

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

JANUARY 20, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 2, 2015, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. Glenross North Subdivision
 - (1) 2015-2558: A request by Romanelli Homes for approval of a Final Development Plan for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club.
 - (2) 2015-2559: A request by Romanelli Homes for approval of a Final Subdivision Plat for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (not a public hearing)
 - d. Commission Action
 - B. Communities at Glenross
 - (1) 2015-2565: A request by Pulte Homes for approval of a Final Development Plan for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run.
 - (2) 2015-2566: A request by Pulte Homes for approval of a Final Subdivision Plat for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (not a public hearing)
 - d. Commission Action

- C. 2015-2594: A request by T&R Properties for a Concept Plan Review for the redevelopment of the western 9 holes of the Delaware Golf Club with a mixed use development on approximately 61 acres zoned A-1 (Agricultural District) and located on the east side of US 23 south of Pollock Road.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. No Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: February 3, 2016
7. ADJOURNMENT

**PLANNING COMMISSION
MOTION SUMMARY
December 2, 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, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

Members Absent: Dean Prall

Staff Present: Jennifer Stachler, Assistant City Engineer and Dave Efland, Planning and Community Development Director

Motion to Excuse: Vice-Chairman Simpson moved to excuse Mr. Prall, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on November 4, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the November 4, 2015 meeting, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Howald Industrial Park

- (1) 2015-1899: A request by Howald Industrial Park, Inc., for approval of a Rezoning from M-2 (General Manufacturing) to M-2 PMU (General Manufacturing with a Planned Mixed Use Overlay District) on approximately 27.79 acres located at 320 London Road.
- (2) 2015-1900: A request by Howald Industrial Park, Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established on Howald Industrial Park on approximately 27.79 acres located at 320 London Road.
- (3) 2015-1901: A request by Howald Industrial Park, Inc., for approval of a Preliminary Development Plan on approximately 27.79 acres zoned M-2 (General Manufacturing District with a Planned Mixed Use Overlay District) located at 320 London Road.

Anticipated Process

a. Staff Presentation

Mr. Efland provided a presentation regarding the location of the property and reviewed the comprehensive plan and future land use map. Mr. Efland discussed the zoning of the property and surrounding properties. Mr. Efland

discussed the Preliminary Development Plan and existing conditions.

Mr. Halter discussed the traffic access and egress points to site location. Mr. Halter voiced his concern regarding heavy traffic being used on Toledo Street. Mr. Halter recommended that trucks not use the Toledo Street access point. Mr. Efland discussed the current access and egress points on the site and that Toledo Street will be a secondary access point.

b. Applicant Presentation

APPLICANT:

John Howald
320 London Road
Delaware, Ohio

Mr. Howald indicated that in the past Toledo Street was the only access site, and that there was heavy vehicles and equipment that utilized this access.

c. Public Comment (public hearing)

PUBLIC PARTICIPATION:

Tim Shaw
8 David Street
Delaware, Ohio 43015

Mr. Shaw voiced no concerns regarding the plans for Howald Industrial Park, Inc.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2015-1899 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-1900 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-1901 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland thanked Mr. Lemke for his service and contributions as a member of the Planning Commission.

Mr. Efland reminded the Commission that the next regular scheduled meeting will be January 20, 2016.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Lemke indicated that he would be willing to serve as interim for his seat on the Planning Commission until a replacement is appointed.

ITEM 6. NEXT REGULAR MEETING: January 20, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the December 2, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 7:36 p.m.

Lisa Keller, Chairwoman

Elaine McCloskey, Clerk



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-2558 & 2559

REQUEST: Multiple Requests

PROJECT: Glenross North Subdivision Section 1

MEETING DATE: January 20, 2016

APPLICANT/OWNER

Vince Romanelli
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS

2015-2558: A request by Romanelli Homes for approval of a Final Development Plan for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club.

2015-2559: A request by Romanelli Homes for approval of a Final Subdivision Plat for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club.

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 R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay 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 was zoned to R-2 PMU in July 2015. 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 sections. Section 1 is located in the southwestern portion of the site adjacent to Glenn Road and would consist of 69 single family lots on just over 34 acres. The subject property is subject to a Pre-annexation Agreement.

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 to Section 1 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 subdivision 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:** As mentioned above, Section 1 is located in the southwestern portion of the site fronting Glenn Road and abuts the The Glenross Golf Club. Internally this section is located just southwest of the 7.0 acre central park which would be constructed and programmed in Section 2 per Preliminary Subdivision Plat approval. 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 landscape buffer with mounds and trees would span from the main entrance north to the end of the subject section along Glenn Parkway.
The developer is proposing 69 single family lots with 42 of the lots being a minimum 80 x140 (11,200 square feet) and 27 lots being a minimum 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 all the lots abutting The Glenross Golf Club are 80 foot wide lots to be consistent with the existing 80 foot wide lots in The Glenross Golf Club.
- **DESIGN:** As approved per the rezoning, the proposed subdivision shall 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 subdivision 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). Section 1 would include a 1.5 acre neighborhood park located just south of the main entrance and a 5.86 acre open space north of the main entrance along Glenn Road. The 1.5 acre neighborhood park shall be consolidated and dedicated with the existing 7.29 acre City owned Glenross Park and shall be maintained by the City. The 5.86 acre open space is part of a larger reserve area that extends into Section 3 (12.9 acres) along Glenn Parkway. The open space contains a retention pond, entrance signage, mounding and landscaping. The 7.0 acre central park, which would not be constructed and programmed until Section 2 per the approved Preliminary Development Plan, would be programmed with active multi-purpose fields, passive pedestrian walking paths, a tot lot, a gazebo, benches and trash receptacles.
- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping along Glenn Road and entrance signage and landscaping. Along with the typical street tree plan, the applicant is proposing a minimum 3 foot high mound with landscaping along Glenn Parkway between the house lots and the retention pond. The main entrance sign wall 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 maintenance of the open space 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 while still being fully implemented. 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 Glenn Parkway to be consistent with what is constructed today. Sidewalks would be provided on both sides of all public streets in Section 1.
- **TREE PRESERVATION:** Per the submitted tree survey, there not any qualified trees being removed in Section 1. However, a 20 foot wide tree preservation area would be established on the rear of the southern single family lots adjacent to The Glenross Golf Club and a 10 foot wide tree preservation area on the rear of the eastern single family lots adjacent to The Glenross Golf Club
- **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.

STAFF RECOMMENDATION – (2015-2558 FINAL DEVELOPMENT PLAN)

Staff recommends approval of request by by Romanelli Homes of a Final Development Plan for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The subject plan shall achieve compliance with the approved Preliminary Development Plan.

STAFF RECOMMENDATION – (2015-2559 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Romanelli Homes for approval of a Final Subdivision Plat for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club, with the following conditions that:

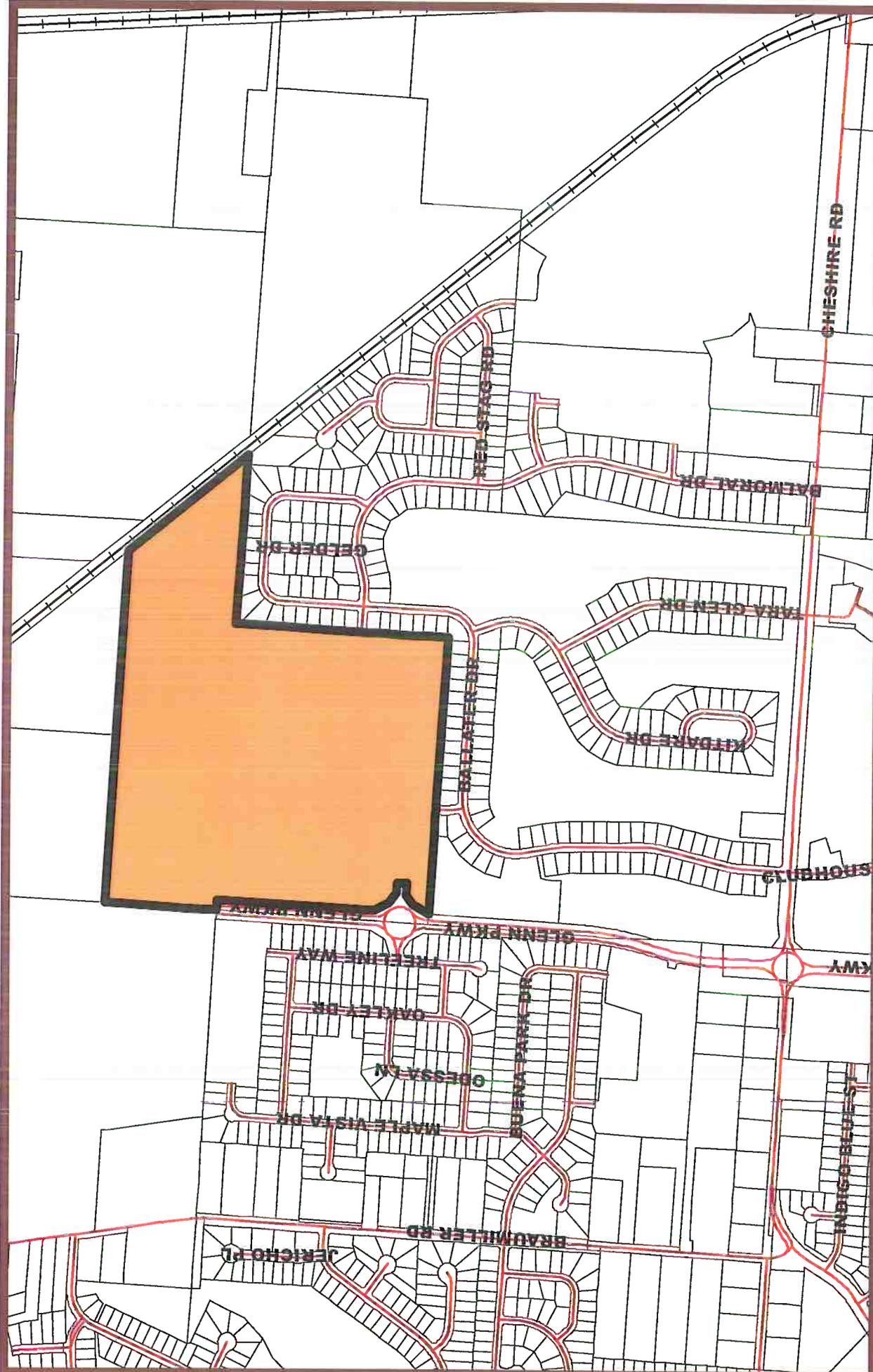
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. A minimum 3 foot high mound with landscaping shall be located along Glenn Parkway between the house lots and the retentions pond. In addition, a three rail wood fence stained white shall be installed adjacent to the retention pond along Glenn Parkway and the main entrance road (Sycamore Lane). 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.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. A tree preservation area shall be established along the east and south single family lot lines of Section 1.
8. 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.
9. The 1.5 acre park located just south of the main entrance shall be consolidated with the Glenross City Park to the south and dedicated and maintained by the City.
10. 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

CASE NUMBER: 2015-2558 & 2559

MEETING DATE: January 20, 2016

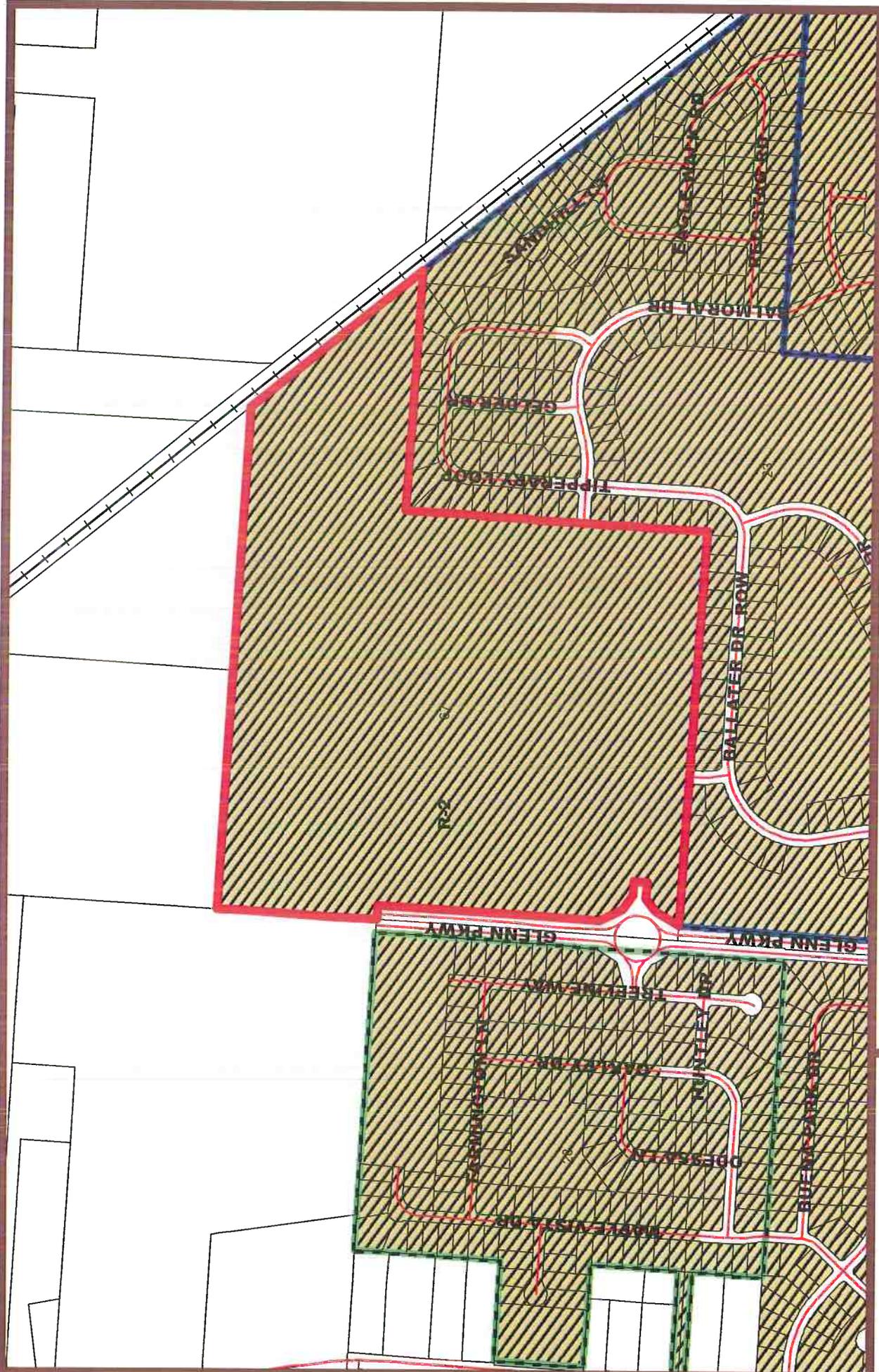
PAGE: Page 5 of 5

REVISED: 12/17/15



2015-2558 & 2559
 Final Development Plan and Final Subdivision Plat
 Glenross North - Section 1
 Location Map





2015-2558 & 2559
 Final Development Plan and Final Subdivision Plat
 Glenross North - Section 1
 Zoning Map



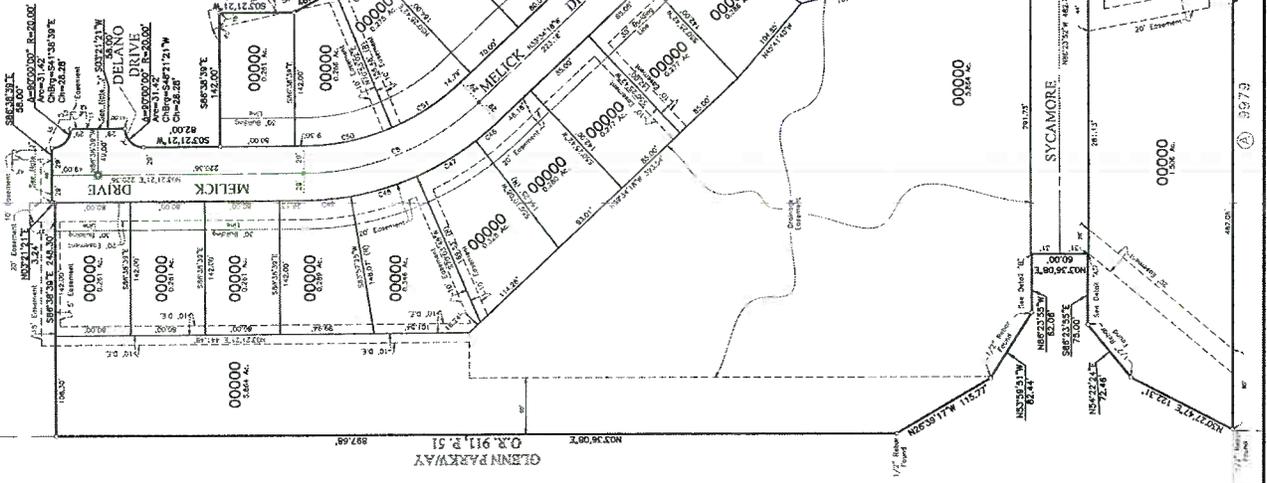


2015-2558 & 2559
Final Development Plan and Final Subdivision Plat
Glenross North - Section 1
Aerial (2013)

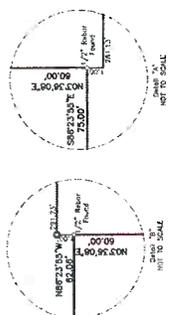


GLENROSS NORTH SECTION 1

3 3



LINE	BEARING	DISTANCE
1.1	N89°58'30"W	13.00'
1.2	S82°21'51"W	17.00'
1.3	N81°35'53"E	8.00'
1.4	S85°27'21"W	11.00'
1.5	S87°45'31"E	35.65'



GLENROSS CO. F. CLUB
SECTION 2 PART 2
O.R. 756, P. 1537

GLENN PARKWAY
O.R. 911, P. 51

GLENROSS NORTH LLC
O.R. _____ P. _____

GLENROSS GOLF CLUB
SECTION 2 PART 3
O.R. 1199, P. 230

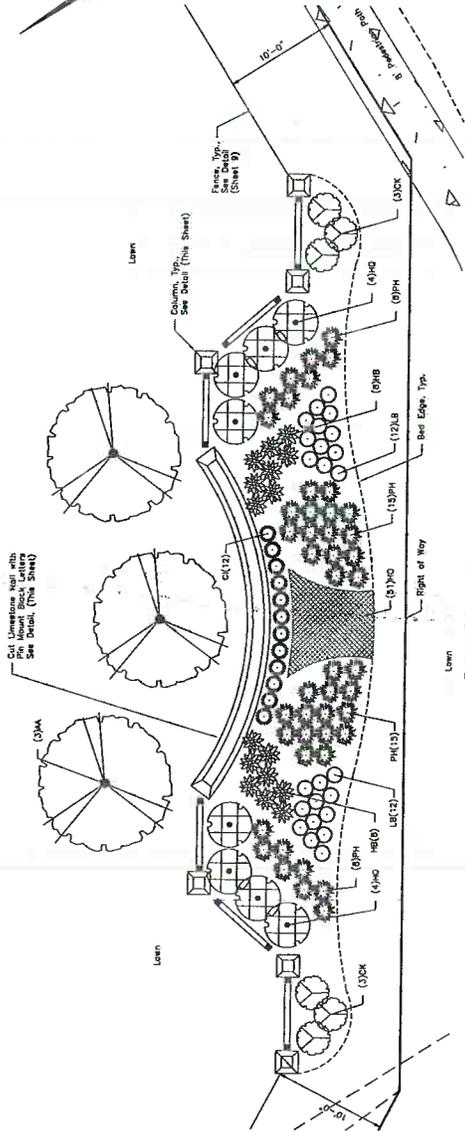
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MARK	DATE	REVISIONS

