

**CITY OF DELAWARE
CITY COUNCIL
OHIO ARMY NATIONAL GUARD
1121 SOUTH HOUK ROAD
7:00 P.M.**

AGENDA

REGULAR MEETING

JULY 25, 2016

1. ROLL CALL
2. INVOCATION – Police Chaplain Dan Maurer
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held July 11, 2016, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary for the Sister City Advisory Board meeting held April 12, 2016.
 - B. Acceptance of the Motion Summary for the Parks and Recreation Advisory Board meeting held April 19, 2016.
 - C. Resolution No. 16-30, a resolution of no objection to the expansion of the Concord/Scioto Community Authority, a New Community Authority under Chapter 349 of the Ohio Revised Code (Price Farms).
 - D. Resolution No. 16-31, a resolution of no objection to the expansion of the Concord/Scioto Community Authority, a New Community Authority under Chapter 349 of the Ohio Revised Code (Clark-Shaw Road 57.078).
 - E. Resolution No. 16-32, a resolution of no objection to the expansion of the Concord/Scioto Community Authority, a New Community Authority under Chapter 349 of the Ohio Revised Code (Clark-Shaw Road 59.677).
 - F. Resolution No. 16-33, a resolution of no objection to the expansion of the Concord/Scioto Community Authority, a New Community Authority under Chapter 349 of the Ohio Revised Code (River Bluff).
 - G. Resolution No. 16-34, a resolution authorizing the City Manager to prepare and submit an application to participate in the Ohio Public Works Commission (OPWC) Local Transportation Improvements (LTIP) Grant Program (Round 31), and to execute contract as

required for pavement resurfacing and rehabilitation of London Road.

- H. Resolution No. 16-35, a resolution authorizing the City Manager to enter into a Cooperation Agreement with Delaware County for an application to the Ohio Public Works Commission (OPWC) for the pavement resurfacing and rehabilitation of London Road (Round 31 application).
 - I. Resolution No. 16-36, a resolution accepting the public improvements for the Estates at Braumiller, Section 6.
- 6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
 - A. Request from Olentangy View Condominiums, Doug Price (background information attached)
 - 7. COMMITTEE REPORTS
 - 8. PRESENTATIONS
 - A. Overview Central Ohio Greenways – Kerstin Carr, MORPC, Director, Planning and Environment and Ted Miller, Parks and Natural Resource Director
 - 9. FOURTH READING of Ordinance No. 16-46, an ordinance to amend Sections 192.012, 192.013, 192.014 and 192.02 of the Codified Ordinances of the City of Delaware, Ohio, in order to increase the city income tax by fifteen one-hundredths percent (0.15%) from the current rate of one and eighty-five one-hundredths percent (1.85%) to a rate of two percent (2%), beginning January 1, 2017, for the purpose of paying the costs of improving and maintaining the transportation system in the city.
 - 10. CONSIDERATION of Resolution No. 16-37, a resolution declaring the necessity of an election on the question of approving the ordinance passed to amend Sections 192.013, 192.014, and 192.02 of the Codified Ordinances of the City of Delaware, Ohio, in order to increase the city income tax by point one five percent (.15%) from the current rate of one point eight five percent (1.85%) to a rate of two percent (2%), beginning January 1, 2017 for the purpose of paying the costs of improving and maintaining the transportation system in the city, be passed which ordinance is included as an attachment to this Resolution.
 - 11. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 16-57, an ordinance approving a Rezoning Amendment to the development text for Pulte Homes, The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately

210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road.

12. CONSIDERATION of Ordinance No. 16-58, an ordinance approving an amendment to the Preliminary Development Plan for Pulte Homes, The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road.
13. CONSIDERATION of Ordinance No. 16-59, an ordinance approving an amendment to the Preliminary Subdivision Plat text for Pulte Homes, The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located
14. CONSIDERATION of Resolution No. 16-38, a resolution determining the video service provider fee to be paid by a video service provider offering video service in the City pursuant to a State authorization, and giving notice to the provider (Wide Open West) of the provider fee.
15. CONSIDERATION of Ordinance No. 16-60, an ordinance supplementing the 2016 Appropriations Ordinance to provide additional funding for Land Development – Engineering Services.
16. CONSIDERATION of Ordinance No. 16-61, an ordinance supplementing the 2016 Appropriations Ordinance to provide additional funding for General Liability and Property Insurance premiums, and declaring an emergency.
17. CITY MANAGER’S REPORT
18. COUNCIL COMMENTS
19. ADJOURNMENT

The regular meeting of Council held July 11, 2016 was called to order at 7:00 p.m., at the Ohio National Guard, located at 1121 S. Houk Rd, Delaware, Ohio. The following members of Council were present: First Ward Chris Jones, Third Ward Joe DiGenova, Fourth Ward Kyle Rohrer, At Large George Hellinger, and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was Second Ward Lisa Keller and Vice-Mayor Kent Shafer. The invocation was given Mr. Rohrer, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, , Dean Stelzer, Finance Director, Bill Ferrigno, Public Works Director, Dave Efland, Planning and Community Development Director, John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Brad Stanton, Public Utilities Director, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 4: MOTION TO EXCUSE

Motion: Mr. DiGenova moved to excuse Mrs. Keller and Vice-Mayor Shafer, seconded by Mr. Jones. Motion approved by a 5-0 vote.

ITEM 5: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held June 27, 2016, as recorded and transcribed.

Motion: Mr. Rohrer moved to approve the Motion Summary for the regular meeting of Council held June 27, 2016 seconded by Mr. Hellinger. Motion approved by a 5-0 vote.

ITEM 6: CONSENT AGENDA

- A. Resolution No. 16-28, a resolution of necessity for construction or repair sidewalks, curbs, or gutters.
- B. Establish July 25, 2016 at 7:30 p.m. as the date and time for a public hearing and second reading of Ordinance No. 16-57, an ordinance approving a Rezoning Amendment to the development text for Pulte Homes, The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road.
- C. Acceptance of the Motion Summary for the Civil Service Commission meeting held June 1, 2016.

- D. Acceptance of the Motion Summary for Shade Tree Commission meeting held May 24, 2016.
- E. Acceptance of the Motion Summary for the Historic Preservation Commission meeting held April 27, 2016.
- F. Acceptance of the Motion Summary for the Planning Commission meeting held June 1, 2016.
- G. Acceptance of the Motion Summary for the Public Works/Public Utilities Committee meeting held March 1, 2016.

Motion: Mr. DiGenova moved to approve the Consent Agenda, seconded by Mr. Rohrer. Motion approved by a 5-0 vote.

ITEM 7: LETTERS, PETITIONS, AND PUBLIC COMMENTS

Tamika Vinson
614 Lamplight Dr.
Delaware, Ohio

Ms. Vinson voiced a concern over the display of the Confederate flag during the Fourth of July parade in the City of Delaware. Ms. Vinson requested information on why this was allowed.

Greg Nobis
1052 Chatham Lane W.
Delaware, Ohio 43015

Mr. Nobis provided history of the Confederate flag and the status of veterans of the Confederate Army.

Mark Butler
407 Western Dreamer Dr.
Delaware, Ohio

Mr. Butler provided a photograph that he took of the Confederate Flag in the Fourth of July parade. Mr. Butler voiced concerns over the display of the flag.

Patrick Parks
146 S. Washington St.
Delaware, Ohio

Mr. Parks discussed his ideas for community policing efforts and need to promote minority entrepreneurship programs.

Mr. Jones voiced concern over the display of the Confederate flag and requested follow-up on the entry request for the individuals displaying the flag. Discussion was held that the Fourth of July parade is not sponsored by the City of Delaware.

ITEM 8: COMMITTEE REPORTS

Mr. DiGenova provided an update on the Civil Service meeting.

Mr. Hellinger reviewed the discussion of a citizen tree stewardship program at the Shade Tree Commission.

Mayor Riggle informed Council that the Sister City Advisory Board will be meeting at City Hall, July 12, 2016.

ITEM 9: PRESENTATION

- A. Recognition of 2016 Fourth of July Fireworks Team
- B. DATA's Transit Development Plan – Denny Schooley, Executive Director

ITEM 10: ORDINANCE NO. 16-45 [Public Hearing and Third Reading]

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORATE OF AMENDMENTS TO THE DELAWARE CITY CHARTER, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the third time.

There was no public participation.

Motion: Mr. DiGenova moved to enact the emergency clause for Ordinance No. 16-45, seconded by Mr. Rohrer. Motion approved by a 5-0 vote.

Motion: Mr. DiGenova moved to adopt Ordinance No. 16-45, seconded by Mr. Rohrer. Motion approved by a 5-0 vote.

ITEM 11: ORDINANCE NO. 16-46 [Public Hearing and Third Reading]

AN ORDINANCE TO AMEND SECTIONS 192.012, 192.013, 192.014, AND 192.02 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO IN ORDER TO INCREASE THE CITY INCOME TAX BY POINT ONE FIVE PERCENT (.155) FROM THE CURRENT RATE OF ONE POINT EIGHT FIVE PERCENT (1.85%) TO A RATE OF TWO PERCENT (2%), BEGINNING JANUARY 1, 2017, FOR THE PURPOSE OF PAY THE COSTS OF IMPROVING AND MAINTAINING THE TRANSPORTATION AND PARKING SYSTEM IN THE CITY BY CONSTRUCTING AND RECONSTRUCTING MUNICIPAL ROADS, HIGHWAYS, STREETS, BRIDGES, SIDEWALKS, BIKEWAYS, AND PARKING FACILITIES, ACQUIRING REAL ESTATE AND INTERESTS IN REAL ESTATE THEREFOR, AND PAYING THE DEBT SERVICE CHARGES AND RELATED COSTS OF SECURITIES ISSUED TO PAY THE COSTS OF THOSE PROJECTS.

The Clerk read the ordinance for the third time.

PUBLIC PARTICIPATION:

Diane Engel
1067 Chatham Lane W
Delaware, Ohio

Ms. Engel voiced a concern over the proposed construction of Valleyside Dr. and the effects to the wildlife in the area and property values.

Judy Pavely
1111 Chatham Lane E
Delaware, Ohio

Ms. Pavely questioned how the proposed Valleyside Dr. will assist with traffic on Central Avenue.

Mark Noecker
1096 Chatham Lane E
Delaware, Ohio

Mr. Noecker voiced a concern over property values declining and noise pollution.

Mike West
1073 Chatham Lane W

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Delaware, Ohio 43015

Mr. West voiced a concern over the wildlife in the area and informed Council that he was told that the woods were a protected area.

Don Shannon
604 Governors St.
Delaware, Ohio

Mr. Shannon voiced his support for the Levy and discussed the difficulty driving his bus route as a Delaware City School bus driver. Mr. Shannon informed Council that he was not representing Delaware City Schools.

Windell Wheeler
23 Penick Ave.
Delaware, Ohio

Mr. Wheeler discussed the importance to reduce any potential time for EMS in an emergency situation.

Sheila Fox
Representative of Sustainable Delaware
1401 Curve Rd
Delaware, Ohio

Tom Wolber
272 Hearthstone Dr.
Delaware, Ohio

Ms. Fox and Mr. Wolber read a letter on behalf of Sustainable Delaware in support of the Moving Delaware Forward Campaign.

Susan McGrail
268 Silven Dr.
Delaware, Ohio

Ms. McGrail discussed previous personal experiences on the response time from EMS to her. Ms. McGrail voiced concerns over the continued speed and need for speed control at Hills Miller Rd. and U.S. 23.

Greg Nobis

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1052 Chatham Lane W
Delaware, Ohio

Mr. Nobis voiced a concern over the difficulty to turn onto Lexington.

Sheriff Russ Martin
Delaware County Sheriff
149 N. Sandusky St.
Delaware, Ohio

Sheriff Martin voiced support for the road levy. Sheriff Martin discussed the increase traffic and impact from the development of Tanger Outlets.

Stephanie Steinbeck
553 Boulder Dr.
Delaware, Ohio

Jim Browning
189 Hawthorn Blvd.
Delaware, Ohio

Ms. Steinbeck and Mr. Browning voiced support for the road levy and introduced themselves as co-chairs for the Moving Delaware Forward Campaign.

Dr. John McGrail
268 Silven Dr.
Delaware, Ohio

Dr. McGrail requested information on the response time with the proposed Valleyside Drive.

Chief Donahue discussed the expected decrease of three minutes with Valleyside Drive to Carson Farms.

Chief Pijanowski discussed the benefits of connectivity and synchronizing lights to assist in better response times.

Mr. Ferrigno discussed the maintenance plans and improvements. Mr. Ferrigno discussed the need to upgrade traffic signals and expected improvement in traffic with road connectivity.

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Susan McGrail
268 Silven Dr.
Delaware, Ohio

Ms. McGrail requested if Kroger Distribution Warehouse and other large corporations helps financially support road maintenance. Mr. Homan and Mr. Stelzer discussed income taxes provided by Kroger to the City of Delaware, and school taxes to Olentangy City Schools.

Mike West
1073 Chatham Lane W
Delaware, Ohio 43015

Mr. West voiced a complaint over the W. Central CSX railroad bridge not being fixed.

Mayor Riggle requested a break at 8:55 p.m.

Mayor Riggle reconvened the meeting at 9:02 p.m. Mr. Homan provided and reviewed a statement provided by the Economic Development Director. Mayor Riggle closed the public hearing at 9:04 p.m.

ITEM 12: ORDINANCE NO. 16-55 [First Reading]
AN ORDINANCE SUPPLEMENTING THE 2016 APPROPRIATIONS ORDINANCE TO INCREASE FUNDING FOR REPAIRS TO THE PUBLIC WORKS FACILITY ROOF, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Mr. Rohrer moved to suspend the rules for Ordinance No. 16-55, seconded by Mr. DiGenova. Motion approved by a 5-0 vote.

Motion: Mr. Rohrer moved to enact the emergency clause for Ordinance No. 16-55, seconded by Mr. DiGenova. Motion approved by a 5-0 vote.

Motion: Mr. Rohrer moved to approve Ordinance No. 16-55, seconded by Mr. DiGenova. Motion approved by a 5-0 vote.

ITEM 13: ORDINANCE NO. 16-56 [First Reading]

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A 60,000 SQUARE FOOT BUILDING ON APPROXIMATELY 7.165 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR SYMMETRY II LOCATED AT 105 INNOVATION COURT.

The Clerk read the ordinance for the first time.

Mr. Efland reviewed the site plan.

APPLICANT:

John Lewis
1036 Hills Miller Rd.
Delaware, Ohio 43015

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 16-56, seconded by Mr. Rohrer. Motion approved by a 5-0 vote.

Motion: Mr. DiGenova moved to approve Ordinance No. 16-56, seconded by Mr. Rohrer. Motion approved by a 4-0-1 (Riggle) vote.

ITEM 14: ORDINANCE NO. 16-57 [First Reading]

AN ORDINANCE APPROVING A REZONING AMENDMENT TO THE DEVELOPMENT TEXT FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

The Clerk read the ordinance for the first time.

A public hearing has been set for July 25, 2016 at 7:30 p.m.

ITEM 15: ORDINANCE NO. 16-58 [First Reading]

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

The Clerk read the ordinance for the first time.

ITEM 16: ORDINANCE NO. 16-59 [First Reading]

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY SUBDIVISION PLAT TEXT FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

The Clerk read the ordinance for the first time.

ITEM 17: RESOLUTION NO. 16-29 [First Reading]

A RESOLUTION ACCEPTING NEGOTIATED CHANGES TO THE FRATERNAL ORDER OF POLICE (FOP) PATROL AND SUPERVISORS AGREEMENTS WITH THE CITY OF DELAWARE.

The Clerk read the resolution for the first time.

Motion: Mr. Rohrer moved to approve Resolution No. 16-29, seconded by Mr. Jones. Motion approved by a 5-0 vote.

ITEM 18: CITY MANAGER'S REPORT

Mr. Homan provided an update on Fire Station 304.

Mr. Homan provided an update on upcoming meetings for the Moving Delaware Forward Campaign.

Mr. Homan informed Council that he will be out of town June 15, 2016 and June 16, 2016, as well as Ms. Walker. Mr. Homan informed Council that Mr. Stelzer will be Acting City Manager in their absence.

ITEM 19: COUNCIL COMMENTS

Mr. Jones requested an update on the Community Funds Program. Ms. Walker informed Council that quarterly reviews have been received.

Mr. DiGenova discussed "No Solicitation" signs on mail posts in Dublin. Mr. Shulman plans to research ordinances in Dublin regarding "No Solicitation" signage.

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Mr. DiGenova informed Council of calls received from constituents in Olentangy City School district that are upset over taxation of Delaware City Income Tax and the increased taxes for Olentangy City School.

Mr. Rohrer discussed the Confederate flag in the Fourth of July parade and voiced his concern over it being permitted.

Mayor Riggle informed Council of the upcoming 20 year celebration for Howell Industries.

Mayor Riggle provided information on the July 23, 2016 Blast from the Past car show event.

ITEM 20: ADJOURNMENT

Motion: Mr. DiGenova moved to adjourn the meeting, seconded by Mr. Rohrer. The meeting adjourned at 9:22 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

**SISTER CITY ADVISORY BOARD
MOTION SUMMARY
April 12, 2016**

ITEM 1. Roll Call

Chairman Guebert called the Sister City Advisory Board meeting to begin at 6:05 p.m.

Members Present: Dan Barth, Alejandra Miller, Erin Teets, Councilmember Jones, Mayor Carolyn Riggle and Chairman Rand Guebert

Members Absent: Vice-Chairman Will Kopp and Rita Selle-Grider

Motion to Excuse: Mayor Riggle moved to excuse Ms. Selle-Grider and Vice-Chairman Kopp, seconded by Councilmember Jones. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Sister City Advisory Board meetings held on January 12, 2016, as recorded and transcribed.

Motion: Mayor Riggle moved to approve the Motion Summary of the Sister City Advisory Board meeting held on January 12, 2016, as recorded and transcribed, seconded by Ms. Miller. Motion approved by a 5-0-1 (Jones) vote.

ITEM 3. Global Scholars Diploma Program Update

Mr. Bartha indicated that plans for the program are to begin for 25 ninth grade students at Delaware Hayes High School. Mr. Bartha provided information regarding the program being completed at Granville City Schools for the past two years. Mr. Guebert discussed the plan for students in the program to complete international projects and that it will provide an opportunity for students to complete the project with sister city students.

ITEM 4. Planning for Visit to Sakata – Tentative Dates: April 13-22, 2017

Chairman Guebert indicated the tentative dates were a range for a potential stay and coincides with the Cherry Blossom Festival in Japan. Chairman Guebert discussed the need to determine how to create a delegation and how many will be part of the delegation. Mayor Riggle voiced her intent to travel in the delegation. Chairman Guebert recommended that Mayor Riggle oversee the delegation.

ITEM 5. Baumholder Contacts in 2016-2017

a. Visits

Chairman Guebert stated that Ohio Wesleyan University Soccer team has postponed their planned trip.

Chairman Guebert provided an election update and changes to the administration in Baumholder. Chairman Guebert stated that he will be traveling to Baumholder in the Spring and will be planning to meet with educational contacts and city administration to strengthen contacts.

b. Rotary Exchange

Chairman Guebert provided information regarding the long-term and short-term exchange program through the Rotary, and discussed that typical short-term exchanges occur during the Summer. Chairman Guebert discussed plans to meet with the Rotary in Baumholder to request an exchange between the two sisters cities.

ITEM 6. Omutninsk/Arequipa Updates

Chairman Guebert stated that there were no recent updates. Chairman Guebert discussed the benefit to use the Global Scholar Diploma Program to connect with Omutninsk and that it would help to create a politically free relationship between the students. Mr. Bartha recommended that the future advisor for the program to be a potential connection for the students.

