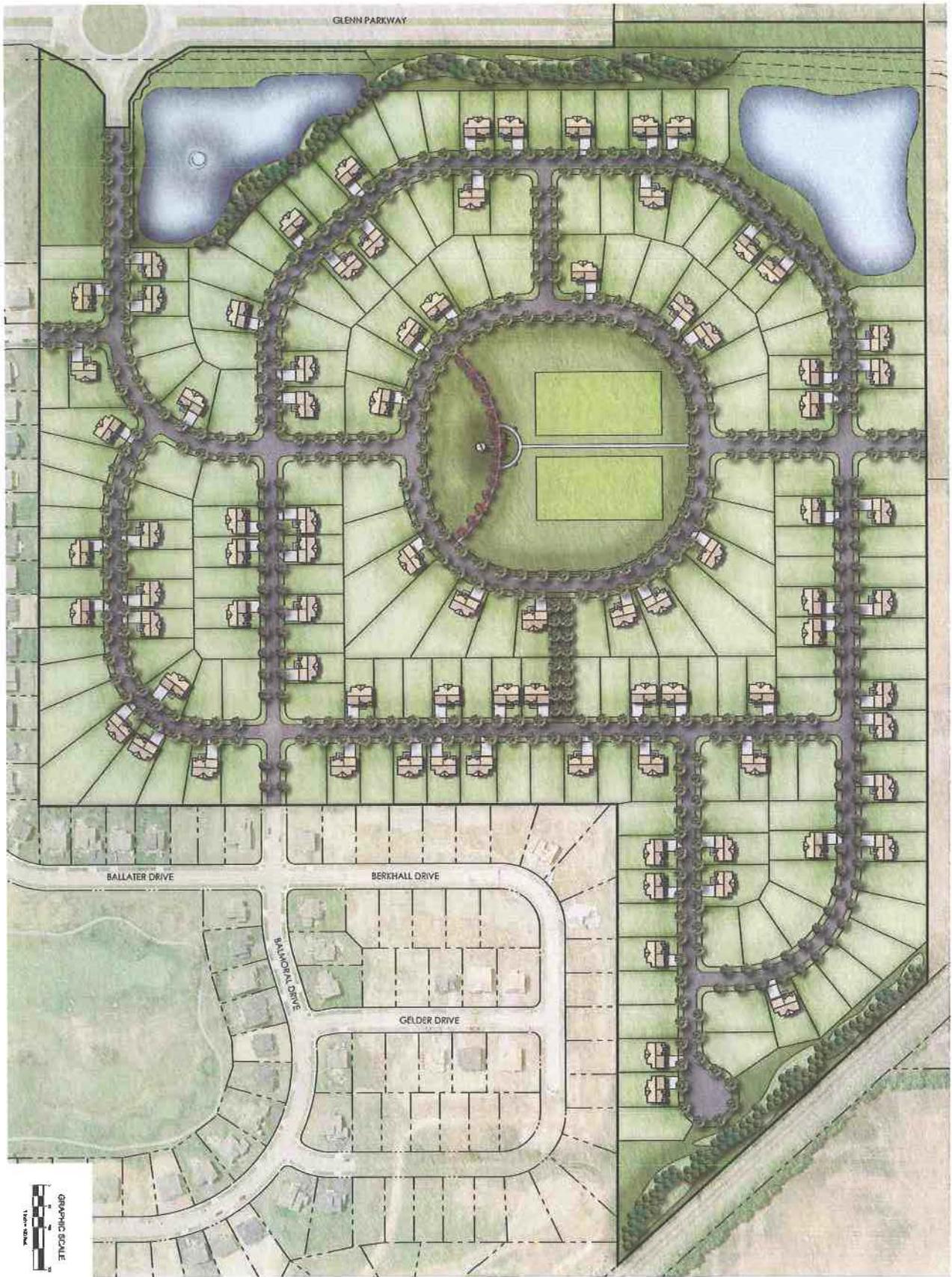
Scale: 1" = 200'

Job No: 2014-1906

Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION





# GLENROSS NORTH

City of Delaware  
Delaware County, Ohio

PRELIMINARY  
DEVELOPMENT  
PLAN

ILLUSTRATIVE  
SITE PLAN

VINCE ROMANELLO  
LAND SURVEYOR  
WEST SPURGE ROAD  
WESTERVILLE, OHIO 43081



NO.	DATE	DESCRIPTION
1	08/15/2011	PRELIMINARY DEVELOPMENT PLAN
2	08/15/2011	ILLUSTRATIVE SITE PLAN
3	08/15/2011	FINAL DEVELOPMENT PLAN
4	08/15/2011	FINAL SITE PLAN



# GLENROSS NORTH

## DELAWARE, OHIO

### PRELIMINARY DEVELOPMENT PLAN



#### NOTES

1. ALL OF THE GLENROSS NORTH PROPERTY IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C012K, 39041C0120K, 39041C0231K AND 39041C0232K, EFFECTIVE DATE APRIL 16, 2009.
2. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE AND RESERVES "B" THROUGH "E" ARE TO BE OWNED AND MAINTAINED BY THE GLENROSS NORTH HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES. RESERVES "A" AND "B" ARE INTENDED FOR ACTIVE RECREATION.
3. STUB STREETS SHALL NOT PERMIT VEHICULAR ACCESS UNTIL SUCH TIME AS THE STREET IS EXTENDED BY PLAT OR DEED.
4. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
5. ALL PERMITS PERTAINING TO WETLANDS AND WATER OF THE UNITED STATES, AS REQUIRED BY THE ARMY CORPS OF ENGINEERS, SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR TO THE PLANNING COMMISSIONS' APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.
6. 8' ASPHALT PATH SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF THE CONSTRUCTED GLEN PARKWAY WITHIN THE ROAD RIGHT-OF-WAY AND CONNECT TO THE EXISTING PATH SOUTH OF THE ROUNDABOUT.  
\* IF ANY DISCREPANCIES EXIST BETWEEN THE NOTES HEREIN AND THE NOTES ON THE PRELIMINARY PLAT, THE DEVELOPMENT TEXT AND THE PRELIMINARY PLAT NOTES SHALL APPLY.

PREPARED FOR:

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

SUBMITTAL: JUNE 3, 2015

CIVIL ENGINEER &  
LANDSCAPE ARCHITECT

**EMHT**

Ernst, Mechtner, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
6500 New Albany Road, Columbus, OH 43264  
Phone: 614.778.4500 Toll Free: 888.775.5549  
emht.com

#### INDEX OF DRAWINGS

EXISTING CONDITIONS:	1 of 9
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OFFSITE DRAINAGE:	4 of 9
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BUFFER ENLARGEMENTS:	7 of 9
ENTRANCE FEATURE:	8 of 9
DETAILS:	9 of 9

#### SITE STATISTICS:

TOTAL ACREAGE:	±100.0 ACRES
TOTAL NUMBER OF LOTS:	196
80' X 140'	103
70' X 140'	93
OPEN SPACE:	±22.4 ACRES (22.4%)
RESERVE "A" NEIGHBORHOOD PARK (EXPANSION):	±1.4 ACRES (ACTIVE RECREATION)
RESERVE "B" CENTRAL PARK:	±7.0 ACRES (ACTIVE RECREATION)
RESERVE "C" OPEN SPACE (PEDESTRIAN ACCESS):	±0.2 ACRES (PASSIVE RECREATION)
RESERVE "D" OPEN SPACE (RETENTION & LANDSCAPE BUFFER):	±11.6 ACRES
RESERVE "E" OPEN SPACE (LANDSCAPE BUFFER):	±2.3 ACRES
RIGHT-OF-WAY:	±16.9 ACRES (16.9%)
ZONING:	PMU / R-2
GROSS DENSITY:	±1.96 LOTS/ACRE
196 LOTS DIVIDED BY 100.0 GROSS ACRES	
NET DENSITY:	±3.23 LOTS/ACRE
ACREAGE REMOVED: ALL RESERVES AND RIGHT-OF-WAY (196 LOTS DIVIDED BY ±60.7 ACRES)	

#### DESIGN STANDARDS

LOT SIZE:	
MINIMUM LOT WIDTH:	70 AND 80 FEET
MINIMUM LOT AREA:	10,000 S.F.
SETBACKS:	
FRONT (BUILDING LINE):	30 FEET
SIDE YARD:	
70' LOTS:	7.5 FEET (TOTAL OF 15 FEET)
80' LOTS:	10 FEET (TOTAL OF 20 FEET)
REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

# GLENROSS NORTH

City of Delaware  
Delaware County, Ohio

PRELIMINARY  
DEVELOPMENT  
PLAN

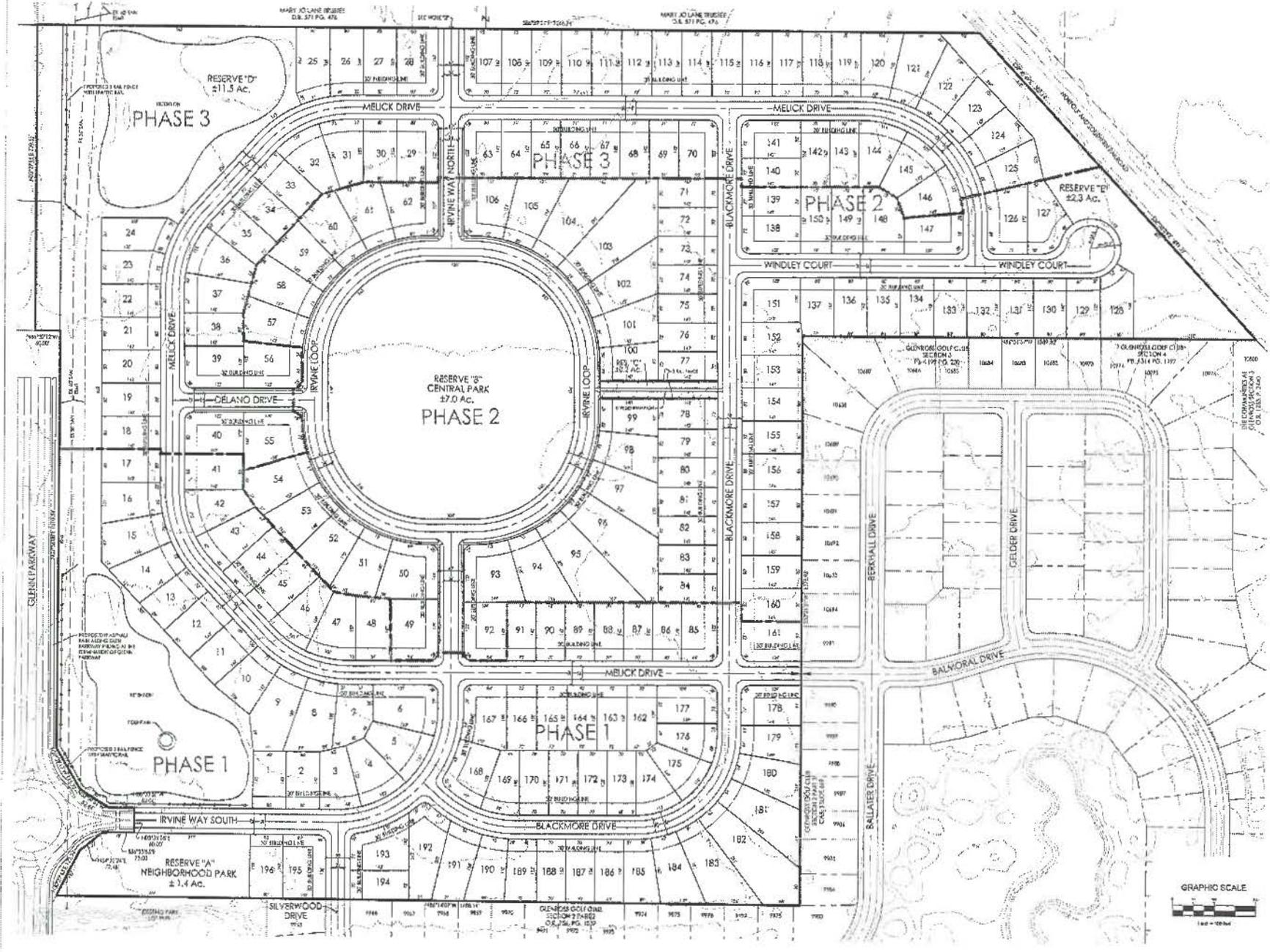
EXISTING  
CONDITIONS

PREPARED BY  
**VINCE ROMANELLI**  
148 WEST SCHICK ROAD  
HERRSHALE, OHIO 43021

PROJECT BY  
**EMHT**  
ENGINEERING & ARCHITECTURE  
10000 W. STATE ST. SUITE 100  
COLUMBUS, OHIO 43240  
PH: 614.291.1100  
WWW.EMHT.COM

