

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

NOVEMBER 4, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on October 7, 2015, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2015-2130: A request by Willow Brook Christian Village at Delaware Run for approval of a Combined Preliminary and Final Development Plan for a Wing H Addition and a Dining Room Expansion on approximately 47.35 acres located at 100 Delaware Crossing West on property zoned PO/I (Planned Office/Institutional District).
 - Anticipated Process**
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (no public hearing)
 - d. Commission Action
4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: December 2, 2015
7. ADJOURNMENT

**PLANNING COMMISSION
MOTION SUMMARY
October 7, 2015**

ITEM 1. Roll Call

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

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

Staff Present: Bruce Pijanowski, Police Chief, Matt Weber, Deputy City Engineer, Jennifer Stachler, Assistant City Engineer, Dave Efland, Planning and Community Development Director, and Lance Schultz, Zoning Administrator

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

Motion: Mr. Halter moved to approve the Motion Summary for the September 2, 2015 meeting, seconded by Mr. Lemke. Motion passed by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2015-1511: A request by Speedway LLC for approval of a Preliminary Development Plan for an approximate 4,608 square foot Speedway Gas Station and Convenience Store on approximately 12.912 acres located on the northwest corner of US 23 North and Hills Miller Road on property zoned B-4 (General Business District).

Anticipated Process

a. The case would have to be removed from the table by the Commission.

This case was tabled from the September 2, 2015 meeting to the next regularly scheduled meeting, October 7, 2015.

b. Commission Action

Chairwoman Keller provided a review of the staff analysis and the procedures for a preliminary development plan.

Mr. Halter asked if the applicant had made a decision on limiting the hours for selling diesel fuel at the designated site.

APPLICANT:
Dan Shivley

500 Speedway Dr.
Enon, Ohio

Chris Warshaw
395 Springside Dr.
Akron, Ohio

Mr. Shivley indicated that Speedway planned to move forward with 24 hour fueling hours.

Mr. Halter asked if the zoning laws allow the Commission to limit the hours of fueling operations. Mr. Efland stated that the laws do not permit this action.

Mr. Prall asked if in the conservation easement can be extended to the back (west) of the property.

Mr. Warshaw stated that Speedway is agreeable to extend the conservation easement.

A discussion was held on the plans for a sidewalk on the property. Mr. Prall recommended that a sidewalk not be placed on U.S. 23 for pedestrian safety.

Mr. Halter voiced his concern over the placement of the right in right out access point on U.S. 23, and that drivers do not always follow this rule. Ms. Stachler discussed the need for the access point and the configuration is based on not obstructing emergency access. Mr. Weber discussed the benefits to the access point on U.S. 23 to help alleviate traffic congestion on Hills Miller Rd.

Motion: Mr. Halter moved to approve 2015-1511 along with all staff recommendations and conditions, seconded by Vice-Chairman Simpson. Motion approved by a 7-0 vote.

B. 2015-1792: A request by Rockford Homes for approval of a Final Subdivision Plat for The Estates at Braumiller Section 6 consisting of 26 single-family lots on 8.38 acres zoned R-2 (One Family Residential District) with text limitations and located on Willow Grove Drive and Treeline Way.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation provided information on the zoning and aerial photograph of the location of the property. Mr. Schultz stated that staff recommends approval with eight conditions.

Mr. Prall requested information regarding the improvements to the play

equipment on the designated park area. Mr. Efland stated that there have been no recent discussions regarding the play structure but would be willing to convey your suggestion to the developer.

b. Applicant Presentation

APPLICANT:

Kurt Ziessler
883 N. Cassady Ave.
Columbus, Ohio

Mr. Ziessler indicated that he has no information on potential park improvements but will discuss with the developer.

c. Public Comment (no public hearing)
There was no public comment.

d. Commission Action

Motion: Mr. Lemke moved to approve 2015-1792, along with all staff recommendations and conditions. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the potential to move the scheduled January 6, 2016 Planning Commission meeting. The Commission was in agreement to have the meeting moved to January 20, 2016.

Mr. Efland provided an update on a potential addition to Willow Brook at Delaware Run.

Mr. Efland provided an update on the wayfinding status.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. Tucker-Buck voiced her concern regarding the lighting on Bowtown Road.

Mr. Halter requested an update on the Terra Alta subdivision. Mr. Efland provided an update.

Mr. Mantzoros requested information on the new business plan for Freddie's Fast Food. Mr. Efland provided an update on the plans for the new business.

Mr. Simpson requested information regarding a mini windmill on a personal shed. Mr. Efland reviewed the zoning code for such use.

Mr. Simpson voiced his concern over the lack of lighting at the bike path at Olentangy Avenue and Sandusky Street.

Mr. Simpson voiced his concern over the fencing in poor condition on Weiser Avenue.

ITEM 6. NEXT REGULAR MEETING: November 4, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the October 7, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:07 p.m.

Lisa Keller, Chairwoman

Elaine McCloskey, Clerk



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-2130

REQUEST: Combined Preliminary and Final Development Plan

PROJECT: Willow Brook Christian Village at Delaware Run

MEETING DATE: November 4, 2015

APPLICANT/OWNER

Brown Calabretta Architects
1165 West Third Street
Columbus, Ohio 43212

REQUESTS

2015-2130: A request by Willow Brook Christian Village at Delaware Run for approval of a Combined Preliminary and Final Development Plan for a Wing H Addition and a Dining Room Expansion on approximately 47.35 acres located at 100 Delaware Crossing West on property zoned PO/I (Planned Office/Institutional District).