ITEM 7. Date of next meeting: July 12, 2016

ITEM8. Adjournment

Motion: Councilmember Jones moved to adjourn the meeting, seconded by Mayor Riggle. The Sister City Advisory Board Meeting adjourned at 6:36 p.m.



Rand Guebert, Chairman



Elaine McCloskey, Clerk

PARKS AND RECREATION ADVISORY BOARD
MOTION SUMMARY
April 19, 2016

ITEM 1. Roll Call

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

Members Present: Joshua Bricker, Cassie Cunningham, Dianna Hibinger, Nicole LaMar, Matt Polites, Lucas Ratliff, Councilmember Kyle Rohrer, and Chairwoman Allyson Lash

Members Absent: Julie German and Celeste Smith

City Staff Present: Chad Green, Project Engineer, Linda Mathews, Customer Service City Liaison, Stacy Davenport, and Parks Superintendent

YMCA Staff Present: Jeremy Byers, Associate Executive Director, Rob Morris, Youth Development Director

GUEST: Ted Miller will be starting May 4 as the new Parks and Natural Resource Director

Motion to Excuse: Mr. Polites moved to excuse Ms. German and Ms. Smith, seconded by Ms. LaMar. Motion approved by an 8-0 vote.

ITEM 2. APPROVAL of the Motion Summary for the meeting held March 15, 2016 as recorded and transcribed.

Motion: Mr. Polites moved to approve the Motion Summary for the meeting held March 15, 2016 as recorded and transcribed, seconded by Mr. Bricker. Motion approved by an 8-0 vote.

Mr. Davenport introduced Mr. Miller to the Committee.

ITEM 3. PUBLIC COMMENTS

ITEM 4. UPDATE of YMCA Recreation Services

Mr. Byers introduced Mr. Morris to the Committee.

Mr. Byers provided an update on youth registration for baseball. Mr. Byers indicated that adult softball will begin the week of April 28th.

Mr. Byers discussed the plans for the Healthy Kids Day, April 30th.

Mr. Bricker voiced his concern over residents of Delaware not being aware what programs are provided by the YMCA and which programs are provided by the City of Delaware. Mr. Bricker discussed the need for residents to be aware of what programs are being provided and funded by the City of Delaware.

Mr. Polites discussed the possibility to have coaches through youth programs at the YMCA receive compensation for their time by waiving the fee for their children to participate in the activity.

Chairwoman Lash requested a list of City of Delaware programs compared to YMCA programs.

Ms. LaMar discussed the possibility of the YMCA to hold lacrosse clinics in the future.

ITEM 5. UPDATE of Parks Activities

Mr. Davenport provided an update on the opening of the Dog Park, Veterans Memorial Plaza, and the Spray and Play at Veterans Park.

Mr. Davenport provided an update on the reopening of the Hidden Valley Golf Course.

Mr. Davenport stated that there was a meeting with Mr. Homan, Mr. Miller, and himself with the Northwest Neighborhood Association regarding turning the Boardman site into a passive park area.

ITEM 6. UPDATE of Bike Master Plan

Mr. Green provided an update on current projects including the Troy Road Bike Path and West William Street.

Mr. Green discussed funding sources for the various projects including the use of grants, partnering with O.D.O.T, and funds that are set aside in the budget.

Mr. Bricker asked if the city had considered tunneling as an option. Mr. Green discussed the expense of tunneling projects.

Mr. Ratliff voiced his concern regarding safety with a lack of lighting on bike paths around the Smith Park area. Information was provided on lighting that was installed on South Houk Road, and the approximate cost. Mr. Bricker discussed the option of solar lighting as a lighting source. Mr. Miller to provide information on solar lighting.

ITEM 7. DISCUSSION of the Renaming of Eastside Park

PUBLIC COMMENT:

Pat Yankie
149 N. Sandusky St.
Delaware, Ohio 43015

Mr. Yankie discussed the request to rename Eastside Park after Richard Bennett. Mr. Yankie provided information on the contributions of Mr. Bennett to the City of Delaware.

Chairwoman Lash stated that future discussions will occur in the sub-committees.

ITEM 8. FINALIZATION of Sub-Committee Assignments and Meeting Schedules

Chairwoman Lash indicated that there will be a set schedule of the time for each sub-committee meeting as they will be held as public meetings. Chairwoman Lash reminded the Board that Sub-Committee meetings will begin in May.

Chairwoman Lash reviewed the Sub-Committee assignments.

YMCA Sub-Committee: Joshua Bricker, Cassie Cunningham, Nicole LaMar, Matt Polites, and Celeste Smith

Parks Sub-Committee: Dianna Hibinger, Allyson Lash, Angela McWhinney, Lucas Ratliff, and Councilmember Kyle Rohrer

ITEM 9. STAFF COMMENTS

Ms. Mathews stated that Angela Macwhinney will be a new member as Ms. German will be resigning from the Board due to moving out of state.

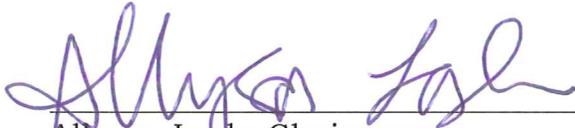
ITEM 10. MEMBERS COMMENTS

Vice-Chairwoman Hibinger stated that there is a crack in the tennis courts located at Carson Farms.

Mr. Bricker discussed the improvements at Hidden Valley.

ITEM 11. ADJOURNMENT

Motion: Mr. Polites moved to adjourn the Parks and Recreation meeting, seconded by Vice-Chairwoman Hibinger. The meeting adjourned at 7:52 p.m.



Allyson Lash, Chairwoman



Elaine McCloskey, Clerk



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM C DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-30
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (PRICE FARMS).

BACKGROUND:

The CIFA is a new community authority formed in 2007 pursuant to a Petition filed by Developer Triangle Properties located in Liberty and Concord Townships. Prior to its formation, the City of Delaware was identified as a “proximate city” (as defined in ORC Section 349.01(M)) and received notice of the proposed Petition to form the CIFA before it was filed with the Delaware County Board of Commissioners. Delaware provided its Consent to the formation of the CIFA before the filing, and a copy of said Consent was attached to the Petition. The CIFA is now working through the process of adding new territory to the CIFA.

Council last approved an expansion in October 2014.

REASON WHY LEGISLATION IS NEEDED:

Under ORC Chapter 349.03(B), the CIFA must follow the same process as was used to establish the CIFA, which requires City Council approval.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval

ATTACHMENT(S)

N/A

RESOLUTION NO. 16-30

RESOLUTION OF NO OBJECTION TO THE
EXPANSION OF THE CONCORD/SCIOTO
COMMUNITY AUTHORITY, A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE
OHIO REVISED CODE (PRICE FARMS).

WHEREAS, the Concord/Scioto Community Authority (the "Authority"), as a new community authority under Chapter 349 of the Ohio Revised Code, exists within the boundaries of Delaware County, Ohio;

WHEREAS, the Board of Trustees (the "Board") of the Authority desires to expand the boundaries of the territory of the Authority (the "District") to include certain real property in Concord Township, Delaware County, Ohio, which real property includes (i) a 1.18 acre parcel identified in the records of the Delaware County Auditor at the time of this resolution with parcel number 319-220-01-046-000; and (ii) a 25.22 acre parcel identified in the records of the Delaware County Auditor at the time of this resolution with parcel number 319-220-01-049-000, less the 1.067 acre immediately surrounding the improvements located at 7337 South Section Line Road (the "Property");

WHEREAS, a community development charge will be levied against the property added to the District to pay the costs of community facilities that benefit the Property; and

WHEREAS, the City of Delaware (the "City") may be defined as a "proximate city" under Section 349.01(M) of the Ohio Revised Code and has thus been informed of this proposed expansion.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO:

SECTION 1. The City does not object to the addition of the Property to the District.

SECTION 2. The City hereby authorizes and directs the Mayor, the City Manager, or the Clerk of City Council to sign any application or other documentation necessary to evidence the City's consent to add the Property to the District.



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM D DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-31
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (CLARK-SHAW ROAD 57.078).

BACKGROUND:

The CIFA is a new community authority formed in 2007 pursuant to a Petition filed by Developer Triangle Properties located in Liberty and Concord Townships. Prior to its formation, the City of Delaware was identified as a “proximate city” (as defined in ORC Section 349.01(M)) and received notice of the proposed Petition to form the CIFA before it was filed with the Delaware County Board of Commissioners. Delaware provided its Consent to the formation of the CIFA before the filing, and a copy of said Consent was attached to the Petition. The CIFA is now working through the process of adding new territory to the CIFA.

Council last approved an expansion in October 2014.

REASON WHY LEGISLATION IS NEEDED:

Under ORC Chapter 349.03(B), the CIFA must follow the same process as was used to establish the CIFA, which requires City Council approval.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval

ATTACHMENT(S)

N/A

RESOLUTION NO. 16-31

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (CLARK-SHAW ROAD 57.078).

WHEREAS, the Concord/Scioto Community Authority (the "Authority"), as a new community authority under Chapter 349 of the Ohio Revised Code, exists within the boundaries of Delaware County, Ohio;

WHEREAS, the Board of Trustees (the "Board") of the Authority desires to expand the boundaries of the territory of the Authority (the "District") to include an approximately 57.078 acre parcel in Concord Township, Delaware County, Ohio that is generally situated south of Clark-Shaw Road, approximately 0.5 miles east of South Section Line Road, and is identified in the records of the Delaware County Auditor at the time of this resolution with parcel number 419-330-02-006-003 (the "Property");

WHEREAS, a community development charge will be levied against the property added to the District to pay the costs of community facilities that benefit the Property; and

WHEREAS, the City of Delaware (the "City") may be defined as a "proximate city" under Section 349.01(M) of the Ohio Revised Code and has thus been informed of this proposed expansion.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO:

SECTION 1. The City does not object to the addition of the Property to the District.

SECTION 2. The City hereby authorizes and directs the Mayor, the City Manager, or the Clerk of City Council to sign any application or other documentation necessary to evidence the City's consent to add the Property to the District.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

PASSED: _____, 2016

YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____

CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-32
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (CLARK-SHAW ROAD 59.677).

BACKGROUND:

The CIFA is a new community authority formed in 2007 pursuant to a Petition filed by Developer Triangle Properties located in Liberty and Concord Townships. Prior to its formation, the City of Delaware was identified as a “proximate city” (as defined in ORC Section 349.01(M)) and received notice of the proposed Petition to form the CIFA before it was filed with the Delaware County Board of Commissioners. Delaware provided its Consent to the formation of the CIFA before the filing, and a copy of said Consent was attached to the Petition. The CIFA is now working through the process of adding new territory to the CIFA.

Council last approved an expansion in October 2014.

REASON WHY LEGISLATION IS NEEDED:

Under ORC Chapter 349.03(B), the CIFA must follow the same process as was used to establish the CIFA, which requires City Council approval.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval

ATTACHMENT(S)

N/A

RESOLUTION NO. 16-32

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (CLARK-SHAW ROAD 59.677).

WHEREAS, the Concord/Scioto Community Authority (the "Authority"), as a new community authority under Chapter 349 of the Ohio Revised Code, exists within the boundaries of Delaware County, Ohio;

WHEREAS, the Board of Trustees (the "Board") of the Authority desires to expand the boundaries of the territory of the Authority (the "District") to include approximately 59.677 acres of real property in Concord Township, Delaware County, Ohio that is generally situated south of Clark-Shaw Road and bordered on the east by the Liberty Township line, and which real property includes (i) a 5.028 acre parcel identified in the records of the Delaware County Auditor at the time of this resolution with parcel number 419-330-02-005-000; and (ii) a 54.649 acre parcel identified in the records of the Delaware County Auditor at the time of this resolution with parcel number 419-330-02-006-000 (the "Property");

WHEREAS, a community development charge will be levied against the property added to the District to pay the costs of community facilities that benefit the Property; and

WHEREAS, the City of Delaware (the "City") may be defined as a "proximate city" under Section 349.01(M) of the Ohio Revised Code and has thus been informed of this proposed expansion.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO:

SECTION 1. The City does not object to the addition of the Property to the District.

SECTION 2. The City hereby authorizes and directs the Mayor, the City Manager, or the Clerk of City Council to sign any application or other documentation necessary to evidence the City's consent to add the Property to the District.



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM F DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-33
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (RIVER BLUFF).

BACKGROUND:

The CIFA is a new community authority formed in 2007 pursuant to a Petition filed by Developer Triangle Properties located in Liberty and Concord Townships. Prior to its formation, the City of Delaware was identified as a “proximate city” (as defined in ORC Section 349.01(M)) and received notice of the proposed Petition to form the CIFA before it was filed with the Delaware County Board of Commissioners. Delaware provided its Consent to the formation of the CIFA before the filing, and a copy of said Consent was attached to the Petition. The CIFA is now working through the process of adding new territory to the CIFA.

Council last approved an expansion in October 2014.

REASON WHY LEGISLATION IS NEEDED:

Under ORC Chapter 349.03(B), the CIFA must follow the same process as was used to establish the CIFA, which requires City Council approval.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval

ATTACHMENT(S)

N/A

RESOLUTION NO. 16-33

RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE (RIVER BLUFF).

WHEREAS, the Concord/Scioto Community Authority (the "Authority"), as a new community authority under Chapter 349 of the Ohio Revised Code, exists within the boundaries of Delaware County, Ohio;

WHEREAS, the Board of Trustees (the "Board") of the Authority desires to expand the boundaries of the territory of the Authority (the "District") to include approximately 49.34 acres of real property in Concord Township, Delaware County, Ohio, which real property includes (i) a 43.42-acre site identified in the records of the Delaware County Auditor at the time of this resolution with parcel numbers 320-110-02-001-000 and 320-110-02-081-000; and (ii) a 5.92-acre site identified in the records of the Delaware County Auditor at the time of this resolution with parcel numbers 320-110-02-016-000, 320-110-02-017-000, 320-110-02-018-000, 320-110-02-019-000, and 320-110-02-020-000 (the "Property");

WHEREAS, a community development charge will be levied against the property added to the District to pay the costs of community facilities that benefit the Property; and

WHEREAS, the City of Delaware (the "City") may be defined as a "proximate city" under Section 349.01(M) of the Ohio Revised Code and has thus been informed of this proposed expansion.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO:

SECTION 1. The City does not object to the addition of the Property to the District.

SECTION 2. The City hereby authorizes and directs the Mayor, the City Manager, or the Clerk of City Council to sign any application or other documentation necessary to evidence the City's consent to add the Property to the District.



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM G DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-34
READING: First PUBLIC HEARING: No

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: William L. Ferrigno, P.E., Director of Public Works/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION (OPWC) LOCAL TRANSPORTATION IMPROVEMENTS (LTIP) GRANT PROGRAM (ROUND 31), AND TO EXECUTE CONTRACTS AS REQUIRED FOR PAVEMENT RESURFACING AND REHABILITATION OF LONDON ROAD.

BACKGROUND:

London Road is classified as an arterial roadway with a 2015 ADT of 9000, and this daily traffic loading is expected to increase at a higher rate than normal over the next few years, especially considering the new connection of Sawmill Parkway to US 42. London Road is the main arterial connecting the core of the City of Delaware to the city's Industrial Park. The overall Pavement Condition Rating (PCR) for London Road is a C, and this arterial was last resurfaced in 2006. It is important to replace the wearing course of London Road to prevent the roadway from falling to a PCR of D, the point at which costly base failure begins to proliferate.

REASON WHY LEGISLATION IS NEEDED:

Passage of this Resolution authorizes the City Manager to apply for grant funding in the amount of \$450,000 from OPWC. If grant funding is awarded, this Resolution also allows the City Manager to sign a formal OPWC Project Agreement (in July of 2017).

COMMITTEE RECOMMENDATION:

The Public Works Committee was presented with an overview of upcoming resurfacing projects at the July 5, 2016 meeting. The presentation included this project. This Resolution was not formally presented at the meeting as the preliminary cost estimate was not yet finalized.

FISCAL IMPACT(S):

The total project cost is currently estimated at \$650,000. Submitting a complete application requires budgeting sufficient funding to cover the City's contribution to the project, currently estimated at \$150,000.

POLICY CHANGES:

None

PRESENTER(S):

William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

London Road Draft Exhibit

APPROVED	DESCRIPTION	No.	DATE

LONDON ROAD IMPROVEMENTS APPROXIMATELY 8,700 LINEAL FEET

O.P.W.C.
ROUND 31
EXHIBIT 1



1.5-INCH MILL
ITEM 448 - 1.5" OVERLAY

NORTH



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM H DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-35
READING: First PUBLIC HEARING: No

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: William L. Ferrigno, P.E., Director of Public Works/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATION AGREEMENT WITH DELAWARE COUNTY FOR AN APPLICATION TO THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE PAVEMENT RESURFACING AND REHABILITATION OF LONDON ROAD (ROUND 31 APPLICATION).

BACKGROUND:

London Road is classified as an arterial roadway with a 2015 ADT of 9000, and this daily traffic loading is expected to increase at a higher rate than normal over the next few years, especially considering the new connection of Sawmill Parkway to US 42. London Road is the main arterial connecting the core of the City of Delaware to the city's Industrial Park. The overall Pavement Condition Rating (PCR) for London Road is a C, and this arterial was last resurfaced in 2006. It is important to replace the wearing course of London Road to prevent the roadway from falling to a PCR of D, the point at which costly base failure begins to proliferate.

REASON WHY LEGISLATION IS NEEDED:

Passage of this Resolution authorizes the City Manager to sign an agreement with Delaware County accepting their contribution currently estimated at 7.7% (with a cap of \$50,000) towards this project.

COMMITTEE RECOMMENDATION:

The Public Works Committee was presented with an overview of upcoming resurfacing projects at the July 5, 2016 meeting. The overview included this project. This Resolution was not formally presented at the meeting as the preliminary cost estimate was not yet finalized.

FISCAL IMPACT(S):

The total project cost is currently estimated at \$650,000. Submitting a complete application requires budgeting sufficient funding to cover the City's contribution to the project, currently estimated at \$150,000.

POLICY CHANGES:

None

PRESENTER(S):

William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

None

APPROVED	DESCRIPTION	No.	DATE

LONDON ROAD
IMPROVEMENTS
APPROXIMATELY 8,700 LINEAL FEET

O.P.W.C.
ROUND 31
EXHIBIT 1



1.5-INCH MILL
ITEM 448 - 1.5" OVERLAY



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM I DATE: 7/25/16
ORDINANCE NO: RESOLUTION NO: 16-36
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: Bill Ferrigno, Public Works Director/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE ESTATES AT BRAUMILLER, SECTION 6.

BACKGROUND:

This resolution conditionally accepts the now completed public improvements consisting of streets, water distribution, sanitary sewer and stormwater drainage for Estates at Braumiller Section 6.

REASON WHY LEGISLATION IS NEEDED:

This legislation is required in order to provide conformance to city code and publicly accept the infrastructure for the development prior to allowing a final plat to be recorded. The recording of the plat allows the creation of lots upon which home construction can begin.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Bill Ferrigno, Public Works Director/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S):

Summary Report

RESOLUTION NO. 16-36

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE ESTATES AT BRAUMILLER, SECTION 6.

WHEREAS, the developer of Estates at Braumiller Section 6, has complied with all of the conditions set forth in Codified Ordinance 1111.17 which are necessary to obtain acceptance by the City of the public improvements for streets, water distribution, sanitary sewer collection and stormwater drainage, and

WHEREAS, the developer has duly dedicated said public improvements to the City in writing.

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

SECTION 1. That the City of Delaware hereby accepts the public improvements for streets, sanitary, water distribution, and stormwater drainage for Estates at Braumiller Section 6, and that the dedication of said improvements to the City is hereby accepted contingent upon the posting of a maintenance bond by the Developer in accordance with Section 1111.06 of the Delaware Codified ordinance.