Tree ID	Common Name	Scientific Name	DBH (inches)	Height (feet)	Tree Condition
1	Red Oak	Quercus rubra	12	15	Good
2	Red Oak	Quercus rubra	12	15	Good
3	Red Oak	Quercus rubra	12	15	Good
4	Red Oak	Quercus rubra	12	15	Good
5	Red Oak	Quercus rubra	12	15	Good
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97	Red Oak	Quercus rubra	12	15	Good
98	Red Oak	Quercus rubra	12	15	Good
99	Red Oak	Quercus rubra	12	15	Good
100	Red Oak	Quercus rubra	12	15	Good

TREE INVENTORY
 Total Number of Trees: 175 (243 Caliper inches)
 Number of Trees to be Removed: 1 (43 Caliper inches)
 Total Number of Trees Preserved: 174 (199 Caliper inches)

X Tree Removed
 Tree Preserved



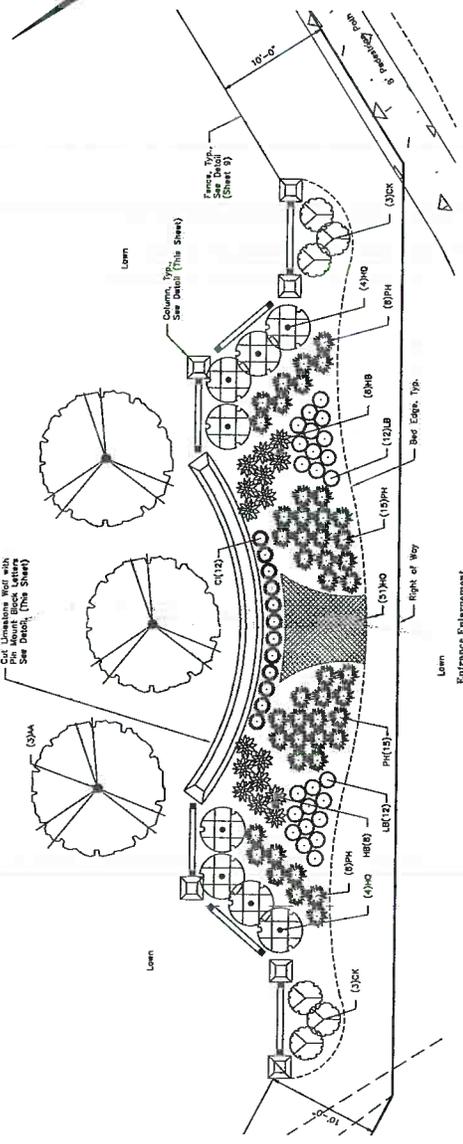
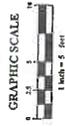
NO.	DATE	REVISIONS

GLENCROSS NORTH LLC
 148 WEST SCHROCK ROAD
 WESTERVILLE, OHIO 43081
 PH: (614)891-2042

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
SECTION 1
GLENCROSS NORTH
 ENTRY FEATURE

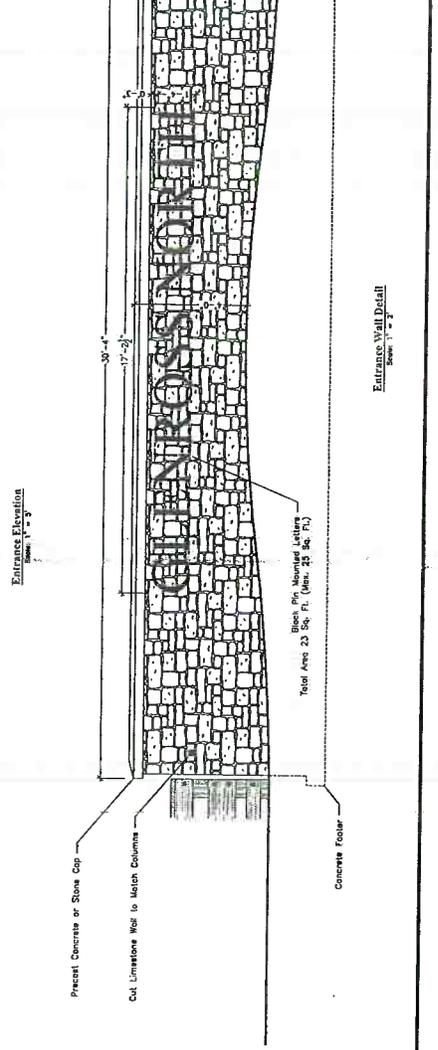
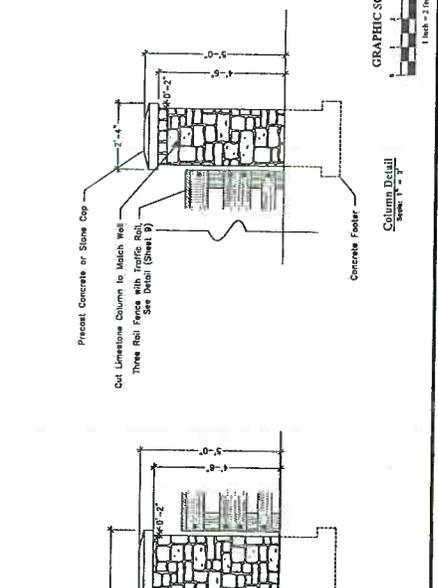
EMHT
 Environmental Management & Technology, Inc.
 10000 W. Chester Road, Suite 100
 Cincinnati, OH 45240
 PH: (513) 733-8000 FAX: (513) 733-8001
 WWW.EMHT.COM

DATE: December 9, 2015
 SCALE: As Noted
 JOB NO.: 20151002
 SHEET: 9/11



PLANT SCHEDULE (ENTRANCE FEATURE)

SYMBOL	PLANT NAME	PLANT SIZE	PLANT CONDITION
A1	AMERICAN BIRCH	12" DBH	CONV.
A2	AMERICAN BIRCH	18" DBH	CONV.
A3	AMERICAN BIRCH	24" DBH	CONV.
A4	AMERICAN BIRCH	30" DBH	CONV.
A5	AMERICAN BIRCH	36" DBH	CONV.
A6	AMERICAN BIRCH	42" DBH	CONV.
A7	AMERICAN BIRCH	48" DBH	CONV.
A8	AMERICAN BIRCH	54" DBH	CONV.
A9	AMERICAN BIRCH	60" DBH	CONV.
A10	AMERICAN BIRCH	66" DBH	CONV.
A11	AMERICAN BIRCH	72" DBH	CONV.
A12	AMERICAN BIRCH	78" DBH	CONV.
A13	AMERICAN BIRCH	84" DBH	CONV.
A14	AMERICAN BIRCH	90" DBH	CONV.
A15	AMERICAN BIRCH	96" DBH	CONV.
A16	AMERICAN BIRCH	102" DBH	CONV.
A17	AMERICAN BIRCH	108" DBH	CONV.
A18	AMERICAN BIRCH	114" DBH	CONV.
A19	AMERICAN BIRCH	120" DBH	CONV.
A20	AMERICAN BIRCH	126" DBH	CONV.
A21	AMERICAN BIRCH	132" DBH	CONV.
A22	AMERICAN BIRCH	138" DBH	CONV.
A23	AMERICAN BIRCH	144" DBH	CONV.
A24	AMERICAN BIRCH	150" DBH	CONV.
A25	AMERICAN BIRCH	156" DBH	CONV.
A26	AMERICAN BIRCH	162" DBH	CONV.
A27	AMERICAN BIRCH	168" DBH	CONV.
A28	AMERICAN BIRCH	174" DBH	CONV.
A29	AMERICAN BIRCH	180" DBH	CONV.
A30	AMERICAN BIRCH	186" DBH	CONV.
A31	AMERICAN BIRCH	192" DBH	CONV.
A32	AMERICAN BIRCH	198" DBH	CONV.
A33	AMERICAN BIRCH	204" DBH	CONV.
A34	AMERICAN BIRCH	210" DBH	CONV.
A35	AMERICAN BIRCH	216" DBH	CONV.
A36	AMERICAN BIRCH	222" DBH	CONV.
A37	AMERICAN BIRCH	228" DBH	CONV.
A38	AMERICAN BIRCH	234" DBH	CONV.
A39	AMERICAN BIRCH	240" DBH	CONV.
A40	AMERICAN BIRCH	246" DBH	CONV.
A41	AMERICAN BIRCH	252" DBH	CONV.
A42	AMERICAN BIRCH	258" DBH	CONV.
A43	AMERICAN BIRCH	264" DBH	CONV.
A44	AMERICAN BIRCH	270" DBH	CONV.
A45	AMERICAN BIRCH	276" DBH	CONV.
A46	AMERICAN BIRCH	282" DBH	CONV.
A47	AMERICAN BIRCH	288" DBH	CONV.
A48	AMERICAN BIRCH	294" DBH	CONV.
A49	AMERICAN BIRCH	300" DBH	CONV.
A50	AMERICAN BIRCH	306" DBH	CONV.
A51	AMERICAN BIRCH	312" DBH	CONV.
A52	AMERICAN BIRCH	318" DBH	CONV.
A53	AMERICAN BIRCH	324" DBH	CONV.
A54	AMERICAN BIRCH	330" DBH	CONV.
A55	AMERICAN BIRCH	336" DBH	CONV.
A56	AMERICAN BIRCH	342" DBH	CONV.
A57	AMERICAN BIRCH	348" DBH	CONV.
A58	AMERICAN BIRCH	354" DBH	CONV.
A59	AMERICAN BIRCH	360" DBH	CONV.
A60	AMERICAN BIRCH	366" DBH	CONV.
A61	AMERICAN BIRCH	372" DBH	CONV.
A62	AMERICAN BIRCH	378" DBH	CONV.
A63	AMERICAN BIRCH	384" DBH	CONV.
A64	AMERICAN BIRCH	390" DBH	CONV.
A65	AMERICAN BIRCH	396" DBH	CONV.
A66	AMERICAN BIRCH	402" DBH	CONV.
A67	AMERICAN BIRCH	408" DBH	CONV.
A68	AMERICAN BIRCH	414" DBH	CONV.
A69	AMERICAN BIRCH	420" DBH	CONV.
A70	AMERICAN BIRCH	426" DBH	CONV.
A71	AMERICAN BIRCH	432" DBH	CONV.
A72	AMERICAN BIRCH	438" DBH	CONV.
A73	AMERICAN BIRCH	444" DBH	CONV.
A74	AMERICAN BIRCH	450" DBH	CONV.
A75	AMERICAN BIRCH	456" DBH	CONV.
A76	AMERICAN BIRCH	462" DBH	CONV.
A77	AMERICAN BIRCH	468" DBH	CONV.
A78	AMERICAN BIRCH	474" DBH	CONV.
A79	AMERICAN BIRCH	480" DBH	CONV.
A80	AMERICAN BIRCH	486" DBH	CONV.
A81	AMERICAN BIRCH	492" DBH	CONV.
A82	AMERICAN BIRCH	498" DBH	CONV.
A83	AMERICAN BIRCH	504" DBH	CONV.
A84	AMERICAN BIRCH	510" DBH	CONV.
A85	AMERICAN BIRCH	516" DBH	CONV.
A86	AMERICAN BIRCH	522" DBH	CONV.
A87	AMERICAN BIRCH	528" DBH	CONV.
A88	AMERICAN BIRCH	534" DBH	CONV.
A89	AMERICAN BIRCH	540" DBH	CONV.
A90	AMERICAN BIRCH	546" DBH	CONV.
A91	AMERICAN BIRCH	552" DBH	CONV.
A92	AMERICAN BIRCH	558" DBH	CONV.
A93	AMERICAN BIRCH	564" DBH	CONV.
A94	AMERICAN BIRCH	570" DBH	CONV.
A95	AMERICAN BIRCH	576" DBH	CONV.
A96	AMERICAN BIRCH	582" DBH	CONV.
A97	AMERICAN BIRCH	588" DBH	CONV.
A98	AMERICAN BIRCH	594" DBH	CONV.
A99	AMERICAN BIRCH	600" DBH	CONV.
A100	AMERICAN BIRCH	606" DBH	CONV.



12/9/2015 10:00 AM - Final Development Plan for Glencross North, 12/7/2015 1:40 PM (2)

DATE	DESCRIPTION

GLENGROSS NORTH LLC.
 14 WEST SCHNOCK ROAD
 WESTVILLE, OHIO 43081
 TEL. (614)891-3043

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 REAL DEVELOPMENT PLAN
SECTION I
 GLENGROSS NORTH
 ILLUSTRATIVE SITE PLAN

EMHT
 ENGINEERING, MECHANICAL & ARCHITECTURE
 10015 WOODBURN ROAD, CANTON, OHIO 44705
 TEL. (330) 453-4339 FAX (330) 453-4338

DATE: November 9, 2007

SCALE: 1" = 100'

SHEET NO. 2010705

11/7/11





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



Project # _____

Case # 2015-2578

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 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 checked="" type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Glenross North Section 1 Address Berlin Station Road, Delaware, Ohio 43015

Acreage 34.187 Square Footage _____ Number of Lots 53 Number of Units _____

Zoning District/Land Use PMU/R-2 Proposed Zoning/Land Use N/A Parcel # 41832001029000

Applicant Name Glenross North, LLC Contact Person Vince Romanelli

Applicant Address 148 West Schrock Road, Westerville, Ohio 43081

Phone (614) 891-2042 Fax _____ E-mail vromanelli@rh-homes.com

Owner Name Wilson Farm Properties, LLC Contact Person Vince Romanelli

Owner Address 148 West Schrock Road, Westerville, Ohio 43081

Phone (614) 891-2042 Fax _____ E-mail vromanelli@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Jeffrey A. Strung

Address 5500 New Albany Road Columbus, Ohio 43054

Phone (614) 775-4700 Fax _____ 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.

[Signature]
Owner Signature

[Signature]
Agent Signature

Vincent Romanelli
Owner Printed Name

Jeffrey A Strung
Agent Printed Name

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



TRACY LYNN FOLTZ
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 19, 2019

[Signature]
Notary Public



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



Project # _____

Case # 2015-2559

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 | Board of Zoning Appeals |
| <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 Glenross North Section 1 Address Berlin Station Road, Delaware, Ohio 43015
 Acreage 34.187 Square Footage _____ Number of Lots 53 Number of Units _____
 Zoning District/Land Use PMU/R-2 Proposed Zoning/Land Use N/A Parcel # 41832001029000

Applicant Name Glenross North, LLC Contact Person Vince Romanelli
 Applicant Address 148 West Schrock Road, Westerville, Ohio 43081
 Phone (614) 891-2042 Fax _____ E-mail vromanelli@rh-homes.com
 Owner Name Wilson Farm Properties, LLC Contact Person Vince Romanelli
 Owner Address 148 West Schrock Road, Westerville, Ohio 43081
 Phone (614) 891-2042 Fax _____ E-mail vromanelli@rh-homes.com
 Engineer/Architect/Attorney EMH&T Contact Person Jeffrey A. Strung
 Address 5500 New Albany Road Columbus, Ohio 43054
 Phone (614) 775-4700 Fax _____ 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.

Vince Romanelli
 Owner Signature
Jeffrey A. Strung
 Agent Signature

Vince Romanelli
 Owner Printed Name
Jeffrey A. Strung
 Agent Printed Name

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



Tracy Lynn Foltz
 Notary Public
 State of Ohio
 Comm. Expires
 August 19, 2019

Tracy Lynn Foltz
 Notary Public

CASE NUMBERS: 2015-2565 & 2566

REQUEST: Multiple Requests

PROJECT: The Communities at Glenross - Section 6

MEETING DATE: January 20, 2016

APPLICANT/OWNER

Pulte Homes of Ohio LLC
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

REQUEST

2015-2565: A request by Pulte Homes for approval of a Final Development Plan for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run.

2015-2566: A request by Pulte Homes for approval of a Final Subdivision Plat for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run.

PROPERTY LOCATION & DESCRIPTION

The subject section is located just west of the railroad tracks and just south of Section 4 and located on Eaglewalk Drive and White Fawn Run respectively. The zoning of the subject site is R-2 PMU (Single-Family Residential District with a Planned Mixed Use Overlay District) as are the properties to the north, south and west. The property to the east is zoned residential in Berlin Township.

BACKGROUND

The Communities at Glenross development was annexed and zoned in 2006 and received a Rezoning Amendment and Amended Preliminary Development Plan and Preliminary Subdivision Plat approval in 2010. This development was designed as a sister development to the Golf Club at Glenross. Overall, this development consists of approximately 400 acres and over 1,100 dwelling units. The plan includes single family detached units as well as condominium units. Compared to the Golf Club at Glenross development, the Communities at Glenross has a much more detailed sub-area plan and Development Text. The development is located in several zoning sub-areas on both sides of Cheshire Road and includes significant open space, park area, a club house, and buffering amenities.

In August 2015, Sections 6-10, located north of Cheshire Road, received Amended Preliminary Development Plan and Amended Subdivision Plat approval by the Planning Commission and City Council. Now the applicant is requesting to develop Section 6 which is located just west of the railroad tracks and south of Section 4 and would contain 30 single family lots on 9.927 acres.

STAFF ANALYSIS

- **LAND USE:** The proposed development is located in an area that recommends a future land use of Mixed Use consistent with the PMU Overlay zoning and associated development text and preliminary plans. The proposed single family development achieves compliance with the comprehensive plan.
- **DESIGN:** The comprehensive and extensive design requirements of the Communities at Glenross subdivision would be required in this section. The requirements for Sub-Area IIC include: minimum 1,600 square feet for a ranch house and 1,800 square feet for multi-story single family houses respectively, 40% natural materials on all elevations which shall consist of brick, stone, or cultured stone and/or fiber cement siding and the roofs shall have dimensional shingles among other items.
- **ENGINEERING:** The Applicant has submitted final engineering drawings for review by 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. All utilities shall be stubbed to the section line to facilitate future adjacent development.
- **ROADS, TRAFFIC & ACCESS:** Access is gained through Section 4 from the north along Eagle Walk Road. Section 6 would connect to Balmoral Drive (the main north/south road connecting to Cheshire Road) when Section 7 is constructed. Staff would require the next Section of this subdivision that is constructed to connect to Balmoral Drive for safety reasons. White Fawn Run extends and stubs to the south and Crickstone Drive stubs to the west. All the streets would have to achieve compliance with minimum engineering standards

- **LOT SIZE:** This section is in Sub-Area IIC which has specific development standards within The Communities at Glenross. The lot sizes range from 8,775 square feet (0.21 acre) to 13,416 square feet (0.308 acres) with minimum lot widths of 65 feet and minimum lot depths of 130 feet (8,450 square feet). The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet while the side yard setbacks are 10 feet. All lots meet or exceed minimum requirements of the approved text and are in conformance with the Amended Preliminary Development Plan and Preliminary Subdivision Plat.
 - **LIGHTING PLAN:** A lighting plan needs to be submitted, reviewed and approved by the Chief Building Official that complies with the minimum zoning requirements prior to the engineering drawing approval.
 - **LANDSCAPE PLAN:** A street tree planting plan needs to be submitted, reviewed, and approved by the Shade Tree Commission. 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.
 - **OPEN SPACE/RESERVE AREA:** There is a single 0.687 acre open area located adjacent to the railroad tracks behind seven lots in the subject plat allocated for a proposed landscaped mound. The subject mound would be 10-12 feet high with landscaping installed adjacent to the railroad tracks to be consistent with mounding in Section 4 of the Communities at Glenross just north of the subject section. The mounding and landscaping shall be the maintenance responsibility of the Home Owners Association (HOA) in perpetuity. No changes to the mounding or landscaping shall be allowed without the approval of the City of Delaware. The applicant may make allowances for individual homeowners to mow and otherwise maintain this area so long as no improvements are altered, but the final maintenance responsibility shall rest with the HOA. The subject plan shall be reviewed and approved by the Shade Tree Commission.
 - **MISCELLANEOUS:** This subdivision shall be in the Delaware South New Community Authority, there is a calculated transportation fee per lot imposed at the time of building permit issuance at the rate for single family lots in the Glenross Golf Club Subdivision and this area is subject to the South East Highland Sanitary Sewer additional capacity fee of \$3,200 per dwelling unit.
-

STAFF RECOMMENDATION – (FINAL DEVELOPMENT PLAN - 2015-2565)

Staff recommends approval of a request by Pulte Homes of a Final Development Plan for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
 2. The subject plan shall achieve compliance with the approved Preliminary Development Plan.
-