PROPERTY LOCATION & DESCRIPTION

The Willow Brook Christian Village at Delaware Run encompasses six parcels and is located on the north side of West William Street just east of Valleyside Drive. The subject site is zoned PO/I (Planned Office/Institutional District). The properties to the north are zoned R-4 (Medium Density Residential District) and R-1 (One-Family Residential District), the properties to the south are zoned R-6 (Multi-Family Residential District) and B-1 PUD (Neighborhood Business District with a Planned Unit Development Overlay District), to the east the properties are zoned R-3 (One-Family Residential District and R-1) and to the west the properties are zoned B-1 PUD.

BACKGROUND/PROPOSAL

Willow Brook Christian Village at Delaware Run received Rezoning, Conditional Use Permit and Preliminary Development Plan approval in March 2004 (Ordinances 04-26-28 respectively) and received Final Development Plan approval in September 2004 (Ordinance 04-135). In addition, the Board of Zoning Appeals approved the following variances in January 2004:

- Chapter 1123 to allow reductions in the Code
- Chapter 1129 to authorize a Tree Preservation Plan to be submitted after the Preliminary Development Plan
- Chapter 1141 to reduce the front, side, and rear setback requirements
- Chapter 1161 to reduce the required number of parking spaces to a minimum of 52 spaces

Willow Brook was originally approved with 229 units on the 47.35 acre site which includes 52 units in 26 duplexes, 76 assisted living units, 99 apartments and 2 guest suites. The proposed new addition adds 10 more units for a total of 239 units. With health care market demands changing in the last 10 years, the subject plan has minor revisions as a result. The 10 unit increase is the result of the demand for more one bedroom transitional care apartments rather than two bedroom apartments. Instead of constructing two more floors above Wing B as was done with Wing A, the design would shift to a three story Wing H. This would allow for consolidating the assisted living services in a more efficient design while aesthetically it would allow Wing H to overlook Wing B and the lake beyond.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning of the subject property is PO/I which allows the retirement facility as a Condition Use. As typical, Final Development Plans would need to be approved for each addition and/or expansion by the Planning Commission and City Council. Because the increase in units is minimal (10 units or 4.3%) and is the result of the changing market demands of the health care system since this was approved in 2004 and the facility is highly successful and a signature development in the City, staff recommends the revisions should be approved within the Combined Preliminary and Final Development Plan review process.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC:** The access to the site would remain the same with a signalized access on West William Street and a full movement curb cut on Valleyside Drive. There is a temporary construction access

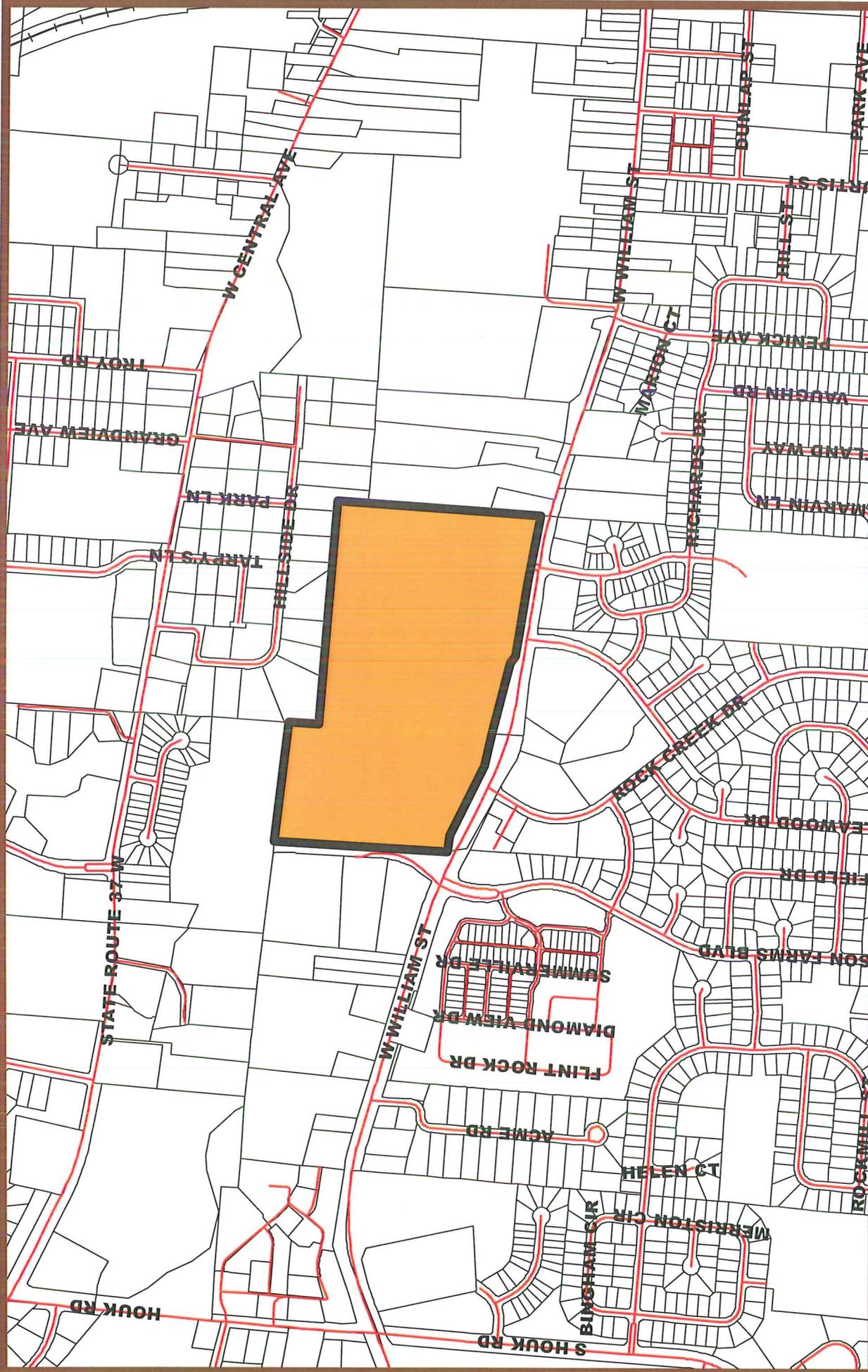
curb cut on West Williams Street, located between the aforementioned curb cut and Valleyside Drive, which would be eliminated with this application.