DATE:	04/11/2011
SCALE:	AS SHOWN
PROJECT:	GLENROSS NORTH
CLIENT:	DELTA DEVELOPMENT
LOCATION:	DELTA DEVELOPMENT
DRAWN BY:	EMHT
CHECKED BY:	EMHT





# GLENROSS NORTH

City of Delaware  
Delaware County, Ohio

PRELIMINARY  
DEVELOPMENT  
PLAN

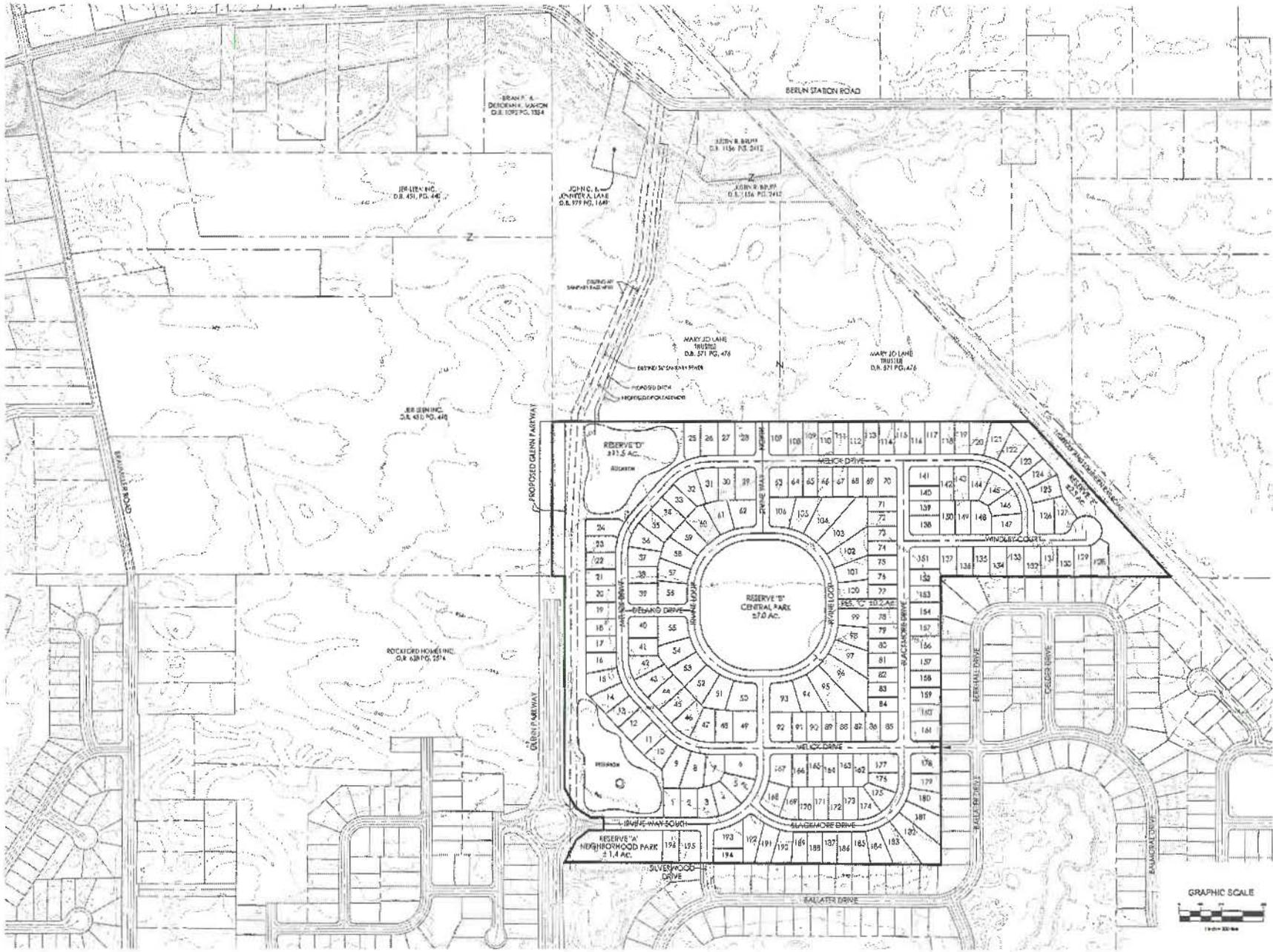
SITE PLAN

VINCE ROMANELLI  
146 WEST SCHROCK ROAD  
WESTERVILLE, OHIO 43081



DATE:	7/23/2014
REVISED:	
BY:	
DATE:	
BY:	
DATE:	
BY:	





# GLENROSS NORTH

City of Delaware  
Delaware County, Ohio

PRELIMINARY  
DEVELOPMENT  
PLAN

OFFSITE  
DRAINAGE

Prepared by:  
**VINCE ROMANELLI**  
148 WEST SCHROCK ROAD  
WESTERVILLE, OHIO 43081



DATE:	08.13.24
DESIGN:	
CHECKED:	
APPROVED:	
PROJECT:	



# GLENROSS NORTH

City of Delaware  
Delaware County, Ohio

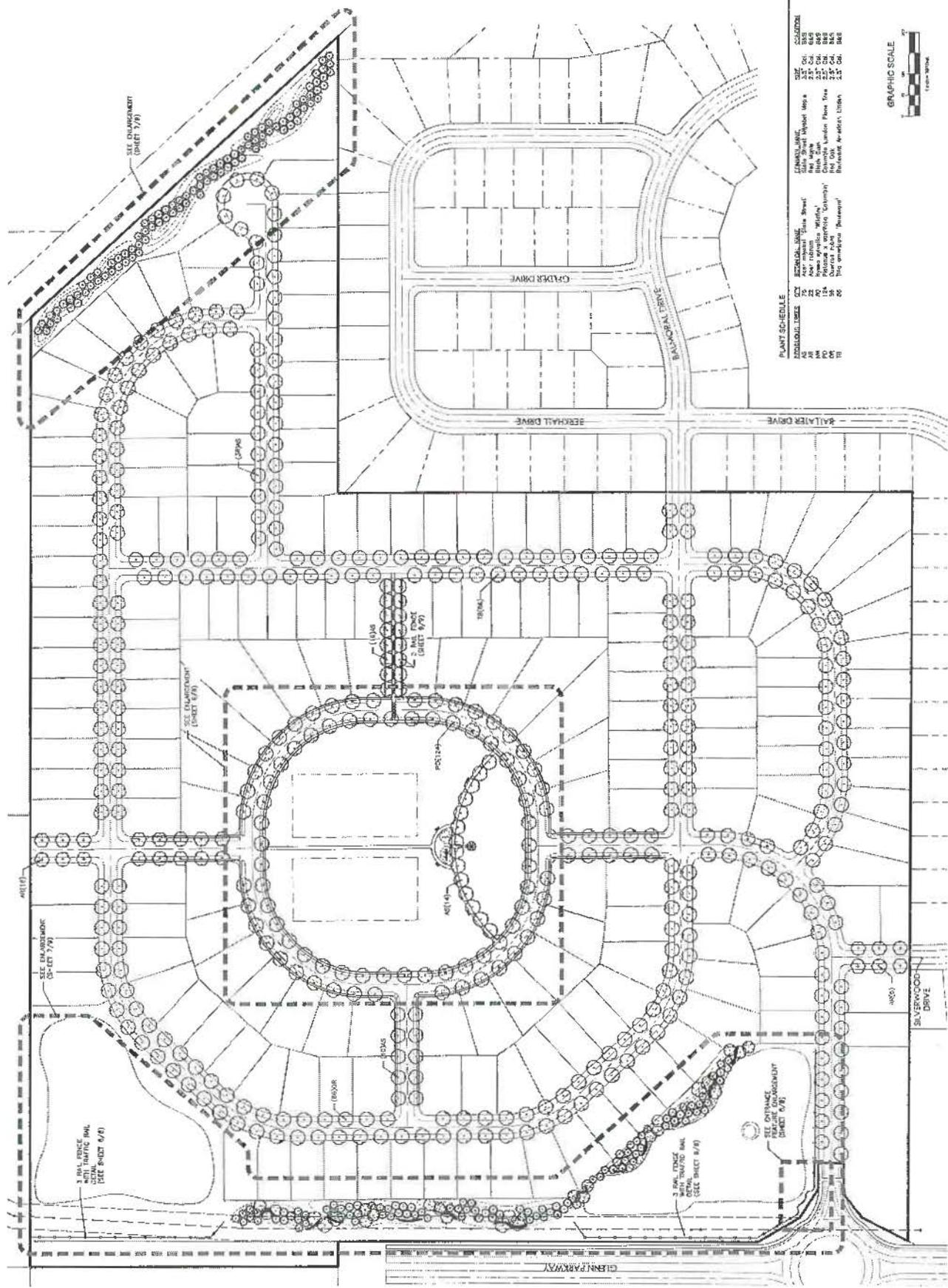
PRELIMINARY  
DEVELOPMENT  
PLAN

LANDSCAPE  
PLAN

VINCE ROMANELLI  
146 WEST SCHROEDER ROAD  
WESPAUL, OHIO 43081

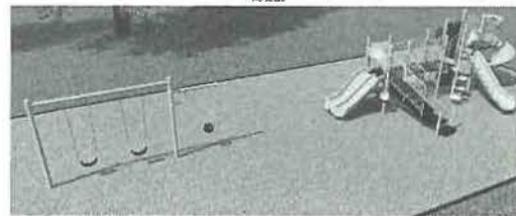
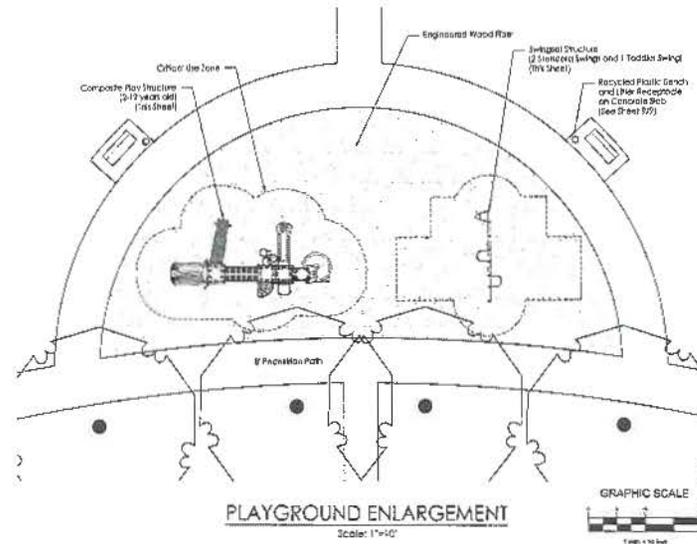
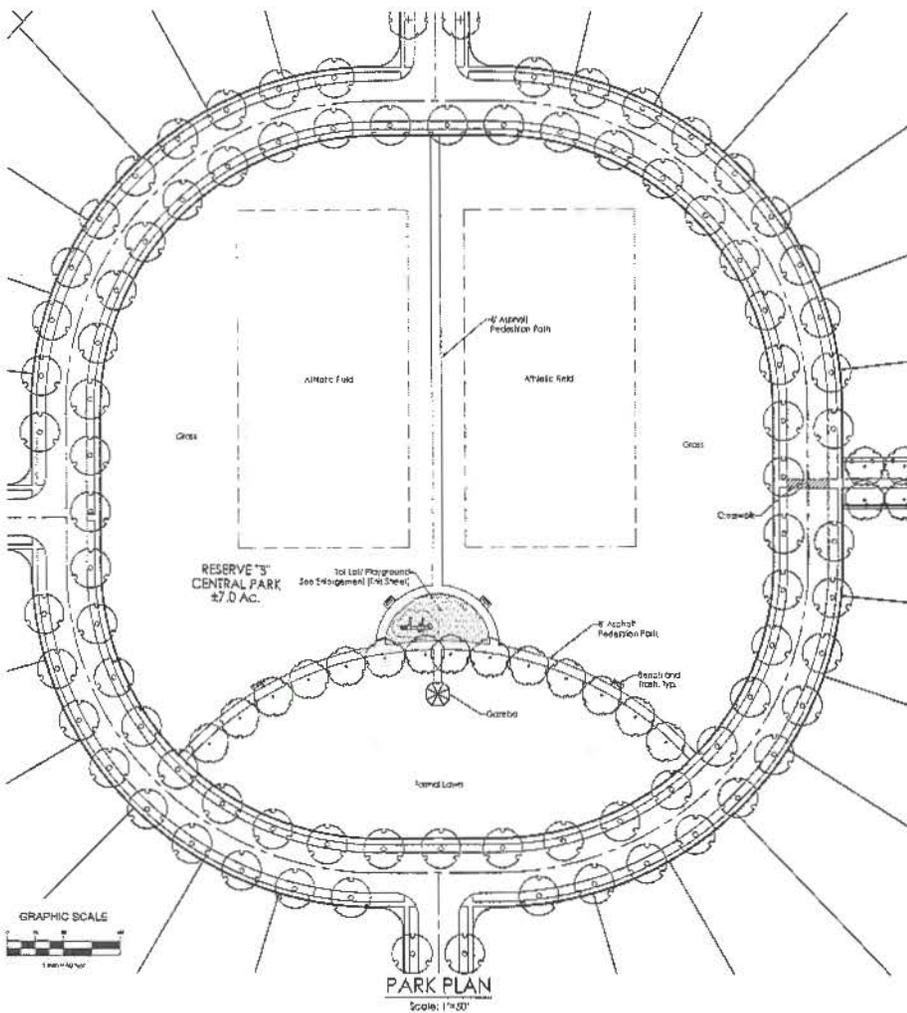


NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY DEVELOPMENT PLAN
2	11/15/11	LANDSCAPE PLAN
3	12/15/11	FINAL DEVELOPMENT PLAN
4	01/15/12	FINAL LANDSCAPE PLAN
5	02/15/12	FINAL DEVELOPMENT PLAN
6	03/15/12	FINAL LANDSCAPE PLAN
7	04/15/12	FINAL DEVELOPMENT PLAN
8	05/15/12	FINAL LANDSCAPE PLAN
9	06/15/12	FINAL DEVELOPMENT PLAN
10	07/15/12	FINAL LANDSCAPE PLAN



**PLANT SCHEDULE**

SYMBOL	PLANT	SIZE	QUANTITY
1	Red Oak	2.5" Cal.	648
2	White Oak	2.5" Cal.	648
3	Black Oak	2.5" Cal.	648
4	Red Oak	2.5" Cal.	648
5	White Oak	2.5" Cal.	648
6	Black Oak	2.5" Cal.	648
7	Red Oak	2.5" Cal.	648
8	White Oak	2.5" Cal.	648
9	Black Oak	2.5" Cal.	648
10	Red Oak	2.5" Cal.	648
11	White Oak	2.5" Cal.	648
12	Black Oak	2.5" Cal.	648
13	Red Oak	2.5" Cal.	648
14	White Oak	2.5" Cal.	648
15	Black Oak	2.5" Cal.	648
16	Red Oak	2.5" Cal.	648
17	White Oak	2.5" Cal.	648
18	Black Oak	2.5" Cal.	648
19	Red Oak	2.5" Cal.	648
20	White Oak	2.5" Cal.	648
21	Black Oak	2.5" Cal.	648
22	Red Oak	2.5" Cal.	648
23	White Oak	2.5" Cal.	648
24	Black Oak	2.5" Cal.	648
25	Red Oak	2.5" Cal.	648
26	White Oak	2.5" Cal.	648
27	Black Oak	2.5" Cal.	648
28	Red Oak	2.5" Cal.	648
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67	Red Oak	2.5" Cal.	648
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82	Red Oak	2.5" Cal.	648
83	White Oak	2.5" Cal.	648
84	Black Oak	2.5" Cal.	648
85	Red Oak	2.5" Cal.	648
86	White Oak	2.5" Cal.	648
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94	Red Oak	2.5" Cal.	648
95	White Oak	2.5" Cal.	648
96	Black Oak	2.5" Cal.	648
97	Red Oak	2.5" Cal.	648
98	White Oak	2.5" Cal.	648
99	Black Oak	2.5" Cal.	648
100	Red Oak	2.5" Cal.	648



**NOTE:**  
The developer reserves the right to substitute any or all portions of the material equipment with the full if also material equipment on not available. The material equipment will be installed with other material equipment of similar size, price, quality and cost.

**GLENROSS NORTH**  
City of Delaware  
Delaware County, Ohio

**PRELIMINARY DEVELOPMENT PLAN**

**LANDSCAPE ENLARGEMENTS**

NOVEMBER  
**VINCE ROMANELLI**  
148 WEST SCHROCK ROAD  
WESTERVILLE, OHIO 43081

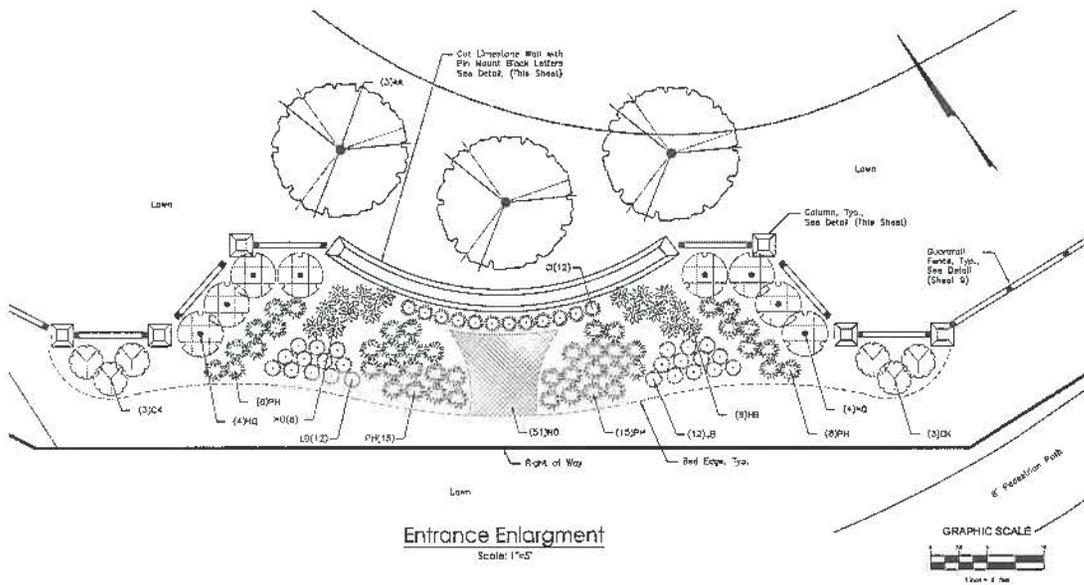


DATE	SCALE
REVISED	
ISSUED	
APPROVED	
DESIGNED	
CHECKED	
ENVELOPE	

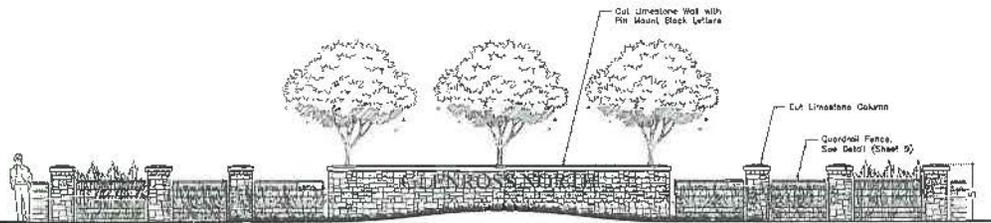








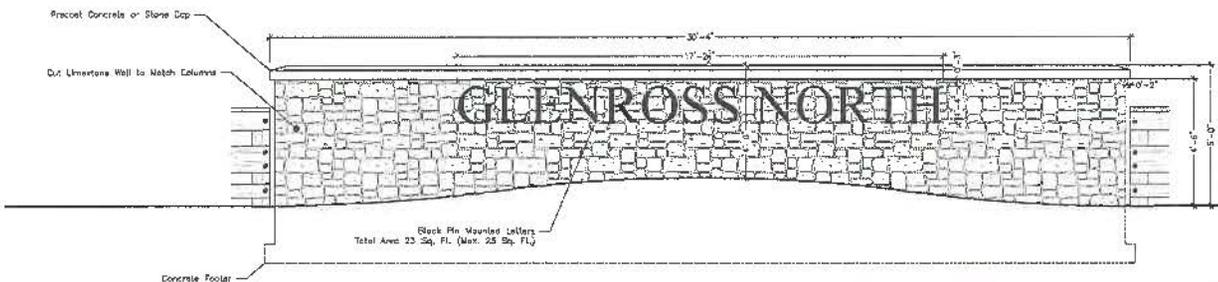
**Entrance Enlargement**  
Scale: 1"=5'



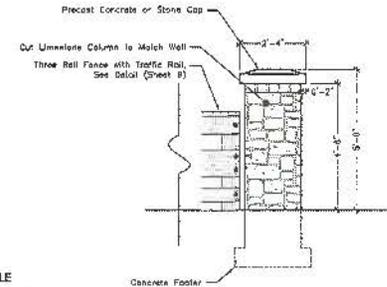
**Entrance Elevation**  
Scale: 1"=2'

**PLANT SCHEDULE ENTRANCE FEATURE**

TREES	QTY	BOTANICAL NAME	CULTIVAR NAME	SIZE	CONDITIONS	
AK	3	Araucariox canadensis "TreeWor"	RedSpire Sawtooth	3" Cal.	B&B	
SHRUBS	QTY	BOTANICAL NAME	CULTIVAR NAME	SIZE	CONDITIONS	
DC	5	Colobrynastrum x scutifloro "Karl Foerster"	Fountain Road Grass	#2	Cont.	
C	12	Conium x "Ice Dance"	Ice Dance Swallow	#2	Cont.	
HB	18	Hosta x "Blue Comet"	Blue Comet Hosta	#2	Cont.	
HQ	5	Hydrangea quercifolia "Alice"	Alice Gablest Hydrangea	21" H.	B&B or Cont.	
LB	44	Linum catharticum "Big Blue"	Big Blue Lythrum	#2	Cont.	
PH	48	Phlox paniculata "Promis"	Holland Dwarf Fountain Grass	#2	Cont.	
QUONSET FENCES	QTY	BOTANICAL NAME	CULTIVAR NAME	SIZE	CONDITIONS	SPACING
HO	60	Hemerocallis x "Star of the"	Star of the Party	#1 Cont.	Cont.	12" o.c.



**Entrance Wall Detail**  
Scale: 1"=2'



**Column Detail**  
Scale: 1"=2'

**GLENROSS NORTH**  
City of Delaware  
Delaware County, Ohio

**PRELIMINARY DEVELOPMENT PLAN**

**ENTRANCE FEATURE**

PROJECTOR

VINCE ROMANELLI  
148 WEST SCHROCK ROAD  
WESTERVILLE, OHIO 43081

PREPARED BY



DATE	REVISION













June 3, 2015

## COMMUNITY IMPACT ASSESSMENT

### GLENROSS NORTH

This Community Impact Assessment (“CIA”) is being submitted in connection with a rezoning request for approximately 100 acres located on the east side of Glenn Parkway, just north of the Glenross Subdivision, to permit a proposed residential subdivision to be known as “Glenross North” ( the “Property”). The rezoning request is to permit a PMU-R2 zoning for the Property. This CIA is provided in compliance with Chapter 1191 of the Delaware Zoning Code. All Section references below are to specific Sections of Chapter 1191 of the Delaware Zoning Code unless otherwise noted.

#### SITE SPECIFIC INFORMATION

1. A legal description of the Property is attached hereto as Exhibit A.
2. The current Property Owner is John Daniel Lane.
3. The current Property assessment, based on information obtained from the Delaware County Auditor, as attached hereto as Exhibit B.
4. Adjacent parcels to the Property including ownership are attached hereto as Exhibit C.
5. The Property will be subject to a uniform system of covenants, conditions and restrictions complying with the Ohio Planned Communities Statute (Chapter 5312 of the Ohio Revised Code, as amended), and substantially similar to those of record for the Glenross Subdivision directly south of the Property, excluding those provisions specific to a golf course centered community.
6. The Property consists of approximately 100 acres located on the east side of Glenn Parkway due north of the Glenross Subdivision. It is bounded on the east by the Norfolk and Southern railroad tracks. The Property is currently undeveloped, contains very few trees or other vegetation and is used principally for farming. Lands adjacent to the Property to the south and southeast have been developed into residential subdivisions as a part of the Glenross development. Lands to the southwest of the Property have likewise been developed with residential subdivisions. Lands to the north, northeast and northwest are currently undeveloped and used principally for farming. The attached Exhibit D depicts all current land uses for properties adjacent to the Property. Lands to the south, southeast and southwest of the Property have already been developed into single family subdivisions. It is assumed that properties to the north, northeast and northwest that are currently farmed will eventually come into the development cycle principally as single family home communities as utilities and roadways make such areas accessible to more intensive development. The requirement to provide land assessment data on all adjacent lands has been waived by the Delaware Director of Planning and Community Development.