STAFF RECOMMENDATION – (FINAL SUBDIVISION PLAT - 2015-2566)

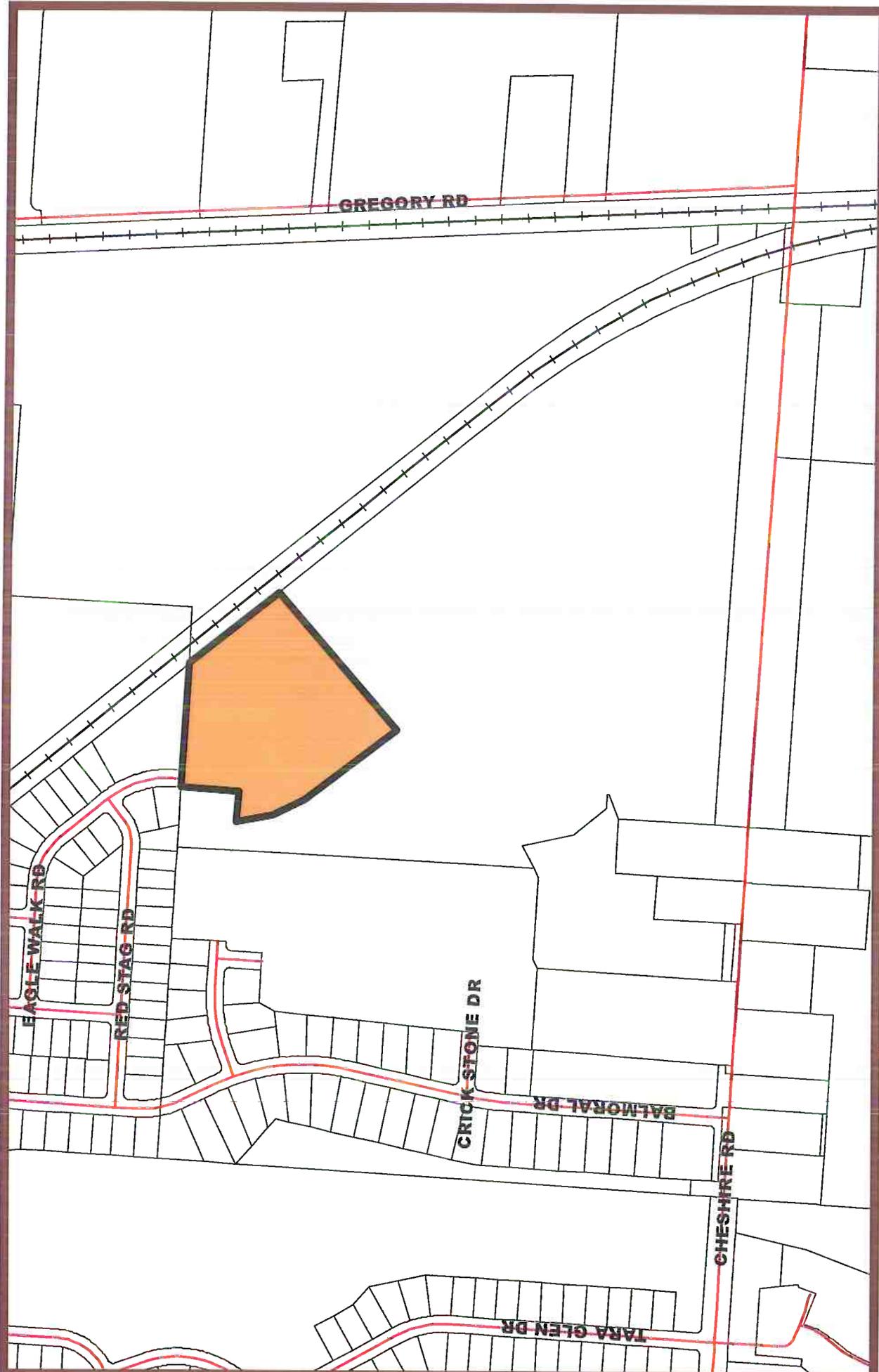
Staff recommends approval of a request by Pulte Homes of a Final Subdivision Plat for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run, with the following conditions that:

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. The single family houses shall comply with the Sub-Area IIC Communities at Glenross design and size standards and Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
3. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official prior to engineering drawing approval.

4. The street tree plan shall be reviewed and approved by the Shade Tree Commission.
5. A 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding in Section 4 of the Communities at Glenross just north of the subject section. The mounding and landscaping shall be the maintenance responsibility of the Home Owners Association (HOA) in perpetuity. No changes to the mounding or landscaping shall be allowed without the approval of the City of Delaware. The applicant may make allowances for individual homeowners to mow and otherwise maintain this area so long as no improvements are altered, but the final maintenance responsibility shall rest with the HOA. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. This section of the Communities of Glenross Subdivision is in the Delaware South New Community Authority, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
7. The next section constructed in The Communities at Glenross shall connect to Balmoral Drive for safety reasons.

CONCLUSIONS

- The proposal is consistent with the Land Use element of the Comprehensive Plan.
- The proposal meets all applicable Code requirements, with fulfillment of the approval conditions.



2015-2565 & 2566
 Final Development Plan & Final Subdivision Plat
 Communities at Glenross - Section 6
 Location Map





GREGORY RD

Rail

R-2

SPRING WALK DR

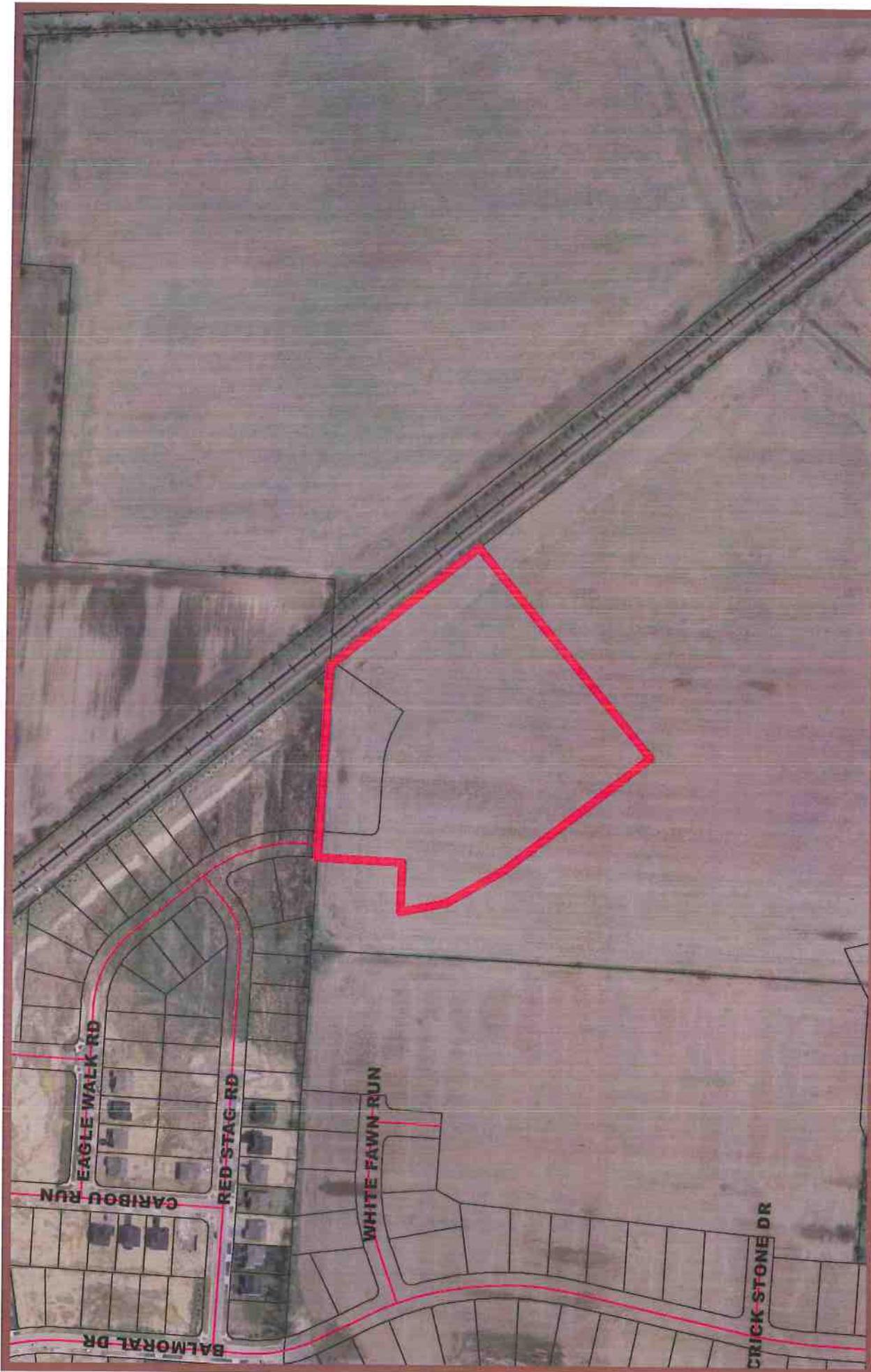
SPRING STONE DR

CRICK STONE BR

LONGFORD BR

2015-2565 & 2566
Final Development Plan & Final Subdivision Plat
Communities at Glenross - Section 6
Zoning Map

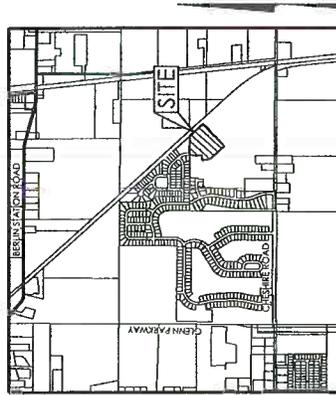




2015-2565 & 2566
Final Development Plan & Final Subdivision Plat
Communities at Glenross - Section 6
Aerial (2013)



COMMUNITIES AT GLENROSS SECTION 6



LOCATION MAP

NO SCALE

PREPARED FOR:



4900 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO 43016
PH. 614-356-5833

INDEX OF DRAWINGS

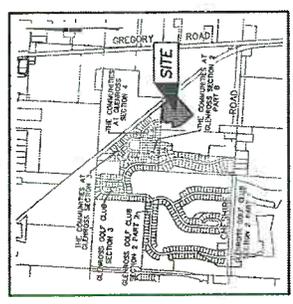
FINAL PLAN:	SHEET 1-3
SITE PLAN:	SHEET 4
LANDSCAPE PLAN:	SHEET 5-6
STREET TREE PLAN:	
LANDSCAPE ENLARGEMENT & DETAILS	
ILLUSTRATIVE SITE PLAN:	SHEET 7

SUBMITTAL: DECEMBER 16, 2015

CIVIL ENGINEER &
LANDSCAPE ARCHITECT



THE COMMUNITIES AT GLENROSS SECTION 6



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 130'

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown herein are based on the bearings of the public survey of the subdivision plat entitled "THE COMMUNITIES AT GLENROSS SECTION 6" recorded in Official Record 1312, Page 1098, Recorder's Office, Delaware County, Ohio, in which a portion of the southeast corner of Killbuck Drive has a bearing of South 89° 59' 54" West, 100.00 feet to the intersection of the centerline of Killbuck Drive and the centerline of the street shown on the plat.
CONVEYANCE OF DATA: The accuracy of the survey data is guaranteed by the surveyor and the accuracy of the data is guaranteed by the surveyor and the accuracy of the data is guaranteed by the surveyor.
IRON PINS: Iron pins, where indicated herein, unless otherwise noted, shall be set in the ground and shall be set in the ground and shall be set in the ground and shall be set in the ground.
PERMANENT MARKERS: Permanent markers, where indicated herein, shall be set in the ground and shall be set in the ground and shall be set in the ground and shall be set in the ground.
RECORDING: The survey data is guaranteed by the surveyor and the accuracy of the data is guaranteed by the surveyor and the accuracy of the data is guaranteed by the surveyor.



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that the same are correct in accordance with the laws and regulations of the State of Ohio.
 E. M. H. I. T.
 Professional Surveyor No. 7885
 Date

PC Case No. _____ approved by the Planning Commission on this _____ day of _____, 20____.

Approved and accepted this _____ day of _____, 20____, by _____, Mayor of the City of Delaware, Ohio, and _____, Recorder of the County of Delaware, Ohio, in and to which the same have been duly recorded.

Approved this _____ day of _____, 20____, by _____, Mayor of the City of Delaware, Ohio.

Approved this _____ day of _____, 20____, by _____, Recorder of the County of Delaware, Ohio.

Approved this _____ day of _____, 20____, by _____, Mayor of the City of Delaware, Ohio.

Approved this _____ day of _____, 20____, by _____, Recorder of the County of Delaware, Ohio.

Filed for record this _____ day of _____, 20____, at _____, Ohio.

File No. _____

Official Record _____, Page _____

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Part Lots 25 (5354 acres) and 26 (6301 acres) of Township 5, Township 5, Range 18, being comprised of part of Lot 1889 of the subdivision entitled "The Communities at Glenross Section 6" recorded in Official Record 1312, Page 1098, Recorder's Office, Delaware County, Ohio, and part of Lot 1890 of the subdivision entitled "The Communities at Glenross Section 6" recorded in Official Record 1312, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisitions, do hereby certify that the above described premises are the same as those shown on the plat and that the same are the same as those shown on the plat and that the same are the same as those shown on the plat.

Witness my hand and the seal of the undersigned on this _____ day of _____, 20____.

By _____, Notary Public, _____ State of Ohio.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisitions of PULTE HOMES OF OHIO LLC, has hereunto set his hand this _____ day of _____, 20____.

By _____, Notary Public, _____ State of Ohio.

STATE OF OHIO
 COUNTY OF FRANKLIN ss:

I, _____, Notary Public, do hereby certify that the above described premises are the same as those shown on the plat and that the same are the same as those shown on the plat and that the same are the same as those shown on the plat.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

THE COMMUNITIES AT GLENROSS SECTION 6

NOTE "A": Notice is hereby given to any holder of the lots defined upon this plan, that on the date of the Building Department's adoption of this plan, the Building Department has approved the proposed subdivision and grading plans for the development of said lots showing proposed lot divisions, proposed ground elevations at house and/or lot corners, proposed street elevations, proposed street and/or lot grading plans, as approved by the governmental authority having jurisdiction, and that the proposed subdivision and grading plans are to be incorporated into the final plan required with the building permit.

NOTE "B": MINIMUM SETBACKS: City of Delaware in effect at the time of filing of This Communities at Glenross Section 6 specifies the following setback requirements:

- Average lot size: 64 feet by 132 feet
- Front yard: 10 feet
- Rear yard: 10 feet
- Side yard: 10 feet
- Zoning classification: Suburban IIC (RM1.5C2)

The purpose of this plan is to show certain property rights of the lots defined upon this plan, and to show the location of the proposed subdivision and grading plans. The Building Department, upon request of zoning and planning authorities at the time of filing this plan, shall determine whether the proposed subdivision and grading plans comply with the minimum setbacks and other requirements of the zoning code as adopted by the governmental authority having jurisdiction. The Building Department shall retain the right to require the applicant to show on this plan, the location of the proposed setbacks, easements, encumbrances, and other matters of any nature, except to the extent specifically identified in this plan.

NOTE "C": As per City of Delaware Zoning Code, all lots shown on this plan shall be subject to the following terms, conditions, covenants (including lighting and house number) and special assessment district as outlined in the zoning code as adopted by the governmental authority having jurisdiction. This plan shall be subject to the preliminary plan being approved on January 24, 2011 by the Building Department and the City of Delaware Department of Planning and Community Development as PC 11387.

NOTE "D": All utilities within The Communities at Glenross Section 6 shall be installed underground. Electric, telephone, gas, water, and sewer lines shall be installed in a trench located in rear yard areas except where a service feed must cross a street right-of-way or over the subdivision.

NOTE "E": LOT 11387: Lot 11387, as designated and defined herein, shall be owned and maintained by the Delaware Home Builders Association, Inc. (DHBA). The DHBA shall be responsible for maintaining, in good condition, at all times, the although proposed location of lot 11387. The DHBA shall be responsible for the installation, maintenance, and replacement of dead plantings and shrubbery and removal and replacement of dead plantings and shrubbery. The DHBA shall be made without approval of the City of Delaware.

NOTE "F": ACREAGE BREAKDOWN:

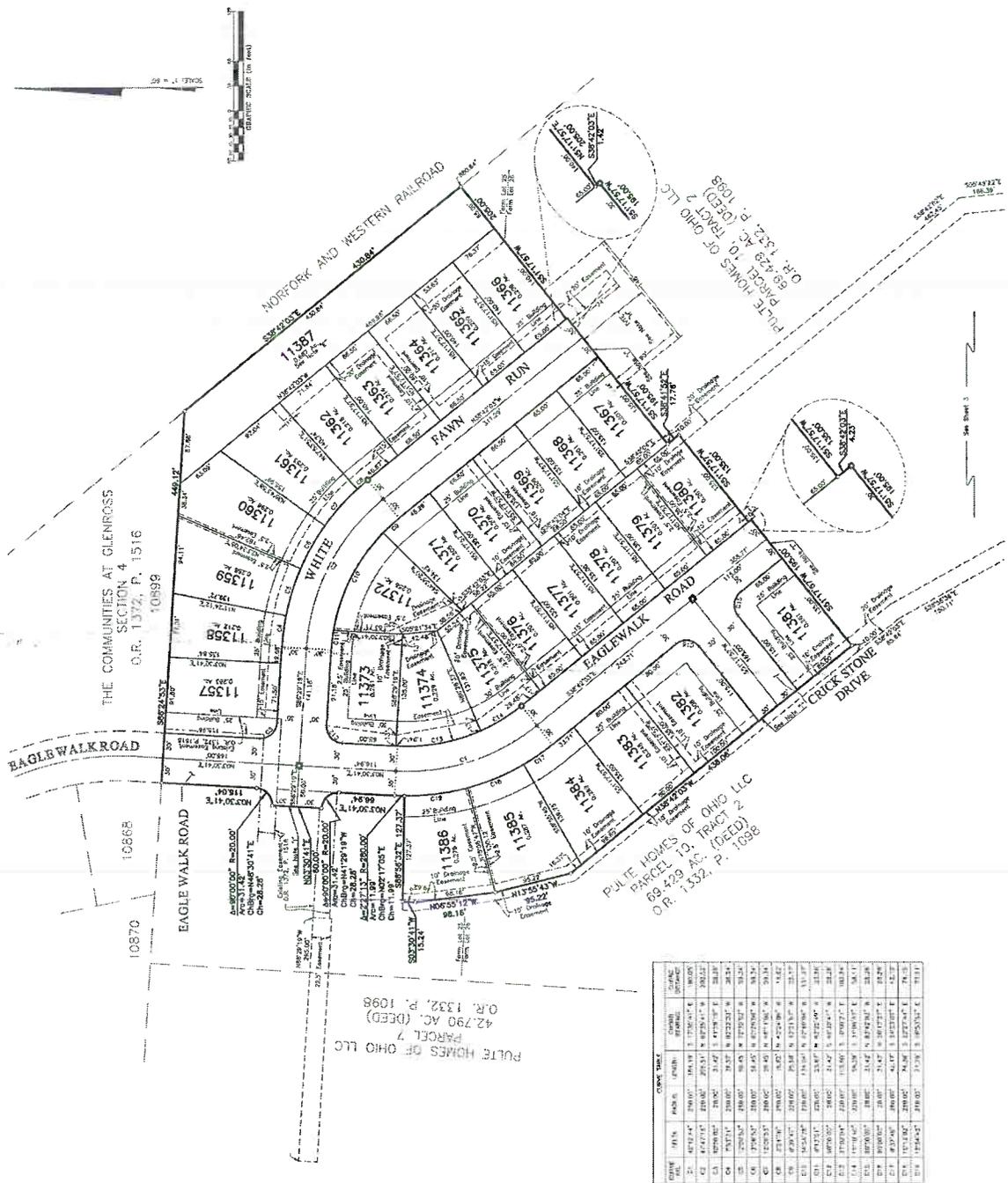
- Total acreage: 9.927 Ac
- Average in Lot 11387: 0.647 Ac
- Average in Subdivision: 2.321 Ac
- Average in Parcel 19: 0.639 Ac