- **SITE LAYOUT:** The site would remain as currently configured except for the proposed “Wing H” and dining room addition. “Wing H” would connect Wing A and Wing B along the southwestern portion of the site fronting West William Street. The three story addition with a partial basement would yield approximately 25,718 square feet. The 829 square foot dining room addition would extend south towards the proposed pond in the new courtyard created by the Wing H addition. The proposed development would remove 14 parking spaces but the site would still have a substantial excess of parking and would achieve compliance with the approved BZA parking variance in January 2004.
- **BUILDING DESIGN:** The proposed “Wing H” building would match the existing buildings with brick first floor elevations and a mix of brick and siding on the second and third floor elevations. Some of the second and third floor units would have covered porches and all of the windows would have shutters. A pitched roof would cap off the three story building. The dining room expansion would match the existing building.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The owner is required to extend the sidewalk to the western property line on West William Street. In addition, the owner is requesting to construct a gazebo on their property in the proximity of the sidewalk near the West William Street and Valleyside Drive intersection. This area sits several feet below the grade of the respective streets and the gazebo would be nestled within the existing landscaping. Staff recommends the gazebo be located far enough from the sidewalk as not to interfere with any public pedestrians who may utilize the sidewalk.
- **LANDSCAPING:** The owner would install foundation landscaping around the proposed building to match the current landscaping. All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- **LIGHTING PLAN:** The plan does not identify any additional site lights but the additional building lights would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with the zoning code.

STAFF RECOMMENDATION (2015-2130 –FINAL DEVELOPMENT PLAN)

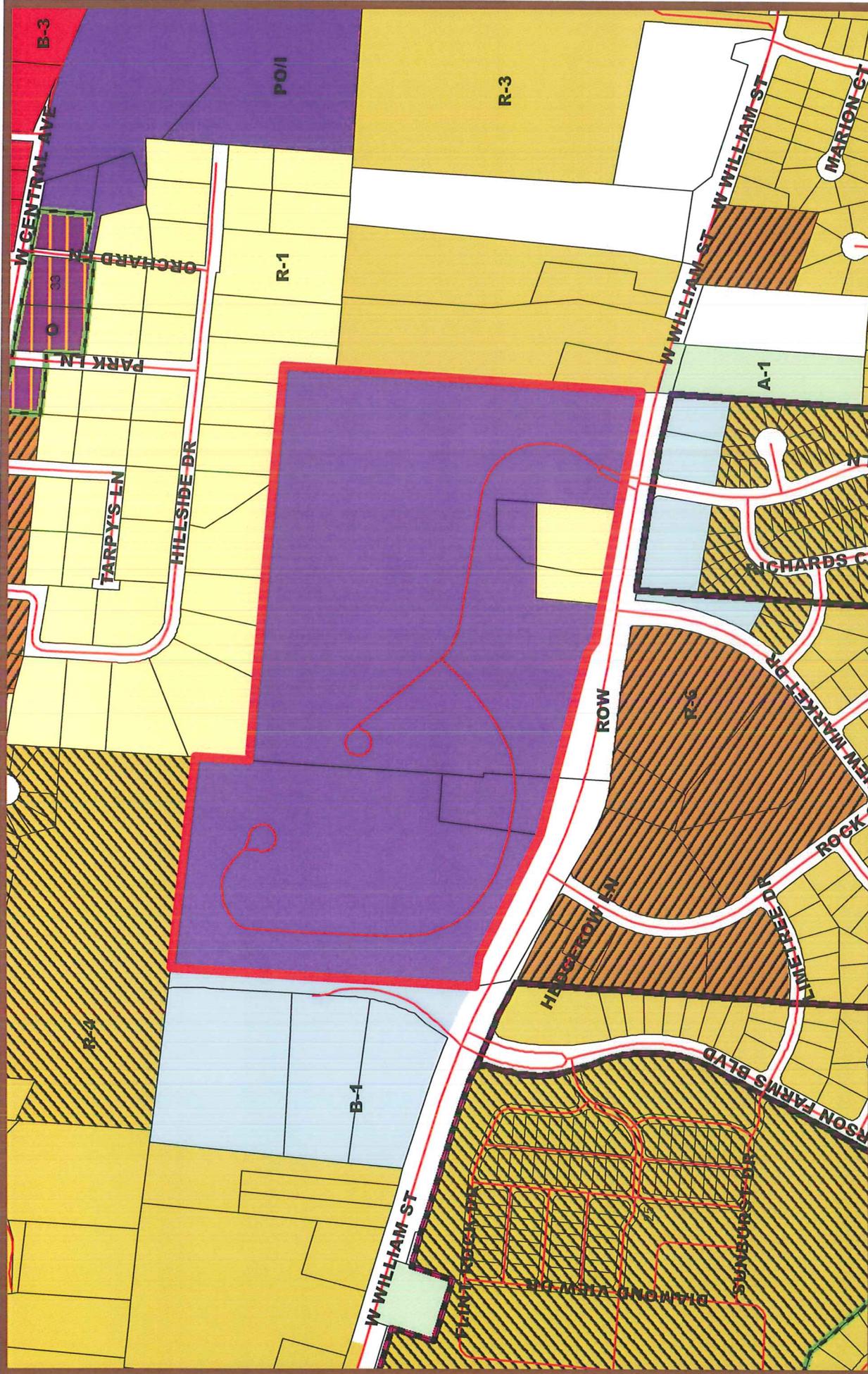
Staff recommends approval of a request by Willow Brook Christian Village at Delaware Run for a Combined Preliminary and Final Development Plan for a Wing H Addition and a Dining Room Expansion on approximately 47.35 acres located at 100 Delaware Crossing West on property zoned PO/I (Planned Office/Institutional District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The existing construction access point on West Williams Street shall be eliminated.
3. The existing sidewalk shall be extended to the western property line along West Williams Street.
4. The proposed gazebo shall be located on private property and sufficiently away from the sidewalk as not to impact any pedestrian traffic.
5. The proposed “Wing H” addition and the dining room expansion shall match their respective existing buildings in construction materials, design and color.
6. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
7. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations.
8. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
9. The subject lots on the site shall be consolidated into a single lot.