SECTION 2. That this resolution shall be in force and effect immediately upon its passage.

PASSED: _____, 2016 YEAS___ NAYS___ ABSTAIN ___

ATTEST: _____ CITY CLERK _____ MAYOR



CITY OF DELAWARE, OHIO
PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: David Efland, Planning Director

FROM: William L. Ferrigno, P.E., Public Works Director, City Engineer

CC: Brad Stanton, Director of Public Utilities

SUBJECT: Recommendation for Acceptance of Public Improvements for Estates at Braumiller Section 6

DATE: 7/25/16

Estates at Braumiller Section 6 is the last section of the 176 lot, 61.1 acre residential subdivision located on the southeast side of Delaware, Ohio. Section 6 includes 26 single family residential lots on 8.33 acres of ground. Construction for this project commenced in March and was recently completed.

All utilities including storm sewer, sanitary sewer, waterlines, and roadways were constructed in accordance with current city engineering specifications and are in consideration to be publicly owned and operated. All utility lines and roadways have been inspected and found to be in acceptable condition by the Public Works Department, Division of Engineering Services. The estimated value of new public improvements totals \$ 464,275 and in accordance with City Codified Ordinance Section 1111.06, a two year maintenance bond has been posted by the developer, Rockford Homes which would cover the expense of necessary repair work due to deficiencies or failure of materials or workmanship. The developer has paid all required plan review and construction inspection fees. Upon your satisfaction that all non-engineering related requirements have been completed as specified in the approved subdivision plans or other written commitments, we recommend acceptance of public improvements by the City.

mls

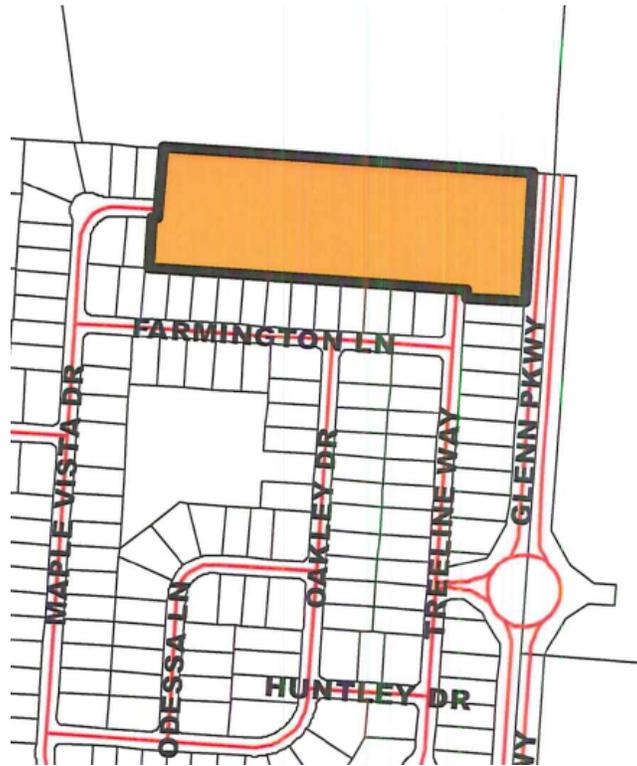
Attachments

CC: Public Improvements Ordinance File
Estates @ Braumiller Section 6 Project File

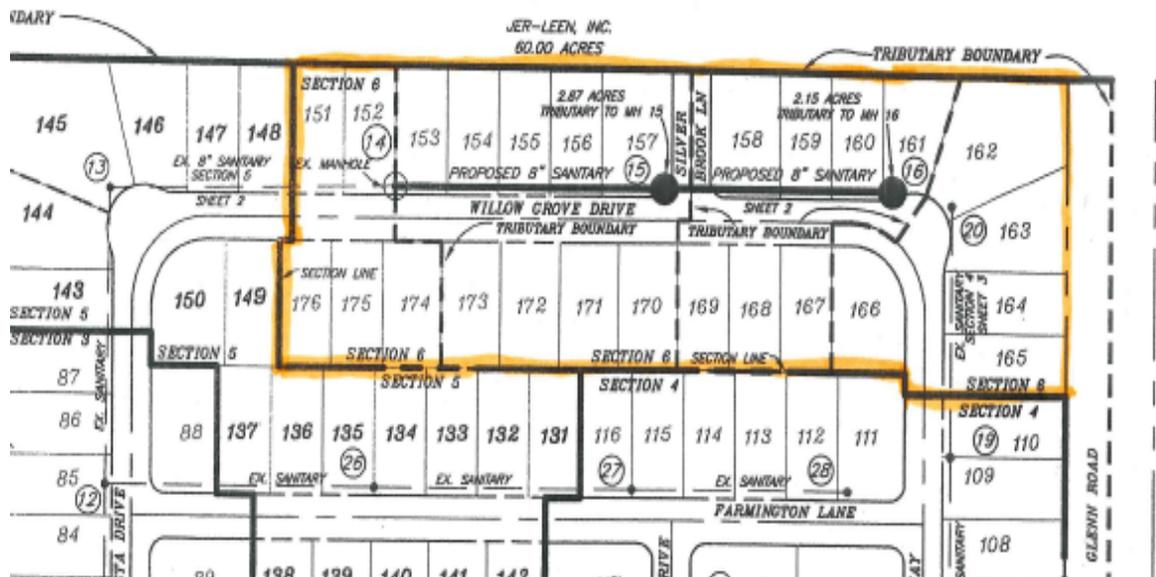
MATERIAL QUANTITY REPORT

PROJECT: Estates at Braumiller Section 6			PC #: 2015-1792
OWNER/DEVELOPER: Rockford Homes		CONTRACTOR: Facemyer Co.	
DESCRIPTION: 26 Single family lots on 8.38 acres			API ORD.#:
TOTAL UTILITY COST: \$ 464,275			ENG #: 15-016
SANITARY SEWER			
MANHOLES	2 EA		
SERVICE TAPS	16 EA	6" Wyes	
6-Inch			
8-Inch	675 LF	SDR-35	
10-Inch			
12-Inch			
15-Inch			
18-Inch			
21-Inch			
OTHER			
MISCELLANEOUS			
			\$ 56,615
WATER SERVICE			
SERVICE TAPS	25 EA	¾" 'K' Copper	
MAIN TAPS			
HYDRANTS W/Valve	2 EA	W/6" Valve	
6-Inch Valve	2 EA		
8-Inch Valve	3 EA		
12-Inch Valve			
16-Inch Valve			
6-Inch Dip	6 LF		
8-Inch Dip	1087 LF		
10-Inch Dip			
12-Inch Dip			
16-Inch Dip			
MISCELLANEOUS			
			\$ 72,197

STORM SEWER			
MANHOLES	2 EA		
CATCH BASINS	7 EA		
CURB INLETS	5 EA		
DET/RET BASIN			
12-Inch RCP	1456 LF		
15-Inch RCP	184 LF		
18-Inch RCP	134 LF		
21-Inch RCP			
24-Inch RCP			
27-Inch RCP			
30-Inch RCP			
36-Inch RCP			
42-Inch RCP			
48-Inch RCP			
HEADWALLS			
ROCK CHANNEL			
			\$ 89,465
ROADWAY			
24'-0 ROAD	1140 LF		
28'-0 ROAD			
32'-0 ROAD			
2'-0 CURB	2279 LF		
BIKEPATH			
SIDEWALK			
MONUMENT BOXES	1 EA		
STREET LIGHTS	8 EA		
(+) INTERSECTIONS			
(T) INTERSECTIONS			
CUL-DE-SAC			
STRIPING/SIGNAGE			
			\$ 245,998



Location Map



Site Map

OLENTANGY VIEW CONDOMINIUMS

P.O. BOX 682 Delaware, Ohio 43015
740/363-9911

July 6, 2016

Members of Delaware City Council:

In an effort to save time at a regularly scheduled council meeting, I am writing this letter on behalf of the Olentangy View Condominiums and Apartments to ask for your consideration in changing the current city ordinance governing commercial dumpster service or changing the current fee charged by the city for commercial dumpster service.

Currently the city categorizes multi-family complexes the same as single family residences and as such multi-family complexes are bound by city ordinance to having their refuse disposed of by the City of Delaware's refuse department.

The Olentangy View Condominiums and Apartments presently utilize 10 six cubic yard dumpsters supplied by the City of Delaware for their refuse disposal. Our current rate for disposal is \$1,439.80 per month (\$143.98 per dumpster) for emptying each dumpster once a week. Our yearly fee to the City of Delaware for refuse disposal is \$17,277.60. According to the city's, 2016 Solid Waste Collection Program – Rate Review dated February 29, 2016, it appears that for the City to break even on six cubic yard dumpsters, the city will have to increase it's rate to a minimum of \$147.16 per dumpster. If this minimum rate hike were to take effect, the Olentangy View Condominiums and Apartments yearly refuse fee would increase to \$17,659.20.

In an effort to better utilize our limited funds the Olentangy View Condominiums and Apartments solicited bids from 3 private refuse companies, Capitol Waste, Rumpke Services and Waste Management Inc. To make a fair comparison our bid requirement to these three companies stated that their bid had to be for a minimum of a six cubic yard dumpster. We received two bids for six cubic yard dumpsters ranging in cost from \$850.00 to \$1,007.88 per month. We also received two bids for eight cubic yard dumpsters ranging in cost from \$746.00 to \$1,209.46 per month.

If the Olentangy View Condominiums and Apartments were allowed to utilize any of the three private refuse companies, we could realize a yearly savings of between \$2,764.08 and \$8,325.60 per year, which would be a great benefit to our residents.

In conclusion the Olentangy View Condominiums and Apartments are requesting the City of Delaware to either amend the current city ordinance to allow private refuse companies to service multi-family complexes as a costs savings measure to the City of Delaware residents. Or we are requesting the City of Delaware to revise their current fee for commercial dumpster service to reflect what multi-family complexes could pay by utilizing private refuse companies.

Please see the attachments for comparative refuse pricing for the Olentangy View Condominiums and Apartments.

Sincerely,

Doug Price
Price Realty
Management Company for
Olentangy View Condominiums

2016 Solid Waste Collection Program - Rate Review							Rev. 2/29/16
Budget Line	Annual Expenses (2016)			Residential Collection			Commercial & Multi-family
	Refuse Fund	Recycling Fund	Totals	Refuse	Recycling	Yard Waste	Dumpster
Wages	\$624,646	\$462,160	\$1,086,806	\$376,035	\$246,705	\$257,573	\$209,754
2017 Additional Refuse Employee	\$70,000		\$70,000	\$24,220	\$15,890	\$16,590	\$13,510
Uniforms	\$1,500	\$1,100	\$2,600	\$900	\$590	\$616	\$502
Electric		\$500	\$500	\$173	\$114	\$119	\$97
Heat	\$2,500		\$2,500	\$865	\$568	\$593	\$483
Cellular Phone			\$0	\$0	\$0	\$0	\$0
Professional Services	\$500		\$500	\$173	\$114	\$119	\$97
Travel/Training			\$0	\$0	\$0	\$0	\$0
Membership & Dues	\$350		\$350	\$121	\$79	\$83	\$68
Licensing Fees	\$250		\$250	\$87	\$57	\$59	\$48
Maintenance of Equipment	\$500	\$750	\$1,250	\$433	\$284	\$296	\$241
Maintenance of Facility	\$2,500	\$3,000	\$5,500	\$1,903	\$1,249	\$1,304	\$1,062
Garage Rotary	\$82,973	\$52,540	\$135,513	\$46,887	\$30,761	\$32,117	\$26,154
Information Technology	\$3,257		\$3,257	\$1,127	\$739	\$772	\$629
Insurance	\$49,310		\$49,310	\$17,061	\$11,193	\$11,686	\$9,517
Operating Supply	\$5,500	\$19,800	\$25,300	\$8,754	\$5,743	\$5,995	\$4,883
Clothing	\$4,750	\$3,300	\$8,050	\$2,785	\$1,827	\$1,908	\$1,554
Fuel Supply	\$95,000	\$50,000	\$145,000	\$50,170	\$32,915	\$34,365	\$27,885
Repair Material			\$0	\$0	\$0	\$0	\$0
Small Equipment	\$4,850	\$800	\$5,650	\$1,955	\$1,283	\$1,339	\$1,090
Capital Outlay (\$233,000 Truck - See Below)							
Capital Outlay (\$35,000 Loader- See Below)							
Containers	\$62,000	\$16,000	\$78,000	\$32,000	\$16,000		\$30,000
Bond Principal & Interest (PW 2009 Improv.)	\$57,338		\$57,338	\$19,839	\$13,016	\$13,589	\$11,056
SMR - Transfer (PW Administration)	\$141,890		\$141,890	\$49,094	\$32,209	\$33,628	\$27,385
GF - Transfer (Finance Support)	\$189,995		\$189,995	\$65,738	\$43,129	\$45,029	\$36,669
Truck Lease Payments (\$80,252 See Below)							
Debt. Service Payments (\$1.75-2M Improv.)			\$250,000	\$86,500	\$56,750	\$59,250	\$48,250
Landfill Moving	\$3,000		\$3,000	\$1,038	\$681	\$711	\$579
Landfill Monitoring	\$75,000		\$75,000	\$25,950	\$17,025	\$17,775	\$14,475
Landfill Remediation	\$18,000		\$18,000	\$12,186			\$5,814
Collection Equipment & Vehicles							
Residential (Local 7-Year Serv. Life) x 5	\$152,857		\$152,857	\$152,857			
Recycling (Split/Kann 7-Year Serv. Life) x 3		\$99,857	\$99,857		\$99,857		
Commercial (Rear Load 7-Year Serv. Life) x 2	\$45,143		\$45,143				\$45,143
Yard Waste (Rear Load 7-Year Serv. Life) x 2	\$45,143		\$45,143			\$45,143	
1-Ton Truck (12-Year Serv. Life)	\$5,166		\$5,166	\$1,787	\$1,173	\$1,224	\$997
1500 Pick-up (15-Year Serv. Life)	\$2,000		\$2,000	\$692	\$454	\$474	\$386
Slid Steer (15-Year Serv. Life)	\$3,200		\$3,200		\$3,200		
Compact Wheel Loader (15-Year Serv. Life)	\$5,400		\$5,400		\$5,400		
*Sub-Total Operations	\$1,754,518	\$709,807	\$2,714,325	\$981,330	\$639,004	\$582,357	\$518,435
** Sub-Total Tipping Fees	\$900,000	\$0	\$900,000	\$609,300	\$0	\$0	\$290,700
TOTALS	\$2,654,518	\$709,807	\$3,614,325	\$1,590,630	\$639,004	\$582,357	\$809,135
				44.0%	17.7%	16.1%	22.4%
				Residential	Recycling	Yard Waste	Commercial
* Distribution of Operation & Wage Costs based on 2015 Solid Waste Collect on Hours Distribution				34.6	22.7	23.7	19.3
** Distribution for Tipping Fee Cost based on 2016 fee distribution				67.7	0.0	0.0	32.3

RESIDENTIAL COLLECTION SERVICE CALCULATION (Refuse + Recycling + Yard Waste)							
Tip-Carts			Monthly Fees				
Tip-Cart Size	Tip-Cart Stops	Gallons	Refuse	Recycling	Yard Waste	Tipping Fees	Monthly Total
#32 Gallon Toter	496	15,872	\$6.95	\$4.52	\$4.12	\$1.48	\$17.07
#64 Gallon Toter	0	0	\$6.95	\$4.52	\$4.12	\$2.96	\$18.55
#96 Gallon Toter	11,279	1,082,284	\$6.95	\$4.52	\$4.12	\$4.44	\$20.03
Total	11,775	1,098,656					

Notes: Refuse Fee = Annual Refuse Cost/# Stops x 1/12 = Cost per month per stop
 Recycling Fee = Annual Recycling Cost/# Stops x 1/12 = Cost per month per stop
 Yard Waste Fee = Annual Yard Waste Cost/# Stops x 1/12 = Cost per month per stop
 Tipping Fee = Annual Cost (Refuse+Yard Waste)/Total Gallons x 1/12 x Container Size = Cost per month per stop
 Assumes no discounts for seniors, singles; No Increase for Inflation.

COMMERCIAL DUMPSTER SERVICE CALCULATION	
Total Number of Dumpster Units	303 (228 Multi-family; 57 Commercial Stops; 18 City)
Total Number of Dumpster Units Serviced/week	468
Total Number of Dumpster CU YD Serviced/week	2650
Total Number of Dumpster Units Serviced/month	2,028
Total Service Cost - Annual	\$518,435
Total Service Cost - Monthly	\$43,202
Total Service Cost/Service Stop - Monthly	\$92.31
Total Commercial Tipping Fees - Annual	\$290,700
Total Commercial Tipping Fees - Monthly	\$24,224
Total Commercial Tipping Fees Per CU/month	\$9.14

Existing Monthly refuse Collections Fees Per COD 939.08					
1 Dump/week	2 Dump/week	3 Dump/week	4 Dump/week	5 Dump/week	
\$100.27	\$200.44	\$298.06	\$395.63	\$493.26	
\$106.97	\$213.28	\$319.89	\$426.51	\$535.15	
\$123.35	\$239.00	\$354.66	\$470.31	\$585.97	
\$143.98	\$277.72	\$411.43	\$545.14	\$678.84	
\$182.74	\$343.06	\$507.55	\$672.04	\$836.54	

Cost Per Month/Dumpster	Per Dumpster Size	1 Dump/week	2 Dump/week	3 Dump/week	4 Dump/week	5 Dump/week
		\$92.31	\$184.62	\$276.94	\$369.25	\$461.56
2 CY Dumpster	\$18.78	\$110.59	\$221.19	\$331.78	\$442.38	\$552.97
3 CY Dumpster	\$27.42	\$119.74	\$239.47	\$359.21	\$478.94	\$598.68
4 CY Dumpster	\$36.55	\$128.88	\$257.75	\$386.63	\$515.51	\$644.38
6 CY Dumpster	\$54.85	\$147.16	\$294.32	\$441.48	\$589.64	\$735.79
8 CY Dumpster	\$73.13	\$165.44	\$330.88	\$496.32	\$661.76	\$827.21

Comparative Prices for Refuse Service at the
Olentangy View Condominiums and Apartments

Provider	Dumpster Size & #	Pickup	Cost
City of Delaware	10 @ 6 cubic yds	Weekly	\$1,439.80
Capitol Waste	10 @ 6 cubic yds	Weekly	\$850.00
Rumpke	10 @ 8 cubic yds	Weekly	\$746.00
Waste Management	10 @ 8 cubic yds	Weekly	\$1,209.46
Waste Management	10 @ 6 cubic yds	Weekly	\$1,007.88

Provider	Yearly Cost	Yearly Savings
City of Delaware 6yds	\$17,277.60	\$0.00
Capitol Waste 6yds	\$10,200.00	\$7,077.60
Rumpke 8yds	\$8,952.00	\$8,325.60
Waste Management 8yds	\$14,513.52	\$2,764.08
Waste Management 6yds	\$12,094.56	\$4,373.04

Michele Kohler

From: R Thomas Homan
Sent: Thursday, July 21, 2016 12:21 PM
To: Michele Kohler
Attachments: Refuse Rate Analysis Cost Distribution 2.29.16.pdf

Item #6: Letter from Olentangy View Condominiums:

Doug Price, who manages the Olentangy View Condominiums on Stratford Road, has asked for time at Monday's meeting to formally present the attached request regarding the city's refuse service. As Council will see in his request, he is asking to "opt-out" of the city's mandatory residential refuse collection service. Highlighted below from Public Works/City Engineer Bill Ferrigno, are some points that would need to be considered in reviewing this matter. While it does not provide an answer that will satisfy the current request, it is a good summary of the current rules and policies regarding city refuse collection. Also attached is a draft refuse rate review that Bill put together earlier, which has been shared with Mr. Price.