NOTE "G": ACREAGE BREAKDOWN: The Acreage Breakdown of Glenross Section 6 is one of the following Delaware County Parcel Numbers:

- 419330013099
- 9.927 Ac

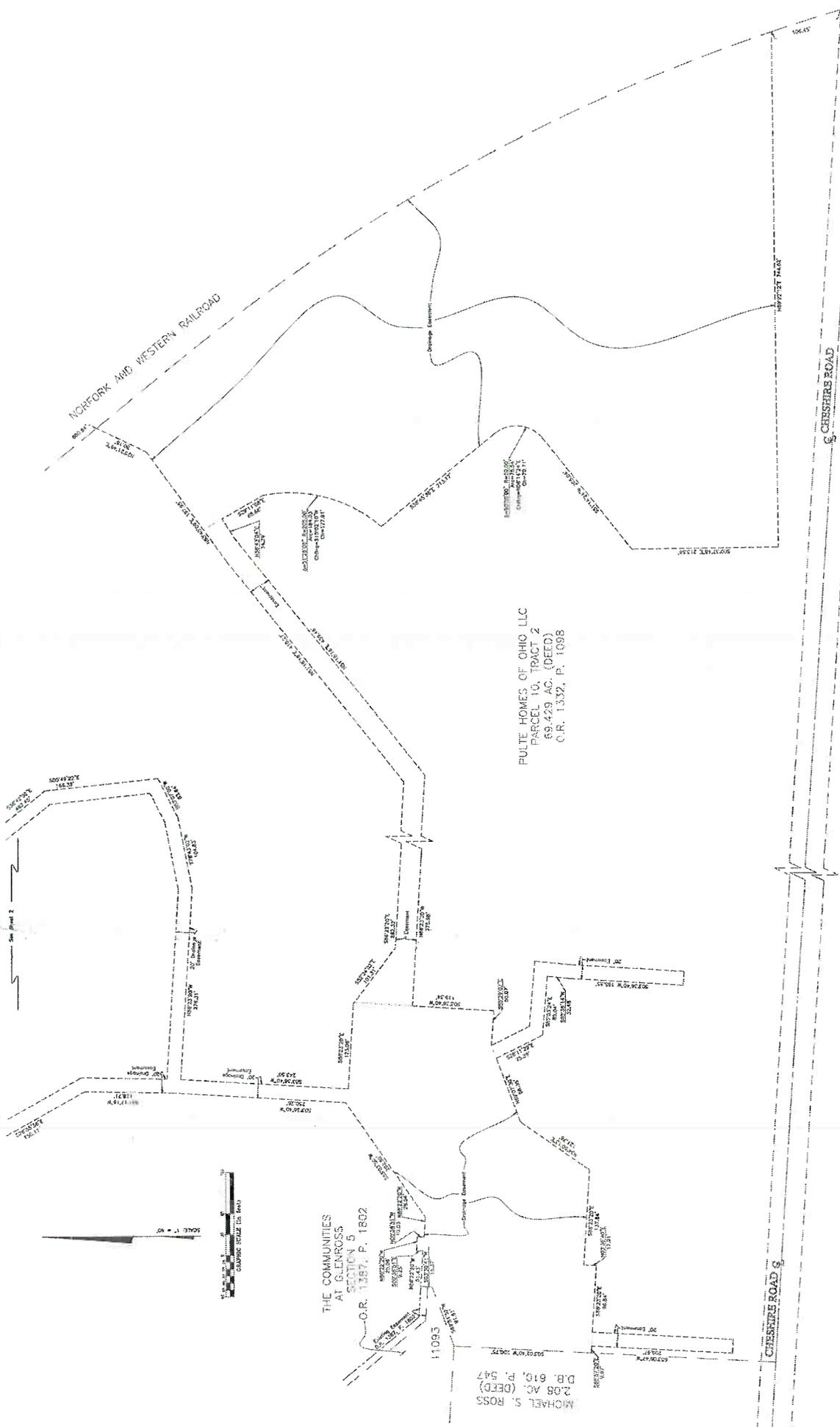
NOTE "H": TEMPORARY VEHICLE TURNAROUND: The City of Delaware has granted a temporary vehicle turnaround use by the public in and over the Delaware County Parcel Numbers 419330013099 and 419330013100 at the southerly terminus of White Farm Run on the temporary right-of-way shown on this plan. The use of the temporary right-of-way for vehicle turnaround use shall be limited to the time as shown on this plan and shall be removed in a manner acceptable to the City of Delaware.

The use of the temporary right-of-way for vehicle turnaround use shall be limited to the time as shown on this plan and shall be removed in a manner acceptable to the City of Delaware.



LINE	1/16"	1/8"	3/16"	1/4"	5/16"	3/8"	1/2"	5/8"	3/4"	7/8"	1"
1	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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72	0.0000	0.0000	0.0000	0.0000	0						

THE COMMUNITIES AT GLENROSS SECTION 6



MICHAEL S. ROSS
 2.08 AC. (DEED)
 D.B. 610, P. 547

THE COMMUNITIES
 AT GLENROSS
 SECTION 5
 O.R. 1387, P. 1802

PULTE HOMES OF OHIO LLC
 PARCEL 1G, TRACT 2
 69.429 AC. (DEED)
 O.R. 1332, P. 1098

NO.	DATE	DESCRIPTION



STREET, STORM, WATER AND LIGHTING PLAN
SECTION 6
THE COMMUNITIES AT GLENROSS
FOR
CITY OF DELAWARE, OHIO
STREET TREE PLAN

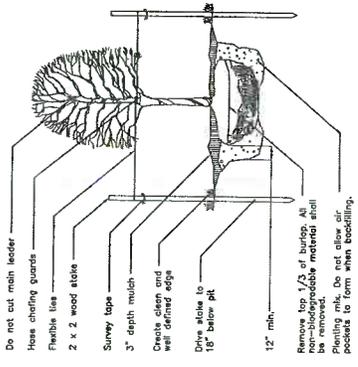
DATE	OCTOBER 2018
SCALE	1" = 80'
PROJECT	2018001

- GENERAL NOTES**
1. Street tree selections shall be approved by the City of Delaware Street Tree Committee.
 2. Prior to installation, the contractor shall inspect the general site conditions and verify the proposed tree locations and spacing. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. All trees shall be planted in accordance with the American Nursery & Landscape Standards and shall be planted in accordance with the American Nursery & Landscape Standards.
 4. All trees shall be planted in accordance with the American Nursery & Landscape Standards and shall be planted in accordance with the American Nursery & Landscape Standards.
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 18. All trees shall be planted in accordance with the American Nursery & Landscape Standards and shall be planted in accordance with the American Nursery & Landscape Standards.



**PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
OCTOBER 2018

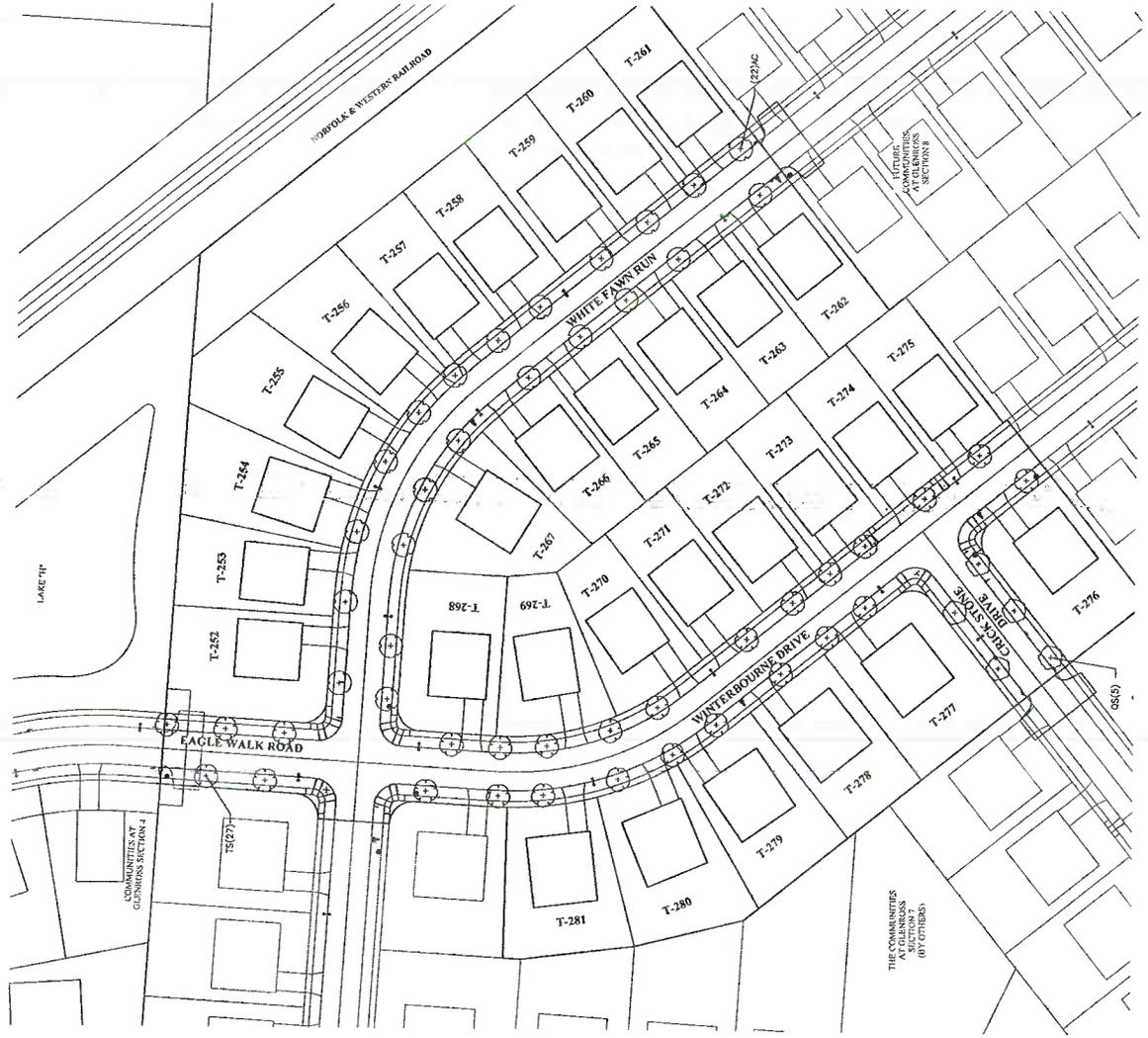


1. REDIGIOUS TREE UNDER 3" CALIPER
N.Y.S.

Trees shall be installed in the tree form.
No trees shall be placed within 10' of a hydrant.

PLANT SCHEDULE SECTION 6

SIZE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	22	Red Freesias	'Celebration'	1.75' Cal.
OS	5	Quercus shumardii	Shumard Red Oak	1.75' Cal.
TS	28	Tilia tomentosa	Silver Linden	1.75' Cal.





7/7

DATE	04/26/17
SCALE	1" = 100'
PROJECT	COMMUNITY AT GLENROSS
CLIENT	PULTEGROUP
DESIGNER	EMHT
APPROVER	

EMHT
 ENGINEERING, ARCHITECTURE & SURVEYING, INC.
 200 West Adams Road, Columbus, OH 43204
 Phone: 614.275.4500 Fax: 614.275.2444
 www.emht.com

CITY OF WILMARE, WILMARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
COMMUNITIES AT GLENROSS
SECTION 6
 ILLUSTRATIVE SITE PLAN



NO.	DATE	REVISIONS



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



Project # _____

Case # 2015-2565

\$1500

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 THE COMMUNITIES AT (L&L) PASS SECTION 6 Address CITESHIRE ROAD
 Acreage 9.927 Square Footage _____ Number of Lots 31 Number of Units _____
 Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 41832001013000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person STEVE PECK

Applicant Address 4900 TUTTLE CROSSING BOULEVARD, DUBLIN, OHIO, 43016

Phone 614-356-5833 Fax 614-356-6801 E-mail STEPHEN.PECK@PULTE.COM

Owner Name PULTE HOMES OF OHIO LLC Contact Person STEVE PECK

Owner Address 4900 TUTTLE CROSSING BOULEVARD, DUBLIN, OHIO, 43016

Phone 614-356-5833 Fax 614-356-6801 E-mail STEPHEN.PECK@PULTE.COM

Engineer/Architect/Attorney EMHT Contact Person MATT VEERK

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4131 Fax _____ E-mail MVEERK@EMHT.COM

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

Owner Signature

Owner Printed Name

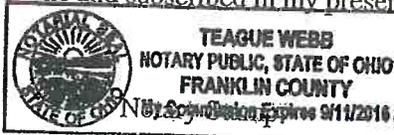
Matthew A. Veerk

MATTHEW A. VEERK

Agent Signature

Agent Printed Name

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



Teague Webb
Notary Public



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



Project # _____ Case # 2015-2566

\$1100

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 | Board of Zoning Appeals |
| <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 | |

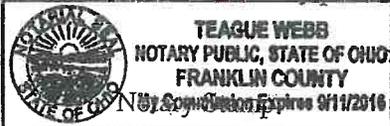
Subdivision/Project Name THE COMMUNITIES AT (L&S) ROSS SECTION 6 Address CHESTNUT ROAD
 Acreage 9.927 Square Footage _____ Number of Lots 31 Number of Units _____
 Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 41832001013000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person STEVE PECK
 Applicant Address 4900 TUTTLE CROSSING BOULEVARD, DUBLIN, OHIO, 43016
 Phone 614-356-5833 Fax 614-356-6801 E-mail STEPHEN.PECK@PULTE.COM
 Owner Name PULTE HOMES OF OHIO LLC Contact Person STEVE PECK
 Owner Address 4900 TUTTLE CROSSING BOULEVARD, DUBLIN, OHIO, 43016
 Phone 614-356-5833 Fax 614-356-6801 E-mail STEPHEN.PECK@PULTE.COM
 (Engineer) Architect/Attorney EMHT Contact Person MATT KERK
 Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054
 Phone 614-775-4131 Fax _____ E-mail MKERK@EMHT.COM

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

_____ Owner Signature	_____ Owner Printed Name
<u>Matthew A. Kerk</u> Agent Signature	<u>MATTHEW A. KERK</u> Agent Printed Name

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



Teague Webb
Notary Public

Revised 1-8-16: DRAFT FOR CLIENT REVIEW AND APPROVAL (Subject to further revisions based on client review.)

UPDATED NARRATIVE STATEMENT FOR JANUARY 20, 2016 DELAWARE
PLANNING COMMISSION PRESENTATION – CONCEPT PLAN REVIEW

Introduction

In October of 2009, T&R Development presented the Delaware Planning Commission with a concept plan for re-development of the western portion of the current Delaware Golf Club. At the time of this initial presentation, the applicant proactively reached out to all neighboring stakeholders, including the Perkins Observatory, Ohio Wesleyan, METHESCO and neighboring township residents. This narrative provides an update of the efforts to date to address questions raised about impacts to Perkins Observatory at the time of the initial concept plan presentation, other issues raised and next steps that will culminate in a formal submission of a rezoning and preliminary development plan application.

Proposed Re-Development

The application will cover 61+/- acres that is currently within the City of Delaware boundaries.

The proposal includes:

- 208 multi-family units in the SE corner of this site
- 62 twin single patio condominiums along the northern border of the site
- 7 commercial/office outparcels along US 23
- The installation of a roundabout and traffic signal under ODOT access management plan requirements in the middle of the site.

Prior to previous plans, the proposal **does not** include:

- Requests for “big box” retail development
- Annexation and rezoning of township land at this time, although future development phases are contemplated and conceptually shown.

Upcoming Formal Zoning Request - The applicant will propose a rezoning under the City’s Planned Mixed Use (PMU) designation. A PMU development text commits to many details and quality standards, and allows the identification of specified uses within certain sub-areas, yet also provides flexibility to respond to market conditions and attract end-users as afforded by the Delaware Code. Thus, an illustrative plan is presented with the proposed zoning text to show what could be built in each sub-area. The exact nature of the development and its phasing are to be determined through the submission and consideration of preliminary and final development plans after the initial rezoning and text standards are approved, and the site is marketed to end-users. This up-front

rezoning will allow the developer to define the project to the market and provides the City with a commitment to high quality development with architectural certainty no matter what is ultimately built.

The project's subareas will generally follow existing golf holes, natural ridge-lines and breaks in topography, and/or major tree lines. The development is planned in a careful manner that seeks to utilize the existing open spaces created by golf holes while preserving as many trees as possible. The project will combine architecturally upgraded and cohesive residential, office and commercial uses. It will offer the community a choice of living environments, housing diversity, quality architectural design, and a flexible land development plan featuring a complimentary blending of land uses, open space and pedestrian connectivity. The general character of the development will emphasize community living, with most required services and work opportunities planned within close proximity to the development or as part of the development.

Other Benefits of project to Delaware City and the Community

- A new mixed use community with proximity to work, recreational, services, shopping amenities and housing options, connectivity and outstanding natural features on a neighborhood scale.
- The project provides potential for office, commercial, retail and new residential growth in a uniquely attractive Delaware setting.
- This will come with the added benefits of increases in City income taxes, jobs and land values.
- The property's utilization of City sewer service will enhance the viability of Delaware's sewer plant expansion.
- The overall economic development value of the project, whether utilizing public financing methods such as TIF proceeds or other mechanisms, could fund infrastructure improvements, including for example the upgrading of a new signalized intersection on US 23 to allow safer, consolidated access for several area sites in accordance with ODOT access management plans.
- The natural features of the property are to remain so that existing uses and the proposed mix of uses are appropriately buffered from each other.
- Eliminates the risk of vacant property located at one of the City's front door areas by ensuring high quality, true mixed use development that is memorialized through a planned district zoning.
- Creates the revenue stream to plan and redesign the golf course in order to insure its future viability and enhance its role in protecting neighboring property values.

Agreement with Perkins Observatory on Light Protection Planning and Mitigation

The applicant recognizes and respects the Perkins Observatory's functionality and operations, and its important heritage to Delaware and the region. The applicant has committed significant resources to the effort to protect Perkins, while allowing a high quality development to move forward. Since last Concept Plan presentation to Delaware

Planning Commission, the applicant has worked extensively with Perkins Observatory and Ohio Wesleyan (OWU) to reach agreement on light protection and mitigation plan.

The applicant took the last several years plus to retain and meet with experts in the field of lighting measurement, mitigation planning and control systems. Dark Sky Partners, LLC was retained to perform a baseline lighting evaluation, assess the impact of the proposed development and work with Perkins and OWU professionals to reach a signed agreement.

From their website: Dark Sky Partners provides professional services in predicting the effects on sky glow of existing or proposed developments, community growth, and changes to outdoor lighting due to retrofits or lighting regulations. DSP also offers assistance in the development of technically accurate and effective outdoor lighting regulations designed to minimize the degradation of the night environment and starry skies while allowing for efficient and effective outdoor lighting for commerce, safety and utility. Dark Sky Partners, has an international reputation and maintains some of the highest academic credentials in the nation and world, along with a demonstrated track record of creating light mitigation solutions to protect and actually improve night skies around existing development and in the wake of new development. (See DSP website for details)

In summary, the applicant committed to producing a state-of-the-art, scientific evaluation of the development's impact on Perkins and getting the data to back this up. The applicant shared the data documenting lighting impact, along with providing access to expert advice on the state-of-the-art controls and protection protocols in developing a strong mitigation plan with Perkins and OWU.

The applicant retained Dark Sky Partners to:

- Measure and document baseline (existing) sky brightness at Perkins site.
- Model lighting scenarios via computer calculations to determine the impact of the proposed development on Perkins Observatory functionality and the night sky, along with how to minimize such impacts.
- Develop lighting mitigation strategies and protocols with Perkins and OWU representatives that will allow positive development near Perkins to move forward without significantly changing Perkins programming and functionality.