7. The Property is currently undeveloped and used principally for farming. A land use map of the Property is attached hereto as Exhibit E.
8. The attached Exhibit F is an aerial map of the Property showing current site conditions.
9. The Property is a flat open farm field with very little topography. The attached Exhibit G depicts the soil types located on the Property and drainage patterns. No significant development or construction constraints are anticipated from the soils types located on the Property. There is no significant vegetation or trees located on the Property as it is currently used principally for farming. Drainage of the Property is currently handled through a standard farm tile system. As the Property is development, this farm tile system will be removed with care being taken to provide required interconnections to off-site farm tile systems. The Property will be engineered and developed to manage all stormwater generated from the Property so as not to increase from current levels, off-site drainage from the Property. As depicted on the Preliminary Development Plan and Preliminary Plat accompanying the rezoning application, stormwater management facilities are planned for the development of the Property. No prior groundwater studies are available.
10. The proposed development of the Property into a single family residential subdivision with open space and parkland will not generate, create, cause or sustain any significant air or noise pollution.
11. The Preliminary Subdivision Plat included as a part of the rezoning, preliminary development plan and preliminary plat applications that accompany this CIA provide full and complete information on all sanitary sewer and storm drainage. Sanitary sewer use and stormwater drainage will be consistent with single family residential development. The sanitary sewer facilities designed for the Property will be serviced by the Southeast Highland Sanitary Trunk Line.
12. Traffic generated from the Property will be consistent with that of a single family residential subdivision. Parking will be permitted along public streets in the subdivision, as well as in driveways and garages. Each single family home will have at a minimum a 2-car garage and driveway parking. Traffic circulation will be as depicted on the Preliminary Development Plan and Preliminary Plat submitted as a part of the rezoning application. Sidewalks for pedestrian use will be located on both sides of all streets within the proposed Subdivision of the Property. A bike/walking path is planned along Glenn Parkway. Mass transit will not be available to the Property nor will related bus stops of weather shelters.
13. The development of the Property into a residential subdivision will change the view shed through the Property from open farm fields to a residential housing development. However, the proposed development of the Property as depicted in the Preliminary Development Plan and Preliminary Plat accompanying the rezoning application demonstrate a green corridor to be preserved along Glenn Parkway, with large open space reserves along Glenn Parkway at the northern and southern boundaries of the Property and an approximately 7 acre park planned for the center of the Property. These features will assist in keeping the area green and open.
14. There are no historical site or buildings located on the Property or on adjacent lands.

15. The proposed development of the Property will be compatible with adjoining areas that have already come into the development cycle and it is anticipated that other adjacent areas will be developed in a similar pattern. The Development Text for the rezoning application accompanying this CIA commits to housing stock substantially similar in size, quality and architecture to the Glenross Subdivision to the south. The proposed development is in keeping with the Comprehensive Plan of the City and planning policies of the City.

## **IMPACT ON PUBLIC SERVICES**

1. The Property was recently annexed to the City of Delaware. It is currently taxed based on current agricultural use value (CAUV) which yields very little income tax to the City, County, Olentangy School District and other levies included on real property in Delaware County, Ohio. Additionally, no one currently lives on the Property so it yields no income taxes to the City. It is assumed that: (a) 196 single family homes will be developed on the Property, thereby taking the Property out of the CAUV program and increasing the market land value of the Property for purposes of real estate taxation to approximately \$58,800,000 (196 homes X assumed \$300,000 value per home), and (b) residents of the Subdivision planned for the Property will pay Delaware City Income Tax, subject to certain offsets for city of employment, with some residents both living and working in the City of Delaware and paying full City Income Tax. Based on the foregoing analysis, it is clear that the proposed development of the Property will impact significantly the tax base of the City.
2. It is anticipated that the need for Delaware City Police, Fire and EMS will be similar to other nearby residential developments such as Glenross. This could result in some need for increased personnel based on the overall needs for this area of the City.
3. The Property is located in the Olentangy School District. It is assumed that each single family home planned for the Property will generate in the neighborhood of 1.5 students per household, meaning the Property when developed will generate approximately 300 new students for the school district. As noted above, the Property has never contributed significantly to the School District due to CAUV valuation. The proposed new development will add significantly to the tax assessments paid to the School District. The developer of the Property will continue discussions with the School District concerning the proposed development of the Property and keep the City apprised of those discussions.
4. The Property has been planned with a number of Reserve areas, including two Reserves creating open space and a interlinking bike/walking path along Glenn Parkway and an approximately 7 acre central park Reserve planned for the center of the Property. There is a Reserve planned along the Norfolk and Southern railroad tracks along the eastern boundary of the Property to screen the railroad tracks. The developer of the Property will also dedicate an approximately 1.4 acre Reserve at the southwest corner of the Property to the City of Delaware to be added to the current City Park located along Glenn Parkway at the northwest corner of the Glenross development. These Reserves has been discussed with City Planning Staff on numerous occasions.

5. The Property will be accessed from the current roundabout on Glenn Parkway and will interconnect with street stubs presently located in the Glenross development. The development of the Property also plans a street stub at the northern boundary to interconnect for future development to the north. The impact of development of the Property on public facilities will be consistent with single family residential development. Temporary access to the Property during site development and construction activities will employ the current roundabout intersection servicing the Property on Glenn Parkway. The developer of the Property will implement procedures to prevent development and construction traffic from using the Glenross neighborhoods to the south. No traffic signal improvements will be required, as the Property is served by a roundabout on Glenn Parkway.

### **GENERAL REQUIREMENTS**

1. As stated above, the anticipated overall estimated project value at full buildout will be approximately \$58,800,000.
2. The proposed development of the Property and the rezoning of the Property is being undertaken by Vincent Romanelli, who will proceed either individually or through a limited liability company controlled by him.
3. There is no involvement in the Property or its proposed development by any elected or appointed public officials.
4. There are no anticipated requests for any local government assistance in connection with the proposed development of the Property.
5. The Property will be developed, subdivided and sold as individual single family lots generally in keeping with the Preliminary Development Plan and Preliminary Plat accompanying the rezoning application.
6. Given the fact that the proposed development of the Property is a single family subdivision, the only coordination discussions that have been held are with City of Delaware Planning and Engineering Staffs.
7. The direct economic impact of the proposed development of the Property has been discussed elsewhere in this CIA (See Impact on Public Services, Item 1 above). There will a number of temporary jobs created within the City during the development and construction of the Subdivision and single family homes.
8. Assuming the rezoning of the Property is approved during the Summer and early Fall of 2015, it is anticipated that final engineering will be completed during the Fall of 2015, thereby permitting site development activities to commence in the first quarter of 2016 with the first phase of Lots being available in Summer 2016. Based on this schedule, the first homes would be available for occupancy in early 2017 and future phases would proceed accordingly based on absorption. It is currently anticipated that full build out would occur during the year 2020.
9. The development of the Property has been planned and engineered to provide access and compatibility with adjoining lands, both those currently developed and those that are anticipated to come into the development cycle in the future. Appropriate utility connections are also planned for adjoining properties.

10. Given the size and location of the Property, its location to adjacent single family developments and the City's Comprehensive Plan, the only alternative considered for development of the Property was as a single family subdivision. The developer of the Property has had numerous discussions with City Planning and Engineer Staff over a number of months to make certain that the proposed development is in keeping with the goals and objectives of the City and sound engineering and planning principles.

Respectfully submitted,

Kephart Fisher LLC

**EXHIBIT A**  
**ZONING DESCRIPTION**

**ZONING DESCRIPTION**  
**100.00 ACRES**

Situate in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lots A and F, Section 2, Township 4, Range 18 and Farm Lot 40, Section 3, Township 4, Range 18, United States Military Lands, being part of that 155.862 acre tract conveyed to John Daniel Lane by deed of record in Deed Book 571, Page 476 and to Mary Jo Lane, Trustee as Tract VIII (1/2 interest) by deed of record in Official Record 1036, Page 1572, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Glenn Parkway at the common corner of Lot 9979 of "Glenross Golf Club Section 2 Part 2", a subdivision of record in Official Record 756, Page 1537, and that 2.451 acre tract conveyed to City of Delaware, Ohio by deeds of record in Official Record 911, Page 51 and Official Record 911, Page 55, being in the southerly line of said 155.862 acre tract;

Thence with said easterly right-of-way line, the following courses and distances:

North 30° 27' 47" East, a distance of 122.32 feet to a point;

North 54° 22' 24" East, a distance of 72.46 feet to a point;

South 86° 23' 55" East, a distance of 75.00 feet to a point;

North 03° 36' 08" East, a distance of 60.00 feet to a point;

North 86° 23' 55" West, a distance of 62.06 feet to a point;

North 53° 59' 51" West, a distance of 82.44 feet to a point;

North 26° 39' 17" West, a distance of 115.77 feet to a point; and

North 03° 36' 08" East, a distance of 1010.34 feet to a point;

Thence North 86° 32' 12" West, with the terminus of said Glenn Parkway, a distance of 60.00 feet to a point in the westerly line of said 155.862 acre tract;

Thence North 03° 29' 16" East, with the westerly line of said 155.862 acre tract, a distance of 739.51 feet to a point;

Thence South 86° 32' 21" East, across said 155.862 acre tract, a distance of 2266.94 feet to a point in the southwesterly line of that tract conveyed to Norfolk and Southern Railroad;

Thence South 38° 40' 49" East, with said southwesterly line, a distance of 305.14 feet to a point;

Thence South 38° 35' 34" East, continuing with said southwesterly line, a distance of 691.39 feet to a point at the northeasterly corner of "The Communities at Glenross Section 3", a subdivision of record in Official Record 1265, Page 2440;

Thence North 86° 31' 57" West, with the northerly line of said "The Communities at Glenross Section 3", "Glenross Golf Club Section 4", a subdivision of record in Official Record 1314, Page 1197, and "Glenross Golf Club Section 3", a subdivision of record in Official Record 1199, Page 230, a distance of 1089.32 feet to a point;

Thence South 03° 21' 21" West, with the westerly line of said "Glenross Golf Club Section 3" and "Glenross Golf Club Section 2 Part 3", a subdivision of record in Plat Cabinet 3, Slide 669, a distance of 1378.95 feet to a point;

Thence North 86° 14' 09" West, with a northerly line of said "Glenross Golf Club Section 2 Part 3" and the northerly line of said "Glenross Golf Club Section 2 Part 2", a distance of 1788.14 feet to the POINT OF BEGINNING, containing 100.00 acres, more or less.

EVANS, MBCHWART, HAMBLETON & TILTON, INC.



**EXHIBIT B**

**PROPERTY INFORMATION**

## Property Information

Parcel Number      418-320-01-029-000 Owner Name        LANE JOHN DANIEL Owner Address      BERLIN STATION RD DELAWARE OH 43015 Tax District        05 BERLIN TWP OLENTANGY School District     2104 OLENTANGY LSD Neighborhood      05003 Berlin 003 Use Code            101 Cash - grain or general farm Acres                100.00000 Description LANDS 18 4 3 40 LANDS 18 4 2 A, F	Property Address: BERLIN STATION RD DELAWARE OH 43015  Tax Payer Address: LANE MARY JO TRUSTEE & JOHN DANIEL 2810 MID PINES CT DELAWARE OH 43015 USA
---	---

Assessment Info	Current Value	Recent Transfer
Board of Revision    N	Mkt Land Value     \$1,002,900	# Parcels            0
<u>Homestead/Disability</u> N	CAUV                \$366,540	Deed Type          Annexation
<u>Owner Occ Credit</u> N	Mkt Impr Value     \$0	Amount              \$0
Divided Property    N	Total                \$1,002,900	Sale Date            5/26/2015
New Construction    N	<b>Current Tax</b>	Conveyance
Foreclosure          N	Tax Due              \$7,981.82	Deed #
Other Assessments   N	Paid To Date        \$3,990.91	
Front Ft.             N	Current Balance Due \$3,990.91	

[<< Previous Card](#)      Card 1 of 0      [Next Card >>](#)

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch 	Property Photos 
--	---

**Property Report for 418-320-01-029-000**



**Property Information**

Parcel Number:	41832001029000
Owner(s)	LANE JOHN DANIEL
Address	BERLIN STATION RD
Tax Dist	5
School	2104 OLENTANGY
Use Code:	101
Acres:	100
Description	LANDS 18 4 3 40 LANDS 18 4 2 A, F
Property Address	BERLIN STATION RD DELAWARE

Current Value		
Land	Impr	Total
1002900	0	1002900

Current Tax		
Due	Paid	Balance
3981.82	3990.91	3990.91

**Assessment Information**

Board of Revision:	N	Homestead/Disability:	N
Owner Occ Credit:	N	Divided Property:	N
New Construction:	N	Foreclosure:	N
Other Assessments:	N	Front Ft.:	N

Land							
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	No. Units	Value	
CA-Auditor Override	100	0	0	0	1	1002900	

**CAUV Land**

Land Type	Acres	Soil Type	Acres	Adj. Rate	Value
5	29.2	BOA-BLOUNT SILT LOAM	29.2	3030	88480
5	67.4	PWA-PEWAMO SILTY CLAY	67.4	4020	270950