- *All "Domestic" residential customers, whether a single-family home or multi-family unit(s), are required to subscribe to the City's refuse collection service (929.04). This would include Doug's Olentangy View Condominiums and Apartments. An exception would be if a property operates a combined commercial/residential establishment e.g. downtown business with commercial on the first floor and residential units above; The commercial portion of the property is then permitted to utilize an alternate refuse collection agency if so desired. The residential portion must subscribe to city service.*
- *Only the City manager has the ability to waive charges due to "unusual or practical considerations". I would not describe the situation of desiring lower refuse collection rates as meeting this definition.*
- *Section 929.04 allows for the Director to waive the requirement of using city refuse service, but again it must be for "extremely unusual circumstances". Again, the Apartment complex and condominiums do not present any such circumstance that would support waiving city requirements.*
- *Only an adjustment to the current code would provide for the issue of being required to use city service to be addressed in the manner he suggests, i.e. allowing private collection of multi-family properties. Though possible, there could be significant ramifications to the current city refuse operation if code changed and a significant number of current refuse customers opted out of city service. Until refuse rates are discussed as a topic with Public Works Committee and Council, no changes in code are anticipated.*
- *Staff experience seems to indicate that a private refuse contractor will historically present a potential customer with low initial collection fees to obtain their business. However, as we have even seen locally, private contractors are free to raise their associated fees once the initial contract term is over, and without any say by the customer or city. We just had a downtown business contact us about returning to city service as their private refuse collection fees were increased above that which the city charges.*

Given the precedent-setting nature of granting this request, coupled with the financial implication to the city's refuse fund, my recommendation is that Olentangy View's request be referred to the Finance Committee for a full evaluation of the pros and cons of making any changes to current policy.

2016 Solid Waste Collection Program - Rate Review								Rev. 2/29/16
Budget Line	Annual Expenses (2016)			Residential Collection			Commercial & Multi-family	
	Refuse Fund	Recycling Fund	Totals	Refuse	Recycling	Yard Waste	Dumpster	
Wages	\$624,646	\$462,160	\$1,086,806	\$376,035	\$246,705	\$257,573	\$209,754	
2017 Additional Refuse Employee	\$70,000		\$70,000	\$24,220	\$15,890	\$16,590	\$13,510	
Uniforms	\$1,500	\$1,100	\$2,600	\$900	\$590	\$616	\$502	
Electric		\$500	\$500	\$173	\$114	\$119	\$97	
Heat	\$2,500		\$2,500	\$865	\$568	\$593	\$483	
Cellular Phone			\$0	\$0	\$0	\$0	\$0	
Professional Services	\$500		\$500	\$173	\$114	\$119	\$97	
Travel/Training			\$0	\$0	\$0	\$0	\$0	
Membership & Dues	\$350		\$350	\$121	\$79	\$83	\$68	
Licensing Fees	\$250		\$250	\$87	\$57	\$59	\$48	
Maintenance of Equipment	\$500	\$750	\$1,250	\$433	\$284	\$296	\$241	
Maintenance of Facility	\$2,500	\$3,000	\$5,500	\$1,903	\$1,249	\$1,304	\$1,062	
Garage Rotary	\$82,973	\$52,540	\$135,513	\$46,887	\$30,761	\$32,117	\$26,154	
Information Technology	\$3,257		\$3,257	\$1,127	\$739	\$772	\$629	
Insurance	\$49,310		\$49,310	\$17,061	\$11,193	\$11,686	\$9,517	
Operating Supply	\$5,500	\$19,800	\$25,300	\$8,754	\$5,743	\$5,996	\$4,883	
Clothing	\$4,750	\$3,300	\$8,050	\$2,785	\$1,827	\$1,908	\$1,554	
Fuel Supply	\$95,000	\$50,000	\$145,000	\$50,170	\$32,915	\$34,365	\$27,985	
Repair Material			\$0	\$0	\$0	\$0	\$0	
Small Equipment	\$4,850	\$800	\$5,650	\$1,955	\$1,283	\$1,339	\$1,090	
Capital Outlay (\$233,000 Truck - See Below)								
Capital Outlay (\$35,000 Loader- See Below)								
Containers	\$62,000	\$16,000	\$78,000	\$32,000	\$16,000		\$30,000	
Bond Principal & Interest (PW 2009 Improv.)	\$57,338		\$57,338	\$19,839	\$13,016	\$13,589	\$11,066	
SMR - Transfer (PW Administration)	\$141,890		\$141,890	\$49,094	\$32,209	\$33,628	\$27,385	
GF - Transfer (Finance Support)	\$189,995		\$189,995	\$65,738	\$43,129	\$45,029	\$36,669	
Truck Lease Payments (\$80,252 See Below)								
Debt. Service Payments (\$1.75-2M Improv)			\$250,000	\$86,500	\$56,750	\$59,250	\$48,250	
Landfill Mowing	\$3,000		\$3,000	\$1,038	\$681	\$711	\$579	
Landfill Monitoring	\$75,000		\$75,000	\$25,950	\$17,025	\$17,775	\$14,475	
Landfill Remediation	\$18,000		\$18,000	\$12,186			\$5,814	
Collection Equipment & Vehicles								
Residential (Local 7-Year Serv. Life) x 5	\$152,857		\$152,857	\$152,857				
Recycling (Split/Kann 7-Year Serv. Life) x 3		\$99,857	\$99,857		\$99,857			
Commercial (Rear Load 7-Year Serv. Life) x 2	\$45,143		\$45,143				\$45,143	
Yard Waste (Rear Load 7-Year Serv. Life) x 2	\$45,143		\$45,143			\$45,143		
1-Ton Truck (12-Year Serv. Life)	\$5,166		\$5,166	\$1,787	\$1,173	\$1,224	\$997	
1500 Pick-up (15-Year Serv. Life)	\$2,000		\$2,000	\$692	\$454	\$474	\$386	
Skid Steer (15-Year Serv. Life)	\$3,200		\$3,200		\$3,200			
Compact Wheel Loader (15-Year Serv. Life)	\$5,400		\$5,400		\$5,400			
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** Sub-Total Tipping Fees	\$900,000	\$0	\$900,000	\$609,300	\$0	\$0	\$290,700	
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**Distribution for Tipping Fee Cost based on 2016 fee distribution								

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COMMERCIAL DUMPSTER SERVICE CALCULATION						
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 Total Commercial Tipping Fees - Monthly: \$24,224
 Total Commercial Tipping Fees Per CY/month: \$9.14

Existing Monthly refuse Collections Fees Per COD 929 08					
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\$100.27	\$200.44	\$298.06	\$395.63	\$493.26	
\$106.97	\$213.28	\$319.89	\$426.51	\$533.15	
\$123.35	\$239.00	\$354.66	\$470.31	\$585.97	
\$143.98	\$277.72	\$411.43	\$545.14	\$678.84	
\$182.74	\$343.06	\$507.55	\$672.04	\$836.54	



A Collaborative Initiative

July 25, 2016 | City of Delaware

www.centralohiogreenways.com

Changing Demographics



+ 300,000
new residences



+ 1 billion
square feet of new or
redeveloped non-residential
building space



+ 300,000
new jobs



+ 500,000
people

Market Demand – Who drives it?



Impact of Trails



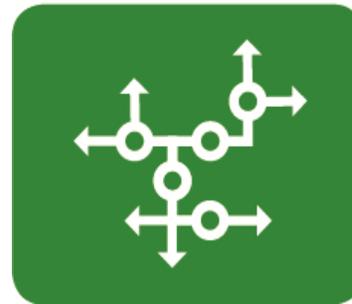
TRAIL COUNTS

- Central Ohio trails are heavily used.
- Users travel more than

12 MILLION
MILES

on the trail network annually.

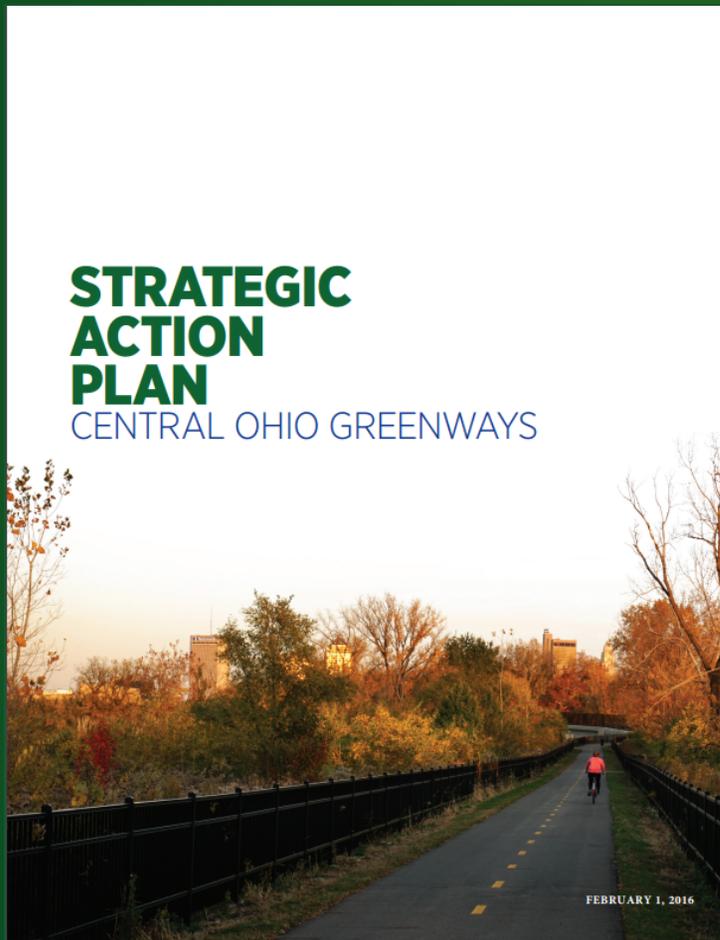
THERE IS ENTHUSIASTIC SUPPORT FOR
GROWING THE TRAIL SYSTEM



TRAILS ARE GOOD FOR LOCAL BUSINESSES



Strategic Plan



- Best practices research
- Vision and Mission
- 5-year strategic plan with clear measurable objectives

Central Ohio Greenways Board

VISION

*A world-class network of trails
easily accessible to every Central Ohioan*

MISSION

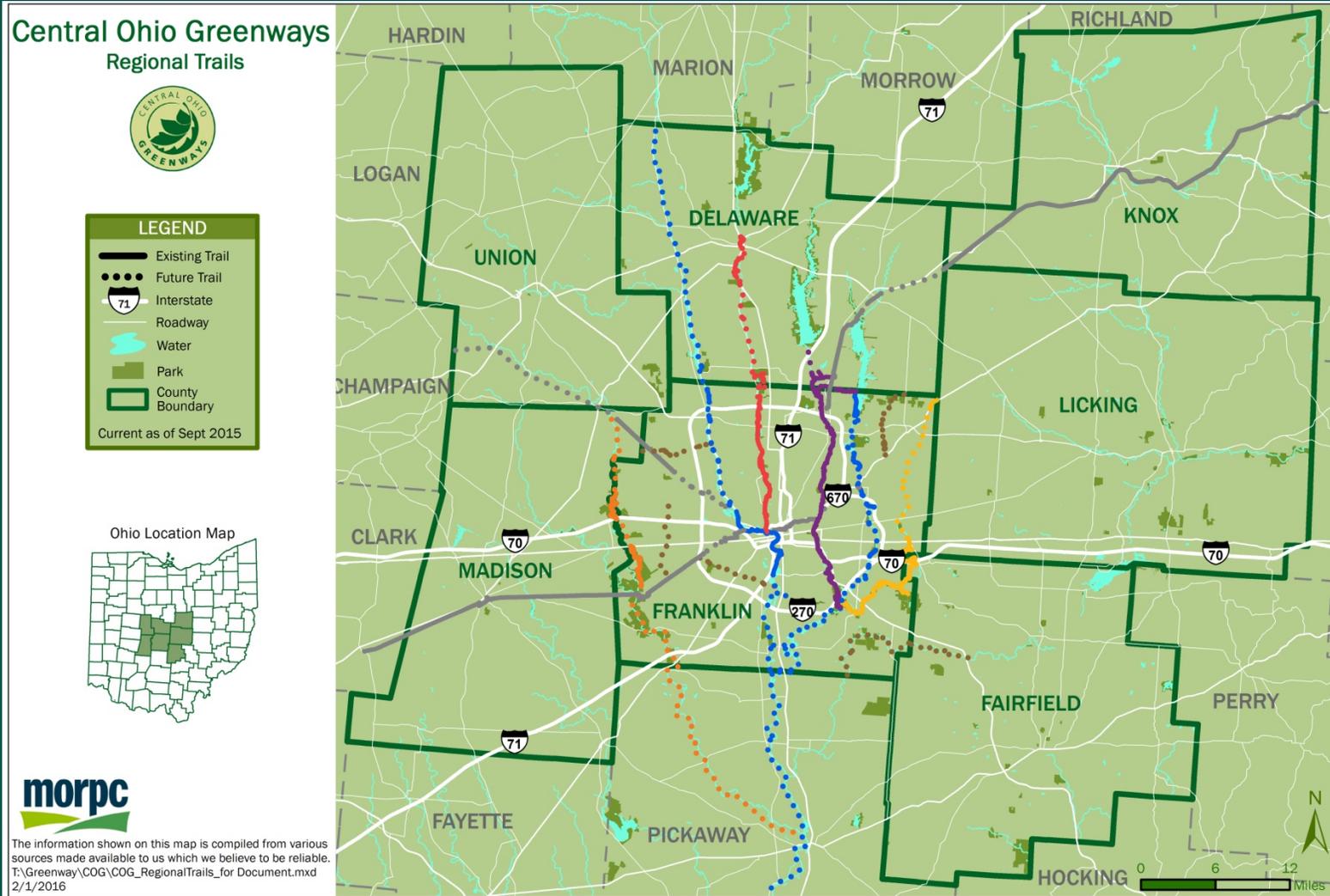
*Increase Greenways trails mileages and usage
for recreation and transportation needs*

COG Board Priorities

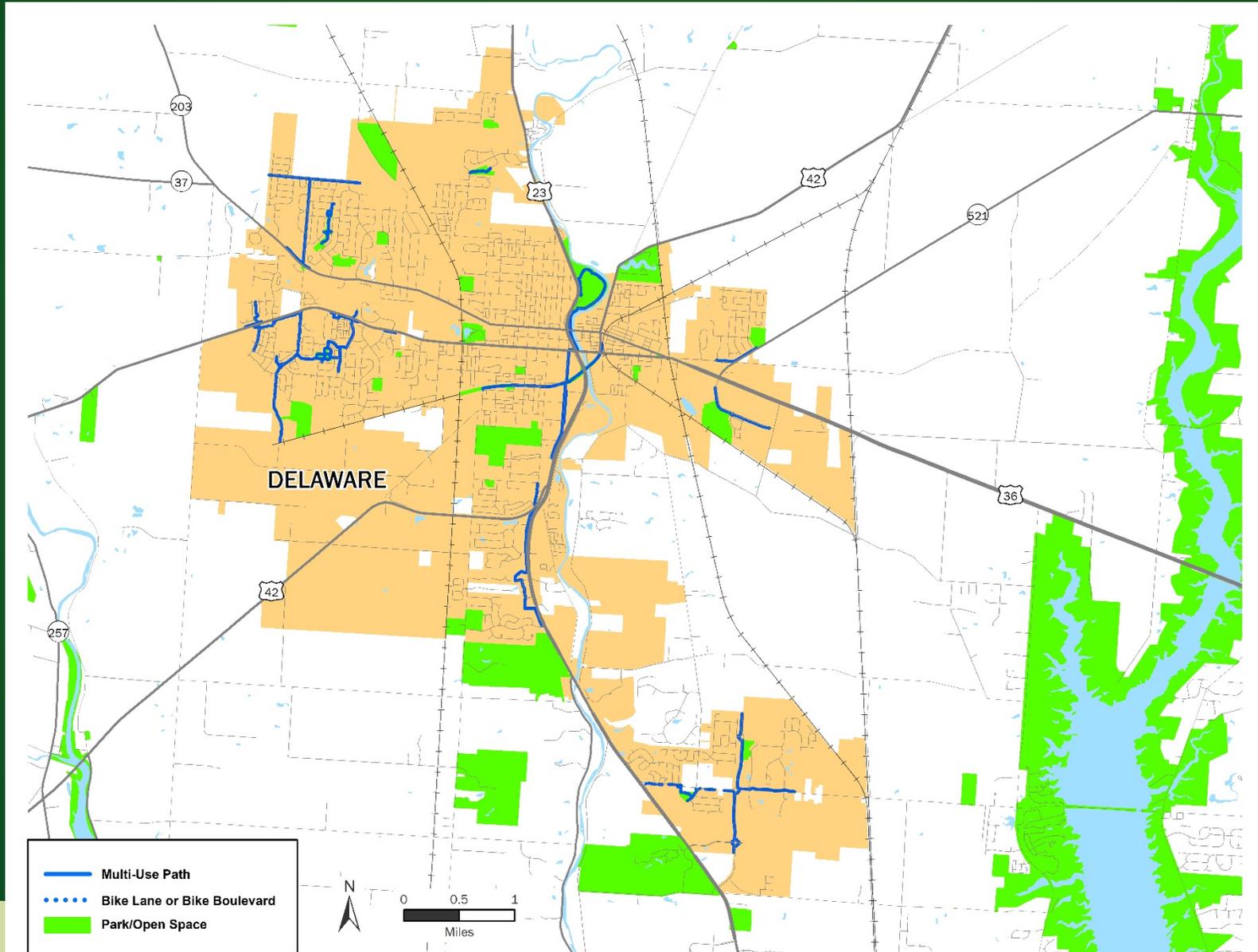
- Develop COG corridor plan
- Assess value of trail system
- Update brand guidelines & marketing materials