Highlights of Light Protection and Mitigation Agreement with Perkins: The applicant has committed and agreed in writing with Perkins/OWU to significant lighting mitigation controls on the development site as documented and recommended in the Dark Sky Reports, including the following:

- **Limits on Future Sky Brightness Increases:** Based the Dark Sky Partners report, the lighting plan for the development and for individual parcels should not exceed an overall “**lumen threshold**” for the property in order to reasonably protect Perkins. The Dark Sky Partners study concluded that with the application of mitigation strategies

to such an allowable lumen threshold, the approximate projected reductions in impact modeled at the site could be very significant, ie: **reducing the increase in sky glow to 5% for late night security lighting and 8% for “all-lights-on” scenario.**

Thus the signed agreement sets a “not to exceed” limit for allowable lighting, with some built in flexibility. Mitigation protocols will then be applied to this lumen threshold to minimize night sky glow.

- Lighting plans required for each development parcel - As development occurs, lighting plans for each parcel will be required and reviewed by City staff as a function of zoning compliance and Perkins via agreement to insure the overall lighting thresholds are not exceeded. Each lighting plan will address details, such as fixture locations and types, operational hours, spillage controls, documentation of “as built” conditions and total light contribution toward overall site limits.
- The parties agreed that the Dark Sky Reports referenced **AMBER LED** lighting \ shall apply and be required in the commercial/office areas of the development. This lighting technology significantly reduces sky glow.
- Removal of Roadway lighting from Residential Areas.
- Strict Residential Lighting Standards for new and future development so that lighting is fully shielded.
- For non-residential areas architectural features and details, such as overhangs and awnings may be worked into design features where appropriate to minimize light being directed to the sky.
- No rooftop surface lighting to be used. Pavement roadway and parking areas to be asphalt. Entry ways and pedestrian paths can be paver block provided the reflectivity is 15% or less. Concrete surfaces at building entrances/frontages are to be tinted to achieve 15% reflectivity or less.
- Attempting to gain offsets from reductions in sky glow from neighboring properties. The Dark Sky report suggests that reduction in lighting impact in the area surrounding Perkins has potential to have a positive impact. The City, neighboring townships and property owners all have a role in developing a sky glow protection overlay or zone across

jurisdictional boundaries to mitigate existing and future impacts on Perkins.

- The developer shall purchase and pay for the installation of Night Sky Brightness Monitor to allow Perkins to continuously measure sky brightness.
- Finally, in coordination with Perkins/OWU representatives, and City staff, the applicant proposed to place lighting mitigation controls from the written agreement into both zoning limitation text requirements and recorded deed restrictions. This will provide both public (City) and private (Perkins/OWU) lighting enforcement rights.

Golf Course Operations

The owner of Delaware Golf Club is sensitive to club members, employees and neighbors surrounding the course. It is no secret that all golf course operations in central Ohio are under continued stress and the Delaware Golf Club is no exception. This golf site is also impacted by US 23, which is a major highway. This was not the case when the course was built and for many years of operations. US 23 is already a significant commercial corridor to the south and north of the site.

An important outcome of this development proposal will be keeping the open space that supports existing adjacent home values, and supporting golf course operations to the east with a re-design to be determined. This will be accomplished through developing functionally economic uses to the west bordering US 23.

Allowing the ongoing use of open space for land application of waste water will also permit the continued operation of the waste water treatment plant owned and operated by the Homeowners' Association of the two surrounding subdivisions, should this be desired.

OEPA Communications on Spray Effluent Plans

The applicant has confirmed via dialogue with OEPA that current waste water treatment operations and effluent application could continue to be viable on a portion of the existing golf course. (See original Permit documents: "76 acres required and 144 acres provided" for effluent application.)

Neighboring Property Owners

METHESCO – The concept plan includes protection of the visibility of METHESCO's marquee structures and improved and safer alternative access to US 23 for visitors and students. The plan attempts to respect visibility and architecture of existing buildings in the front of campus. The goal is a consistent design theme.

Access to US 23 and road connections as proposed are based on ODOT's Access Management Plan. The proposed plan represents an opportunity to create enhanced entry visibility and safer access to Methesco and service/retail amenities for visitors and

students, via a signalized intersection and connecting access road. With likely phased development, the developer cannot commit to fully extending the proposed access road to Methesco in the initial phase, but is willing to make an agreement on this for subsequent phases.

The plan does not drive or impact any plans to connect Pollock Road. That is a City Thoroughfare and ODOT matter. The Delaware Golf Club redevelopment does not trigger such a requirement and it must be considered on its own merit. The project would improve safe access and connectivity for users/visitors to neighboring properties.

Existing and Neighboring Residents

Sight line analysis at installation and in 5 years shows very little impact to the closest neighboring property owners and zero sight line impact to the overwhelming majority of township property owners. (See exhibit)

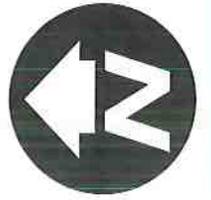
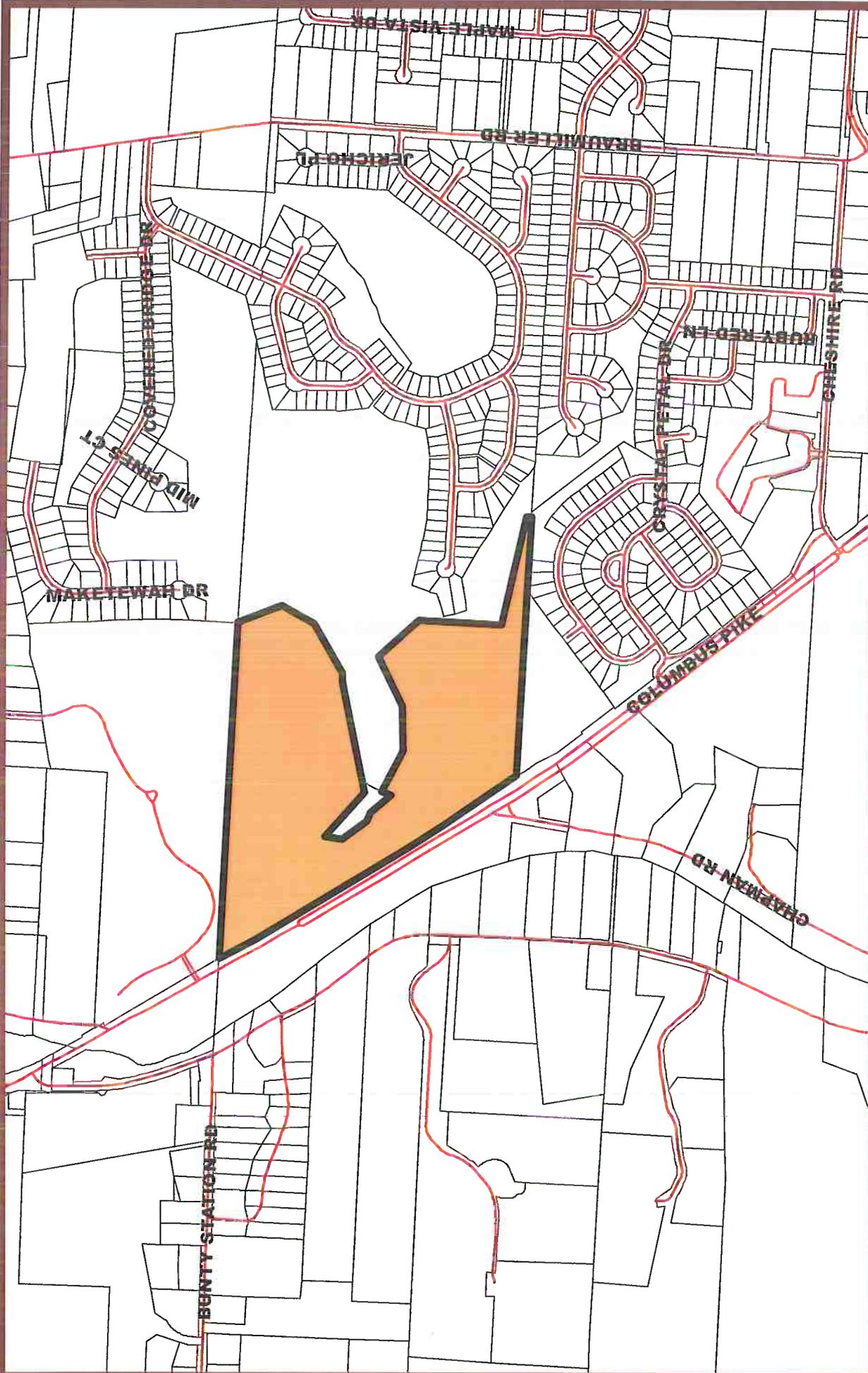
Benefits to existing residents include the following:

- Keeping open/green spaces to support housing values
- Improving vehicle and pedestrian connectivity
- Improving safe access to US 23
- Utilizing the existing waste water treatment plant, if desired
- Easy access to retail and other commercial amenities, and the creation of possible employment close to home.
- Improved future viability of the golf course in order to protect property values

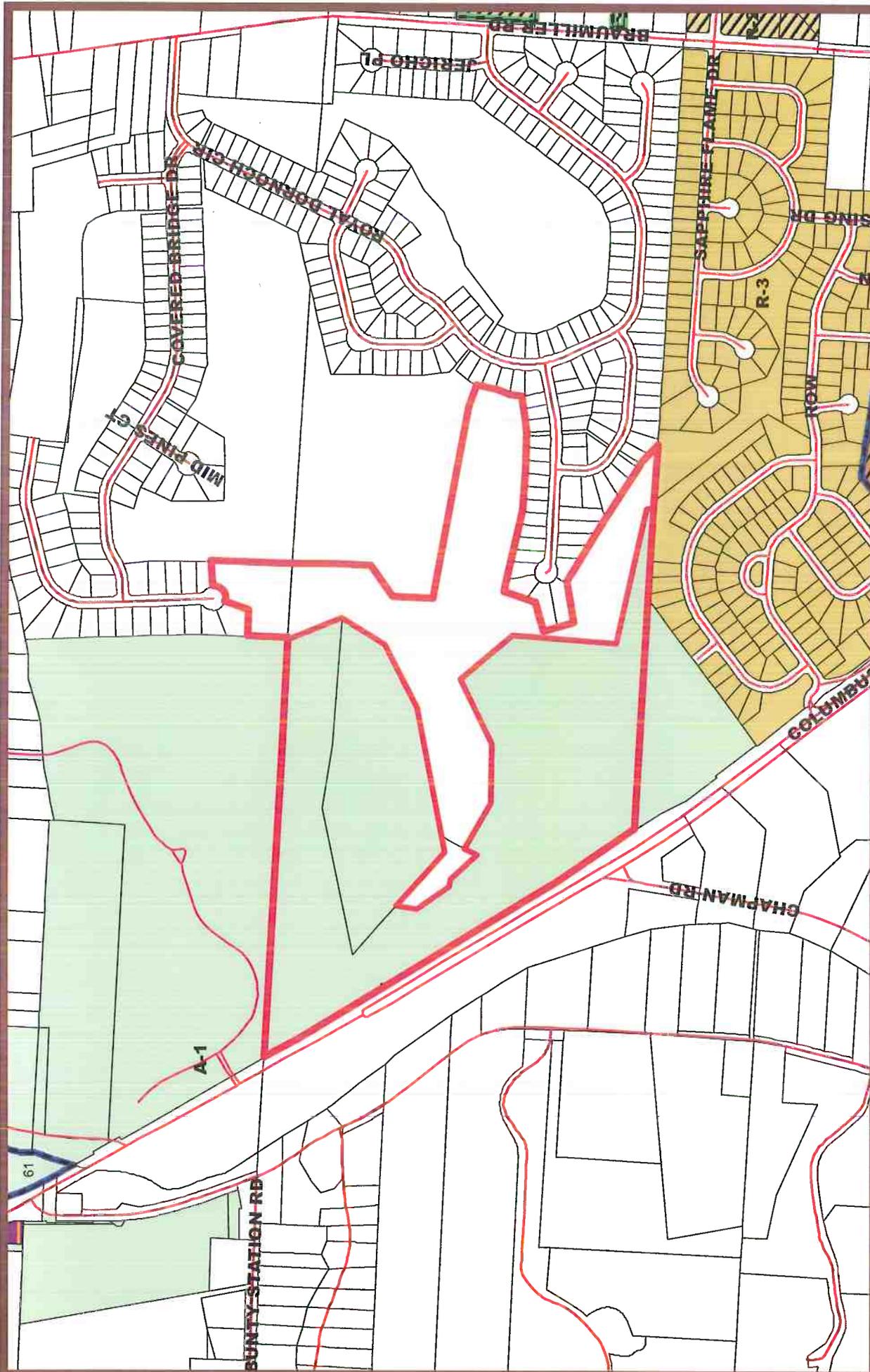
The applicant has held ongoing dialogue with HOA leadership and kept them updated.

Ohio Department of Transportation and Access Management Plan And Delaware City Engineer

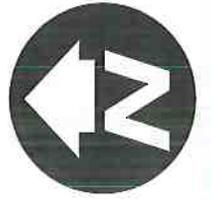
The applicant has and will continue to engage and update both ODOT personnel and the Delaware City Engineer's staff to seek comments and guidance for the approval of its plans prior to formal application submittals. Such a formal submittal will be consistent from a design and functionality standpoint with the approved ODOT access management plan depicting a signalized intersections that consolidates several existing accesses through parallel connection drives and provides greater connectivity for the residents to the east.



2015-2594
 Concept Plan Review
 T&R Properties
 Location Map



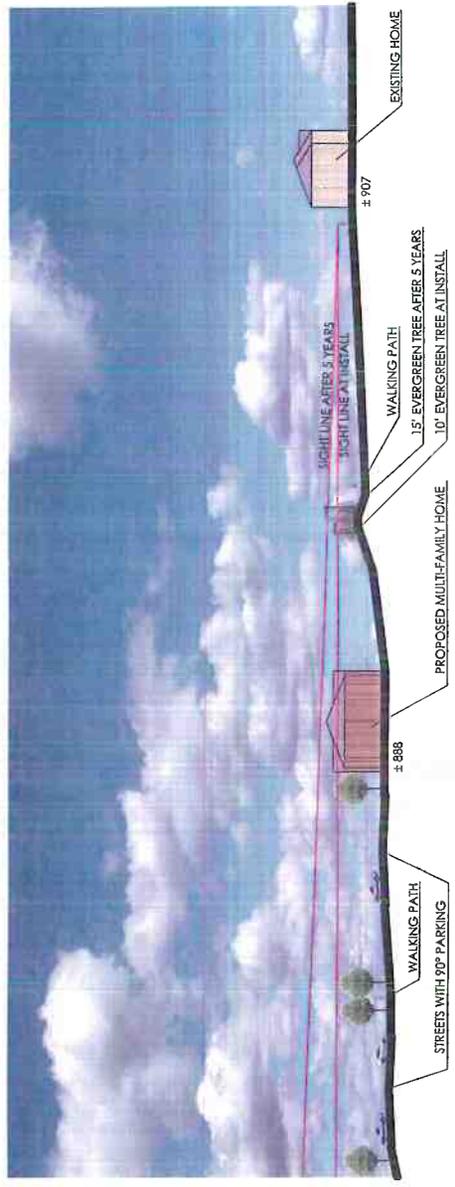
2015-2594
 Concept Plan Review
 T&R Properties
 Zoning Map



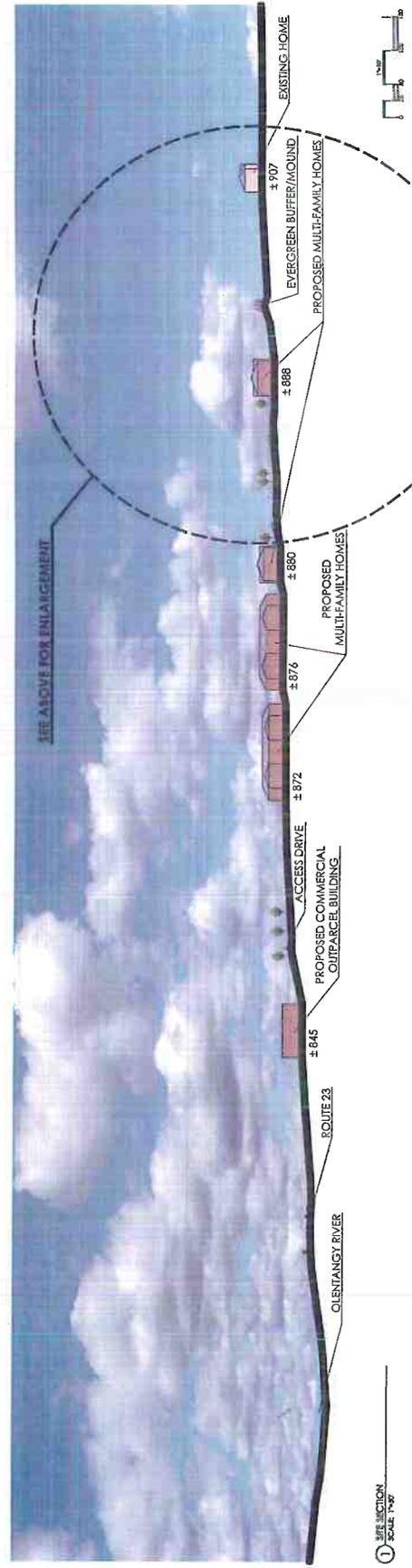
2015-2594
Concept Plan Review
T&R Properties
Aerial (2013)



③ SET MAP
SCALE 1"=50'



② LARGER SECTION ENLARGEMENT VIEW
SCALE 1"=20'



① SITE SECTION
SCALE 1"=20'

SITE SECTION
U.S. 23 - DELAWARE
PREPARED FOR T & R PROPERTIES
DATE 11.11.18

PRELIMINARY ENGINEERING SERVICES TECHNICAL REVIEW

ANNEX/REZONING
 CONCEPT PLAN
 PRELIM DEVEL PLAN
 OTHER

PROJECT	Delaware Golf Course Mixed Use Plan		
LOCATION	US 23 South of Methesco at existing Delaware Golf Course		
DEVELOPER	R & J Properties		
PREPARED BY	Jennifer Stachler, P.E.		DATE: 01/08/15

This report is provided to serve as an overview of critical (red flag) technical issues associated with the proposed development project. The comments are to be considered general in nature and are presented in order to identify critical technical matters that require specific consideration during the planning and engineering review process. The report is not intended to identify all technical requirements and issues, and additional comments are to be expected following the submission of a complete set of engineering plans and associated supporting reports and technical documentation, for a detailed review by the City Engineering Department. Preliminary Technical Reviews are performed during initial project development phases only.