2015-2130
 Combined Preliminary and Final Development Plan
 Willow Brook Christian Village at Delaware Run
 100 Delaware Run West
 Location Map





2015-2130
 Combined Preliminary and Final Development Plan
 Willow Brook Christian Village at Delaware Run
 100 Delaware Run West
 Zoning Map

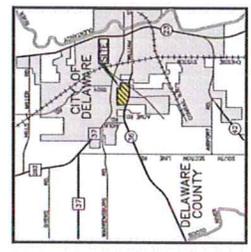
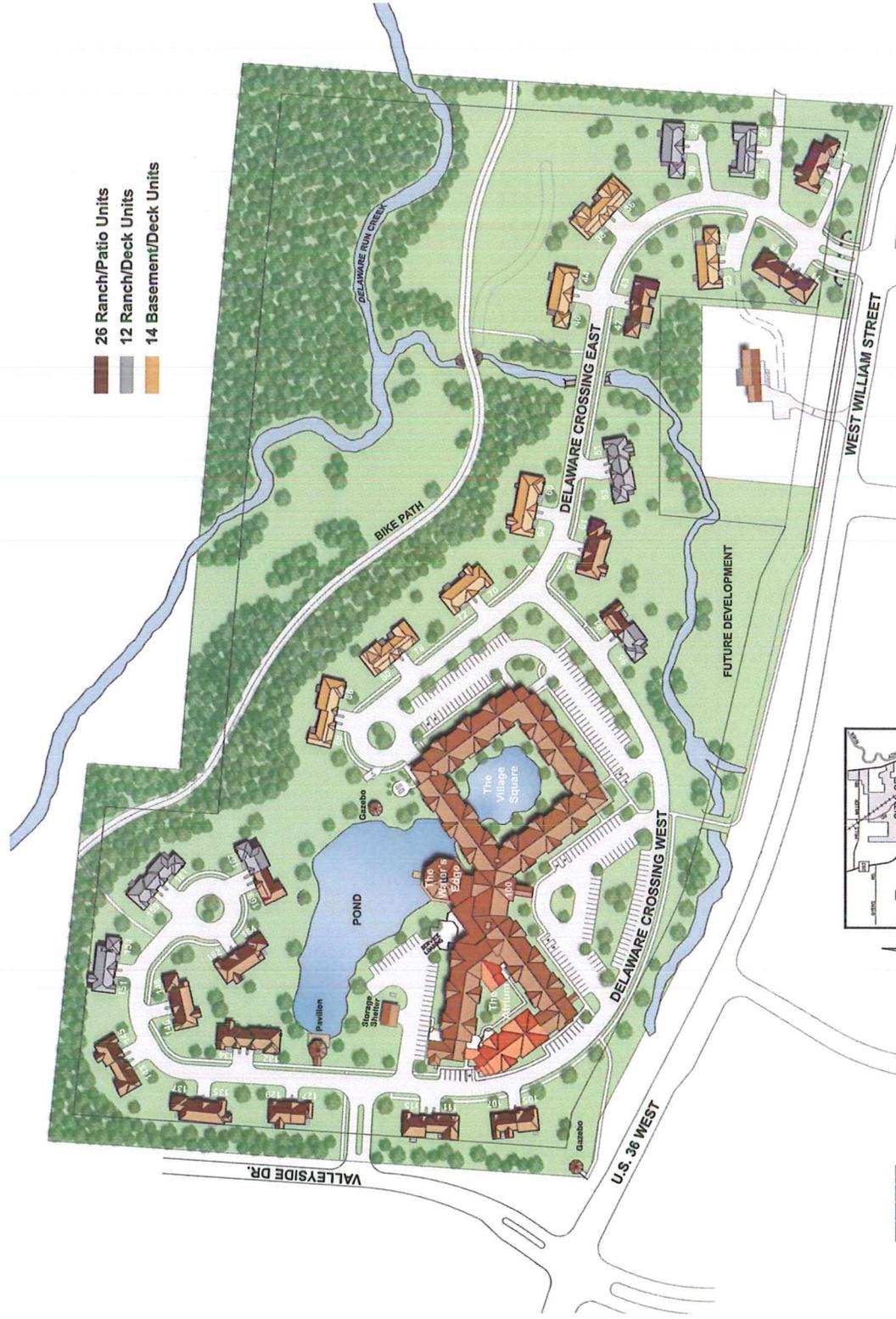