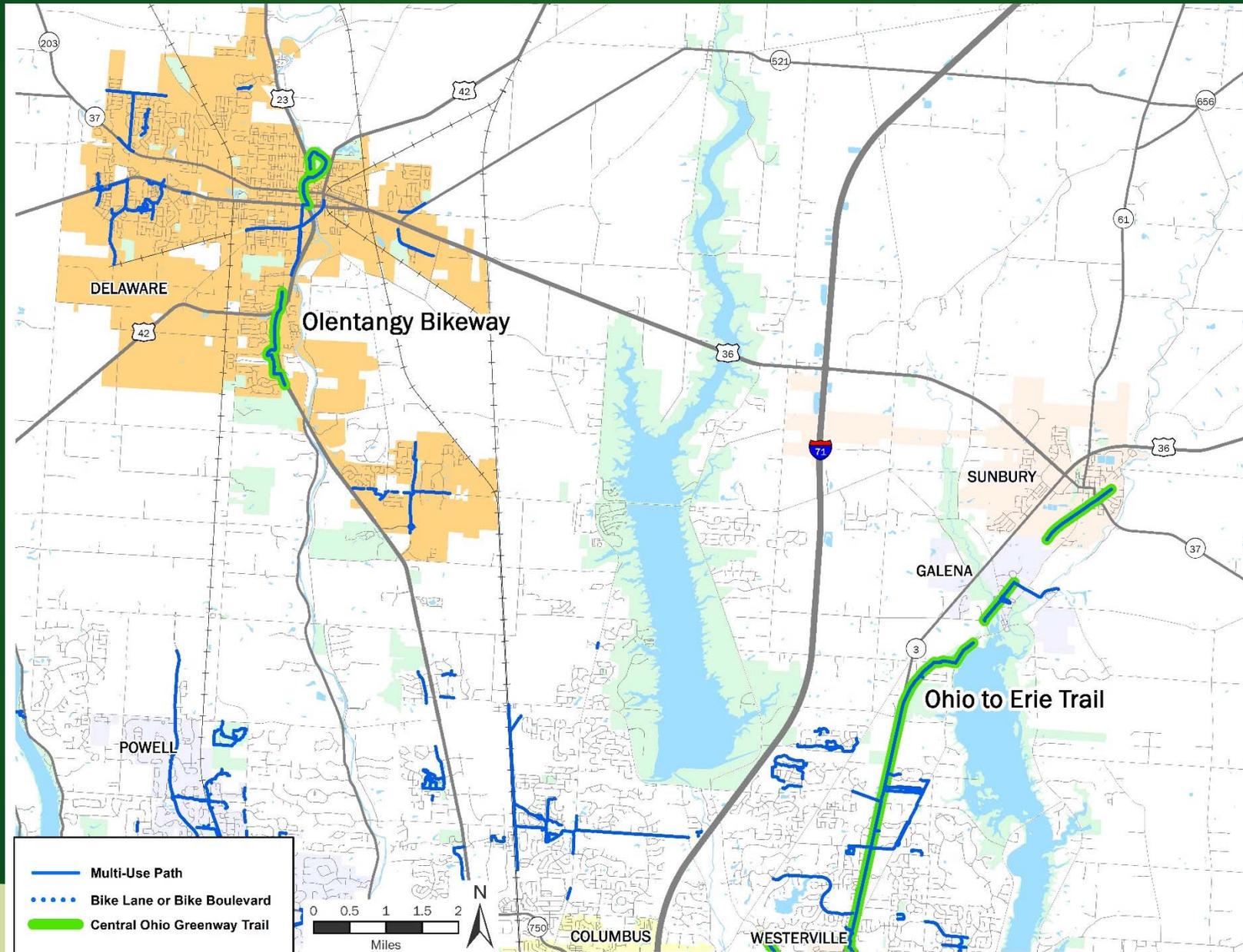
Initial Focus Area



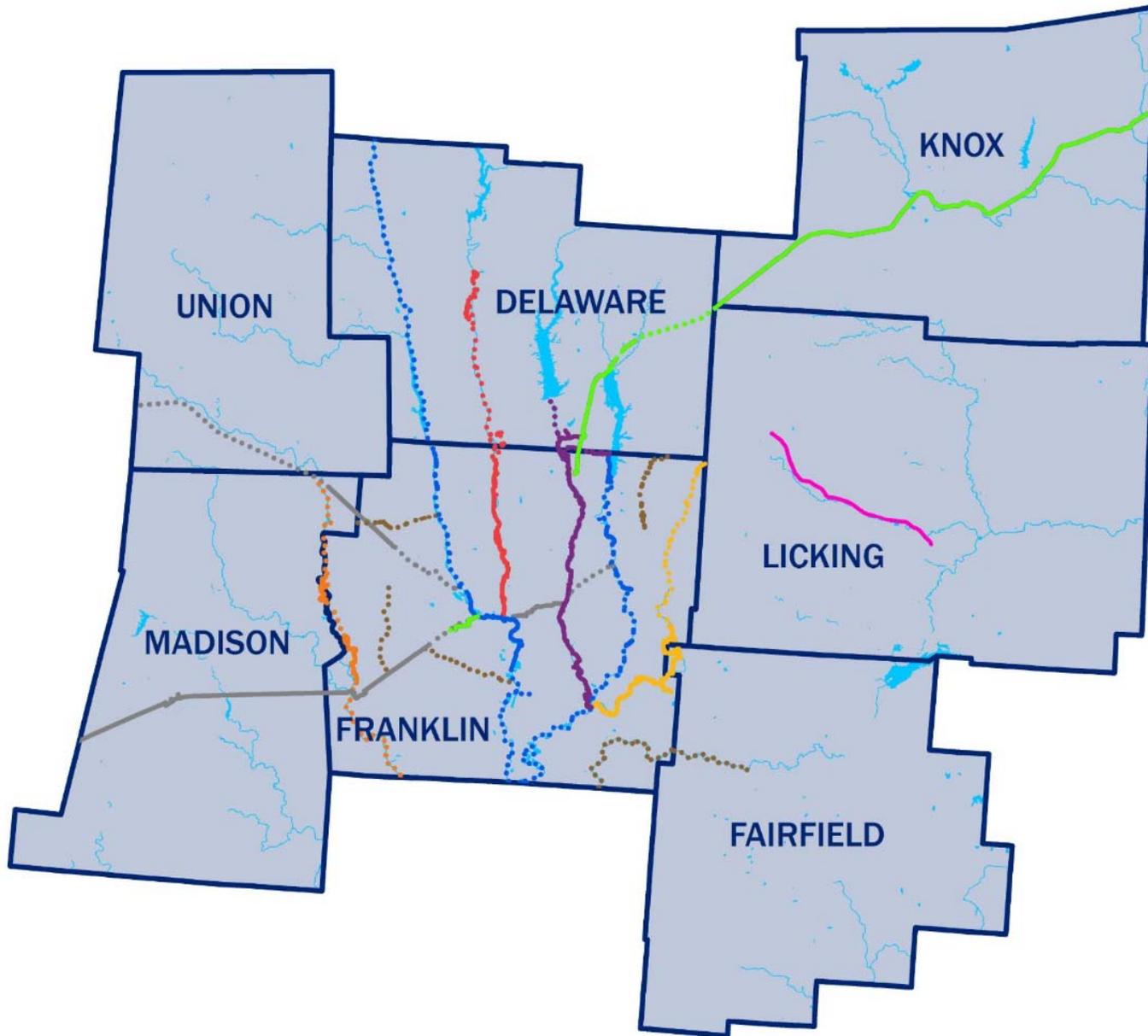
City of Delaware Trail Development



Trail Connection



Trail Connection



Questions?





Thank You!

Ted Miller
City of Delaware
tmiller@delawareohio.net
(740) 203-1452

Kerstin Carr
MORPC
kcarr@morpc.org
(614) 233-4163



FACT SHEET

AGENDA ITEM NO: 9

DATE: 7/25/16

ORDINANCE NO: 16-46

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: **YES**
June 27, 2016 8:00 p.m.
July 11, 2016 7:35 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: --

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE TO AMEND SECTIONS 192.012, 192.013, 192.014 AND 192.02 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, IN ORDER TO INCREASE THE CITY INCOME TAX BY FIFTEEN ONE-HUNDREDTHS PERCENT (0.15%) FROM THE CURRENT RATE OF ONE AND EIGHTY-FIVE ONE-HUNDREDTHS PERCENT (1.85%) TO A RATE OF TWO PERCENT (2%), BEGINNING JANUARY 1, 2017, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND MAINTAINING THE TRANSPORTATION SYSTEM IN THE CITY.

BACKGROUND:

Managing local traffic is a major concern for residents. According to the 2015 Community Attitudes Survey, half are dissatisfied with the amount of congestion, and one in four is dissatisfied with the condition of Delaware streets. Moving Delaware Forward is City Council's vision to take care of the basics and allow our transportation system to keep pace with a growing city. "Moving Delaware Forward is critical to maintaining Delaware's streets and making them less congested, and ensuring our city remains attractive to new businesses and residents.

UPDATE:

Pursuant to Council comments at the last meeting, staff has added a ‘whereas’ clause explaining that, while sidewalks are included as a possible use of levy funds, the existing safe walks program is not being changed. In addition, the allocation clause has been revised slightly to clarify what the funds may be used for. This clause then forms the basis for the ballot language Council will consider after it votes on the ordinance.

REASON WHY LEGISLATION IS NEEDED:

Pursuant to Ohio Revised Code Section 718.04, in order for the City to increase the income tax rate to 2%, the electors of the City must approve of the tax by a vote. This legislation, if passed by Council, would be sent to the Board of Elections, along with a Resolution requesting the issue be placed on the November ballot and requested ballot language.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

This levy is anticipated to generate \$2.2 million annually for transportation improvements.

POLICY CHANGES:

N/A

PRESENTER(S):

R. Thomas Homan, City Manager

RECOMMENDATION:

ATTACHMENT(S)

ORDINANCE NO. 16-46

AN ORDINANCE TO AMEND SECTIONS 192.012, 192.013, 192.014 AND 192.02 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, IN ORDER TO INCREASE THE CITY INCOME TAX BY FIFTEEN ONE-HUNDREDTHS PERCENT (0.15%) FROM THE CURRENT RATE OF ONE AND EIGHTY-FIVE ONE-HUNDREDTHS PERCENT (1.85%) TO A RATE OF TWO PERCENT (2%), BEGINNING JANUARY 1, 2017, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND MAINTAINING THE TRANSPORTATION SYSTEM IN THE CITY.

WHEREAS, the City continues to grow through residential, commercial and business expansion activity in all areas of the community placing an increasing burden on the existing transportation infrastructure to support the management of daily traffic movements in an effective and efficient manner; and

WHEREAS, the level of traffic and street maintenance operations necessary to adequately maintain the existing transportation network including pavement resurfacing, signage, striping, crash barrier, traffic signals, roadway lighting and all related appurtenances, continues to increase as the amount of infrastructure expands and ages; and

WHEREAS, increasing traffic volumes have exceeded capacity of many of the existing main arterial routes throughout the community necessitating the construction of additional roadway connections to expand the network available for traffic trips, and ease traffic congestion and loading on existing streets; and

WHEREAS, substantial analysis regarding the anticipated cost to maintain and repair highway infrastructure has been developed, reviewed and presented to the public over the past several years, demonstrating the need to increase available revenues dedicated to maintenance of the city's roadway network; and

WHEREAS, the City has developed and adopted a Thoroughfare and Transportation Plan that identifies over fifty priority transportation improvement projects including intersection improvements, existing street reconstruction, and new network connections, all requiring funding above that which is available for such initiatives; and

WHEREAS, without additional funding directed toward the transportation system, congestion and delay on city streets will increase,

impacting daily commuting, commerce and freight transport throughout the community, while the condition of local residential streets will continue to deteriorate affecting ride, safety and neighborhood housing value; and

WHEREAS, maintaining a high quality transportation system is critical to the economic health and welfare of a community in support of its residents, businesses and industry; and

WHEREAS, City Council has actively supported an organized effort presenting the needs of the city's transportation network to the general public through the "Moving Delaware Forward" initiative in order to gauge public response and acceptance of the need to increase revenues available for transportation initiatives; and

WHEREAS, City Council has considered a permanent increase in the local city income tax rate of 0.15% to address transportation needs, raising the total income tax burden from 1.85% to 2.00%; and

WHEREAS, the City shall continue to use existing gasoline tax revenue, license fee revenue, and the currently allocated portion of the general fund 1% income tax revenue to maintain and improve the transportation and parking system, in addition to the funds collected from the Road Improvement Income Tax; and

WHEREAS, a 0.15% increase in income tax in the local city income tax would raise an estimated \$2.1 million per year to be dedicated toward transportation maintenance and expansion projects; and.

WHEREAS, while the City's existing Safe Walks program, in which residents bear responsibility for maintaining existing sidewalks, remains unchanged the increase will allow the City to add or replace sidewalks, signage, lighting, and signalization when it constructs new roads or widens existing roads

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

Section 1. Section 192.012 of the Codified Ordinances of the City of Delaware, Ohio, is hereby amended to read as follows:

192.012 PURPOSES OF TAX

To provide funds for the purposes of paying the costs of providing general Municipal services, including but not limited to providing fire protection, suppression and emergency medical services, recreation facilities, improving and maintaining the transportation and parking system, and capital

improvements related thereto, and the payment of securities issued therefor, there shall be levied a tax on the City taxable income, as hereinafter defined of all businesses, professions or other activities conducted by the residents of the City; on the City taxable income of all businesses, professions or other activities conducted in the City by nonresidents and on the City taxable income of all corporations doing business in the City; and further, requiring the filing of returns and the furnishing of information by employers and all those subject to such tax; and further, imposing on employers the duty of collecting the tax at the source and paying the same to the City; and further, providing for the administration, collection and enforcement of such tax; and further, declaring violation thereof to be a misdemeanor and imposing penalties therefor as hereinafter set forth under this chapter; and further, permitting the adjustment for municipal income taxes paid by individual taxpayers to other municipalities.

Section 2. Section 192.013 of the Codified Ordinances of the City of Delaware, Ohio, is hereby amended to read as follows:

192.013 IMPOSITION OF TAX

192.013 - Imposition of tax.

- (a) Subject to the provisions of Section 192.081, an annual tax for the purposes specified in Section 192.012, shall be imposed on or after January 1, 2017 at the rate of two percent (2.00%) per annum for the period beginning January 1, 2017, and ending on December 31 in the calendar year in which all securities issued for the purpose set forth in Section 192.014(b) are retired, and thereafter at the rate of one and eighty five hundredths of a percent (1.85%), upon the following:
- (1) Resident individuals. On Delaware taxable income of residents during the effective period of this chapter.
 - (2) Nonresident individuals. On Delaware taxable income of nonresidents for work done or services performed in the City, during the effective period of this chapter.
 - (3) Resident business. On Delaware taxable income attributable to the City during the effective period of this chapter of all resident corporations, associations, unincorporated businesses, professions or other entities, as derived from the sales made, work done or services performed or rendered, or business or other activities conducted in the City.
 - (4) Nonresident business.
 - A. On Delaware taxable income attributable to the City during the effective period of this chapter, of all nonresident corporations, associations, unincorporated businesses, professions or other entities, as derived from sales made, work done or services performed or rendered or business or other activities conducted in

the City, whether or not such association or unincorporated entity has an office or has a place of business in the City.

- B. On a resident partner's or owner's share of Delaware taxable income derived during the effective period of this chapter, of a nonresident association or other unincorporated entity not attributable to the City and not levied against such association or other unincorporated entity.

Section 3. Section 192.014 of the Codified Ordinances of the City of Delaware, Ohio is hereby amended to read as follows:

192.014. Allocation of funds.

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

- (a) An amount equal to seven-tenths of one percent (0.7%) shall be paid into the Fire/EMS Income Tax Fund and such proceeds shall be used solely for fire protection, suppression and emergency medical services.
- (b) An amount equal to fifteen one-hundredths of one percent (0.15%) shall be allocated solely for the purpose of paying the costs of improving the municipal recreation facilities, including construction of a recreation center to provide fitness, track, swimming, and indoor and outdoor multi-purpose facilities, and athletic fields, and the construction, renovation and improvement of other municipal recreation facilities, including the provision of furnishing and equipment for the center and all of such other facilities, and acquiring related interests in real property and otherwise improving the same, together with all necessary appurtenances thereto and paying the debt service charges and related costs of securities issued to pay the costs of the center and such other facilities, and shall be placed in a special fund or funds and used only for that purpose, all until December 31 in the calendar year in which all securities issued for the purpose set forth in this Section 192.14(b) are retired.
- (c) An amount equal to fifteen one-hundredths of one percent (.15%) shall be allocated for the purpose of paying the costs of improving and maintaining the transportation system by constructing, extending and improving roads, highways, streets, bridges, sidewalks, bikeways and parking facilities, including related utilities, lighting and signalization, acquiring real estate and related interests therefor, together with all other necessary appurtenances thereto, and paying the debt service charges and related costs of securities issued to pay the costs of those projects

Section 4. Section 192.02 of the Codified Ordinances of the City of Delaware, Ohio, is hereby amended to read as follows:

192.02. Effective Date.

(A) Ordinance 2015-112, effective January 1, 2016, and corresponding changes to ORC 718, apply to municipal tax years beginning on or after January 1, 2016. All provisions of this Chapter 192 apply to taxable years beginning 2016 and succeeding taxable years.

(B) The tax rate established in Ordinance 2016-XX, effective January 1, 2017, applies to municipal tax years beginning on or after January 1, 2017.

(C) Ordinance 2015-112 does not repeal the existing sections of Chapter 191 or 192 for any taxable year prior to 2016, but rather amends Chapter 191 effective January 1, 2016. For municipal years beginning before January 1, 2016, the Municipality shall continue to administer, audit, and enforce the income tax of the Municipality under ORC 718 and ordinances and resolutions of the Municipality as that chapter and those ordinances and resolutions existed before January 1, 2016.

(D) Ordinance 2016-XX does not repeal the existing sections of Chapter 192 for any taxable year prior to 2017, but rather amends Chapter 192 effective January 1, 2017.

Section 5. Effective January 1, 2017, Sections 192.012, 192.013, 192.014 and 192.02 of the Codified Ordinances of the City of Delaware, Ohio, as they have heretofore existed, are hereby repealed and Sections 192.012, 192.013, 192.014 and 192.02 as set forth herein shall become effective. Provided, however, that no provision of this Ordinance, including the repeal of Sections 192.012, 192.013, 192.014 and 192.02 of the Codified Ordinances of the City of Delaware, Ohio, as they have heretofore existed, shall in any way affect any rights or obligations of the City, any taxpayer, or any other person, official or entity, with respect to the one point eight five (1.85%) percent municipal income tax authorized by predecessor Sections 192.012, 192.013, 192.014 and 192.02.

Section 6. The tax ordinance requirements set forth in Ohio Revised Code Section 718.04(A)(1), (2), and (4) are addressed by existing codified ordinance sections 192.011 and 192.08 which remain unchanged and are incorporated by reference herein.

Section 7. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with the law.

RESOLUTION NO. 16-

A RESOLUTION DECLARING THE NECESSITY OF AN ELECTION ON THE QUESTION OF APPROVING THE ORDINANCE PASSED TO AMEND SECTIONS 192.013, 192.014 AND 192.02 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, IN ORDER TO INCREASE THE CITY INCOME TAX BY POINT ONE FIVE PERCENT (.15%) FROM THE CURRENT RATE OF ONE POINT EIGHT FIVE PERCENT (1.85%) TO A RATE OF TWO PERCENT (2%), BEGINNING JANUARY 1, 2017 FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND MAINTAINING THE TRANSPORTATION SYSTEM IN THE CITY, BE PASSED WHICH ORDINANCE IS INCLUDED AS AN ATTACHMENT TO THIS RESOLUTION.

WHEREAS, on [DATE] City Council passed Ordinance ____, attached hereto, to increase the City Income Tax rate to 2.00%, which must be approved by the electors of the City of Delaware; and

WHEREAS, per section 718.04(C)(2) of the Ohio Revised Code, no City may levy a tax in excess of one percent without having obtained the approval of a majority of the electors of the city voting on the question at an election.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, Delaware County, Ohio, that:

Section 1. This Council hereby authorizes and directs the submission to the electors of the City of Delaware, Ohio at the election to be held at the usual places of voting in said City on November 8, 2016 between the hours of 6:30 a.m. to 7:30 p.m. of said day, of the question of approving the passage of an ordinance to amend Sections 192.012, 192.013, 192.014 and 192.02 of the Codified Ordinances of the City of Delaware, Ohio to increase the City income tax rate by fifteen one-hundredths percent (0.15%) from the current rate of one and eighty-five one-hundredths percent (1.85%) to a rate of two percent (2.0%), , beginning on January 1, 2017.

Section 2. It is the desire of this Council that the ballots presented to the electors of the City of Delaware shall be substantially in the following form:

A majority affirmative vote is necessary for passage.

Shall Ordinance No. 16- of the Delaware City Council providing for an increase in the City income tax by fifteen one-hundredths percent (0.15%) from the current rate of one and eighty-five one-hundredths percent (1.85%) to a rate of two percent (2.0%), beginning January 1, 2017, for the purpose of paying the costs of improving and maintaining the transportation system in the City by constructing, extending and improving roads, highways, streets, bridges, sidewalks, bikeways and parking facilities, including related utilities, lighting and signalization, acquiring real estate and related interests therefor, together with all other necessary appurtenances thereto, and paying the debt service charges and related costs of securities issued to pay the costs of those projects , be passed?