### Transfer History

Date	Amount	To	Type	Conveyance
1/26/2015	0	LANE JOHN DANIEL	Annexation	0
1/16/2014	0	LANE JOHN DANIEL	Change Owner	0
1/16/2014	0	LANE MARY JO & JOHN DANIEL	Change Owner	0
1/23/2011	0	LANE MARY JO TRUSTEE & JOHN DANIEL	Change Owner	0
1/23/2011	0	LANE JOHN F JOHN DANIEL	Change Owner	0
1/18/1994	389655	LANE JOHN F	Change Owner	928

### Value History

Year	Land	Improvement	Total	Reason
2011	649800	0	649800	Reappraisal, Update or Annual Equalization
2010	1513300	0	1513300	Reappraisal, Update or Annual Equalization
2009	281200	0	281200	CAUV Loss or Recoupment
2009	281200	0	281200	Annual Maintenance on Splits & Combines
2008	293600	0	293600	Reappraisal, Update or Annual Equalization
2008	293600	0	293600	Reappraisal, Update or Annual Equalization
2005	262100	0	262100	Reappraisal, Update or Annual Equalization
2002	233600	0	233600	Reappraisal, Update or Annual Equalization
1999	186900	0	186900	Reappraisal, Update or Annual Equalization
1996	149500	0	149500	Miscellaneous

### Tax Detail Information

Full Rate: 96.56 Effective Rate 69.129961  
 Annual Tax: \$7981.82

	Prior	Adj	1st Half	Adj	2nd Half	Adj
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax	\$0.00	\$0.00	\$6193.84	\$0.00	\$6193.84	\$0.00
Reduction			\$1759.50	\$0.00	\$1759.50	\$0.00
Subtotal	\$0.00		\$4434.34		\$4434.34	
10% Rollback			\$443.43	\$0.00	\$443.43	\$0.00
Own Occ Cred			\$0.00	\$0.00	\$0.00	\$0.00
Homestead			\$0.00	\$0.00	\$0.00	\$0.00
SR			\$0.00	\$0.00	\$0.00	\$0.00
IET	\$0.00		\$3990.91		\$3990.91	
Penalty/Int	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
FE Chg	\$0.00		\$0.00		\$3990.91	
FE Paid	\$0.00		\$3990.91		\$0.00	
IPA Chg	\$0.00		\$0.00		\$0.00	
IPA Paid	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$3990.91		\$3990.91	
Total Paid	\$0.00		\$3990.91		\$0.00	
Balance Due	\$0.00		\$0.00		\$3990.91	

Diff. Rate	Amount	Type
52.570675	\$6,069.87	OLENTANGY LSD
2.331072	\$269.14	DELAWARE AREA CAREER CENTER
0.601515	\$69.45	DELAWARE COUNTY HEALTH DEPT.
0.577271	\$66.65	PRESERVATION PARK DISTRICT
0.961207	\$110.98	DELAWARE CO. DISTRICT LIBRARY
1.05	\$121.23	BERLIN TWP
0.000000	\$0.00	BERLIN TWP

0.431687

\$49.84 DELAWARE COUNTY 9-1-1 DISTRICT

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**EXHIBIT C**

**LIST OF PROPERTY OWNERS**

## LIST OF PROPERTY OWNERS

<u>Property to be Rezoned</u>	<u>Acreage/Lot Number</u>	<u>Parcel ID Number</u>
John Daniel Lane Berlin Station Rd Delaware, Ohio 43015	100.00	41832001029000
 <b><u>North of Property to be Rezoned</u></b>		
Mary Jo Lane, Trustee 2810 Mid Pines Ct. Delaware, Ohio 43015	34.435 17.287	41823001029000 41823001031000
 <b><u>East of Property to be Rezoned</u></b>		
John D. Lane Jennifer A. Lane 2242 Berlin Station Rd. Delaware, Ohio 43015	70.457	41823001041000
Rosalie Brown 2410 Berlin Station Rd. Delaware, Ohio 43015	8.21	41823001034000
Nirmala Muniyappa Katta Jayachandra Amith 758 Ballater Dr. Delaware, Ohio 43015	Lot 9984	41832010015000
Phillip Clark Joy Clark 752 Ballater Dr. Delaware, Ohio 43015	Lot 9985	41832010016000
Nagaraju Chakilam Himabindu Chakilam 746 Ballater Dr. Delaware, Ohio 43015	Lot 9986	41832010017000
Jeffrey S. Brennan Lori Ann Brennan 740 Ballater Dr. Delaware, Ohio 43015	Lot 9987	41832010018000

Ventkataswamy & Sulochana Bolineni 728 Ballater Drive Delaware, Ohio 43015	Lot 9988	41832010019000
Beth Ousley 722 Ballater Drive Delaware, Ohio 43015	Lot 9989	41832010020000
Andrew Deblock Elizabeth Deblock 716 Ballater Dr. Delaware, Ohio 43015	Lot 9990	41832010021000
Jitendra L. Patel Kalpana J. Patel 303 Tipperary Loop Delaware, Ohio 43015	Lot 9991	41832011001000
Lisa A. Eakin Michael A. Gregg 309 Tipperary Loop Delaware, Ohio 43015	Lot 10694	41832011002000
Christopher J. Daddis Sarah A. Daddis 315 Tipperary Loop Delaware, Ohio 43015	Lot 10693	41832011003000
Jitendra Patel Kalpana Patel 321 Tipperary Loop Delaware, Ohio 43015	Lot 10692	41832011004000
Kimberly Ann Miller William Raymond Miller 327 Tipperary Loop Delaware, Ohio 43015	Lot 10691	41832011005000
Michael A. & True F. Lombardo 339 Tipperary Loop Delaware, Ohio 43015	Lot 10689	41832011007000
Matthew Myers Kelly Myers 333 Tipperary Loop Delaware, Ohio 43015	Lot 10690	41832011006000



Delaware, Ohio 43015 Patrick R. Zuchegno Kristen Zuchegno 856 Ballater Dr. Delaware, Ohio 43015	Lot 9966	41832010001000
Shawn C. Smith Arlene M. Smith 850 Ballater Dr. Delaware, Ohio 43015	Lot 9967	41832010002000
Joseph D. Cress Amber D. Cress 844 Ballater Dr. Delaware, Ohio 43015	Lot 9968	41832010003000
Rachel R. Arps Richard W. Arps 838 Ballater Dr. Delaware, Ohio 43015	Lot 9969	41832010004000
Jianguo Pei Wang Jianmei Wang 832 Ballater Dr. Delaware, Ohio 43015	Lot 9970	41832010005000
Skyler K. Munekata Brooke N. Munekata 826 Ballater Dr. Delaware, Ohio 43015	Lot 9971	41832010006000
Lawrence T. Shafer Carol A. Shafer 820 Ballater Dr. Delaware, Ohio 43015	Lot 9972	41832010007000
Kevin N. Jones Kimberly H. Jones 814 Ballater Dr. Delaware, Ohio 43015	Lot 9973	41832010008000
Gregory D. Beeman, Trustee Amanda L. Beeman, Trustee 808 Ballater Dr. Delaware, Ohio 43015	Lot 9974	41832010009000

Anthony S. Lanasa Misty A. Lanasa 802 Ballater Dr. Delaware, Ohio 43015	Lot 9975	41832010010000
Reinaldo Millan Ibelca Millan 796 Ballater Dr. Delaware, Ohio 43015	Lot 9976	41832010011000
Jason C. Lehigh Kathryn E. Lehigh 790 Ballater Dr. Delaware, Ohio 43015	Lot 9977	41832010012000
Joseph P. Hay Lindsey C. Hay 784 Ballater Dr. Delaware, Ohio 43015	Lot 9978	41832010013000
Christopher J. Zamilski Sarah Zamilski 764 Ballater Dr. Delaware, Ohio 43015	Lot 9983	41832010014000

**West of Property to be Rezoned**

JER-LEEN INC. 1573 Berlin Station Rd. Delaware, Ohio 43015	60.0	41914004015000
Rockford Homes, Inc. 999 Polaris Parkway Columbus, Ohio 43240	25.315 2.332	41941001005000 41941001005001
Estates at Braumiller Homeowners Association Inc. 1069 & 1079 Treeline Way Delaware, Ohio 43015	Lot 10323 Lot 10324	41941030023000 41941030022000
Chistian Manansala Emmanuel Q. Manansala 1085 Treeline Way Delaware, Ohio 43015	Lot 10282	41941030021000
Shelli A. Farley 1097 Treeline Way Delaware, Ohio 43015	Lot 10283	41941030020000

Chantel Adora Williams  
Robert James Price III  
1103 Tree Line Way  
Delaware, Ohio 43015

Lot 10284

41941030019000

Steven A. Jeffers  
Gretchen D. Jeffers  
1109 Treeline Way  
Delaware, Ohio 43015

Lot 10285

41941030018000

**EXHIBIT D**

**ADJACENT OWNERSHIP EXHIBIT**

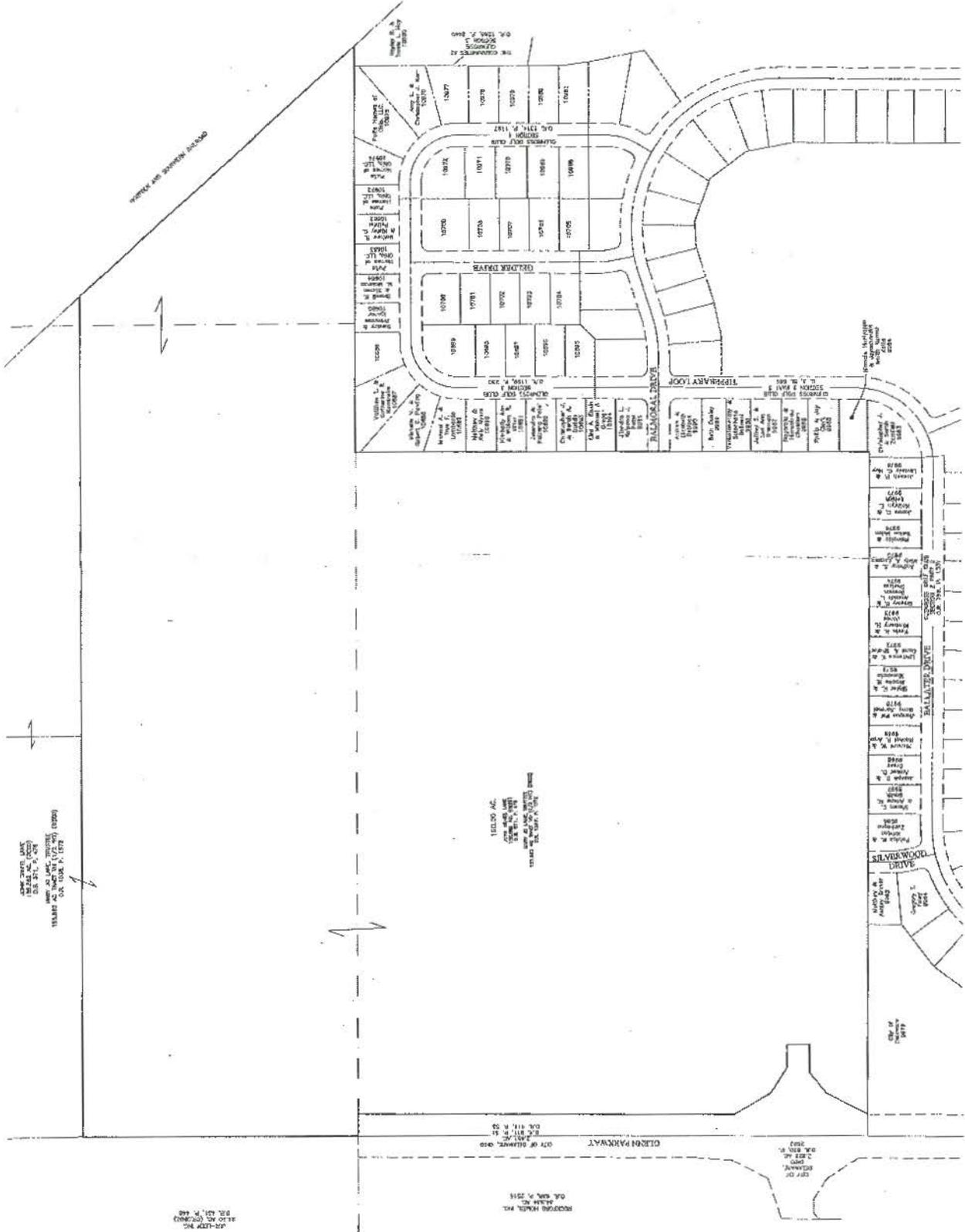
**GLENROSS NORTH**  
 City of Delaware  
 Delaware County, Ohio