2015-2130
Combined Preliminary and Final Development Plan
Willow Brook Christian Village at Delaware Run
100 Delaware Run West
Aerial (2013)



-  26 Ranch/Patio Units
-  12 Ranch/Deck Units
-  14 Basement/Deck Units



Willow Brook
 AT DELAWARE RUN
 A Willow Brook Christian Community

BROWN CALABRETTA
 ARCHITECTS INC.

POI SITE MASTER PLAN
9-18-15
NTS

BREAKDOWN (proposed)

SITE AREA: 47.35 ACRES GROSS
 -12.77 ACRES IN 100 YEAR FLOOD PLAIN
 34.58 ACRES REMAINING DEVELOPABLE

PARKING CALCULATIONS:

52 TWIN SINGLES	80 GARAGE SPACES
1 HOUSE	
92 UNITS HEALTHCARE (72 UNIT AL, 20 UNIT DEMENTIA)	48 STANDARD SPACES
2 HANDICAP SPACES	
92 UNITS RCF APARTMENTS	58 UG PARKING SPACES
2 OVERNIGHT GUEST SUITES	95 STANDARD SPACES
	4 HANDICAP SPACES
ADMINISTRATION / ANCILLARY / ASSEMBLY	59 STANDARD SPACES
	4 HANDICAP SPACES
	348 TOTAL SPACES

MAINTENANCE GARAGE LOADING ZONE / SERVICE AREA
 FUTURE DEVELOPMENT UNDETERMINED

239 TOTAL UNITS = 5.0 U/A DENSITY GROSS
 = 6.9 U/A DENSITY NET

ZONING DISTRICT: POI
 LOT COVERAGE: 18% GROSS STRUCTURES

NOTE: MINIMUM DISTANCE BETWEEN ADJACENT BUILDINGS SHALL BE THIRTY FEET (30').

BREAKDOWN (original approval)

SITE AREA: 47.35 ACRES GROSS
 -12.77 ACRES IN 100 YEAR FLOOD PLAIN
 34.58 ACRES REMAINING DEVELOPABLE

PARKING CALCULATIONS:

52 TWIN SINGLES	78 GARAGE SPACES
76 UNITS ASSISTED LIVING (50 BED SNF, 50 BED AL)	58 STANDARD SPACES
99 UNITS RCF APARTMENTS	52 UG PARKING SPACES
2 OVERNIGHT GUEST SUITES	84 STANDARD SPACES
	4 HANDICAP SPACES
ADMINISTRATION / ANCILLARY / ASSEMBLY	89 STANDARD SPACES
	4 HANDICAP SPACES
	390 TOTAL SPACES