FOR THE INCOME TAX	
AGAINST THE INCOME TAX	

Section 4. The Clerk of this Council shall file a copy of this Resolution and attached ordinance with the Board of Elections in Delaware County, Ohio no later than 4:00 p.m. on July 12, 2016.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.



FACT SHEET

AGENDA ITEM NO: 10

DATE: 7/25/16

ORDINANCE NO:

RESOLUTION NO: 16-37

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: ----

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION DECLARING THE NECESSITY OF AN ELECTION ON THE QUESTION OF APPROVING THE ORDINANCE PASSED TO AMEND SECTIONS 192.013, 192.014 AND 192.02 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, IN ORDER TO INCREASE THE CITY INCOME TAX BY POINT ONE FIVE PERCENT (.15%) FROM THE CURRENT RATE OF ONE POINT EIGHT FIVE PERCENT (1.85%) TO A RATE OF TWO PERCENT (2%), BEGINNING JANUARY 1, 2017 FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND MAINTAINING THE TRANSPORTATION SYSTEM IN THE CITY, BE PASSED WHICH ORDINANCE IS INCLUDED AS AN ATTACHMENT TO THIS RESOLUTION.

BACKGROUND:

REASON WHY LEGISLATION IS NEEDED:

This resolution sends the levy to the Board of Elections so that it can be placed on the ballot

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

RECOMMENDATION:

ATTACHMENT(S)

RESOLUTION NO. 16-37

A RESOLUTION DECLARING THE NECESSITY OF AN ELECTION ON THE QUESTION OF APPROVING THE ORDINANCE PASSED TO AMEND SECTIONS 192.013, 192.014 AND 192.02 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, IN ORDER TO INCREASE THE CITY INCOME TAX BY POINT ONE FIVE PERCENT (.15%) FROM THE CURRENT RATE OF ONE POINT EIGHT FIVE PERCENT (1.85%) TO A RATE OF TWO PERCENT (2%), BEGINNING JANUARY 1, 2017 FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND MAINTAINING THE TRANSPORTATION SYSTEM IN THE CITY, BE PASSED WHICH ORDINANCE IS INCLUDED AS AN ATTACHMENT TO THIS RESOLUTION.

WHEREAS, on July 25, 2016 City Council passed Ordinance 16-46, attached hereto, to increase the City Income Tax rate to 2.00%, which must be approved by the electors of the City of Delaware; and

WHEREAS, per section 718.04(C)(2) of the Ohio Revised Code, no City may levy a tax in excess of one percent without having obtained the approval of a majority of the electors of the city voting on the question at an election.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, Delaware County, Ohio, that:

SECTION 1. This Council hereby authorizes and directs the submission to the electors of the City of Delaware, Ohio at the election to be held at the usual places of voting in said City on November 8, 2016 between the hours of 6:30 a.m. to 7:30 p.m. of said day, of the question of approving the passage of an ordinance to amend Sections 192.012, 192.013, 192.014 and 192.02 of the Codified Ordinances of the City of Delaware, Ohio to increase the City income tax rate by fifteen one-hundredths percent (0.15%) from the current rate of one and eighty-five one-hundredths percent (1.85%) to a rate of two percent (2.0%), , beginning on January 1, 2017.

SECTION 2. It is the desire of this Council that the ballots presented to the electors of the City of Delaware shall be substantially in the following form:

A majority affirmative vote is necessary for passage.

Shall Ordinance No. 16-46 of the Delaware City Council providing for an increase in the City income tax by fifteen one-hundredths percent (0.15%) from the current rate of one and eighty-five one-hundredths percent (1.85%) to a rate of two percent (2.0%), beginning January 1, 2017, for the purpose of paying the costs of improving and maintaining the transportation system in the City by constructing, extending and improving roads, highways, streets, bridges, sidewalks, bikeways and parking facilities, including related utilities, lighting and signalization, acquiring real estate and related interests therefor, together with all other necessary appurtenances thereto, and paying the debt service charges and related costs of securities issued to pay the costs of those projects , be passed?

FOR THE INCOME TAX	
AGAINST THE INCOME TAX	

SECTION 4. The Clerk of this Council shall file a copy of this Resolution and attached ordinance with the Board of Elections in Delaware County, Ohio no later than 4:00 p.m. on July 12, 2016.

SECTION 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SECTION 6. That this resolution shall take effect and be in force immediately after passage.

PASSED: _____, 2016

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 11

DATE: 7/25/16

ORDINANCE NO: 16-57

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
July 25, 2016 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A REZONING AMENDMENT TO THE DEVELOPMENT TEXT FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

BACKGROUND:

The developer is requesting a Zoning Amendment to the Development Text, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the portion of the development south of Cheshire Road (Section 11-22). The revised plan would yield 487 single family dwellings of which 381 would be single family homes and 106 would be single-family detached condominiums which is 99 units less than the previously approved plan south of Cheshire Road. The revised plan would eliminate the two attached condominium developments south of Cheshire Road. In total, the Communities of Glenross would yield 866 total single family units of which 666 units would be single family homes, 106 units would be single family detached condominiums in Sub-Area III and 94 units in Sub-Area IV on 405.2 acres for a density of 2.14 units per acre which in total is 244 units less than the last approval in 2011.

From a “macro” perspective, the access to development remains the same from Cheshire Road with a proposed roundabout accessing the properties to the south of Cheshire Road via Winterbourne Drive which is the main north/south connector road that stubs to the property to the south and would ultimately connect to Peachblow Road if the subject property is developed. From a “micro” perspective, the internal roadway network within the development has been redesigned to facilitate a more functional and aesthetically enhanced development while accounting for the change in unit types and engineering standards.

The subject amended sections (11-22) are divided into three distinct housing options. The intent of the revised design is to eliminate the two approved attached condominium units (previously located on the south side of the development) and replace it with one detached single family condominium option (located adjacent to Cheshire Road) and mirroring the two single family housing options in the Communities at Glenross north of Cheshire Road. Of the 487 single family lots, 106 lots would be dedicated to detached condominiums on lots with a minimum 50 feet of frontage, 88 single family lots would have a minimum 80 feet of frontage (typical Golf Club at Glenross lot size) and 293 single family lots would have a minimum 65 feet of frontage (typical Communities at Glenross lot size) which is consistent with the 2011 approved plans.

The design requirements for The Communities at Glenross south of Cheshire Road are revised based on the housing option in each Section and Sub-Area per the development text: The detached condominiums (Sections 11 and 12 – Sub-Area III) would require 25% natural materials, such as brick or stone, on the front elevations, all vinyl siding shall have a minimum thickness of 0.044 inches, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. The minimum 80 feet wide lots (Sections 13 and 14 – Sub-Area IA) would require 100% natural material on all elevations, not less than 50% of the front elevation shall consist of a natural material other than stucco and engineered siding products, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. The minimum 65 feet wide lots (Sections 15-22 – Sub-Area IB) would require at least 40% of the front elevation shall be natural material, all vinyl siding shall have a minimum thickness of 0.044 inches, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in 14 reserve areas (H-U) south of Cheshire Road. The detached condominium development (Section 11 and 12) has 17.7 acres of open space/parkland in five reserves (H-L). The minimum 80 feet lot width development (Sections 13 and 14) has approximately 8.5 acres of open space/parkland in three reserves (M-O). The minimum 65 feet lot width development (Sections 15-22) has approximately 35.5 acres of open space/parkland in six reserves (P-U). Reserve "R" is a proposed tot lot that shall be programmed with appropriate amenities prior to Final Development Plan and Plat approval.

A comprehensive landscape plan would be required to be submitted, reviewed and approved by staff prior to submitting for any Final Development Plans and Plats. The zoning code and development text would require street trees, mounding and landscaping along Cheshire Road (and roundabout) and Winterbourne Drive, mounding and landscaping adjacent to the railroad tracks along with appropriate landscaping within the parks and open spaces. The Cheshire Road along with the Winterbourne Drive buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club and revised Communities at Glenross Sections east of this development. Also, the approved Development Text prescribes a minimum screening buffer to be required along the railroad which should be consistent with approved buffering in the Final Plats of Section 3 and 4 of the Communities of Glenross. In addition, staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots and the proposed retention pond should be buffered from the subject lots with trees at a minimum. Furthermore, landscaping adjacent to the Ohio Health property to the west would be required per the development text. All landscape plans would require review and approval by the Shade Tree Commission.

This subdivision is 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 maintains the proposed plan is an improvement over the currently approved plan for the following reasons: 1). The overall density has been reduced on the south side of Cheshire Road by 99 units; 2). The two attached condominium unit developments have been eliminated and replaced with one detached condominium unit development better located within the context of the overall development; 3). Staff has had ongoing discussions with Pulte Homes regarding a number of the items as well which have been agreed to and captured in the conditions herein.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1130 Amendments of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 5-0 on July 6, 2016.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

Staff Report

ORDINANCE NO. 16-57

AN ORDINANCE APPROVING A REZONING AMENDMENT TO THE DEVELOPMENT TEXT FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

WHEREAS, the Planning Commission at its meeting of July 6, 2016 recommended approval of a Rezoning Amendment to the Development Text for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road (2016-1692), and

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

SECTION 1. That the Rezoning Amendment to the Development Text for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road, is hereby confirmed, approved, and accepted with the following conditions that:

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

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

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2016

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2016-1692, 1694 & 1696

REQUEST: Multiple Requests

PROJECT: The Communities at Glenross – Sections 11-22

MEETING DATE: July 6, 2016

APPLICANT/OWNER

Pulte Homes of Ohio
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016

REQUEST

2016-1692: A request by Pulte Homes for approval of a Rezoning Amendment to the Development Text for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.

2016-1694: A request by Pulte Homes for approval of an Amendment to the Preliminary Development Plan for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.

2016-1696: A request by Pulte Homes for approval of an Amendment to the Preliminary Subdivision Plat for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the south side of Cheshire Road extending from The Glenross Golf Course eastward to the N&S/CSX Railroad and southward to the Gerden LLC, Evans and Eckstein properties. The Communities at Glenross is zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) as is the property to north and west (the remaining sections of the Communities at Glenross and the Glenross Golf Club respectively). In addition, the Ohio Health medical facility is located just west of the site and zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District). The properties to the south and east are located in the Township and zoned residential.

BACKGROUND

The Communities at Glenross was annexed and zoned in 2006 after the success of Glenross Golf Club which contained a Parade of Homes in 2005. This development was designed as a sister development to both the Glenross Golf Club and Cheshire Crossing neighborhoods. Overall, this development at that time consisted of approximately 374.187 acres and 870 dwelling units. Of the total number of dwelling units, 546 were detached single-family units and 324 were condominiums of various configurations.

In 2011 City Council approved an amended Rezoning, Preliminary Development Plan and Preliminary Subdivision Plat for The Golf Club at Glenross and The Communities at Glenross which resulted in the Communities at Glenross yielding 1,110 dwelling units of which 626 were detached single family units and 484 were condominium units in various configurations on 405.2 acres.

By June 2014, the developer has either constructed or has received Final Plat approval of Sections 2 thru 5 of the Communities at Glenross which all have been single family homes (119 lots). Then in August 2015, City Council approved an Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for a portion of the development north of Cheshire Road (Sections 6-10) which totaled 166 single-family lots. Therefore, the total lots north of Cheshire Road have been reduced to 285 single-family lots with the elimination of the condominium units (a reduction of 149 units from the 2011 approvals). Since then City Council approved Final Subdivision Plats for Sections 6 and 7 which are currently under construction.

Now the developer is requesting a Zoning Amendment to the Development Text, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the portion of the development south of Cheshire Road (Section 11-22). The revised plan would yield 487 single family dwellings of which 381 would be single family homes and 106 would be single-family detached condominiums which is 99 units less than the previously approved plan south of Cheshire Road. The revised plan would eliminate the two attached condominium developments south of Cheshire Road. In total, the Communities of Glenross would yield 866 total

single family units of which 666 units would be single family homes, 106 units would be single family detached condominiums in Sub-Area III and 94 units in Sub-Area IV on 405.2 acres for a density of 2.14 units per acre which in total is 244 units less than the last approval in 2011.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Major Open Space (Golf Course), Low Density Single-Family (2-3.25 du/ac), and Moderate Density Multi-Family (8-10 du/ac) for these properties. The proposed revisions to The Communities at Glenross are consistent with these land use recommendations. 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 these properties and consistent with this development proposal,
 - 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. It is the City’s clear expectation that residential development in the Glenn Road corridor will contain a mix of housing products, but it will not be “entry level” housing.
 - 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.
- **ZONING:** The zoning of the properties is still applicable and the proposed revisions would remain in conformance with current standards and requirements. However, from a procedural perspective Preliminary and Final Development Plans and Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The Development Text sets forth development standards for the single family portions of the development (Sub-Areas IA, IB, IIA, IIB, and IIC) and for the single family condominium portion of the development (Sub-Area III below). The majority of the PMU Overlay Development Text revisions would address the revised site plan and housing options for Sections 11-22 (Sub-Area IA, IB and III) south of Cheshire Road and clarifies the development standards and requirements for the entire development. The Development Text and plan is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks operated separately by Norfolk & Southern and CSX.
- **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.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development. An overall storm water master plan for the remainder of the development is required per the City Engineer. In addition, all retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads per the City Engineer.
- **ROADS AND ACCESS:** From a “macro” perspective, the access to development remains the same from Cheshire Road with a proposed roundabout accessing the properties to the south of Cheshire Road via Winterbourne Drive which is the main north/south connector road that stubs to the property to the south and would ultimately connect to Peachblow Road if the subject property is developed. From a “micro” perspective, the internal roadway network within the development has been redesigned to facilitate a more functional and aesthetically enhanced development while accounting for the change in unit types and

engineering standards. Since the last approval in 2011, engineering standards have been revised (road width, pavement width, road radii, etc.) and the plan would have to achieve compliance with the subject standards or staff and the developer would have to agree upon concessions to meet the intent of the current standards while being sensitive to the existing development rights already established. In addition, stub streets would require tee-turnarounds per the engineer's requirements. Preliminarily, this has been achieved. Also, the street names shall be vetted with appropriate agencies to ensure compliance and non-duplication as each section is brought forward for review.

- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan has been enhanced and better detailed from the past approvals with regional bike path connections being provided along Cheshire Road and Winterbourne Drive (required on both sides of Winterbourne Drive) in addition to neighborhood sidewalks and walkways to the open spaces and amenities. The developer has supplied an overall revised pedestrian connectivity plan per the proposed amended site plan revisions that also shows central parkland area connected to the pathway network.
- **LOT LAYOUT & SIZE:** The subject amended sections (11-22) are located south of Cheshire Road east of the golf course and west of the railroad tracks and are divided into three distinct housing options. The intent of the revised design is to eliminate the two approved attached condominium units (previously located on the south side of the development) and replace it with one detached single family condominium option (located adjacent to Cheshire Road) and mirroring the two single family housing options in the Communities at Glenross north of Cheshire Road. The amended plan and plat would contain 487 single family lots on approximately 210.7 acres for a gross density of 2.31 units per acre south of Cheshire Road with 61.5 acres of open spaces (approximately 29.2%). Of the 487 single family lots, 106 lots would be dedicated to detached condominiums on lots with a minimum 50 feet of frontage, 88 single family lots would have a minimum 80 feet of frontage (typical Golf Club at Glenross lot size) and 293 single family lots would have a minimum 65 feet of frontage (typical Communities at Glenross lot size) which is consistent with the 2011 approved plans.

The 106 detached condominium single family lots are located just west of Winterbourne Drive (main north/south spine road), just south of Cheshire Road and east of the Golf Course and encompasses Sections 11 and 12 (Sub-Area III). The main entrance into this area is located just south of Cheshire Road on Winterbourne Drive within Section 11. The looped double loaded street with lots in a typical subdivision design extends into the 80 feet wide Golf Club at Glenross style lots (Section 13 and 14) that connect back into Winterbourne Drive in Section 13. In addition, a north/south street connects the looped street for an additional means of egress. The subject lots in Sections 11 and 12 would be a minimum lot area of 6,500 square feet with minimum 50 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yards setback would be 15 feet and the side yard setback would be 5 feet with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling per the development text. The development is buffered from the six existing single family county lots to the north by Reserve "H" and Winterbourne Drive and the 80 feet wide Golf Club at Glenross style lots to the south by Reserve "J." Retention ponds are located in the western portions of Reserve H and J respectively. Staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots. In addition, the proposed retention pond should be buffered from the subject lots with trees at a minimum. The final development plan would be required to contain a detailed landscape plan when submitted for Section 11. Furthermore, the subject condominium development would have a homeowners association that would have a common maintenance plan for lawn, landscaping and snow removal on each owners lot.

The 88 single family lots (which mirrors the Golf Club at Glenross development standards) are located just west of Winterbourne Drive, just south of the above mentioned single family detached condominiums and just east of the Golf Course encompasses Sections 13 and 14 (Sub-Area IA). This development has two access points from Winterbourne Drive (from Sections 13 and 14 respectively) that loop through this area providing connectivity. The looped streets area double loaded with typical subdivision design with some of the lots backing up to the golf course and the two retention ponds located in Reserve "O" and "M". These single family lots are buffered from Winterbourne Drive by Reserve "O" and "M" with mounding and street trees. The minimum lot area would be 10,400 square feet with a minimum lot width of 80 feet (measured at the building line) with a minimum lot depth of 130 feet. The front yard setback would be 25 feet, the rear yard

setback would be 30 feet and the side yard setbacks would be 10 feet with a minimum house size of 2,000 square feet per the development text.

The remaining 293 single family lots mirror the typical Communities at Glenross development standards and are located east of Winterbourne Drive, south of Cheshire Road and west of the railroad tracks and encompass Sections 15-22 (Sub-Area IB). This development has three access points from Winterbourne Drive that provides ample connectivity throughout this area. The subdivision streets that meander throughout this area are double loaded typical subdivision streets with some lots that abut open space adjacent to the railroad tracks and retention ponds. Staff recommends a significant earthen mound and screen buffer adjacent to the railroad track similar to Sections 3 and 4 of the Communities at Glenross (a 10-12 high mound with landscaping) to be consistent with previously constructed sections. There are 35.3 acres of open space in six reserves (Reserves P-U) with retention ponds in the Reserve "P" and "I". Reserves "P", "Q", "S" and "U" buffer the development from Winterbourne Drive with street trees and mounding. The minimum lot area is 8,450 square feet with a minimum lot width of 65 feet at building line and minimum lot depth of 130 feet. The front yard setback would be 25 feet, the rear yard setback would be 30 feet and the side yard setbacks would be 20% of lot width (not less than 6 feet) with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling per the development text. Also, the entire development would have to comply with the oversized corner lot requirements in the zoning code.

- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are revised based on the housing option in each Section and Sub-Area per the development text:

The detached condominiums (Sections 11 and 12 – Sub-Area III) requirements would include: 1.) At least 25% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 inches; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. Pulte Homes has supplied Glenross South Age Targeted Single Family Residential exhibits with representative elevations, floor plans and color pallet of the proposed condominium units.