Transportation Overview

1.	Impact on existing roadways, intersections, pavement condition: <ul style="list-style-type: none"> • Proposed signal at main entrance to be studied; Location shown for this signal does not correspond with updated thoroughfare plan, Pollock Rd Extension. The main entrance will likely need to be relocated. • Intersection improvements will be required at this location; ODOT to review and approve; a portion of project in limited access R/W and a section of project is not. • If main east/west road through the course is to be maintained it will like require an overlay and new stone berms; it will also require some drainage improvements and grading; possibly retaining walls in some locations if trees are to be saved
2.	Traffic impact study (TIS) considerations: <ul style="list-style-type: none"> • The traffic study must encompass the entire proposed development including the parts that are not contained in city limits. • Proposed signalized access to be studied; possible study area to include all existing and proposed access drives and US23; Cheshire Rd and US 23; Pollock Rd and US 23; Methesco Drive and US23 • The proposed Pollock Road Extension shall be included as part of a traffic study. • Study shall analyze connection of the main road to the Dornoch Subdivision as well as the function of the system without this connection. ODOT's input will be very important in determining the value of this connection. • Internal capture rates shall be very limited on this development • Growth rates to be determined at the time of development of the MOU.
3.	Right-of-way requirements: <ul style="list-style-type: none"> • ODOT to determine the need for any additional R/W along the US 23 frontage • Frontage road will be public. Road to be constructed as a collector roadway section with 70' R/W and a 40' pavement section back of curb to back of curb.
4.	New roadway infrastructure requirements: <ul style="list-style-type: none"> • All roads belonging to the internal road network to be private • The existing "backbone" road will likely be resurfaced with overlays, berms and drainage improvements • The proposed private roads to be built to public standards : Curbing along all travelled ways 20' face to face of curb pavement width minimum with no parking; 28' face to face of curb pavement width minimum if parking is permitted. 6.5" asphalt over 6" of stone
5.	Special pedestrian & bikeway facilities: <ul style="list-style-type: none"> • Possible connection between stub at Cheshire Crossing West and internal roadway network • Still considering path along US 23 feasibility
6.	Funding involvement (CDA, Tif, Contributions): <ul style="list-style-type: none"> • To be determined by CMO

Sanitary Sewer Collection

1.	Availability of sewer access adjacent to site: <ul style="list-style-type: none"> • Existing South Central Sewer is available to site • The existing 21"-30" sewer will need to be relocated in some areas due to layout of plan
2.	Required off-site sewer line extensions:

	<ul style="list-style-type: none"> • Possible abandonment of existing treatment plant and connection to sewer • Existing lines in place for this therefore extensions do not appear necessary
3.	Tributary area considerations: <ul style="list-style-type: none"> • Not applicable
4.	Special assessment district requirements: <ul style="list-style-type: none"> • South Central sewer assessment applies • Tap fees for the Dornoch Residents to be determined; possible options include billing the difference between what was paid at time of construction and our fees
Storm Water Control	
1.	Tributary area considerations and requirements: <ul style="list-style-type: none"> • Not applicable
2.	Existing storm water conditions and issues: <ul style="list-style-type: none"> • The detention pond shown between the US 23 and the backage road will require some type of protection for errant vehicles that may veer off roadway into the pond. Similar considerations must be made for the ponds to the south on the east side of the backage road. The possibility of relocating the pond along US23 shall be explored. • There are two streams onsite. An environmental assessment of these streams shall be conducted and riparian setbacks per the COD Stormwater Regulations (OEPA Olentangy Permit) must be provided or mitigation must be provided. • A stormwater management plan must be provided prior to final storm design.
3.	BMP requirements: <ul style="list-style-type: none"> • Per OEPA Requirements
Water Distribution System	
1.	<u>Availability of water supply access adjacent to site:</u> <ul style="list-style-type: none"> • A public water line shall be extended from the main entrance into the site. This public line will likely extend up the “backbone road” and then branch off to the other areas where lines will become private and will be master metered. • Due to the fact that lines in Dornoch are owned by Delco Water Company, it is not anticipated that there will be any opportunities for a looped connection with the existing lines in the community • A water model must be provided for the site that verifies sufficient fire flow through the development. Fire flows must be per state code.
2.	Required off-site water line extensions: <ul style="list-style-type: none"> • Not Applicable
3.	Tributary area considerations: <ul style="list-style-type: none"> • Not Applicable
Special Land Development Requirements	



PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2015-2594

REQUEST: Concept Plan Review - Update

PROJECT: Delaware Golf Course Redevelopment Concept Plan

MEETING DATE: January 20, 2016

APPLICANT/OWNER

Delaware Golf Club LLC
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST

2015-2594: A request by T&R Properties for a Concept Plan Review for the redevelopment of the western 9 holes of the Delaware Golf Club with a mixed use development on approximately 61 acres zoned A-1 (Agricultural District) and located on the east side of US 23 south of Pollock Road.

PROPERTY LOCATION & DESCRIPTION

The property is located on the east side of US 23, south of Pollock Road and north of Crystal Petal Drive between the Methodist Theological School of Ohio (METHESCO) and the Cheshire Crossing West subdivision. The site surrounds the Ohio Wesleyan University Perkins Observatory. Presently the site is used as an 18 hole golf course and is characterized by significantly rolling terrain, stream courses, and significant stands of trees. The surrounding zoning is A-1 (Agricultural District) to the north, A-1 and R-3 (Single-Family Residential District) to the south, and a mix of Township zoning to the east and west.

BACKGROUND

This is the third concept plan presented to the Planning Commission pertaining to the subject site. The first concept plan review was presented in October 2009 (PC09-046) and the second concept plan review was presented in April 2012 (2012-0546). This third concept plan review is significantly different from the previous in several ways, not the least of which is the fact that the area included is only that area currently located within the city of Delaware corporation limits. This version of the concept plan indicates future potential conceptual development in land located to the east of the city which is within the jurisdictions of Delaware and Liberty Townships.

A concept plan is just as the name suggests – a potential concept development. According to past practice and city of Delaware code, a concept plan represents a non-binding, informal opportunity for an applicant to receive non-binding feedback from Staff and the Planning Commission as well as the public to the extent the Planning Commission allows comment. No action is expected or taken and, again, the comments are non-binding and informal in nature. The Concept review can help to highlight areas of concern and/or any major red flag issues. Neither the applicant nor staff shall be bound by any aspect of concept plan review and the applicant shall not rely on such to indicate potential subsequent approval or disapproval by the City should formal applications be submitted subsequently. This has been communicated throughout the process to the applicant and his team and has been acknowledged by them.

During the previous concept plan meetings, the Commission, staff, and the public noted several major issues/concerns that they recommended the applicant address adequately prior to bringing forward any formal rezoning application even as satisfaction of the major issues/concerns would not guarantee approval or disapproval during any future formal process. They include: 1. Lighting issues and impacts upon Perkins Observatory; 2. Traffic improvements and access points to be required by ODOT, the City, and potentially the County; 3. Proposed land uses, their location, intensity, density, and amount as they pertain (at a minimum) to the adopted City Comprehensive Plan and surrounding pre-existing land uses; 4 On-site and off-site utility issues including ensuring the adequacy of the Home Owner Association's private sewer treatment plant including, but not limited to, the land application process which the Golf Club property provides; and 5. Overall minimization of the concept development's impact upon environmental issues including, but not limited to, topography, streams and water course, and trees.

During the years since the previous two concept plan reviews, the applicant has apparently been working to address the Perkins Observatory light issues with Ohio Wesleyan University, culminating in a signed agreement toward such in mid to late 2015. However, the other major issues/concerns have not been addressed in full though the Applicant has narrowed down to one potential concept plan and eliminated 'Big Box' retail from the concept as well as one commercial out lot (though the area for the commercial out lots remains the same).

Additionally, Staff is aware that the Applicant has had an ongoing dialogue with the Dornoch Home Owners Association regarding issues it might have but to Staff's knowledge there has not been a formal resolution of these at this time. Pertaining to the Perkins Observatory, the applicant hired experts and commissioned light studies related to the conceptual development, and met with Perkins and OWU representatives on the matter over the course of the intervening years. The applicant believes that those efforts are at a point where an update to the Commission and general community is warranted. The remaining major issues/concerns are documented in the staff report for discussion by the Commission, applicant and Staff. Additionally, the concept plan has changed in uses proposed and area proposed. Thus, Staff recommended engaging in this concept plan review with the new site plan and given the number of new Commissioners (and even City Council members) this approach is warranted as a general reintroduction to the concept plan.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Map recommends a future land use of Major Open Space, reflective of the golf course use of the property and the land use category all golf courses were placed in during the drafting of the Comprehensive Plan. The proposed mixed use development of residential, retail/commercial, and office is inconsistent with the future land use map recommendation but is consistent with some of the specific land use recommendations of the Comprehensive Plan related to the types of uses proposed within this Concept Plan in general but also inconsistent with other specific recommendations in the Plan. Specific to the overall sub-area in which the property is located, the Cheshire Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to this site,
 - LU23. Support Higher-Valued Residential Development, Offices, and Institutional Uses in the Cheshire Subarea (Subarea 10). The Cheshire Subarea is currently a location for expansion of residential development within the City (Cheshire Crossing). Other major uses in the subarea include the Methodist Theological School and Dornoch subdivision and country club (now Delaware Golf Club), Delaware-Union JVS south campus, and Camp Lazarus. The Olentangy River is the western boundary. The focus of this subarea will be a high-end office, healthcare, and institutional node that will be the southern entrance to the City. The subarea will be the location for a new and expanded Grady Hospital (now Ohio Health), which will have a tremendous influence over the land use pattern and character of development. Sanitary sewer services are currently being extended into the subarea to serve a portion of the area around Cheshire Road and US 23. Additional service will be provided via the Southeast Highlands sewer trunk. Cheshire Road is to be realigned to intersect with US 23 south of the current intersection, Alternative 1 is to connect US23 to the west across the Olentangy, and Glenn Road is to extend through the subarea from US 36/SR37 to Peachblow Road/US 23.
 - LU23.1 ...Additional land is available for related office and institutional development. This can become an important node of business activity for the City and will reinforce this subarea as a gateway to Delaware.
 - LU23.2 ...No more than one or two community-scale shopping centers (e.g., Westfield) are appropriate, with a limited number of out parcels, and within a unified architectural design. It should be connected to nearby neighborhoods with sidewalks and bikepaths, and well screened to reduce visual and other impacts. Commercial land use is specifically recommended for the northeast quadrant of the US 23 and relocated Cheshire Road intersection.
Properties fronting US 23 are appropriate for a mix of limited retail, office, medical services, and health-care related uses in a campus environment. Strip retail is not supported in this area...
 - LU23.3 The Cheshire Subarea will generally continue to be a focus of residential development given its location at the southerly entrance to the City and closer proximity to employment centers. The City supports residential developments with higher valued homes and condominium developments than found in other parts of the City. The City does not support additional "entry level" product in this subarea – except in support of adjacent or nearby employment centers...
 - LU23.4 Creative and imaginative site design techniques will be used. Mixing densities and unit types is supported within residential developments, as is the use of small open spaces to create interest

- and a sense of place within neighborhoods. Neighborhood collectors should incorporate medians or roundabouts to create attractive corridors and slow traffic.
- LU23.5 Light pollution is reduced in the subarea to mitigate impacts on Perkins Observatory. The City requires reduced lighting standards in all developments in the subarea.
- LU23.6 Future development of the Methesco campus with college-related buildings and facilities is supported. Open space should be conserved as much as possible and the tree buffer along US 23 should be maintained.
- LU23.7 The Dornoch Country Club (now Delaware Golf Club) is an outstanding open space feature along the US 23 corridor and any future development of the property is not supported...
- LU23.10 ...Ravines and wooded tracts are preserved and integrated into developments to provide public access while maintaining natural preserves. Conservation easements are dedicated along all streams and ravines. Natural areas connect with the Olentangy River to provide wildlife corridors.

Regarding the future land use map designation and specifically LU23.7, this is a noble policy statement. However, no government entity can completely prohibit the development of one's property and in fact the property has a number of land use and development rights established under the existing A-1 Agricultural Zoning District today that the Applicant could pursue. However, it is clear that this Applicant has every right to submit this Concept Plan for redevelopment and, further, that Staff and Commission provide informal feedback on the plan in that regard. The challenge in this application is defining the appropriate use (or uses) that allow for some reasonable long term land use to be accommodated on this site. This could be exercising the development rights under the A-1 District or seeking to pursue a rezoning in support of the mixed use development conceptually proposed in this case. Regardless, any re-zoning of the property would almost assuredly require an amendment to the Comprehensive Plan as well as Development Plan review.

- **ZONING:** As previously mentioned, the zoning is for the subject site is A-1 (Agricultural District) in the City. The A-1 zoning district permits several permitted and conditional uses. The permitted uses include: bed and breakfast, cemetery, place of worship, park, sale of produces and plants raised on premises, nursery, and greenhouse. Single-family detached dwellings, two-family dwellings and cluster single family detached dwellings are Conditionally Permitted as part of (and if approved by) a Planned Residential Development (PRD). Other conditional uses permitted include: public or private school, library, public cultural institution art gallery, public safety and service facility (local service), public utility substation or distribution facility, golf course/country club (current use), non-commercial recreational facility and kennel or stable. Therefore, the existing zoning would support several lands uses as of right and several more with a conditional use permit and/or a Planned Residential Development district.

The proposed mixed use development of two-family residential/single family attached residential, multi-family residential and commercial outparcels would require a rezoning. Given the mixed use nature of the site and the complexities of the property proposed in the redevelopment, staff has suggested the applicant pursue a Planned Mixed Use (PMU) Overlay. The PMU Overlay gives the greatest flexibility yet the most control to the City and the Applicant over the redevelopment of the property while being able to handle market and code changes over the long term build-out of a site. This is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of a particular development. In this instance, the mix of uses and preservation of a highly sensitive property can be most effectively achieved by using a PMU Overlay rather than simply applying a different base or overlay district available for consideration under the current Zoning Code. The PMU approach, through a negotiated process, allows the Applicant to craft a zoning that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. If this project moves forward and requires a rezoning, in the opinion of Staff, this is the appropriate zoning for this very unique property though the Applicant is always free to submit an application for any change. The City is under no obligation to approve a requested rezoning but it must carefully and reasonably way all relevant facts, testimony, and all guiding policies (such as all of the relevant goals and objectives in the Comprehensive Plan) and find that these have been satisfied on balance (or not) by any applicant in order to justify the requested change. It has become clear through the concept review process that given the number of major issues, existing surrounding land use, utility and transportation / access point concerns and proposed

concept that this would be a difficult and multifaceted analysis and case for, ultimately, City Council to consider and decide upon.

A final item to note is that Staff would like to clarify a point related to process should the Applicant seek a formal PMU Overlay rezoning Amendment and Conditional Use Permit request. The Applicant's narrative indicates they would like to pursue a process of a detailed zoning text and conceptual plan approach. While City Council could ultimately decide this was appropriate for this proposal, the Zoning Code requires that a Preliminary Development Plan accompany the rezoning request and this is common practice for the city when evaluating PMU overlay requests in order to ensure that all items have been satisfactorily addressed by an applicant. Given the complexities of the site, the change that would be sought, and myriad of issues to be addressed, Staff would recommend the normal and customary approach requiring submission of a Preliminary Development Plan should a rezoning to PMU be brought forward by the applicant. If this were to be approved by City Council, the Applicant would then be required to follow up with Final Development Plans per lot or Zoning Subarea prior to construction. Staff seeks guidance and input from the Planning Commission in this regard with respect to any potential future request for a mixed use overlay as proposed conceptually by the Applicant.

- **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.

The Engineering Department prepared a Preliminary Technical Review for the Concept Plan proposal (see attached memo). This review outlines the preliminary engineering comments related to transportation (existing and proposed roadways), sanitary sewer collection, storm water management, water distribution and other items. All comments of this review must be satisfactorily addressed. More specifically, a preliminary storm water management plan would be required prior to submittal of any preliminary plans for zoning approval. Understanding the storm water requirements of the site will be important to be able to understand where and the size of any proposed stormwater ponds/structures which in turn could impact the overall type, location, and amount of uses on the site ultimately. In addition, a major sanitary trunk line transverses the site along US 23 and any buildings and/or structures shall not be located over the required sanitary easement, especially the proposed apartments along the southern portion of the site.

- **ROADS AND ACCESS:** The site has extensive frontage on US 23 which is considered a limited access right-of-way in this area (in part). As such, access and improvements to US 23 are subject to the review and approval of the Ohio Department of Transportation (ODOT) which would require a traffic impact study for the proposed development to determine any specific improvements and access locations required. The developer would be responsible for any improvements and/or financial obligations the subject development would have in the area per ODOT and/or City Engineer. The concept plan notes the primary backage road as being a private roadway, however, past decisions by ODOT and typical requirements for similar configurations have dictated that backage roads be public roadways (see Engineering memo attached).

The proposed main access point is located near the existing southern curb cut (median divided currently) to the golf course and would extend into a proposed roundabout with a north, south and east spoke. The north and south spoke would serve as a public backage road that would parallel US 23. The north spoke would access four commercial outparcels and ultimately extend to the northern property line to METHESCO. A private access road would extend perpendicular to the north spoke near the METHESCO property line to access the proposed 62 two unit patio condominiums and ultimately connect with the existing roadway to the clubhouse (located in Liberty Township). The south spoke would access three commercial outparcels and ultimately provide access to 13 apartment buildings (yielding 211 apartment units) along the southern portion of the site. The clubhouse and Dornoch Subdivision are located in Liberty and Delaware Townships and any development in the Townships would not be reviewed in any City zoning applications. Therefore the City would require the appropriate access and turnaround areas for any road that extends into Liberty Township. Coordination with the County and the Townships related to roadway connections and improvements would therefore be likely to be required.

The current ODOT Access Management Plan and the City of Delaware Transportation Program Update identifies the only proposed signalized intersection with US 23 in this area to be located near current the northern most curb cut to the golf course (at the end of the median dividing wall currently) which is located approximately 900 feet north of the curb cut identified on the concept plan. This curb cut is, today, the driveway to the Perkins Observatory property as well. If ODOT allowed the signalized intersection as shown on the concept plan, this would ultimately likely result in the closure and/or movement restriction of the existing METHESCO and Perkins Observatory (Golf Course) access points with US 23. Both METHESCO and Perkins Observatory would have access to the new signalized intersection via a parallel access road to US 23 once all connections would be made. Long term, a connection from Pollock Road to this signalized intersection via an access road along the frontage of METHESCO has been conceptually planned. With this project, the goal would be to provide (or allow for the provision for) a safe, signalized access to these properties allowing for potential future extension of the access road north to Pollock Road. As mentioned above the backage roads would be required to be public while the internal roads could be private roads built to public standards. Meetings between ODOT, the City and the applicant along with METHESCO and any other pertinent adjacent property owners should be required to discuss the improvement requirements, timing and financial obligations prior to any rezoning application. In the opinion of Staff, without this coordination and final determination of where an access point would be allowed by ODOT, the site plan would be nearly impossible to advance past a conceptual stage since the access point sets the overall layout and arrangement of uses and lots upon the site.

In order to protect the scenic nature of the existing access road to the Delaware Golf clubhouse, which ties into Maketewah Drive in the Dornoch Subdivision, the Applicant has requested the road remain private with minimal or no upgrades being required. A final engineering analysis would need to be reviewed and approved by the City Engineer but an early conceptual review reveals that it would likely require resurfacing, berms and drainage improvements while also withstanding emergency vehicle traffic. Where this private drive intersects Maketewah Drive, a Delaware Township public road, a key card access gate exists today. The Dornoch Homeowners Association has requested in the past concept hearings this gate remain to prohibit cut through traffic to US 23, as it, in part, serves today. Presently only members of the Delaware Golf Club have a key card to access the gate. Staff would request this access point be added to the traffic impact study to determine the best traffic engineering principals on the feasibility of the gate. The gate is located in Liberty Township and as such coordination as described above would be needed between entities.

- **PEDESTRIAN CONNECTIVITY:** A pedestrian connectivity plan would be required with the Preliminary Development Plan. A multi-use path along the east side of US 23 (likely along the backage road in some fashion) in this area would be required and is consistent with the adopted Bikeway Plan. Ultimately, the multi-use path would extend from the south in the ravine of an unnamed tributary of the Olentangy River across the METHESCO site to the existing pedestrian bridge over the Olentangy River where it would connect with City and regional paths. As it crosses this site, Staff could potentially support the path being placed along US 23 but separated from the roadway by undulating mounds, trees, and shrubs to provide defensibility to the pedestrian/bike riders from the fast moving and numerous traffic on US23. However, any pathway located in close proximity to US 23 would have to be made in such a way that it was both a pleasurable experience for users as well as ensure the safety of users. Finally, sidewalks will likely be required along both sides of all streets.
- **SITE CONFIGURATION:** The proposed development fronts US 23 within the City and extends eastward and eventually spans into Liberty and Delaware Townships along the circuitous jurisdiction boundary. The portion of the development in the City is divided into three distinct developments which are characterized as subareas for convenience of discussion:
 1. Sub-Area A - Commercial/Office outparcels along US 23
 2. Sub-Area B – Two Unit Patio Condominiums along the northern portion of the site
 3. Sub-Area C - Multi-Family Apartments along the southern portion of the site

Sub-Area A – Commercial/Office Outparcels – The applicant is proposing 7 outparcels along US 23 that encompasses approximately 11.22 acres (outparcels range in size from 1.1 acre to 2.9 acres). Four of the outparcels would be located north of the proposed signalized entrance and three south of the proposed signalized entrance as the entrance is conceptualized (please see access discussion above). As mentioned

earlier, access to each of the outparcels would be through the proposed backage road that would parallel US 23. There would likely be no additional curb cuts allowed along US 23 which today has a median dividing wall established along most of the frontage of the subject property. Just north of the northern most outparcel would be an approximate 2.8 acre detention basin. There are several mature trees along US 23 that staff would recommend to be preserved if feasible with the construction of the outparcels. In addition, staff is concerned about the construction feasibility of the southernmost two outparcels because of the existing grades in that area. The commercial/office uses are not permitted within the current zoning district but such uses are prevalent in the City and area along US 23. Staff would recommend a campus design approach to the proposed commercial and office uses to be congruent with the adjacent METHESCO development instead of conventional outparcel development. Staff would request input from the Planning Commission as to if auto oriented uses could be supported for any of the out parcels such as gas stations or minor auto repair facilities. These would be difficult to fit under a campus design approach.