MAINTENANCE GARAGE LOADING ZONE / SERVICE AREA
 FUTURE DEVELOPMENT UNDETERMINED

239 TOTAL UNITS = 4.8 U/A DENSITY GROSS
 = 6.8 U/A DENSITY NET

ZONING DISTRICT: POI
 LOT COVERAGE: 16% GROSS STRUCTURES

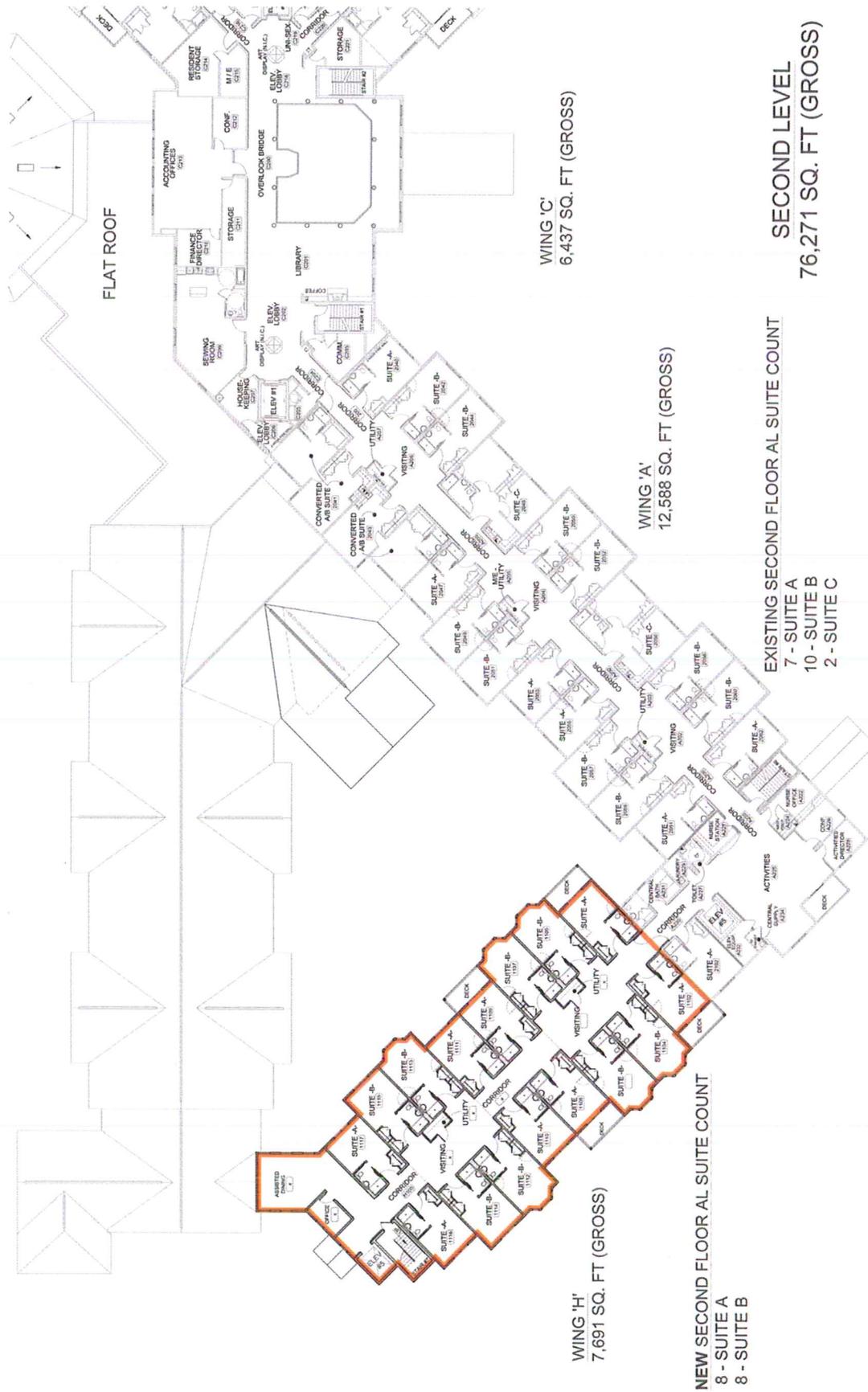
NOTE: MINIMUM DISTANCE BETWEEN ADJACENT BUILDINGS SHALL BE THIRTY FEET (30').



Willow Brook
AT DELAWARE RUN
A Willow Brook Christian Community

A & H WING ELEVATION PERSPECTIVES
NTS **9-18-15**

BROWN CALABRETTA ARCHITECTS INC.



WING 'H'
7,691 SQ. FT. (GROSS)

NEW SECOND FLOOR AL SUITE COUNT
8 - SUITE A
8 - SUITE B

WING 'A'
12,588 SQ. FT. (GROSS)