The minimum 80 feet wide lots (Sections 13 and 14 – Sub-Area IA) requirements would include: 1.) 100% natural material on all elevations (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick, cultured stone, wood, stucco and engineered siding products (cementitious fiberboard, hardiplank, etc); 2.) Not less than 50% of the front elevation shall consist of a natural material other than stucco and engineered siding products; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

The minimum 65 feet wide lots (Sections 15-22 – Sub-Area IC) requirements would include: 1.) At least 40% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick, cultured stone, wood, stucco and engineered siding products (cementitious fiberboard, hardiplank, etc.); 2.) All vinyl siding shall have a minimum thickness of 0.044 inches; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

- **LANDSCAPING & SCREENING:** A comprehensive landscape plan would be required to be submitted, reviewed and approved by staff prior to submitting for any Final Development Plans and Plats. The zoning code and development text would require street trees, mounding and landscaping along Cheshire Road (and roundabout) and Winterbourne Drive, mounding and landscaping adjacent to the railroad tracks along with

appropriate landscaping within the parks and open spaces. The Cheshire Road along with the Winterbourne Drive buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club and revised Communities at Glenross Sections east of this development. Also, the approved Development Text prescribes a minimum screening buffer to be required along the railroad which should be consistent with approved buffering in the Final Plats of Section 3 and 4 of the Communities of Glenross. In addition, staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots and the proposed retention pond should be buffered from the subject lots with trees at a minimum. Furthermore, landscaping adjacent to the Ohio Health property to the west would be required per the development text. All landscape plans would require review and approval by the Shade Tree Commission.

- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in 14 reserve areas (H-U) south of Cheshire Road. The detached condominium development (Section 11 and 12) has 17.7 acres of open space/parkland in five reserves (H-L). Staff recommends that some of the open space should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future. The minimum 80 feet lot width development (Sections 13 and 14) has approximately 8.5 acres of open space/parkland in three reserves (M-O). Staff recommends this section of the development should be able to accommodate an area for a tot lot should the homeowner's association desire one in the future. However with a greatly expanded and centralized park area, staff does not see the need to require such tot lot but only to ensure there is space for one in the future in case the homeowners association wishes to add additional amenities. The minimum 65 feet lot width development (Sections 15-22) has approximately 35.5 acres of open space/parkland in six reserves (P-U). Reserve "R" is a proposed tot lot that shall be programmed with appropriate amenities prior to Final Development Plan and Plat approval.

The developer has made a large financial expenditure to program the 22.705 acres of open space in Sections 9 (approximately 5.6 acres) and 10 (approximately 17.1 acres) located just north of Cheshire Road east and west of the proposed roundabout. The amenities in Section 9 include a large pool and restroom facility, a parking lot and retention pond. The amenities in Section 10 include approximately 7.5 acres of active parkland programmed with a tot lot, shelter house, basketball court, volleyball court and recreational fields while the remaining approximately 10.1 acres is a detention/retention basin next to the railroad tracks. All open space/parkland in The Communities at Glenross should be privately owned and maintained but open to the public except for the clubhouse and pool as documented in the development text. Each park and open space should be improved no later than or concurrent with the subject section of public improvements that are adjacent to the respective open space. The subject park amenities are scheduled to be on the August Planning Commission meeting for Final Development Plan approval as the developer wishes to advance this construction.

- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant needs to identify all trees (if any) a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval prior to Final Subdivision Plat approval of the subject section. There appears to be minimal trees on the site but the existing tree lines along the perimeter of the property shall be preserved. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck and functional yard.
- **LIGHTING PLAN:** A lighting plan for all streets and amenities would be required for Final Development Plan approval and Final Subdivision Plat approval for each section and would have to achieve compliance with the zoning code and approved by the Chief Building Official.
- **PHASING:** The remainder of the subdivision would be developed in twelve sections (11-22) from north to south on the west side of Winterbourne Drive and then from north to south on the east side of Winterbourne Drive. To ensure compliance with City emergency service requirements, it is important each section should be constructed in sequence as proposed or separate and additional access requirements at least providing adequate emergency access would likely be required. With multiple Sub-Areas and many more development sections the Communities at Glenross, it is important for reference and tracking purposes that the plans and plats for each section have appropriate nomenclature that correlates the sections to the applicable Zoning Sub-

Areas. Therefore all plans and plats that reference a section or phase must include the Zoning Sub-Area name either in the title or some form approved by City Staff.

- **SIGNAGE:** All signage shall achieve compliance with the Graphics and Signage requirements in the development text and the previously approved (and partially developed) wayfinding system and plan for the community.
- **SUB-AREA IV:** This sub-area is located between the railroad tracks north of Cheshire Road and no longer is owned by Pulte Homes but is zoned to allow 94 dwelling units on approximately 47.7 acres. The developers approved amended Preliminary Development Plan and Preliminary Subdivision Plat in 2011 do not amend plans and plats in this area and neither does this application. The subject sub-area is conceptual and would require Preliminary Development Plan and Preliminary Subdivision Plat approval by the Planning Commission and City Council.
- **MICS:** Staff maintains the proposed plan is an improvement over the currently approved plan for the following reasons: 1). The overall density has been reduced on the south side of Cheshire Road by 99 units; 2). The two attached condominium unit developments have been eliminated and replaced with one detached condominium unit development better located within the context of the overall development; 3). Staff has had ongoing discussions with Pulte Homes regarding a number of the items as well which have been agreed to and captured in the conditions herein.

STAFF RECOMMENDATION – (2016-1692 REZONING AMENDMENT)

Staff recommends approval of a request by Pulte Homes of a Rezoning Amendment to the Development Text for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road, with the following condition that:

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

STAFF RECOMMENDATION – (2016-1694 AMENDED PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes of an Amendment to the Preliminary Development Plan for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road, 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 per the City Engineer.

STAFF RECOMMENDATION – (2016-1696 PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Pulte Homes of an Amendment to the Preliminary Subdivision Plat for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road, 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 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 and house size in the approved development text and per applicable sections of the current zoning code.

5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. 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 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding in Sections 3 and 4 of the Communities at Glenross just north of the subject section. The mounding and landscaping shall be placed within an easement recorded and described upon the final plat and all such improvements 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.
7. A street tree plan shall be submitted and approved by the Shade Tree Commission.
8. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
9. The bike paths along Winterbourne Drive Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
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 phase.
11. These sections of the Communities of Glenrsoss Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, 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.
12. The street names in Sections 11-22 shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to Final Subdivision Plat submission for each section.
13. The subject development shall be constructed per the phase sequence in the Preliminary Subdivision Plat per the development text.
14. A landscape buffer shall be submitted and approved with that sections Final Development Plan between the proposed condominium single family lots and the six existing county single family lots in Section 11.
15. The proposed retention pond shall be buffered from the subject six existing county single family lots in Section 11.
16. The tot lot in Reserve "R" in Section 16 shall be programmed with amenities as approved by staff concurrent with Final Development Plan and Plat approval for the subject section.
17. The buffering adjacent to the Ohio Health property to west shall achieve compliance with the approved development text.
18. A comprehensive landscape shall be required to be submitted, reviewed and approved by the City prior to Final Development Plan and Plat approval for any section.
19. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 06/30/16
REVISED:

THE COMMUNITIES AT GLENROSS (Sections 2-22)

AMENDED DEVELOPMENT TEXT

+/-405.2 Acres

ADOPTED JANUARY 24, 2011

Ordinance No. 11-14

Revised July 25, 2016

Ordinance No 16-XXXX

Proposed (in part) and Existing (in part) Zoning: Planned Mixed Use (PMU) District

Introduction and Summary:

This application seeks to (i) remove the multi-family condominium areas that had previously been approved and (ii) add single-family detached patio/condominium homes that are targeted to independent seniors and empty nesters seeking low exterior maintenance and a community association lifestyle; and (iii) reduce the overall number of lots.

In order to accomplish the referenced changes to the Communities at Glenross development, this amended development text, together with a companion Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat, removes condominium portions of the development (Sub-Areas III-B and IIIC), modifies the location of the condominium area south of Cheshire Road (Sub-Area III), revises the development standards of Sub-Area III to accommodate single-family detached patio/condominium homes, and adjusts the lot layout and development standards for certain single family lots in Sub-Areas IA, IB, IIA, IIB and IIC.

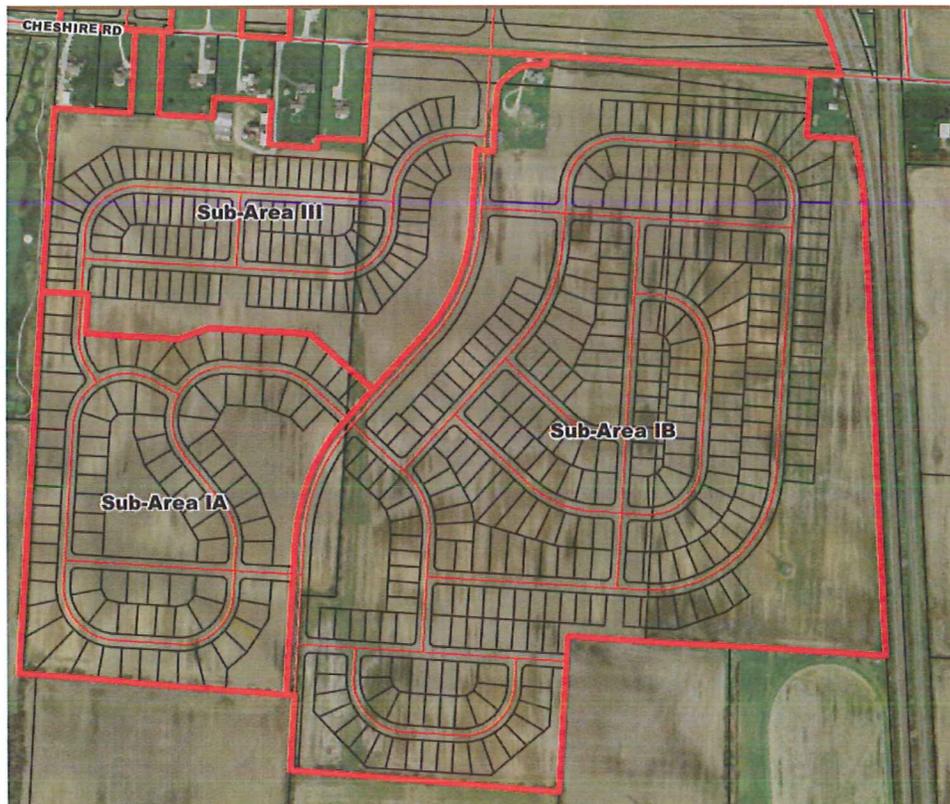
This Development Text sets forth development standards for the single family portions of the development (Sub-Areas IA, IB, IIA, IIB, and IIC below) and for the single family condominium portion of the development (Sub-Area III below). Final Development Plan and Final Subdivision Plat submittals will be made for such Sub-Areas in the future. Sub-Areas IIIB, IIIC which were previously included in this development have now been eliminated with this proposed amendment in the text and plan. Sub-Area IIIA has been renamed Sub-Area III and changed in use and location on the preliminary plan. Sub-Area IV (which is between the active Railroad tracks) continues to be included in the development area and captured under this zoning text as it was previously and to avoid a situation where it becomes un-zoned, but it is not actively part of the development area and is, in fact, not owned but the primary developer of the Communities at Glenross at this time. Because Sub-Area IV has only ever had conceptual plans, it requires formal Preliminary approvals followed by Final approvals as detailed within the requisite section of this Zoning text.

A. Sub-Area Descriptions:

The Communities at Glenross is divided into two distinct geographies with Cheshire Road being the dividing line between sections to the north and sections to the south of Cheshire Rd. In total the development is proposed to have 886 dwelling units:

North of Cheshire Road – The area north of Cheshire Road encompasses 146.69 acres and contains 285 single family lots within Sub-Areas IIA, IIB and IIC which includes Subdivision Sections 2-10.

South of Cheshire Road – The area south of Cheshire Road encompasses 210.7 acres and contains 487 single family dwelling units (381 single family lots and 106 single family detached condominiums) within Sub-Areas IA, IB and III which includes Sections 11-22.



B. Overall Site Residential Density:

The maximum number of residential units on the +/-405.2 acre site shall be 866, for a density of 2.14 units per acre. (The decrease in density from 2.74 to 2.14 is the result of removing condominium Sub-Areas IIIB and IIIC. Overall, the total units have been reduced from the previous plans via a series of amendments through almost 10 years of development by 244, from 1110 to 866). Accessory buildings, such as the community

building for the overall development and community buildings or clubhouses within any Sub-Area shall not affect residential density.

C. Restrictive Covenants:

The property in Sub-Areas IA, IB, IIA, IIB, IIC, and III shall be subjected as “Additional Property” to the restrictive covenants that have been executed and recorded for the Glenross Club development to the west. All common areas, reserves, open spaces, and recreation areas and amenities shall be maintained per plan in perpetuity by the common Home Owners Association. All such elements shall be open to the public with the exception noted herein of the community pool.

D. Uses:

1. Uses

A. **Uses.** The following uses shall be considered permitted or limited uses as represented in the chart below by P or C, respectively, and as defined by the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- (1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- (2) **Conditional Uses.** Conditional uses shall be considered conditionally permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval and approval of a Conditional Use Permit by the process and standards set forth in the Zoning Code.
- (3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as limited uses the processes and limitations shall apply regardless of accessory use status.

	IA	IB	IIA	IIB	IIC	III	IV
(a) Residential							
(1) Detached single-family dwelling	P	P	P	P	P	P	P
(2) Cluster single-family dwellings						P	P
(3) Attached single-family dwellings (3 or more)							P
(4) Bed-and-breakfast	C	C	C	C	C	C	C
(5) Residential care facility for 6 to 8 persons						C	
(6) Residential care facility for 6 to 8 persons or more persons						C	
(7) Minor home occupation	P	P	P	P	P	P	P
(8) Major home occupation	C	C	C	C	C	C	C
(b) Community Facilities							
(1) Place of worship						C	C
(2) School, public or private						C	C
(3) Day care center, child/adult						C	C
(4) Congregate care facility						C	C
(5) Nursing home						C	C
(6) Library,						C	C
(7) Public cultural institutions and art galleries						C	C
(8) Public safety & service facility (local service)	C	C	C	C	C	C	C
(c) Recreational/Open Space							
(1) Park, playground	P	P	P	P	P	P	P
(2) Golf course/country club	C	C	C	C	C	C	C
(3) Non-commercial recreation facility as part of public or privately maintained park or open space as per approved plan	C	C	C	C	C	C	C

E. Sub-Areas IA, IB, IIA, IIB and IIC Development Standards

1. Timing of Development

Prior to development of Sub-Areas IA, IB, IIA, IIC and III, the Developer and the City shall confirm that such development will not be inconsistent with any applicable requirements of the City of Delaware General Permit Authorization for Storm Water Discharges Associated with Construction Activity Located within Portions of the Olentangy River Watershed Under the National Pollutant Discharge Elimination System. In the event the Developer and City are not able to so confirm, the development plans and plats as currently depicted would need to be revised and additional development approvals obtained from the City of Delaware.

2. Lot Size

- a) A mixture of lot sizes is proposed, ranging from 8450 square feet to over 24,000 square feet.
- b) The minimum lot depth will be 125 feet for Sub-Area IIA. The minimum lot depth shall be 130 feet for Sub-Areas IA, IB, IIB, and IIC
- c) In Sub-Areas IA and IIA: The minimum lot size in Sub-Area IA shall be no less than 10,400 SF and for Sub-Area IIA shall be no less than 10,000 SF. The minimum lot width shall be 80 feet with several of the lots having 90 feet or greater widths. (measurements taken at the building line). The number of dwellings in Sub-Areas IA and IIA shall not exceed 200 units total.
- d) In Sub-Area IB, IIB and IIC, the minimum lot size shall be no less than 8,450 SF. The minimum lot width at the building line shall be 65 feet. The number of dwellings in Sub-Areas IB, IIB, IIC shall not exceed 466 units total.

3. Setbacks, Building Sizes, and Height

- a) Setbacks: For Sub-Areas IA, IB, IIA, IIB, and IIC minimum building setbacks from property lines shall be established as follows:
 - i) Cheshire Road & Winterbourne Drive: Setbacks shall be that as identified on the Preliminary Development Plan.
 - ii) All other proposed public streets, which shall be measured from existing and planned road rights-of-way:
 - 25 feet building setback for all streets

- iii) Side and rear yards:
 - side yards shall be 10 feet per side (20 feet minimum between homes), except in Sub-Areas IB, IIB and IIC, where side yards shall be a total of 20 percent of lot width and no less than 6 feet on either side
 - rear yards shall be 30 feet minimum (decks and patios may encroach into the setback, but not closer than 15' from the lot line)
 - the projection of fireplaces, chimneys, bay windows, egress windows and/or other architectural projections of not more than 3 feet shall be allowed

- b) Building Height: Buildings shall be a maximum of 40 feet (measured from the average elevation of the finished grade at the front of the building to the highest point of the roof) in height in Sub-Areas IA, IB, IIA, IIB, and IIC.

- c) Home Sizes:
 - i) In Sub-Area IB, IIB, and IIC no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 1800 square feet for multi-story dwellings and 1600 square feet for single-story dwellings.

 - ii) In Sub-Area IA and IIA, no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 2000 square feet.

4. Architectural & Other Standards

a) Sub-Area IB, IIB, & IIC

At least 40% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone. All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

Notwithstanding the above, Lots Numbers 10569-10577 as shown on the Final Subdivision Plats for Section 2 Part A and Section 2 Part B shall

meet the architectural requirements of the Glenross Planned Residential Development (PRD) Zoning Text.

b) Sub-Area IA and IIA

100% of all elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials such as brick, stone, cultured stone, wood, stucco, and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™) (collectively “Natural Materials”). Not less than 50% of the front elevation (excluding doors, windows shutters, gutters and downspouts) shall consist of a natural material other than stucco. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

c) Color Palette

For Sub-Areas IA, IB, IIA, IIB, and IIC, the color palette shall consist of earth tones including white. Additional colors may be used as accents but may not be high gloss or high-chroma colors.

d) Lighting

Street lights shall achieve compliance with the then current Chapter 1158 Lighting Plan requirements.

e) Parking

Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.

f) Roof Pitches

All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.

g) Other Standards

Except as specifically set forth in this PMU Development Text or as set forth on the accompanying Development Plan, R-2 Residential District regulations together with standards set forth in Chapter 1171 of the Delaware Zoning Code, as if attached and as made a part of this Development Text by reference, shall apply in Sub-Areas IA, IB, IIA, IIB, and IIC.

F. Sub-Area III Development Standards

1. Density & Type

In Sub-Area III, no more than 106 detached single family condominium dwelling units shall be built. Although not legally restricted, Sub-Area III is intended to provide an area of single-family detached condominiums that is targeted to independent seniors and “empty nesters” seeking low exterior maintenance and a community association lifestyle with high end units which have high quality details, fit, finish, and materials not inconsistent with Pulte Homes Age Targeted Single Family Residential series product line up as attached. Sub-Area III is also intended to provide for the same minimum house sizes and quality of single family homes required in Sub-Areas IB, IIB, and IIC on smaller lots with more lot coverage and smaller yards that will have a common maintenance plan for lawn, landscaping and snow removal on each owner’s lot.

2. Lot Size

- a. The minimum size shall be 6,500 square feet with a minimum lot width of 50 feet at building line and minimum lot depth of 130 feet.

3. Setbacks & Building Separation

- a) Streets: A minimum building and accessory use setback of 50 feet shall be provided along Winterbourne Drive. The minimum setback from all other streets shall be 25 feet from right-of-way or roadway easement line.
- b) Side: The minimum side setback shall be 5 feet per side and 10 feet combined.
- c) Rear: The minimum rear setback shall be 15 feet.
- d) The minimum setbacks described above shall not cause any off-street parking area to impede a sidewalk or multi-use path.
- e) Setbacks from streets shall be from the right-of-way.

- f) Building Separation: Unless a greater building separation is required by the then current Building Code, the minimum separation between buildings shall be the following:
 - i) 10 feet side to side
 - ii) 30 feet rear to rear
 - iii) 25 feet rear to side
 - iv) The projection of fireplaces, chimneys, bay window, egress windows and/or other architectural projections of not more than 3 feet in each instance are permitted

- g) Deck & Patio Separation: Decks and patios shall not extend more than the following:
 - i) 10 feet into any required rear to rear building separation or setback
 - ii) 3.5 feet into any required side to side building separation or setback
 - iii) 7.5 feet into any required rear to side building separation or setback

The foregoing notwithstanding, deck and patio encroachments are not permitted within designated easement areas.