**COMMUNITY ASSESSMENT PLAN**  
**ADJACENT OWNERSHIP EXHIBIT**

VINCE ROMANELLI  
 148 WEST SCHROEDER ROAD  
 PEEBLESVILLE OHIO 43081



DATE	08/11/11
PROJECT	GLENROSS NORTH
OWNER	VINCE ROMANELLI
PREPARED BY	EMHIT
SCALE	AS SHOWN
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

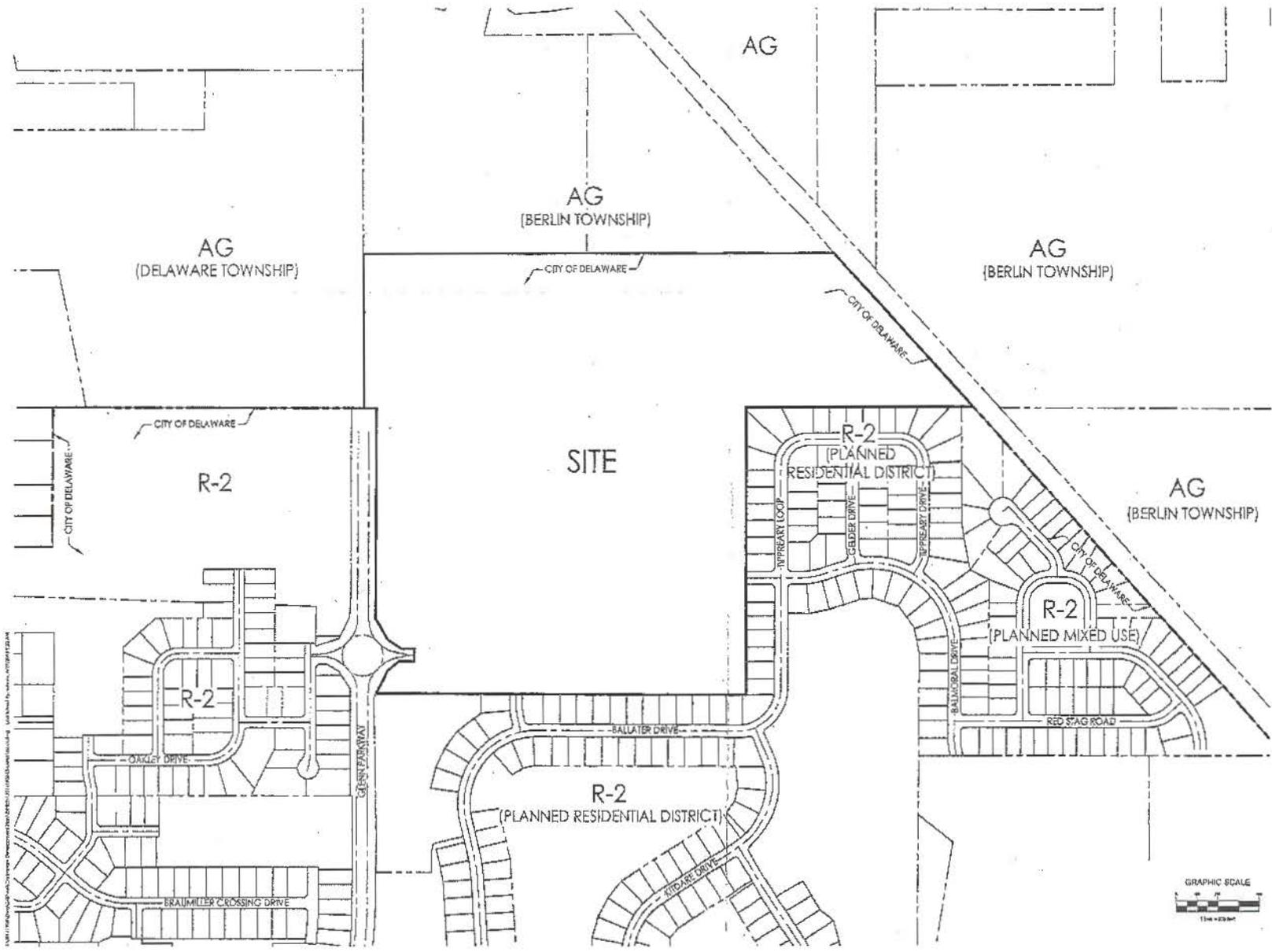


10001 AC.  
 10002 AC.  
 10003 AC.  
 10004 AC.  
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 10010 AC.

10011 AC.  
 10012 AC.  
 10013 AC.  
 10014 AC.  
 10015 AC.  
 10016 AC.  
 10017 AC.  
 10018 AC.  
 10019 AC.  
 10020 AC.

07' OF SEWER, 48"

**EXHIBIT E**  
**EXISTING LAND USE PLAN**



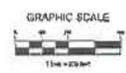
**GLENROSS NORTH**  
 City of Delaware  
 Delaware County, Ohio

**COMMUNITY ASSESSMENT PLAN**  
**EXISTING LAND USE PLAN**

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



Date:	JUL 2011
PROJECT:	
CLIENT:	
SCALE:	
STATUS:	
REVISION:	



**EXHIBIT F**  
**AERIAL MAP OF PROPERTY**

# GLENROSS NORTH

City of Delaware  
Delaware County, Ohio

COMMUNITY  
ASSESSMENT  
PLAN

AERIAL  
EXHIBIT

VINCE ROMANELLI  
18 WEST BUCKS ROAD  
WESTVALE, OHIO 43081



DATE:	
BY:	
SCALE:	
PROJECT:	
SHEET:	



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**EXHIBIT G**

**EXISTING CONDITIONS, TOPOGRAPHY AND SOILS PLAN**





## FACT SHEET

---

AGENDA ITEM NO: 20

DATE: 7/6/15

ORDINANCE NO: 15-69

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES

**August 10, 2015 7:30 p.m.**

---

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

---

**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) FOR VINCENT ROMANELLI TO BE ESTABLISHED FOR GLENROSS NORTH SUBDIVISION ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB.

**BACKGROUND:**

The subject 100 acre site was annexed into the City in February 2015 and is currently zoned A-1 (Agricultural District) as required by the codified ordinances. The developer is proposing single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre. The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Glenn Parkway would not be extended north any further because of this development. The proposed layout is focused on a 7.0 acre central park located in the heart of the development with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets expands out from the central park with smaller loop streets to the east adjacent to the railroad tracks and to the south connecting into The Glenross

Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street (parkland to be combined with the adjacent City owned Glenross Park). A second retention basin is proposed on the extreme northwestern portion of the development along Glenn Parkway. The developer is proposing 196 single family lots with 103 of the lots being 80 x140 (11,200 square feet) and 93 lots being 70 x140 (9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. The site has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieves compliance.

The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park landscaping and entrance signage and landscaping which would need to be reviewed and approved by the Shade Tree Commission. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east. The main entrance sign located just north of the main entrance would be 5 feet tall and 30.4 feet wide and be constructed of cut limestone with a stone cap with black pin mounted letters identifying the subdivision with the appropriate landscaping and three stone columns flanking each side. The developer is proposing an 8 foot wide asphalt bike path along the length of Glenn Parkway to be consistent with what is constructed today. The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations and a lighting plan would need to be approved for each phase. The applicant has provided a preliminary phasing plan which indicates the site would be developed in three phases from south to north. Phase I would consist of 68 single-family lots, Phase 2 would consist of 69 single family lots and Phase 3 would consist of 59 single family lots. The property is subject to a pre-annexation agreement.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

ORDINANCE NO. 15-69

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) FOR VINCENT ROMANELLI TO BE ESTABLISHED FOR GLENROSS NORTH SUBDIVISION ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB

WHEREAS, the Planning Commission at its meeting of July 1, 2015 recommended approval of a Conditional Use Permit allowing the Placement of a PMU (Planned Mixed Use Overlay District) for Vincent Romanelli to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club (PC Case 2015-1055), and

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

SECTION 1. That the Conditional Use Permit allowing the Placement of a PMU (Planned Mixed Use Overlay District) for Vincent Romanelli to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club, be the same and is hereby confirmed, approved, and accepted.

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

VOTE ON RULE SUSPENSION:

YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS\_\_\_NAYS\_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## FACT SHEET

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AGENDA ITEM NO: 21

DATE: 7/6/15

ORDINANCE NO: 15-70

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING:NO

---

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

---

**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR VINCENT ROMANELLI FOR GLENROSS NORTH SUBDIVISION FOR 196 SINGLE FAMILY LOTS ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

**BACKGROUND:**

The subject 100 acre site was annexed into the City in February 2015 and is currently zoned A-1 (Agricultural District) as required by the codified ordinances. The developer is proposing single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre. The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Glenn Parkway would not be extended north any further because of this development. The proposed layout is focused on a 7.0 acre central park located in the heart of the development with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets expands out from the central park with smaller loop streets to the east adjacent to the railroad tracks and to the south connecting into The Glenross

Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street (parkland to be combined with the adjacent City owned Glenross Park). A second retention basin is proposed on the extreme northwestern portion of the development along Glenn Parkway. The developer is proposing 196 single family lots with 103 of the lots being 80 x140 (11,200 square feet) and 93 lots being 70 x140 (9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. The site has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieves compliance.

The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park landscaping and entrance signage and landscaping which would need to be reviewed and approved by the Shade Tree Commission. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east. The main entrance sign located just north of the main entrance would be 5 feet tall and 30.4 feet wide and be constructed of cut limestone with a stone cap with black pin mounted letters identifying the subdivision with the appropriate landscaping and three stone columns flanking each side. The developer is proposing an 8 foot wide asphalt bike path along the length of Glenn Parkway to be consistent with what is constructed today. The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations and a lighting plan would need to be approved for each phase. The applicant has provided a preliminary phasing plan which indicates the site would be developed in three phases from south to north. Phase I would consist of 68 single-family lots, Phase 2 would consist of 69 single family lots and Phase 3 would consist of 59 single family lots. The property is subject to a pre-annexation agreement.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

ORDINANCE NO. 15-70

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR VINCENT ROMANELLI FOR GLENROSS NORTH SUBDIVISION FOR 196 SINGLE FAMILY LOTS ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting of July 1, 2015 recommended approval of a Preliminary Development Plan for Vincent Romanelli for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) (PC Case 2015-1056), and

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

SECTION 1. That the Preliminary Development Plan for Vincent Romanelli for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.

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

VOTE ON RULE SUSPENSION:

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## FACT SHEET

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AGENDA ITEM NO: 22

DATE: 7/6/15

ORDINANCE NO: 15-71

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING:NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT FOR VINCENT ROMANELLI FOR GLENROSS NORTH SUBDIVISION FOR 196 SINGLE FAMILY LOTS ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

**BACKGROUND:**

The subject 100 acre site was annexed into the City in February 2015 and is currently zoned A-1 (Agricultural District) as required by the codified ordinances. The developer is proposing single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre. The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Glenn Parkway would not be extended north any further because of this development. The proposed layout is focused on a 7.0 acre central park located in the heart of the development with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets expands out from the central park with smaller loop streets to the east adjacent to the railroad tracks and to the south connecting into The Glenross

Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street (parkland to be combined with the adjacent City owned Glenross Park). A second retention basin is proposed on the extreme northwestern portion of the development along Glenn Parkway. The developer is proposing 196 single family lots with 103 of the lots being 80 x140 (11,200 square feet) and 93 lots being 70 x140 (9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. The site has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieves compliance.

The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park landscaping and entrance signage and landscaping which would need to be reviewed and approved by the Shade Tree Commission. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east. The main entrance sign located just north of the main entrance would be 5 feet tall and 30.4 feet wide and be constructed of cut limestone with a stone cap with black pin mounted letters identifying the subdivision with the appropriate landscaping and three stone columns flanking each side. The developer is proposing an 8 foot wide asphalt bike path along the length of Glenn Parkway to be consistent with what is constructed today. The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations and a lighting plan would need to be approved for each phase. The applicant has provided a preliminary phasing plan which indicates the site would be developed in three phases from south to north. Phase I would consist of 68 single-family lots, Phase 2 would consist of 69 single family lots and Phase 3 would consist of 59 single family lots. The property is subject to a pre-annexation agreement.