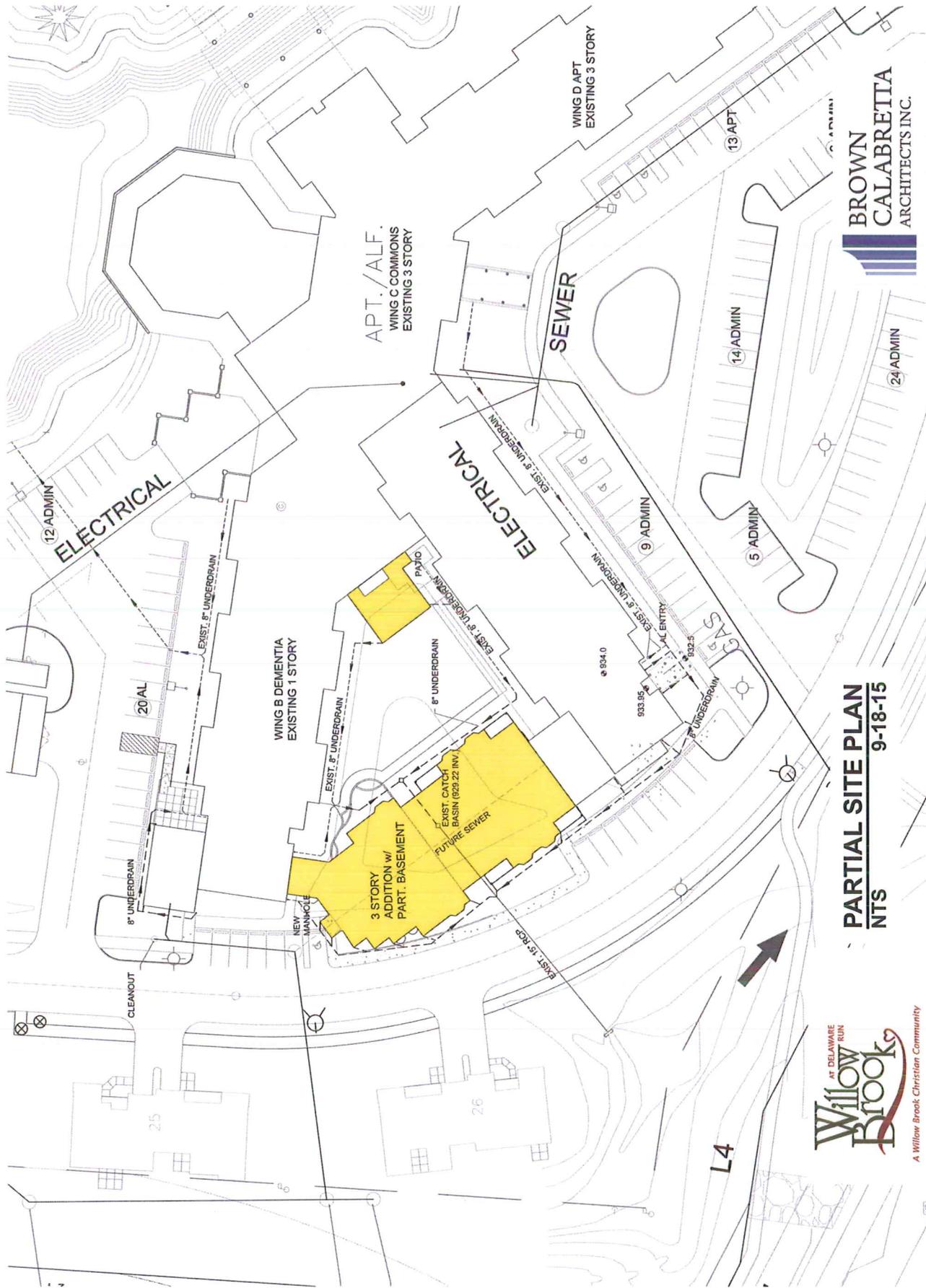
EXISTING SECOND FLOOR AL SUITE COUNT
7 - SUITE A
10 - SUITE B
2 - SUITE C

WING 'C'
6,437 SQ. FT. (GROSS)

SECOND LEVEL
76,271 SQ. FT. (GROSS)

SECOND LEVEL PLAN
NTS 9-18-15

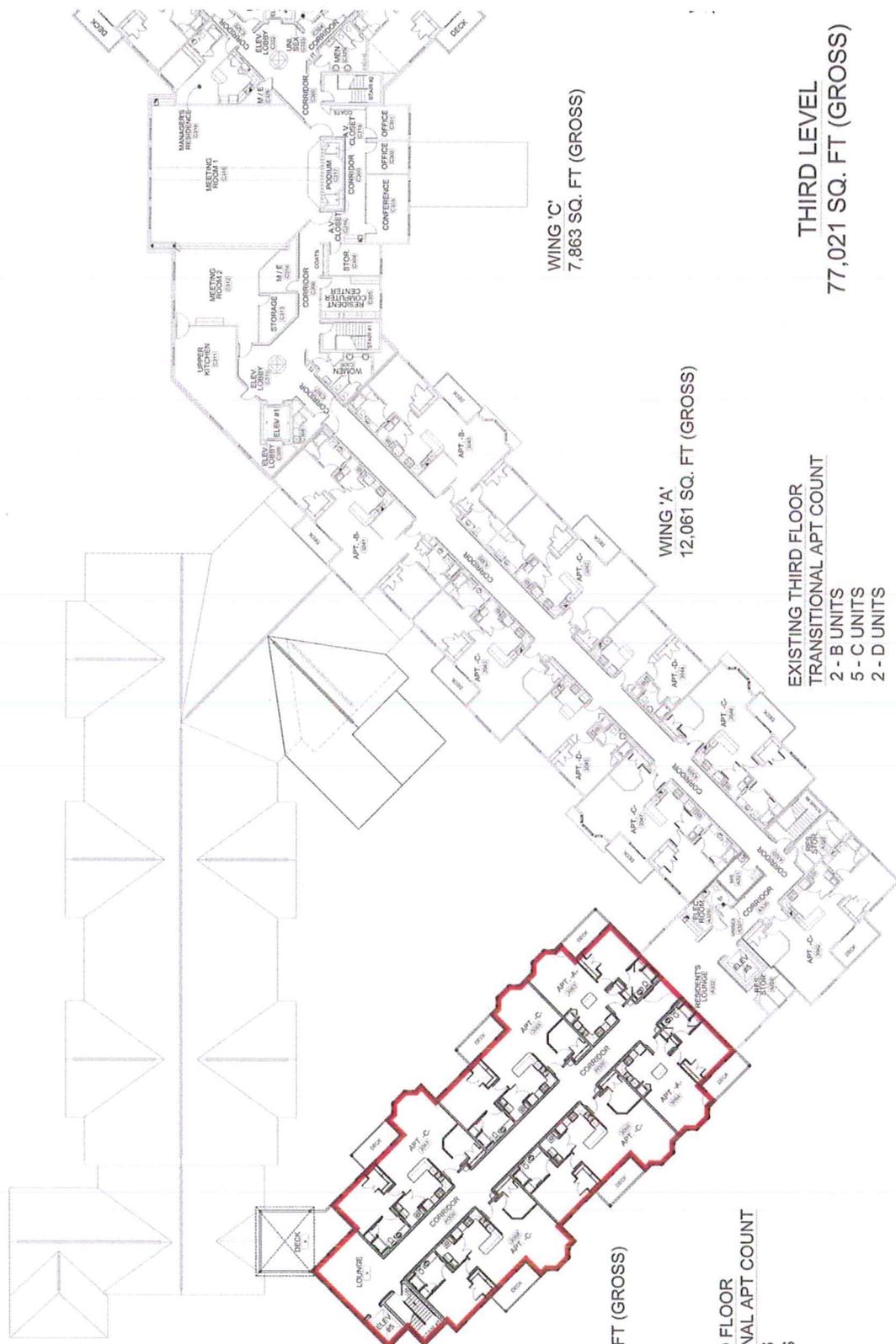




BROWN CALABRETTA ARCHITECTS INC.