Sub-Area B – Two Unit Patio Condominiums – The applicant is proposing 31 duplex units in a two unit attached configuration (62 total units) on approximately 12.75 acres that would yield 4.86 dwelling units per acre located along the northern portion of the site just east of the backage road adjacent to the METHESCO property. All but two of the units would be double loaded on a single street that would extend to the existing clubhouse which is in Liberty Township. The size, design and style of the units have not been determined. There are three detention basins located in this area. The majority of the northern boundary is heavily treed and staff would highly recommend preserving the existing tree line adjacent to the METHESCO property. Under the current A-1 District, these units could potentially be approved as part of a Conditionally Permitted (CUP) Planned Residential Development.

Sub-Area C – Multi-Family Apartments - The applicant is proposing 208 apartment units in 13 buildings on approximately 18.09 acre that yields 11.50 units per acre which would be located on the southern portion of the site adjacent to a heavily wooded development site to the south. A single street would loop the site with the apartment buildings loaded on the subject street. A clubhouse and pool would be located at the entrance to the complex. An existing lake that would be preserved is located in the northern portion of the site. There are heavily wooded tree stands just north of the apartments and along the southern boundary that should be preserved. The proposed apartment uses is not permitted within the current zoning district. Mounding and evergreen landscape buffering is proposed between the apartment component and the existing single family detached units in the Dornoch Subdivision to the east. A preliminary site line study has been supplied to graphically illustrate this buffering at installation and within in 5 years of installation.

The Perkins Observatory, which is owned by Ohio Wesleyan University, would remain at the same location with the access roads into the facility being relocated from the northern most curb cut to the main road that accesses the clubhouse. Staff would want to ensure Ohio Wesleyan University has approved the relocated access to the Perkins Observatory as well as concurs with the apparent lighting agreement. Staff would also want to ensure that overall development plan is acceptable to this landowner which would be complete surrounded by the proposed development. Though unclear with this submission, it appears that the Perkins property would be part of any formal future submissions for zone change. Staff will need clarity on this point from the Applicant as well as Ohio Wesleyan University prior to any application being made in the future. The remainder of the proposed development is located in Liberty and Delaware Townships but is not reviewable in this application by the City as discussed earlier.

- **TOPOGRAPHY:** As noted, by central Ohio standards this site has substantial changes in topography. For example from the main access point at US 23 to the back of subarea C there is a change in grade of approximately 70 feet. Additionally, the site has several significant ravines running east-west through the property. This topography in combination with the tree lined fairways creates the picturesque green corridor Delawareans covet. A preliminary grading plan has not been submitted, nor is one required with a concept plan but such plan would allow Staff to assess the impact the proposed development would have on the topography and character of the existing environment. Staff recommends that this should be part of any future Preliminary Development Plan as a result. The Zoning Code as well as goals and objectives contained within the Comprehensive Plan require, in several instances, the preservation of topography such as this.

Staff is particularly concerned with the grading of sub-area C (Multi-Family Apartments) and the adjacent southern outparcels in sub-area A. The existing grades in this area may make these outparcels not feasible

along with limiting the multi-family apartments and rendering the street network non-compliant from an engineering perspective. Also, Staff is concerned that the concept plan may not adequately preserve and protect the ravine and the stream located just south of sub-area C running parallel to the southern property line. This is likely the most visible and environmentally sensitive area impacted by this proposal, particularly given its location within a few hundred feet of the Olentangy River. Protecting this area would result in the loss of an outparcel(s). At this point Staff would recommend this be preserved but Staff is open to continued dialogue based upon additional information being developed for consideration. In addition, a grading plan for sub-area A (Patio Condominiums) is critical to determine if the proposed plan and associated street network would achieve compliance with minimum engineering standards.

- **NUMBER OF DWELLING UNITS:** Although prior to discussing architectural requirements and aside from very detailed site layout comments, the number of dwelling units shown in sub-area B (62 units at 4.86 units per acre) is not consistent with low density range of 2-3.25 dwelling units per acre in the Comprehensive Land Use Plan. Staff would suggest that a lower density might be more consistent in this regard. Single family products may present an opportunity to achieve this while achieving superior design quality. Furthermore, the multi-family apartments in sub-area C of 11.50 dwelling units per acre appear to be potentially too many. While far superior to the previously conceptually presented 'Big Box' retail development from a variety of perspectives, the sheer quantity of units being shown could be considered to erode the character of the site and the surroundings and seems to overwhelm the proposed subarea. This could be mitigated by the proposed buffering (and sight line analysis) combined with very high quality design. While Staff, the Planning Commission, and City Council have generally focused citywide more on the quality of the unit rather than the quantity there is a tipping point at which the quantity of units impacts the quality based on the type of unit - in this case conceptually proposed as multi-family apartments. Staff would suggest that a potentially more compatible residential use could be either single family homes and/or detached single family patio condominiums in sub-areas B and C as potential options to be consistent with the surrounding subdivisions. Alternatively, other uses or configurations could be considered that might be more compatible such as single story apartments toward the east, the apartments located closer to US 23 in place of the outlots, or a compact skilled nursing home or senior housing opportunity and the like. This is an area that Staff seeks comment to be able to advance future conversations with the Applicant.
- **NON-RESIDENTIAL USES:** If non-residential uses are warranted, Staff would suggest a campus design and setting similar to adjacent METHESCO for any potential commercial and office buildings along US 23 to prevent the pure striping out of outparcels along the US 23 frontage and to be more consistent with the Comprehensive Plan (LU 23.2 land use recommendation). In addition, there are several outparcels in close proximity in the US 23 corridor (Kroger, Menards, etc.) that have not developed for several years with a lot more potential outparcels in the area in the future that the market may not absorb. If outparels are warranted, high quality design and site design for such is what has been discussed with the applicant and would likely be required. Of concern to Staff would be to limit (or not allow) the number and type of auto-oriented uses (gas station, oil change, car wash, auto sales, liquor drive-thrus, etc.) while allowing for a limited amount of very high quality designed uses. Again, Staff would recommend at this time based on the information provided a campus design approach to the proposed commercial and office uses to be congruent with the adjacent METHESCO development instead of a conventional outparcel development. Previously, the Applicant has been amenable to this conceptual approach. Staff would seek Planning Commission input on this issue as well in order to be able to advance any conversations with the Applicant.
- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefit is the architectural design control it allows the City and negotiated flexibility it offers the Applicants. The City has extensive design requirements for residential and retail/commercial/office development. For example any multi-family property is generally required to have 100% natural materials on all four sides with minimum overhangs, window/door trims, and other architectural elements. Similar property with business district zoning (not a PMU Overlay) is subject to the building design requirements of Section 1143.11. These regulations require that when the wall of a building faces a public right-of-way, or the main parking area, or is within 45 degrees of facing a public right-of-way, a minimum of forty percent (40%) of such wall area, on the ground floor, shall have display-type windows. Additionally, walls shall have no more than twenty (20) feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an

undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created. These base district and Conditional Use standards are the foundation from which the architectural standards of a PMU Overlay begin.

Given the property configuration, most building layouts, residential and non-residential, would almost assuredly incorporate high quality four-sided architecture. As it relates to the standards described above, it is impractical to expect any commercial use to incorporate 40% window area on all four-sides of the building. The Applicant could use opaque, or spandrel, windows to satisfy this zoning requirement. However, Staff has suggested to the Applicant (and they have been generally amenable in past discussions) to use the existing METHESCO campus as the basis in deriving a design theme for the property while incorporating the limestone element that is planned and has emerged as a unifying theme throughout the City. As of the writing of this Report, no elevations and renderings have been provided (they are not required for a conceptual review) of any residential or non-residential uses with this version of the plan. These had been provided in the past versions and appeared to be of generally high quality in concept form.

- **OPEN SPACE & PARKLAND DEDICATION:** The Applicant has not provided any dedicated open space in the proposed concept plan. In a base zoning district, 10% of the land used for any residential use must be dedicated for parkland while in a planned district 20% is requested. Of the 20%, half of the open space shall be active park area that would be programmed with appropriate amenities while the other half can be passive open space. Any active park area shall be maintained by the Homeowners Association but have an easement to the City allowing for public use. An open space and park plan would be required prior to submitting for any rezoning and/or preliminary development plan application. Given the unique configuration and multijurisdictional portions of this area and existing development, it could be considered that open space would be the applicant suggested reconfigured golf course to the east as part of an overall masterplan. Staff would be open to suggestions in this regard but would need to ensure that the property in question in this regard can be permanently preserved for open space. Staff believes this is the conceptual intent of the Applicant at this time. This area would essentially be the same as the current easterly 9 holes of the golf course and the applicant has suggested reconfiguring these if a development is approved. How this can be formally incorporated into recordable documents and/or the City portion of the property remains an open question for Staff. In past discussions with Planning Commission and the Dornoch HOA this has been a major issue that needs to be addressed with any future formal submittals for rezoning in the opinion of Staff as this issue also has implications related to the private sewer plant, land application process, and its operation.
- **TREE REMOVAL & REPLACEMENT:** The site as described is heavily wooded in areas. While a tree removal and replacement plan has not yet been provided, the Applicant appears to have been very successful in retaining much of the existing tree canopy of the site. The Applicant would be proposing to eliminate some of the existing trees along US 23. Unfortunately, many of these trees appear to be Ash trees that are required to be removed by the City. Staff would require the Applicant to develop a replanting plan that over the long term reestablishes this dramatic tree line while offering views back to the site, making it viable from a commercial/office perspective. All trees that are preserved within this development must be placed in a tree preservation easement. Finally, all tree removal and replacement will need to achieve compliance with Chapter 1168 Tree Preservation Requirements.
- **GATEWAYS & CORRIDORS PLAN:** This proposed development would be required to achieve compliance with the Gateways & Corridors Plan (GCP). Within this corridor there is a very specific landscape treatment to be applied at the corners. In addition and as a matter of implementing the GCP, low undulating mounding with landscaping is to be provided along the US 23 frontage. This may be difficult with the existing topography and storm water management requirements but is an issue that will need to be addressed.
- **LANDSCAPING & SCREENING:** Since this is a Concept Plan with direction needed on several foundational items, the landscaping and screening plan will be prepared as part of any next steps. By code, the Applicant is required to plant street trees and front yard trees along all frontages including a shrub row (3 feet in height) along any parking area. It will be very important to develop a landscape plan that retains the scenic nature of this site and while providing appropriate screening and buffering to the adjacent properties, to the extent practical. This may involve the need to provide additional setbacks to adjacent pre-existing development. A landscaping plan shall be required prior to submitting for any rezoning and preliminary development plan and ultimately would have to reviewed and approved by the Shade Tree Commission.

FILE:
ORIGINAL: 10/02/2009; 4/13/12,1/12/16
REVISED:

Revised 1-8-16: DRAFT FOR CLIENT REVIEW AND APPROVAL (Subject to further revisions based on client review.)

UPDATED NARRATIVE STATEMENT FOR JANUARY 20, 2016 DELAWARE
PLANNING COMMISSION PRESENTATION – CONCEPT PLAN REVIEW

Introduction

In October of 2009, T&R Development presented the Delaware Planning Commission with a concept plan for re-development of the western portion of the current Delaware Golf Club. At the time of this initial presentation, the applicant proactively reached out to all neighboring stakeholders, including the Perkins Observatory, Ohio Wesleyan, METHESCO and neighboring township residents. This narrative provides an update of the efforts to date to address questions raised about impacts to Perkins Observatory at the time of the initial concept plan presentation, other issues raised and next steps that will culminate in a formal submission of a rezoning and preliminary development plan application.

Proposed Re-Development

The application will cover 61+/- acres that is currently within the City of Delaware boundaries.

The proposal includes:

- 208 multi-family units in the SE corner of this site
- 62 twin single patio condominiums along the northern border of the site
- 7 commercial/office outparcels along US 23
- The installation of a roundabout and traffic signal under ODOT access management plan requirements in the middle of the site.

Prior to previous plans, the proposal **does not** include:

- Requests for “big box” retail development
- Annexation and rezoning of township land at this time, although future development phases are contemplated and conceptually shown.

Upcoming Formal Zoning Request - The applicant will propose a rezoning under the City's Planned Mixed Use (PMU) designation. A PMU development text commits to many details and quality standards, and allows the identification of specified uses within certain sub-areas, yet also provides flexibility to respond to market conditions and attract end-users as afforded by the Delaware Code. Thus, an illustrative plan is presented with the proposed zoning text to show what could be built in each sub-area. The exact nature of the development and its phasing are to be determined through the submission and consideration of preliminary and final development plans after the initial rezoning and text standards are approved, and the site is marketed to end-users. This up-front

rezoning will allow the developer to define the project to the market and provides the City with a commitment to high quality development with architectural certainty no matter what is ultimately built.

The project's subareas will generally follow existing golf holes, natural ridge-lines and breaks in topography, and/or major tree lines. The development is planned in a careful manner that seeks to utilize the existing open spaces created by golf holes while preserving as many trees as possible. The project will combine architecturally upgraded and cohesive residential, office and commercial uses. It will offer the community a choice of living environments, housing diversity, quality architectural design, and a flexible land development plan featuring a complimentary blending of land uses, open space and pedestrian connectivity. The general character of the development will emphasize community living, with most required services and work opportunities planned within close proximity to the development or as part of the development.

Other Benefits of project to Delaware City and the Community

- A new mixed use community with proximity to work, recreational, services, shopping amenities and housing options, connectivity and outstanding natural features on a neighborhood scale.
- The project provides potential for office, commercial, retail and new residential growth in a uniquely attractive Delaware setting.
- This will come with the added benefits of increases in City income taxes, jobs and land values.
- The property's utilization of City sewer service will enhance the viability of Delaware's sewer plant expansion.
- The overall economic development value of the project, whether utilizing public financing methods such as TIF proceeds or other mechanisms, could fund infrastructure improvements, including for example the upgrading of a new signalized intersection on US 23 to allow safer, consolidated access for several area sites in accordance with ODOT access management plans.
- The natural features of the property are to remain so that existing uses and the proposed mix of uses are appropriately buffered from each other.
- Eliminates the risk of vacant property located at one of the City's front door areas by ensuring high quality, true mixed use development that is memorialized through a planned district zoning.
- Creates the revenue stream to plan and redesign the golf course in order to insure its future viability and enhance its role in protecting neighboring property values.

Agreement with Perkins Observatory on Light Protection Planning and Mitigation

The applicant recognizes and respects the Perkins Observatory's functionality and operations, and its important heritage to Delaware and the region. The applicant has committed significant resources to the effort to protect Perkins, while allowing a high quality development to move forward. Since last Concept Plan presentation to Delaware

Planning Commission, the applicant has worked extensively with Perkins Observatory and Ohio Wesleyan (OWU) to reach agreement on light protection and mitigation plan.

The applicant took the last several years plus to retain and meet with experts in the field of lighting measurement, mitigation planning and control systems. Dark Sky Partners, LLC was retained to perform a baseline lighting evaluation, assess the impact of the proposed development and work with Perkins and OWU professionals to reach a signed agreement.

From their website: Dark Sky Partners provides professional services in predicting the effects on sky glow of existing or proposed developments, community growth, and changes to outdoor lighting due to retrofits or lighting regulations. DSP also offers assistance in the development of technically accurate and effective outdoor lighting regulations designed to minimize the degradation of the night environment and starry skies while allowing for efficient and effective outdoor lighting for commerce, safety and utility. Dark Sky Partners, has an international reputation and maintains some of the highest academic credentials in the nation and world, along with a demonstrated track record of creating light mitigation solutions to protect and actually improve night skies around existing development and in the wake of new development. (See DSP website for details)

In summary, the applicant committed to producing a state-of-the-art, scientific evaluation of the development's impact on Perkins and getting the data to back this up. The applicant shared the data documenting lighting impact, along with providing access to expert advice on the state-of-the-art controls and protection protocols in developing a strong mitigation plan with Perkins and OWU.

The applicant retained Dark Sky Partners to:

- Measure and document baseline (existing) sky brightness at Perkins site.
- Model lighting scenarios via computer calculations to determine the impact of the proposed development on Perkins Observatory functionality and the night sky, along with how to minimize such impacts.
- Develop lighting mitigation strategies and protocols with Perkins and OWU representatives that will allow positive development near Perkins to move forward without significantly changing Perkins programming and functionality.

Highlights of Light Protection and Mitigation Agreement with Perkins: The applicant has committed and agreed in writing with Perkins/OWU to significant lighting mitigation controls on the development site as documented and recommended in the Dark Sky Reports, including the following:

- **Limits on Future Sky Brightness Increases:** Based the Dark Sky Partners report, the lighting plan for the development and for individual parcels should not exceed an overall “**lumen threshold**” for the property in order to reasonably protect Perkins. The Dark Sky Partners study concluded that with the application of mitigation strategies

to such an allowable lumen threshold, the approximate projected reductions in impact modeled at the site could be very significant, ie: **reducing the increase in sky glow to 5% for late night security lighting and 8% for “all-lights-on” scenario.**

Thus the signed agreement sets a “not to exceed” limit for allowable lighting, with some built in flexibility. Mitigation protocols will then be applied to this lumen threshold to minimize night sky glow.

- Lighting plans required for each development parcel - As development occurs, lighting plans for each parcel will be required and reviewed by City staff as a function of zoning compliance and Perkins via agreement to insure the overall lighting thresholds are not exceeded. Each lighting plan will address details, such as fixture locations and types, operational hours, spillage controls, documentation of “as built” conditions and total light contribution toward overall site limits.
- The parties agreed that the Dark Sky Reports referenced AMBER LED lighting \ shall apply and be required in the commercial/office areas of the development. This lighting technology significantly reduces sky glow.
- Removal of Roadway lighting from Residential Areas.
- Strict Residential Lighting Standards for new and future development so that lighting is fully shielded.
- For non-residential areas architectural features and details, such as overhangs and awnings may be worked into design features where appropriate to minimize light being directed to the sky.
- No rooftop surface lighting to be used. Pavement roadway and parking areas to be asphalt. Entry ways and pedestrian paths can be paver block provided the reflectivity is 15% or less. Concrete surfaces at building entrances/frontages are to be tinted to achieve 15% reflectivity or less.
- Attempting to gain offsets from reductions in sky glow from neighboring properties. The Dark Sky report suggests that reduction in lighting impact in the area surrounding Perkins has potential to have a positive impact. The City, neighboring townships and property owners all have a role in developing a sky glow protection overlay or zone across

jurisdictional boundaries to mitigate existing and future impacts on Perkins.

- The developer shall purchase and pay for the installation of Night Sky Brightness Monitor to allow Perkins to continuously measure sky brightness.
- Finally, in coordination with Perkins/OWU representatives, and City staff, the applicant proposed to place lighting mitigation controls from the written agreement into both zoning limitation text requirements and recorded deed restrictions. This will provide both public (City) and private (Perkins/OWU) lighting enforcement rights.

Golf Course Operations

The owner of Delaware Golf Club is sensitive to club members, employees and neighbors surrounding the course. It is no secret that all golf course operations in central Ohio are under continued stress and the Delaware Golf Club is no exception. This golf site is also impacted by US 23, which is a major highway. This was not the case when the course was built and for many years of operations. US 23 is already a significant commercial corridor to the south and north of the site.

An important outcome of this development proposal will be keeping the open space that supports existing adjacent home values, and supporting golf course operations to the east with a re-design to be determined. This will be accomplished through developing functionally economic uses to the west bordering US 23.

Allowing the ongoing use of open space for land application of waste water will also permit the continued operation of the waste water treatment plant owned and operated by the Homeowners' Association of the two surrounding subdivisions, should this be desired.