**REASON WHY LEGISLATION IS NEEDED:**

N/A

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on July 1, 2015.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

ORDINANCE NO. 15-71

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT FOR VINCENT ROMANELLI FOR GLENROSS NORTH SUBDIVISION FOR 196 SINGLE FAMILY LOTS ON APPROXIMATELY 100 ACRES LOCATED JUST EAST OF GLENN PARKWAY AND NORTH OF THE GLENROSS GOLF CLUB ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting of July 1, 2015 recommended approval of a Preliminary Subdivision Plat for Vincent Romanelli for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) (PC Case 2015-1057), and

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

SECTION 1. That the Preliminary Subdivision Plat for Vincent Romanelli for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. All the lots adjacent to the The Glenross Golf Club shall have a minimum rear yard lot width of 80 feet.
4. Lot 194 shall be eliminated from the plan and plat because its perpendicular to rather than parallel with the rear lots in the The Glenross Golf Club.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections

- of the current zoning code.
7. The proposed central park in Reserve B shall be programmed with a tot lot ( play equipment and a swing set), ball fields, gazebo, trash receptacles, etc., prior to approval of the Final Subdivision Plat in Phase 2 and shall be maintained by the Homeowner's Association with an easement dedicated to the City for public use. The exact programing shall be determined and approved with Final Development Plan and Plat reviews for Phase 2.
  8. A minimum 3-6 foot high mound with landscaping shall be located along Glenn Parkway between the retentions ponds and a three rail wood fence stained white adjacent to the retention ponds. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
  9. A 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
  10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
  11. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each phase.
  12. The tree lines along the east and south property lines shall be preserved.
  13. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
  14. Reserve A (1.4 acres) shall be consolidated with the Glenross City Park to the south and shall be maintained by the City.
  15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
  16. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of \$3,200 per edu, the single family lot transportation fee in effect in this area at the time of building permit issuance (currently the fee is \$1,000), and dedication of right-of-way for the future expansion of Glen Parkway.

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

VOTE ON RULE SUSPENSION:

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2015

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

## Ideas for Message Placards Placed on City Vehicles

**Purpose:** The purpose of installing message placards on city vehicles (primarily packers) is to provide a community-based communications vehicle that informs the citizens of programs and services available to city residents that promote community health, vitality and/or safety.

### Eligible organizations:

- non-profit
- public agencies supported with local, state and/or federal funding
- the organization is active within the community

### Frequency & use:

- messages will be changed as part of regular vehicle maintenance schedules (TBD)
- message timing may be requested but cannot be ensured or guaranteed
- the population of messages will be rotated through on a regular basis
- city messages may receive higher priority and higher frequency of use

### Organization responsibilities:

- have the message vetted by city personnel prior to placard creation
- create and supply the message placards in compliance with city specifications
- replacement of message placards as necessary

### Message Placard Specifications:

- sized to fit securely in vehicle placard holders
- durable material that is color-fast, weather-resistant and as a long life expectancy
- readable at standard viewing distances

### Message Requirements:

- offensive messages are not allowed (based on community standards)
- religious and faith-based messages are not allowed
- controversial messages shall be reviewed and regulated as appropriate
- messages must be appropriate for all ages
- fund-raising and membership messages are not allowed
- messages must provide information pertinent to public health, vitality and/or safety

### Additional info:

- the city shall not charge for the display of message placards
- the city is not responsible for placards provided for display
- the city will remove worn, objectionable and unusable placards from vehicles
- the message owner is responsible to checking with the city regarding placard usability

## **Chronology of Water Service in the Coover Road, Hills-Miller Road, and Buttermilk Hill Road Areas**

- 2003 - City approves agreement to pay Troy Township residents \$4,000 who live in the Penry Rd well field 5-foot or greater drawn down area and \$2,400 for residents who live in 3-5 foot drawn down area. This payment was to be used to pay for DEL-CO Water capacity fees, City capacity fees (for residents in the City service area) or for improving on-site water systems. As part of the agreement, the City received a signed waiver from property owners releasing the City from any and all future liability with respect to the Penry Road wellfield operation.
- 2004 – City constructs eight-inch water line on Coover Road, Troy Road and Buttermilk Hill Road per the map. Property owners that connect to the City water line are required to sign an agreement to annex once they are contiguous to the City.
- 2011 – City constructs twenty-four inch water main on Hills-Miller Road. Included with the City easement acquisitions from property owners on the north side of Hills-Miller Road is an agreement that states (A) the property owners must annex into the City within ten (10) years from the issuance of the water connection permit, or (B) the property is transferred to a new owner or owners, whichever comes first and the property is contiguous to the City. Property owners on the south side of Hills-Miller Road must signed an agreement to annex once they are contiguous to the City at the time a water connection permit is approved.
- 2015 – City staff met with two property owners on Buttermilk Hill Road and Troy Road, who live outside of the Penry Road well field drawn down area, that state the water quality of their wells have been impacted by the operation of the Penry Road well field. Approximate costs to extend the City water line 2,000 feet on Buttermilk Hill Road from its current terminus to the end of the City’s water service area at the railroad tracks is \$150,000. The approximate cost to extend the water line approximately 5,500 feet on Troy Road from Buttermilk Hill Road to Hills-Miller Road is \$400,000.

# TROY TOWNSHIP, DELAWARE COUNTY

4293 U.S. Route 23 North  
Delaware, Ohio 43015

May 5, 2015

Delaware City Council  
1 South Sandusky Street  
Delaware, Ohio 43015

RE: Penry Road Well Field

Delaware City Council,

On behalf of the residents of Troy Township, the Troy Township Trustees are requesting that the City of Delaware review and amend its current policy regarding annexation for residents of Troy Township as a requirement to obtain city water for homeowners currently not within the corporation limits of the City of Delaware.

The residents of Troy Township and the Trustees feel this policy change is warranted by the fact the city installed a well field on Penry Road to supply the city water treatment plant. Prior to the installation of the Penry Road well field the residents in the Troy Road, Hills Miller Road and Buttermilk Hill Road area had minimal problems with their wells. After the well field was installed and reached a higher sustained operating capacity, the residents in this area have experienced wells going dry, wells pumping dirty/muddy water and other well problems.

The Troy Township Trustees are requesting the city amend its current policy of requiring non-city residents sign an agreement to annex into the corporation limits within ten years of obtaining city water or at the point of sale if the residence has city water.

The Troy Township Trustees would like the City of Delaware revise the current annexation policy in Troy Township to a policy that would require annexation when the City of Delaware sanitary sewer becomes available in the area of Troy Township where city water is available.

The residents of Troy Township and the Troy Township Trustees acknowledge that prior to sanitary sewer becoming available in Troy Township, if the residence obtains city water the residence will be paying a higher water fee than residents within the corporation limits of the City of Delaware.

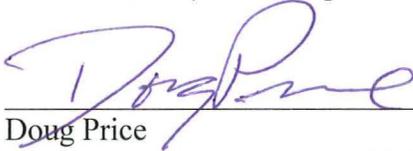
The Troy Township Trustees believe this policy change would be beneficial to both the City of Delaware and Troy Township.

Respectfully Yours,



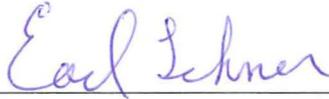
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Loren Pool  
Chairman, Troy Township Trustees



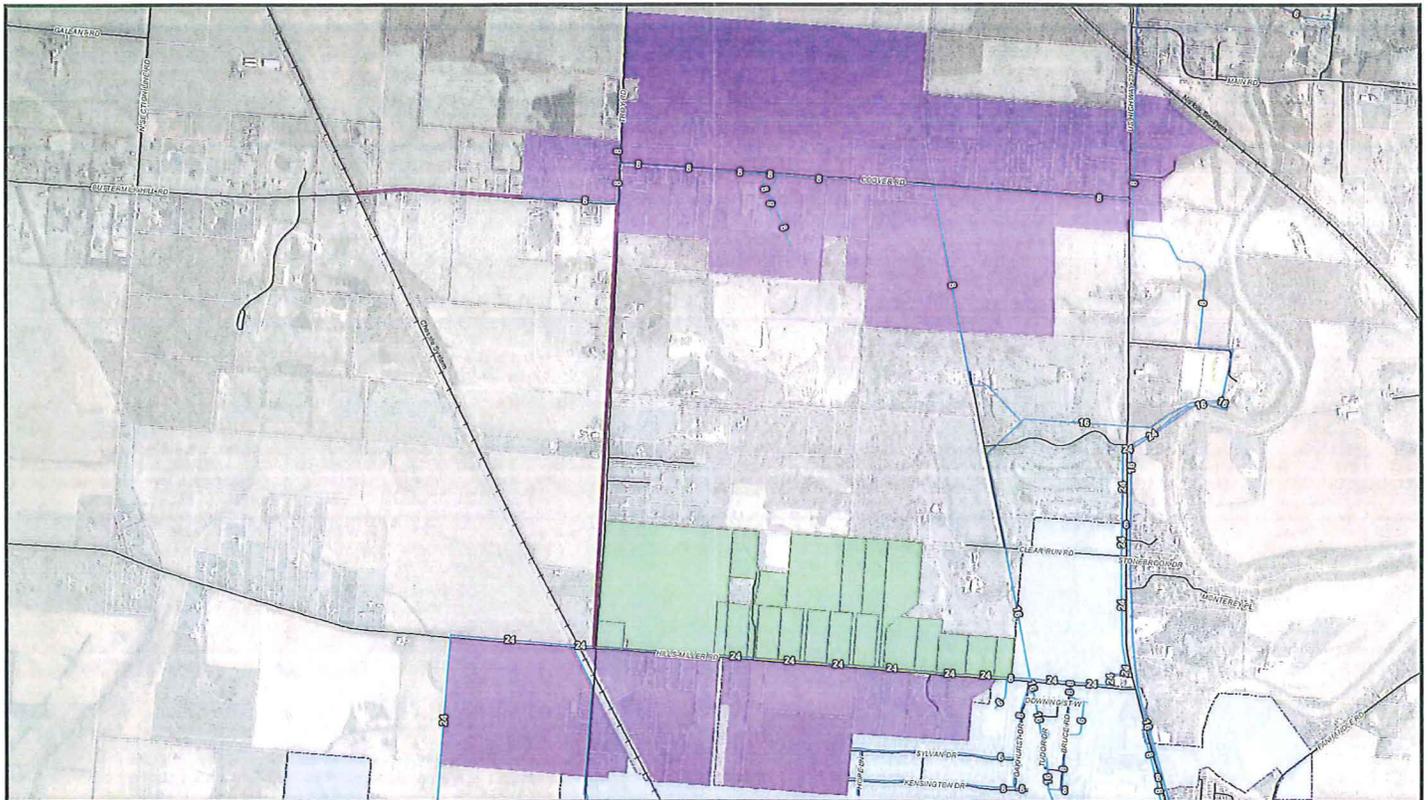
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Doug Price  
Vice Chairman, Troy Township Trustee



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Earl Lehner  
Troy Township Trustee



This information is believed to be an accurate and true depiction for the stated purpose for the owner and his employees make no guarantee, implied or otherwise to the accuracy or completeness of this design. No person shall be held responsible for any errors or omissions in this report or any part thereof. The user of this report shall be responsible for any errors or omissions in this report or any part thereof. The user of this report shall be responsible for any errors or omissions in this report or any part thereof. The user of this report shall be responsible for any errors or omissions in this report or any part thereof.

— Future Water Pipes  
— Water Pipes  
 Annex When Contiguous With Corp. Line  
 Annex by 2021 or When Property is Sold, Whichever is 1st  
 Municipal Boundary

0 270 540 1,010 Feet



## Coover, Buttermilk Hill, & Hills-Miller Water Service Parcel Annex Agreement



## MEMORANDUM

TO: Tom Homan, City Manager  
FROM: Dan Whited, Public Service Director/Interim Parks & Natural Resources Director  
DATE: June 2015  
RE: Parks & Natural Resources – 2015 Mid-Year Update **DRAFT**

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This **DRAFT** memorandum provides an update on the incremental organizational refinements implemented with the City of Delaware's public service, infrastructure, development and parks and natural resources focused departments. The primary focus of this memo is on the newly created Parks and Natural Resources Department.

### **Progress of Organizational Changes**

Beginning December of 2012, the city implemented an initial phase of structural refinements to its operational organization. The changes resulted partly from an organizational evaluation by the Novak Group, in addition to recognition of the need to improve internal communication and enhance operational efficiencies.

In 2013 we redefined the role of the Assistant City Manager position to focus primarily on our public services (Public Works, Engineering and Public Utilities departments), and implemented improved coordination of land development review responsibilities of the Engineering and Planning/Community Development departments.

Dan Whited was appointed as the new Assistant City Manager at that time. At the same time, Allen Rothermel was appointed as (Interim) Public Works Director after the retirement of Tim Browning. In May of 2013, Sean Hughes was hired as our Economic Development Coordinator.