PARTIAL SITE PLAN
NTS
9-18-15





WING 'C'
7,863 SQ. FT (GROSS)

WING 'A'
12,061 SQ. FT (GROSS)

WING 'H'
7,115 SQ. FT (GROSS)

THIRD LEVEL
77,021 SQ. FT (GROSS)

NEW THIRD FLOOR
TRANSITIONAL APT COUNT
2 - A UNITS
4 - C UNITS

EXISTING THIRD FLOOR
TRANSITIONAL APT COUNT
2 - B UNITS
5 - C UNITS
2 - D UNITS



THIRD LEVEL PLAN
NTS **9-18-15**





**BROWN
CALABRETTA**
ARCHITECTS INC.

1165 W. Third Ave. Columbus, Ohio 43212-3043

phone: 614.298.2132

fax: 614.298.2151

www.bcanet.com

October 14, 2015

To: City of Delaware
Department of Planning and Community Development
City Hall 1 S. Sandusky St.
Delaware, OH 43015

Re: Willow Brook @ Delaware Run
100 Delaware Crossing West
Delaware, OH 43015
Amended PO/I Submittal

To Whom It May Concern:

We are hereby requesting your consideration to amend the previously approved PO/I Master Plan of the above referenced senior care community known as Willow Brook @ Delaware Run. We have had several meetings with staff in preparation of this submittal and are providing all of the necessary documents for your consideration and, hopefully, approval.

As Willow Brook at Delaware Run has evolved from its inception in 2005, the master plan concept of a full service CRCC development has remained constant. The exact mix of the units within the concept has required some shifting and re-defining as the market has evolved, especially since surviving the residential collapse of the economy from 2008 through 2012.

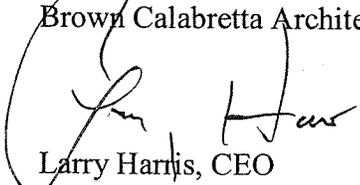
The recently completed expansion to Wing A of this project last year set the table for the next phase that is soon to be known as H Wing. Rather than constructing 2 more floors on top of Wing B as we did with Wing A, the design is shifting instead to a connecting Wing H of 3 stories from the west end of Wing A extending north and interconnecting with Wing B. This not only allows the upper floors of Wings A & H to overlook the single story B Wing with a view of the lake beyond, but consolidates the assisted living services in a more efficient design. The overall density has remained roughly the same as the original master plan. It has merely shifted into a better location for care services to be distributed and, thus, a slight 1% increase in overall lot coverage. The demand for more 1-Bedroom transitional care apartments rather than 2-Bedroom explains the slight increase in the total number of units. The loss of 14 parking spaces still leaves a substantial excess of parking on the overall campus.

We have included the original master plan breakdown on the site drawing along with the new breakdown for your comparison and consideration. We believe this to be a logical and necessary change in the evolution of Willow Brook as a leader of care services for the elderly within the Delaware Community. Hopefully, you agree and approve of our request. We respectfully thank you for your consideration.

Sincerely,



Richard B. Brown, Pres.
Brown Calabretta Architects



Larry Harris, CEO
Willow Brook Christian Communities



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



Project # _____

Case # 2015-2130

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 | Board of Zoning Appeals |
| <input checked="" 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 Willow Brook at Delaware Run Address 100 Delaware Crossing West
 Acreage 47.75 Square Footage _____ Number of Lots NA Number of Units 238
 Zoning District/Land Use PO/E Proposed Zoning/Land Use PO/E Parcel # _____

Applicant Name Willow Brook Christian Communities Contact Person Larry Harris, CEO
 Applicant Address 100 Delaware Crossing W., Delaware, OH 43015
 Phone 740-201-5640 Fax 740-201-5740 E-mail lharris@willow-brook.org
 Owner Name Willow Brook Christian Communities Contact Person Larry Harris
 Owner Address 100 Delaware Crossing West, Delaware, OH 43015
 Phone 740-201-5660 Fax 740-201-5740 E-mail lharris@willow-brook.org
 Engineer/Architect (Attorney) MICHAEL SHARRS Contact Person SAME
 Address 41 N. SANDUSKY ST., DELAWARE, OH 43015
 Phone 740-363-9232 Fax _____ E-mail MRS@SS-DTA.COM

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

[Signature]
 Owner Signature
[Signature]
 Agent Signature

Larry Harris, CEO
 Owner Printed Name
MICHAEL R. SHARRS
 Agent Printed Name

Sworn to before me and subscribed in my presence this 20th day of October, 2015



Notary Stamp
CARLA J. MATTHEWS
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES SEPTEMBER 16, 2019

Carla J. Matthews
 Notary Public