OEPA Communications on Spray Effluent Plans

The applicant has confirmed via dialogue with OEPA that current waste water treatment operations and effluent application could continue to be viable on a portion of the existing golf course. (See original Permit documents: "76 acres required and 144 acres provided" for effluent application.)

Neighboring Property Owners

METHESCO – The concept plan includes protection of the visibility of METHESCO's marquee structures and improved and safer alternative access to US 23 for visitors and students. The plan attempts to respect visibility and architecture of existing buildings in the front of campus. The goal is a consistent design theme.

Access to US 23 and road connections as proposed are based on ODOT's Access Management Plan. The proposed plan represents an opportunity to create enhanced entry visibility and safer access to Methesco and service/retail amenities for visitors and

students, via a signalized intersection and connecting access road. With likely phased development, the developer cannot commit to fully extending the proposed access road to Methesco in the initial phase, but is willing to make an agreement on this for subsequent phases.

The plan does not drive or impact any plans to connect Pollock Road. That is a City Thoroughfare and ODOT matter. The Delaware Golf Club redevelopment does not trigger such a requirement and it must be considered on its own merit. The project would improve safe access and connectivity for users/visitors to neighboring properties.

Existing and Neighboring Residents

Sight line analysis at installation and in 5 years shows very little impact to the closest neighboring property owners and zero sight line impact to the overwhelming majority of township property owners. (See exhibit)

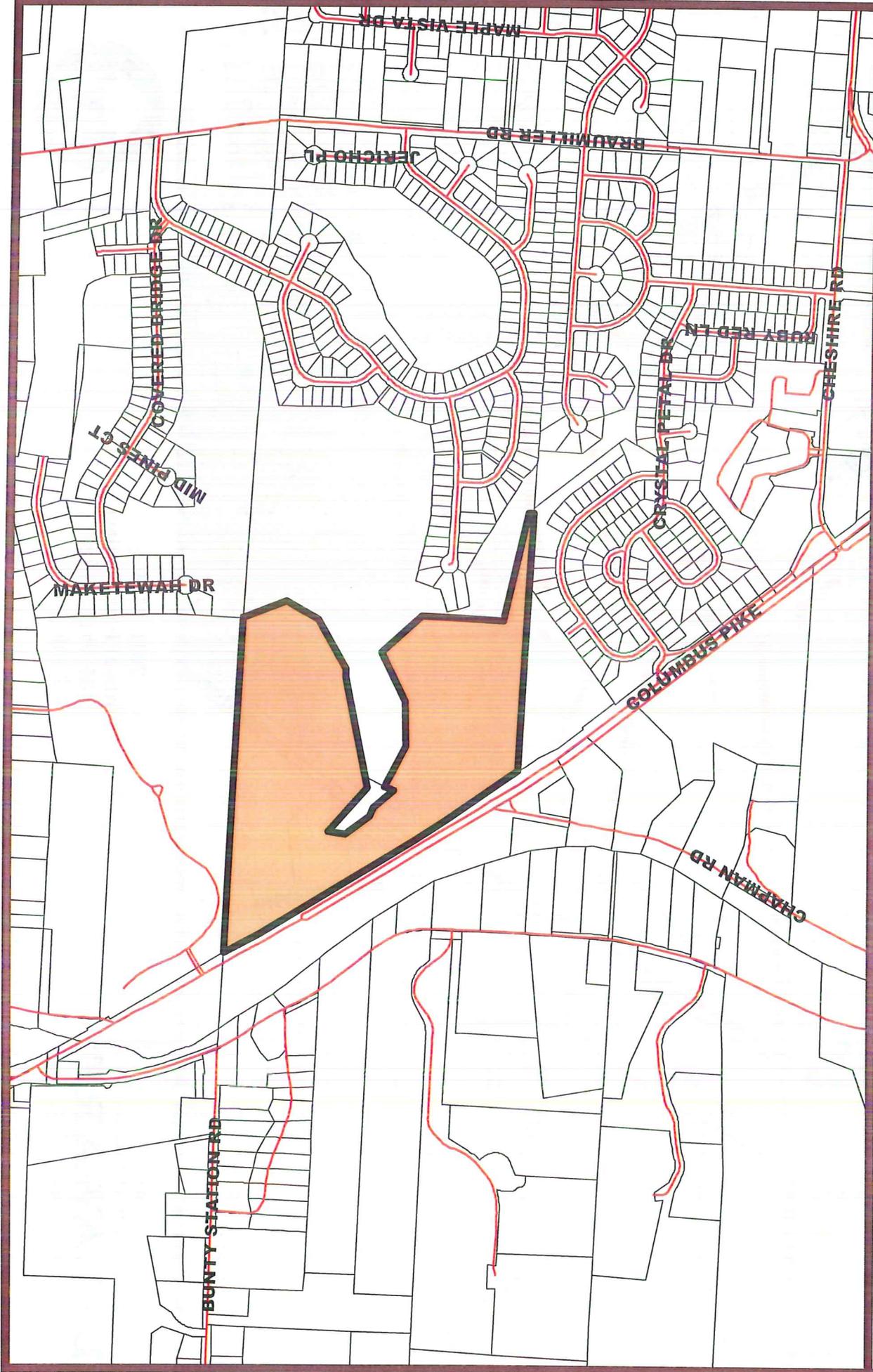
Benefits to existing residents include the following:

- Keeping open/green spaces to support housing values
- Improving vehicle and pedestrian connectivity
- Improving safe access to US 23
- Utilizing the existing waste water treatment plant, if desired
- Easy access to retail and other commercial amenities, and the creation of possible employment close to home.
- Improved future viability of the golf course in order to protect property values

The applicant has held ongoing dialogue with HOA leadership and kept them updated.

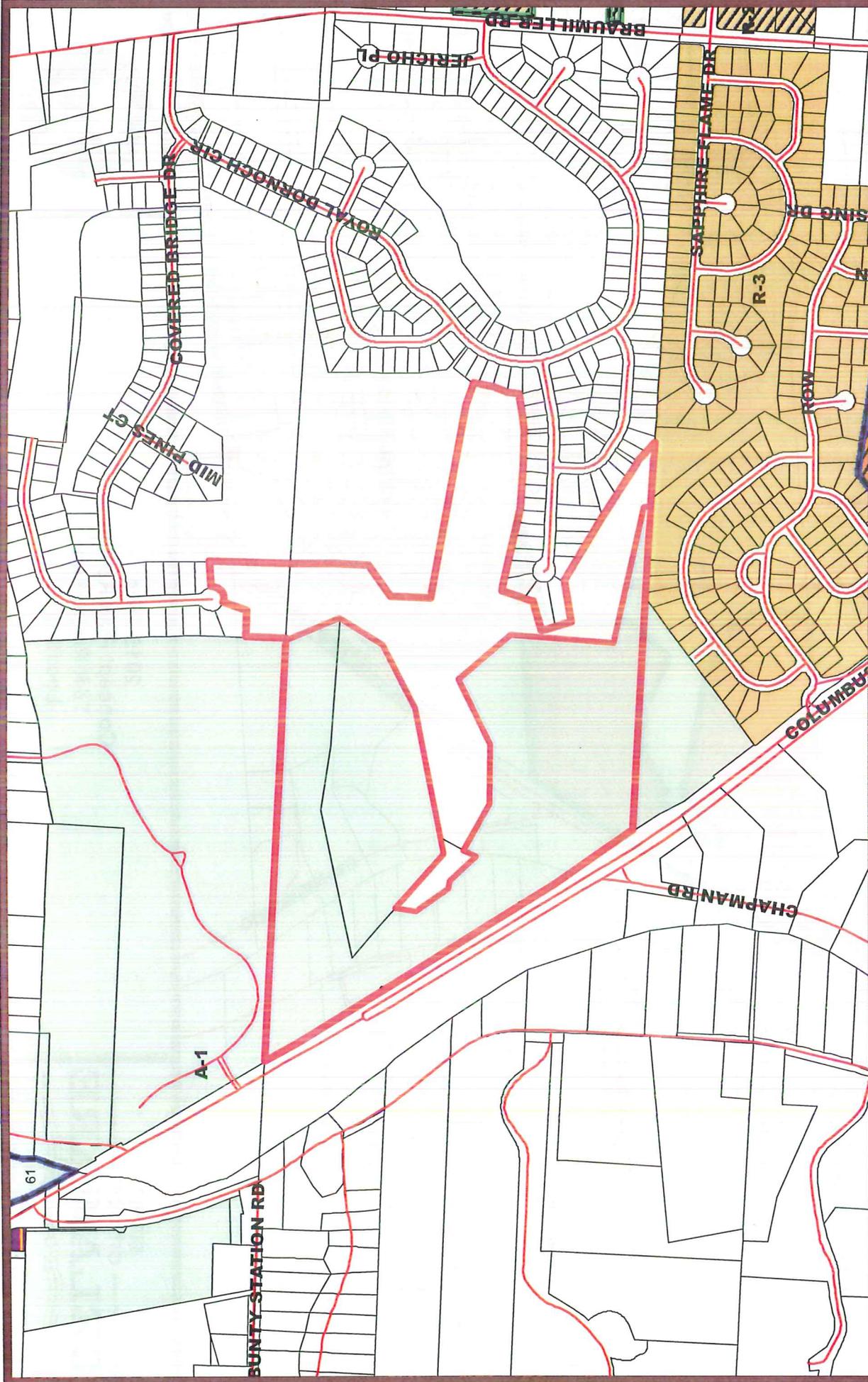
Ohio Department of Transportation and Access Management Plan And Delaware City Engineer

The applicant has and will continue to engage and update both ODOT personnel and the Delaware City Engineer's staff to seek comments and guidance for the approval of its plans prior to formal application submittals. Such a formal submittal will be consistent from a design and functionality standpoint with the approved ODOT access management plan depicting a signalized intersections that consolidates several existing accesses through parallel connection drives and provides greater connectivity for the residents to the east.



2015-2594
Concept Plan Review
T&R Properties
Location Map





2015-2594
 Concept Plan Review
 T&R Properties
 Zoning Map





SITE DATA:

NET PARK	1,120 AC
COMMERCIAL OFFICE CONCEPTS	31,120 AC
CONCEPT TO OFFICE	97,147 AC
OUTPACE	1,120 AC
KEEPING LAKE	1,120 AC
TRAIL	1,120 AC
BIKEWAY	1,120 AC
TOTAL DEVELOPABLE AREA	1,120 AC



MIXED-USE DEVELOPMENT PLAN-CONCEPT

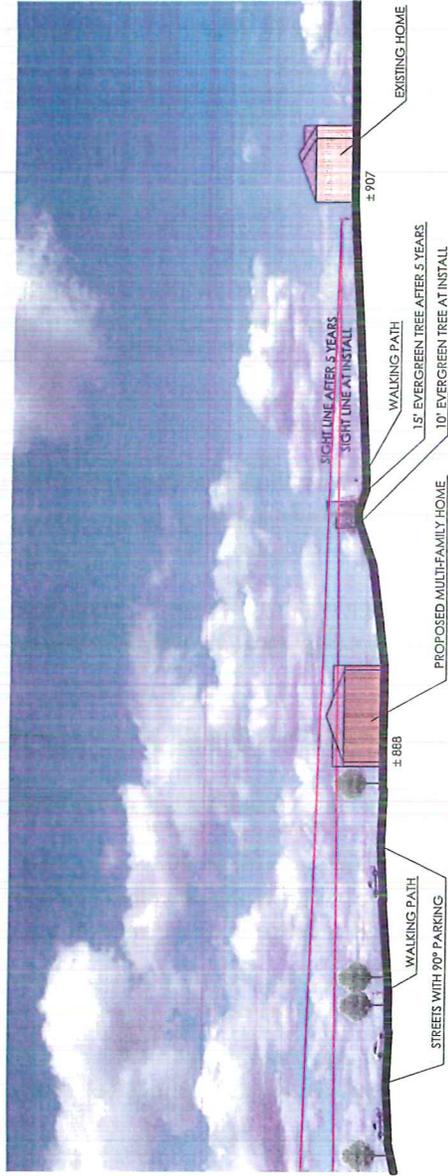
U.S. 23 - DELAWARE

PREPARED FOR T & R PROPERTIES
DATE 10/17/14

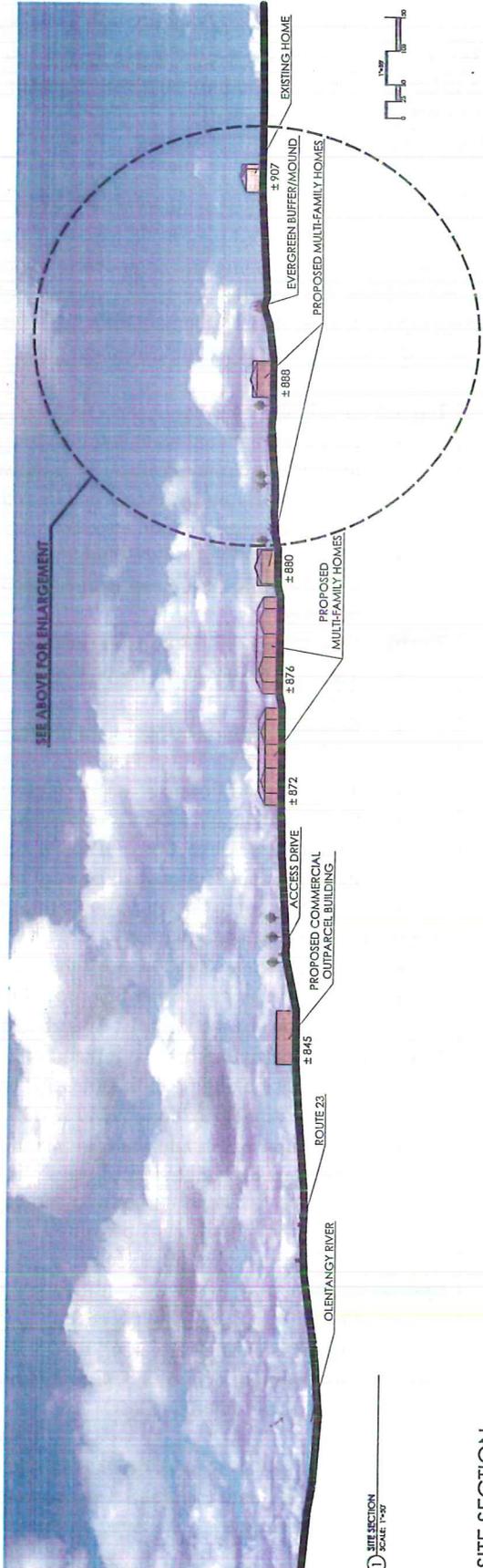
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③ SET MAP
SCALE 1"=500'



② BUFFER SECTION ENLARGEMENT/VIEW.
SCALE 1"=200'



① SITE SECTION
SCALE 1"=50'

SEE ABOVE FOR ENLARGEMENT



SITE SECTION

U.S. 23 - DELAWARE
PREPARED FOR T & R PROPERTIES

PRELIMINARY ENGINEERING SERVICES TECHNICAL REVIEW

ANNEX/REZONING
 CONCEPT PLAN
 PRELIM DEVEL PLAN
 OTHER

PROJECT	Delaware Golf Course Mixed Use Plan		
LOCATION	US 23 South of Methesco at existing Delaware Golf Course		
DEVELOPER	R & J Properties		
PREPARED BY	Jennifer Stachler, P.E.		DATE: 01/08/15

This report is provided to serve as an overview of critical (red flag) technical issues associated with the proposed development project. The comments are to be considered general in nature and are presented in order to identify critical technical matters that require specific consideration during the planning and engineering review process. The report is not intended to identify all technical requirements and issues, and additional comments are to be expected following the submission of a complete set of engineering plans and associated supporting reports and technical documentation, for a detailed review by the City Engineering Department. Preliminary Technical Reviews are performed during initial project development phases only.

Transportation Overview

1.	Impact on existing roadways, intersections, pavement condition: <ul style="list-style-type: none"> • Proposed signal at main entrance to be studied; Location shown for this signal does not correspond with updated thoroughfare plan, Pollock Rd Extension. The main entrance will likely need to be relocated. • Intersection improvements will be required at this location; ODOT to review and approve; a portion of project in limited access R/W and a section of project is not. • If main east/west road through the course is to be maintained it will like require an overlay and new stone berms; it will also require some drainage improvements and grading; possibly retaining walls in some locations if trees are to be saved
2.	Traffic impact study (TIS) considerations: <ul style="list-style-type: none"> • The traffic study must encompass the entire proposed development including the parts that are not contained in city limits. • Proposed signalized access to be studied; possible study area to include all existing and proposed access drives and US23; Cheshire Rd and US 23; Pollock Rd and US 23; Methesco Drive and US23 • The proposed Pollock Road Extension shall be included as part of a traffic study. • Study shall analyze connection of the main road to the Dornoch Subdivision as well as the function of the system without this connection. ODOT's input will be very important in determining the value of this connection. • Internal capture rates shall be very limited on this development • Growth rates to be determined at the time of development of the MOU.
3.	Right-of-way requirements: <ul style="list-style-type: none"> • ODOT to determine the need for any additional R/W along the US 23 frontage • Frontage road will be public. Road to be constructed as a collector roadway section with 70' R/W and a 40' pavement section back of curb to back of curb.
4.	New roadway infrastructure requirements: <ul style="list-style-type: none"> • All roads belonging to the internal road network to be private • The existing "backbone" road will likely be resurfaced with overlays, berms and drainage improvements • The proposed private roads to be built to public standards : Curbing along all travelled ways 20' face to face of curb pavement width minimum with no parking; 28' face to face of curb pavement width minimum if parking is permitted. 6.5" asphalt over 6" of stone
5.	Special pedestrian & bikeway facilities: <ul style="list-style-type: none"> • Possible connection between stub at Cheshire Crossing West and internal roadway network • Still considering path along US 23 feasibility
6.	Funding involvement (CDA, Tif, Contributions): <ul style="list-style-type: none"> • To be determined by CMO

Sanitary Sewer Collection

1.	Availability of sewer access adjacent to site: <ul style="list-style-type: none"> • Existing South Central Sewer is available to site • The existing 21"-30" sewer will need to be relocated in some areas due to layout of plan
2.	Required off-site sewer line extensions:

	<ul style="list-style-type: none"> • Possible abandonment of existing treatment plant and connection to sewer • Existing lines in place for this therefore extensions do not appear necessary
3.	Tributary area considerations: <ul style="list-style-type: none"> • Not applicable
4.	Special assessment district requirements: <ul style="list-style-type: none"> • South Central sewer assessment applies • Tap fees for the Dornoch Residents to be determined; possible options include billing the difference between what was paid at time of construction and our fees
Storm Water Control	
1.	Tributary area considerations and requirements: <ul style="list-style-type: none"> • Not applicable
2.	Existing storm water conditions and issues: <ul style="list-style-type: none"> • The detention pond shown between the US 23 and the backage road will require some type of protection for errant vehicles that may veer off roadway into the pond. Similar considerations must be made for the ponds to the south on the east side of the backage road. The possibility of relocating the pond along US23 shall be explored. • There are two streams onsite. An environmental assessment of these streams shall be conducted and riparian setbacks per the COD Stormwater Regulations (OEPA Olentangy Permit) must be provided or mitigation must be provided. • A stormwater management plan must be provided prior to final storm design.
3.	BMP requirements: <ul style="list-style-type: none"> • Per OEPA Requirements
Water Distribution System	
1.	<u>Availability of water supply access adjacent to site:</u> <ul style="list-style-type: none"> • A public water line shall be extended from the main entrance into the site. This public line will likely extend up the “backbone road” and then branch off to the other areas where lines will become private and will be master metered. • Due to the fact that lines in Dornoch are owned by Delco Water Company, it is not anticipated that there will be any opportunities for a looped connection with the existing lines in the community • A water model must be provided for the site that verifies sufficient fire flow through the development. Fire flows must be per state code.
2.	Required off-site water line extensions: <ul style="list-style-type: none"> • Not Applicable
3.	Tributary area considerations: <ul style="list-style-type: none"> • Not Applicable
Special Land Development Requirements	