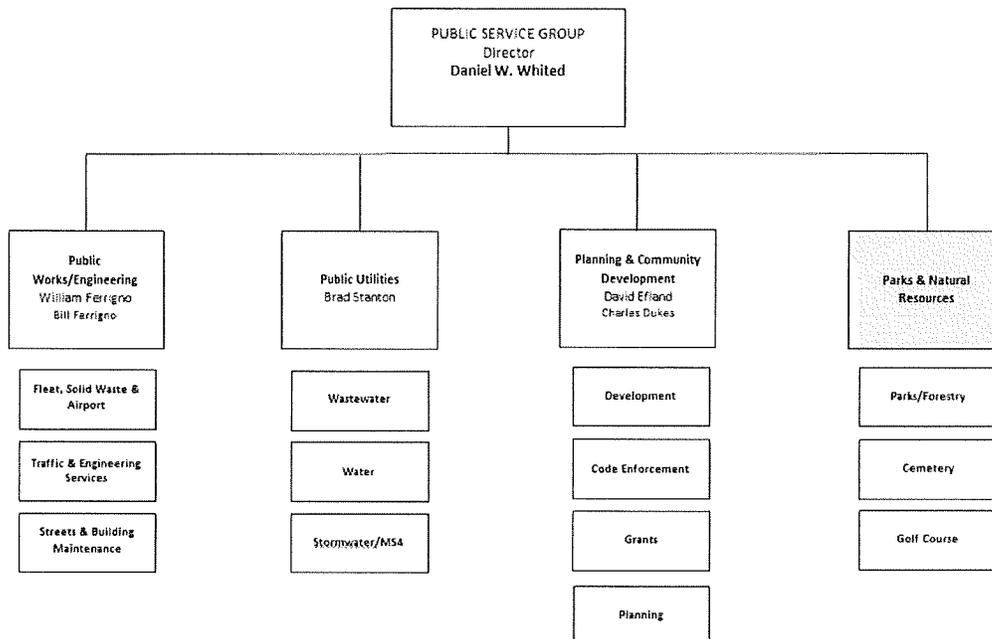
These changes were positive and productive. Over time, we built on, and refined the organizational structure to maximize improved delivery of service, continue to enhance efficiencies and effectiveness, and provide for better, quicker, internal decision making and execution. Over the last year, we:

1. Consolidated Engineering Services into the Public Works department. Since April of 2014, coinciding with the retirement of Allen Rothermel, Public Works is now led by Bill Ferrigno, who also serves as the City Engineer.
2. Unified the enhanced Public Works department with the Public Utilities and the Planning/Community Development departments to form the Public Service Group. The Public Service Group is overseen by me. My business background, engineering licensure and broad

strategic understanding of public infrastructure, planning and land development provides common focus to the three departments. As I moved into the Public Service Director position, Jackie Walker took on the Assistant City Manager position, applying her administrative skills and expertise to the position.

3. Through a streamlined reporting structure within the Public Service Group, we enhanced communication, collaboration and cooperation between the Planning & Community Development department and the other Public Service Group departments, increasing involvement of the valued department wide staff with city-wide objectives and initiatives.
4. Reassigned the Economic Development Department to report directly to the City Manager to allow the department to act more autonomously with direct access to the City Manager. The Economic Development Director, coordinates closely with the Public Service Group and routinely attends regular coordination meetings of the PSG.
5. Developed the groundwork for a dedicated Parks and Natural Resources department within the PSG. This move is intended to allow greater focus on the growing needs of Delaware's natural resources, including our parks, grounds, cemetery, urban forest, and trails system. The director of Grounds and Natural Resources will be strategic minded, focusing on the maintenance and long term enhancement of Delaware's valued land and water assets.

The new organizational structure is presented below.



Since the implementation of this new structure, Public Works staff has developed, and is now following detailed collaborative work plans, to enhance efficiencies. These types of plans have not been utilized in the past. Implementation has been incremental, yet results are proving to be very positive. The planning process, combined with future colocation, will provide a high return on investment for our employees by providing focused effort on recognized priorities in a collaborative, communicative environment. As we better organized our efforts and implemented works plans, we have focused on the effectiveness of our services and the efficiency with which we can supply them. In this way we continuously provide better, more consistent services with available resources.

As a result of these organizational changes (based on staff and department director feedback):

- PSG has provided an excellent format to allow directors to coordinate departmental efforts concerning the multitude of ongoing work within the city.
- The PSG Director has added the necessary leadership to assign tasking, dictate schedules, and keep the open channels of communication working.
- The creation of the PSG has promoted and facilitated improved communication, cooperation and relationships between departments within the PSG which has improved the efficiencies of all departments.
- The engineering and leadership experience of the PSG director has greatly enhanced planning and final project completion.
- The PSG environment has been conducive for open and spirited conversation as we work through issues.
- Regular, weekly meeting has allowed all department directors to present new info as required,
- Staff's ability to work freely with all departments has improved the level of service for the community.
- Weekly PSG meetings with staff are highly productive for interaction of departments for project planning.
- The creation of PSG has allowed and encouraged improved communication between the PSG departments and non-PSG departments (e.g. – Police, Fire, Finance, IT, Economic Development).
- The creation of PSG has encouraged stronger communication between City departments and external groups (e.g. – Delaware County Engineer, Delaware County Department of Environmental Services, Del-Co Water, Central Ohio Builders Industry Association, YMCA, DYAA, MORPC, OPWC, Preservation Parks of Delaware County, OEPA, ODNR, individual developers and consultants, and construction firms).
- The development of the Parks and Natural Resources has allowed for improved focus on a City wide initiative for sustainability and park development (e.g. – Park Levy Projects, recycling efforts, NOW Festival, ODNR grant acquisition/implementation, trail planning).

## Parks and Natural Resources Department

The overall purpose for the PNR Department, as developed during the 2014 budgeting process is to build a department, led by forward thinking director, as part of the PSG. The PNR Department will work more closely than it historically has with other City Departments to ensure a high level of service and positive quality of life to the citizens of Delaware.

The Parks and Natural Resources Department is responsible for maintaining and operating:

- 24 parks (4 community, 20 neighborhood) totaling ±352 acres
- 16+ miles of bikeways & trails
- ±50 acre cemetery with ±20,000 headstones
- ±14,000 trees (estimated value of ±\$14M)
- A 9 hole executive golf course

This Department also works with the Delaware YMCA for the safe and proper function of recreational programming in the City, and administers park levy funded projects.

Our natural resources, green space, cemetery, urban forest, trails, river, and recreational facilities are an important part of the character, environment and economy that make Delaware a great place to live. They provide irreplaceable ecological, social and economic benefits. As the city continues to grow, and add facilities, it is increasingly important to focus not just on operation and maintenance, but also on maximizing the benefits.

The divisions of the PNR department include:

- Parks Maintenance/Operations
- Urban Forestry
- Oak Grove Cemetery
- Hidden Valley Golf Course

The PNR department is currently staffed with 9 FT and varying numbers of seasonal employees as need to supplement resources. Currently, the Public Service Director is filling the role of Director on an interim basis to evaluate the needs of the Department and appropriate requirements of a Director position.

In addition to successfully operating the day to day functions of the referenced divisions at a high level, the focus of the Parks and Natural Resources Department is to maintain and operate the City's growing natural resource assets.

City staff must engage in long term planning to maximize the use and value of Delaware's land, water, natural habitats and historic resources, and provide a higher quality of life for our citizens. This would require extensive internal and external collaboration and coordination.

The “big picture” vision, mission and goals of the goals are:

**PNR Vision** - A sustainable and livable community and a clean and healthy natural environment that support a prosperous and resilient economy.

**PNR Mission** – To provide city wide parks, trails and green space that maximize the use and value of Delaware’s land, water, natural habitats and historic resources.

**PNR “Big Picture” Goals:**

1. **Environment:** Foster environmental stewardship, promote conservation.
2. **People and Communities:** Protect and improve human health and safety, foster community-building and healthy living, and preserve and enhance historic properties.
3. **Fiscal Responsibility and Economic Vitality:** Support the region’s prosperity and ensure ratepayer value through effective, efficient and equitable programs.
4. **Quality Workforce:** Develop and empower our most valuable asset — our employees; build internal capacity for excellence, equity and fairness in service delivery.

**Six Month Interim Evaluation of the need for a PNR Director**

During the last six months, I have spent more than 30% of my time focused on PNR work. While the time spent has been beneficial, it has not been nearly enough to meet the needs of the department (and pulls away valuable time from my responsibilities to provide similar leadership of the Public Works, Public Utilities and Planning & Community Development Departments). Thankfully, the PNR Department is staffed with a highly qualified and dedicated staff, not the least of whom is Department Superintendent Stacy Davenport.

In order to forward the Mission, Vision and Values of the PNR Department, it is important to fill the Director’s position in 2016 for the following reasons:

- Day to day communication and oversight of the department needs more attention. Currently, the Interim Director also serves as PSG Director, and is spread too thin to give the time that is required to this position. In essence, this position existed prior to 2009 (albeit partly focused on recreational programming), and was cut from existence. Fortunately other staff have stepped up to help achieve the mission and goals of the department, but the focus has primarily been on day to day operations. As numerous park improvement projects are slowly winding down, additional focus will need to be placed on park programming, nature interpretive uses, and large scale maintenance efforts.
- There is a need to concentrate and put more focus on the city’s natural resources. A full-time PNR dedicated professional is needed who can be fully committed to the future of the department from a strategic viewpoint.
- Many of the responsibilities of the Director have been shifted to other staff members (e.g. PSG Director, Assistant City Manager, Parks Superintendent, City Manager) detracting other critical

responsibilities.

- Closer management is need of the relationship/ contracts with the YMCA and National Guard and the possibility of expanding these types of relationships with other entities.
- The City will benefit from enhanced collaboration and coordination with other agencies and organizations to enhance the ability to meet the Mission, Vision and Goals of PNR. These agencies include (but are not limited to) Preservation Parks of Delaware County, Mid –Ohio Regional Planning Commission (MORPC), Sustainable Delaware, Ohio Department of Natural Resources (ODNR), Ohio Environmental Protection Agency (OEPA), League of American Bicyclists, Ohio Parks & Recreation Association (OPRA), Olentangy, Powell and Liberty (OPAL) Trail Group.
- Sustainability initiatives have been recognized as a priority by City Council. PNR is the appropriate city department to focus on a sustainability program. With the appropriate professional in the PNR Director role, the department can begin to enhance their efforts at fostering a more sustainable community. A sustainable community is one that is economically, environmentally, and socially healthy and resilient. It meets challenges through integrated solutions rather than through fragmented approaches. The solutions are focused on improving a community's ability to focus on management and conservation initiatives directed toward use of energy, coordination of transportation, management of waste and pollution and handling of potable water and storm water runoff. Successfully developing a sustainability program for the City of Delaware will a long term perspective focused on both the present and future, manage by a professional with the ability to develop and foster sustainable behavior and actions.
- The City is mandated to maintain an MS4 program (MS4 stands for Municipal Separate Storm Sewer System). MS4 refers to conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, and storm drains) which is owned or operated by the City. Sustainable technologies can be a key component of the program. The PNR department can be used to enhance our compliance with the MS4 requirements and further improve our sustainability efforts.
- A dedicated PNR Director would help to establish and communicate the mission and goals of the department to internal and external customers including administration, elected officials and the public for the purpose of gaining support and insuring that they are aligned with the City initiatives and provide vision and master planning recommendations for preserves, resources and park areas/facilities of the city.

I look forward to discussing continued refinement of the PNR Department and the PNR Department Director role with you and City Council in the near future as we begin final development of the 2016 Operating Budget.

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: June 30, 2015

---

1. **Calendar**

See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**

See Attached

3. **Bi-Weekly Meetings**

June 17

\* Restoration Brew Worx

June 22

\* Rotary

\* Recreation Levy Sub-Committee meeting

\* Council meeting

June 25

\* Tanger Outlet Mall Groundbreaking

June 29

\* Rotary

\* Glenross Town Hall meeting

# July

2015

*Sun*

*Mon*

*Tue*

*Wed*

*Thu*

*Fri*

*Sat*

**1**

**2**

**3**

**4**

Planning  
Commission 7  
Moses Byxbe  
Room

City Offices  
Closed

City Fireworks

**5**

**6**

**7**

**8**

**9**

**10**

**11**

Council 5:30

Public  
Works/Public  
Utilities 7

BZA 7

**12**

**13**

**14**

**15**

**16**

**17**

**18**

Sister City 6-7

Airport  
Commission 7

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Parks & Rec  
Advisory Board 7

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Finance  
Committee 4  
Council 5:30

Shade Tree  
Commission 7

HPC 7

**CONTRACT APPROVAL - JULY 6, 2015**

<b>VENDOR</b>	<b>EXPLANATION OF AGREEMENT</b>	<b>2015 AMOUNT</b>	<b>DEPARTMENT</b>
DLZ	East William Street Improvements	\$18,009	Engineering
Pitney Bowes	Master Leasing Agreement	\$4,188/yr	Finance
HDR Engineering	Sanitary Sewer Master Plan Update	\$394,800	Public Utilities