4. Unit Size

In Sub-Area III no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 1800 square feet for multi-story dwellings and 1600 square feet for single-story dwellings. Maximum building height shall be 40 feet (measured from the average elevation of the finished grade at the front of the building to the highest point of the roof).

5. Street Type & Design

The development will utilize public streets built to public standards per the City Engineer. Sidewalks or bikepaths shall be required adjacent to all streets per Delaware City Code.

6. Parking

Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.

7. Street Lights

The street lights shall achieve compliance with the lighting requirements of Zoning Code Chapter 1158 Lighting Plan.

8. Clubhouse / Recreation

Sub-Area III may include a future clubhouse, community room, or other recreation amenities. The primary facilities for the entire Communities at Glenross development will be per the approved preliminary plan for areas north of Cheshire Rd.

9. Architectural Standards

At least 25% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone. All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

8. Color Palette

The color palette shall consist of earth tones, including white. Additional colors may be used as accents but may not be high gloss or high-chroma colors. A color palette and listing of representative architectural details (elevations) for Sub-Area III are included as attached and titled Glenross South – Age Targeted Single Family Residential.

9. Roof Pitches

All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.

10. Other Standards

- a. Except as specifically set forth in this PMU Development Text or as set forth on the accompanying Development Plan, R-2 Residential District regulations together with standards set forth in the then current Chapter 1171 of the Delaware Zoning Code shall apply in Sub-Area III.

- b. All garage doors shall adhere to one of the following standards as approved with a Final Development Plan:
 - i. Architecturally upgraded to include design elements consistent with the design of the home and development such as matching the door color to the predominant color of the main structure, incorporating a glass course, adding trim packages to give the appearance of stable doors, man doors, hinged swing doors and other similar architectural elements.

G. Sub-Area IV Development Standards

1. Timing of Development

Development of Sub-Area IV shall not occur until adequate access is available, either over adjacent railroad tracks or through road connections that may be provided in the future through the development of adjacent property.

2. Density

In Sub-Area IV, no more than 94 dwelling units shall be built. A minimum of fifteen percent (15%) of the Sub-Area IV site, or +/- 7.15 acres, shall be set aside as open space.

3. Development Type & Pattern

The dwelling units may be built in either a single-family condominium regime, and if so developed may either be detached or attached in buildings of up to four units, or may be developed on fee simple single-family platted lots. If developed as fee simple lots, the standards set forth in the Delaware Zoning Code as applying in the R-3 Residential District shall apply, except that the requirements set forth above for the size, color and exterior materials of homes in Sub-Area IIB, above, shall also apply to any detached single-family dwellings on individual platted lots in Sub-Area IV. If Sub-Area IV is developed as a condominium, the Development Standards for Sub-Area III shall apply.

4. Limitation

The plan for Sub-Area IV is conceptual at this time. As such, a Preliminary Development Plan and Final Development Plan are required to be submitted and approved.

H. Access, Parking, Loading and Other Traffic Related Standards and Commitments in All Sub-Areas:

1. Cheshire Road:

- a) The proposed right-of-way shall be 100 feet wide across the site's Cheshire frontage or as approved by the City Engineer.
- b) Improvements to Cheshire Road, including the roundabout, necessitated by development of the property as depicted on the Development Plan, shall be constructed as such roads are needed in accordance with the approved Development Plan and as approved by the City Engineer.
- c) No curb cuts other than those depicted on the Preliminary Development Plan shall be permitted to Cheshire Road except for temporary construction access or temporary emergency only access as approved by the City Engineer.

2. Sidewalks & Bike Paths

Sidewalks and bike paths shall be constructed in locations as shown on the Preliminary Development Plan – Pedestrian Connectivity Plan. Sidewalks shall be 5 feet in width and constructed of concrete and bike paths shall be 8 feet in width and constructed of asphalt. Bike paths and sidewalks that do not front a detached single-family lot shall be constructed as part of road construction and to Delaware design specifications. The bike path shown along the north side of Cheshire Road shall be extended from the existing stub near the western perimeter of the development to the eastern perimeter of the development as shown on the Preliminary Development Plan no later than or concurrent with the construction of the Cheshire Road and Winterbourne Drive intersection. Unless otherwise approved as part of a Final Development Plan, sidewalks are required on both sides of streets. Winterbourne Drive shall include bikepaths on both sides of the roadway to provide adequate connectivity on this proposed unloaded street and allowing such access to the planned centralized recreation facilities and area.

Bike paths shall be installed as shown on the Development Plan.

3. Road Design & Construction

Spacing and offsets of curb cuts shall be subject to the approval of the Delaware City Engineer and, as necessary, the Delaware County Engineer.

All road design, phasing, storm water facility setbacks and construction are subject to the approval of the Delaware City Engineer and as necessary by the Delaware County Engineer.

4. Parking

Required parking shall be provided off-street on lots in garages and driveways.

I. Landscaping, Tree Preservation, and Screening Standards in All Sub-Areas:

1. All landscaping shall comply with Chapters 1166 Landscaping and Screening Regulations and 1171 Design Criteria and Performance Standards of the City of Delaware Zoning Code. All such areas and improvements are to be maintained by the Home Owners Association in perpetuity per the approved plan.
2. Reasonable and good faith efforts will be made to preserve healthy existing trees within drainage course areas. Selective clearing of wooded areas is permitted, consistent with the requirements of the City of Delaware Zoning Code. Additionally, standard tree preservation techniques will be utilized to protect trees during all phases of construction. The Development shall comply with the Tree Preservation Chapter of the Delaware City Zoning Code.
3. Street trees shall be required along all streets within the tree lawns. Street trees are required in all Sub-Areas per Delaware City Code and shall be approved by the Shade Tree Commission.
4. Two major entrances from Cheshire Road, including the entrance from the roundabout, will have landscaped entry features that include signage. All such features and signs shall be a part of an approved landscaping plan and all required permits must be obtained before construction.
5. Landscape buffering shall be provided between the adjacent existing residential properties (those on Cheshire Road) and the development.
6. The developer shall install landscaping in the roundabout on Cheshire Road at the intersection of the main north/south road through this Development. The landscape shall be as depicted on the Development Plan drawing and design, and shall be maintained by the homeowners association.
7. Buffering to Railroad and Ohio Health Property (Parcel ID# 41832001031000).
 - a) Undulating mounding a minimum of 3-4 feet in height and landscaping a minimum of 6-8 feet height at the time of installation shall be provided on lots sharing a property line with the railroad right-of-way and an easement be placed over such mounding and landscaping to protect it in perpetuity

and requiring maintenance of the required tree plantings and mound structure by the established homeowners association. At a minimum, such landscaping shall be provided as generally depicted below.

- b) Every effort shall be made to retain and supplement the existing tree line along the property line shared with Ohio Health and an easement shall be placed over the tree line and landscaping to protect it in perpetuity and requiring maintenance by the established homeowners association. The tree line, either existing or as supplemented, shall provide a buffer equivalent to that depicted below.

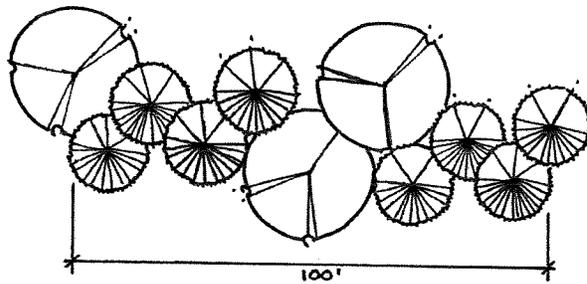


Figure I.7.1. Buffering at rate of 8 evergreen trees & 3 deciduous trees for every 100 lineal feet where evergreen trees are Norway or Colorado Spruce or other species approved by the City of Delaware and deciduous trees are a variety of species approved by the same.

8. At the time of construction, the applicant must remove any existing farm fencing (such as barbed wire fencing) from the property.

J. Lighting in All Sub-Areas:

1. A decorative street light shall be used along new public streets, according to the City of Delaware's specifications.
2. Landscape up-lighting is permitted at the entry features, provided that a concealed light source is used that does not distract motorists traveling along public streets and the light source is properly directed to minimize ambient light.
3. All lighting shall be in conformance with Zoning Code Chapter 1158 Lighting Plan.

K. Graphics and Signage in All Sub-Areas:

1. Entry features shall be established within the setback area along Cheshire Road substantially in accordance with Entry Plans and Entry Elevations submitted with this Text or subsequently approved and installed. Said entry feature shall be

located in landscape easements or reserve areas, and shall be maintained by the homeowners association. Signs shall not exceed 8 feet in height with a maximum of 25 square feet of sign area per face. Signs shall be mounted on a masonry base and incorporate landscaping, lighting and earth mounding. Minimum setback for this entry feature/signage shall be 10 feet from the right-of-way line and any property line. In no case shall said entry feature interfere with maintaining safe clear sight distances at intersections.

2. No signs shall be painted directly on the surface of any building, wall, or fence. No wall murals shall be allowed.
3. No flashing, traveling, animated, or intermittently illuminated signs shall be used. No co-op signs, rotating signs, trailer-type signs, tethered balloons, roof signs, banners, pennants, blade signs, flutter flags, or other air activated devices shall be permitted.
4. Signage may be illuminated externally only, if lighted at all. External light sources shall be directed toward the sign and shall not cause visibility problems for motorists or adjacent property owners.

One temporary marketing identification sign shall be permitted for that part of the development north of Cheshire Road (excluding Sub-Area IV) and one temporary marketing identification sign shall be permitted for that part of the development on the south side of Cheshire Road. Each such sign may have two graphic areas, one oriented to the east or south and one oriented to the west or north. Each such sign face may be up to 48 square feet in area and up to 8 feet in height as measured from grade to the highest point of the sign, provided such signs shall be set back a minimum of 20 feet. Each such sign shall be removed when 90% of the units are sold on the respective north or south side of Cheshire Road.

A comprehensive Wayfinding Signage Plan has been approved for this development. Any improvements constructed in accordance with the Plan shall be maintained in good repair (as installed) by the Home Owners Association in perpetuity. This signage includes: subarea identification, large direction, small directional and destination signage. This overall signage plan is necessary for resident and guest wayfinding throughout the Communities at Glenross.

6. Except as specifically set forth in the Text and the plans submitted and approved as part of the PMU rezoning, all signage and graphics shall conform to the City of Delaware Building and Zoning Codes.

L. Development Phasing for All Sub-Areas

Market conditions dictate the timing and phasing of the various sub-areas. Provided that a Final Development Plan is approved and implemented as to any part of the

development within Code prescribed timeframes, approval will not lapse as to other preliminary phases of the plan. Sub-Areas IA, IB, and III include proposed phasing. This phasing shall be required to be followed. If this phasing is proposed to be modified in the future, separate and additional access requirements at least providing adequate emergency access will likely be required. Therefore, any change in the phasing shown shall require the approval of the City of Delaware.

M. Open Space and Park Areas

Significant areas of open space are provided for in the Communities at Glenross. These spaces are well distributed throughout the overall site to provide an optimal mix and variety of open space resources based on market research. In addition, the open spaces within the Communities at Glenross have been improved to provide an excellent range of active and passive recreational opportunities. The expanded North Park "Reserve G and F", proposed pool facility, creatively designed active/passive recreation area north of Cheshire Road and tot lot "Reserve R" highlight the Open Space Plan for the Communities at Glenross. This centralizes and expands the active park and open space areas providing for a more robust plan in this regard for the entire development than more frequent, smaller facilities. All pathways, parks, and open space shall be maintained per plan by the Home Owners Association. Extensive additional passive open spaces are provided throughout the Community and will be connected by multi-use paths and sidewalks to enhance pedestrian walkability. These items, together with conceptual landscape plans, street tree plans, and plans showing entry plantings and elevations illustrate the commitment to open space planning at the Communities of Glenross. A bike path that achieves compliance with minimum City requirements shall be located on both sides of Winterbourne Drive from Cheshire Road to the southern terminus of the subject street.

It is estimated that the value of improvements to the various open space areas will be in excess of \$2.2 Million Dollars. The pool and recreation area are significant elements of this value, but there are also extensive investments to be made in the other areas. The Applicant also believes it is important as part of the continuing appeal and identity of the Communities at Glenross as a whole that all of the park areas, facilities, and open space resources be maintained consistently and at the same level as areas traditionally reserved to private control and maintenance, such as entries. The Applicant proposes as part of the PMU rezoning that the Parks, Recreation, and Open Space Plan and associated improvements as set forth in the submitted graphic exhibits be owned and maintained by the Association of Owners of homes and units within the Communities at Glenross. The open space areas, parks, and pathways will be open to the public, but the pool facility and community building will only be available to residents and members of the Association of Owners initially with the possibility that, in the future, the Association of Owners may open pool memberships to the general public. With the submittal of Final Development Plans, the Applicant will work with the City to provide for appropriate parking within or adjacent to those open space areas intended for public access. The Applicant intends that the Open Space Plan and commitments to improvements as illustrated be determined in

the zoning process to fully satisfy all open space and dedication requirements under the Delaware Codes, and include all waivers that may be necessary or provided for under the Code to permit the implementation of the significant and high quality Open Space Plan for the Communities at Glenross. Open space shall be improved concurrent with the last phase of public improvements that are adjacent to the respective open space.



FACT SHEET

AGENDA ITEM NO: 12

DATE: 7/25/16

ORDINANCE NO: 16-58

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING:NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

BACKGROUND:

The developer is requesting a Zoning Amendment to the Development Text, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the portion of the development south of Cheshire Road (Section 11-22). The revised plan would yield 487 single family dwellings of which 381 would be single family homes and 106 would be single-family detached condominiums which is 99 units less than the previously approved plan south of Cheshire Road. The revised plan would eliminate the two attached condominium developments south of Cheshire Road. In total, the Communities of Glenross would yield 866 total single family units of which 666 units would be single family homes, 106 units would be single family detached condominiums in Sub-Area III and 94 units in Sub-Area IV on 405.2 acres for a density of 2.14 units per acre which in total is 244 units less than the last approval in 2011.

From a “macro” perspective, the access to development remains the same from Cheshire Road with a proposed roundabout accessing the properties to the

south of Cheshire Road via Winterbourne Drive which is the main north/south connector road that stubs to the property to the south and would ultimately connect to Peachblow Road if the subject property is developed. From a “micro” perspective, the internal roadway network within the development has been redesigned to facilitate a more functional and aesthetically enhanced development while accounting for the change in unit types and engineering standards.

The subject amended sections (11-22) are divided into three distinct housing options. The intent of the revised design is to eliminate the two approved attached condominium units (previously located on the south side of the development) and replace it with one detached single family condominium option (located adjacent to Cheshire Road) and mirroring the two single family housing options in the Communities at Glenross north of Cheshire Road. Of the 487 single family lots, 106 lots would be dedicated to detached condominiums on lots with a minimum 50 feet of frontage, 88 single family lots would have a minimum 80 feet of frontage (typical Golf Club at Glenross lot size) and 293 single family lots would have a minimum 65 feet of frontage (typical Communities at Glenross lot size) which is consistent with the 2011 approved plans.

The design requirements for The Communities at Glenross south of Cheshire Road are revised based on the housing option in each Section and Sub-Area per the development text: The detached condominiums (Sections 11 and 12 – Sub-Area III) would require 25% natural materials, such as brick or stone, on the front elevations, all vinyl siding shall have a minimum thickness of 0.044 inches, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. The minimum 80 feet wide lots (Sections 13 and 14 – Sub-Area IA) would require 100% natural material on all elevations, not less than 50% of the front elevation shall consist of a natural material other than stucco and engineered siding products, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. The minimum 65 feet wide lots (Sections 15-22 – Sub-Area IB) would require at least 40% of the front elevation shall be natural material, all vinyl siding shall have a minimum thickness of 0.044 inches, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in 14 reserve areas (H-U) south of Cheshire Road. The detached condominium development (Section 11 and 12) has 17.7 acres of open space/parkland in five reserves (H-L). The minimum 80 feet lot width development (Sections 13 and 14) has approximately 8.5 acres of open space/parkland in three reserves (M-O). The minimum 65 feet lot width development (Sections 15-22) has approximately 35.5 acres of open space/parkland in six reserves (P-U). Reserve "R" is a proposed tot lot that shall be programmed with appropriate amenities prior to Final Development Plan and Plat approval.

A comprehensive landscape plan would be required to be submitted, reviewed and approved by staff prior to submitting for any Final Development Plans and Plats. The zoning code and development text would require street trees, mounding and landscaping along Cheshire Road (and roundabout) and Winterbourne Drive, mounding and landscaping adjacent to the railroad tracks along with appropriate landscaping within the parks and open spaces. The Cheshire Road along with the Winterbourne Drive buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club and revised Communities at Glenross Sections east of this development. Also, the approved Development Text prescribes a minimum screening buffer to be required along the railroad which should be consistent with approved buffering in the Final Plats of Section 3 and 4 of the Communities of Glenross. In addition, staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots and the proposed retention pond should be buffered from the subject lots with trees at a minimum. Furthermore, landscaping adjacent to the Ohio Health property to the west would be required per the development text. All landscape plans would require review and approval by the Shade Tree Commission.

This subdivision is 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 maintains the proposed plan is an improvement over the currently approved plan for the following reasons: 1). The overall density has been reduced on the south side of Cheshire Road by 99 units; 2). The two attached condominium unit developments have been eliminated and replaced with one detached condominium unit development better located within the context of the overall development; 3). Staff has had ongoing discussions with Pulte Homes regarding a number of the items as well which have been agreed to and captured in the conditions herein.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.06 Development Plan Review Procedures of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 5-0 on July 6, 2016.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

ORDINANCE NO. 16-58

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR PULTE HOMES, THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

WHEREAS, the Planning Commission at its meeting of July 6, 2016 recommended approval of an Amendment to the Preliminary Development Plan for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road (2016-1694), and

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

SECTION 1. That the Amendment to the Preliminary Development Plan for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road, is hereby confirmed, approved, and accepted 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 per the City Engineer.

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

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2016

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 13

DATE: 7/25/16

ORDINANCE NO: 16-59

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY SUBDIVISION PLAT FOR PULTE HOMES, COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

BACKGROUND:

The developer is requesting a Zoning Amendment to the Development Text, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the portion of the development south of Cheshire Road (Section 11-22). The revised plan would yield 487 single family dwellings of which 381 would be single family homes and 106 would be single-family detached condominiums which is 99 units less than the previously approved plan south of Cheshire Road. The revised plan would eliminate the two attached condominium developments south of Cheshire Road. In total, the Communities of Glenross would yield 866 total single family units of which 666 units would be single family homes, 106 units would be single family detached condominiums in Sub-Area III and 94 units in Sub-Area IV on 405.2 acres for a density of 2.14 units per acre which in total is 244 units less than the last approval in 2011.

From a “macro” perspective, the access to development remains the same from Cheshire Road with a proposed roundabout accessing the properties to the

south of Cheshire Road via Winterbourne Drive which is the main north/south connector road that stubs to the property to the south and would ultimately connect to Peachblow Road if the subject property is developed. From a “micro” perspective, the internal roadway network within the development has been redesigned to facilitate a more functional and aesthetically enhanced development while accounting for the change in unit types and engineering standards.

The subject amended sections (11-22) are divided into three distinct housing options. The intent of the revised design is to eliminate the two approved attached condominium units (previously located on the south side of the development) and replace it with one detached single family condominium option (located adjacent to Cheshire Road) and mirroring the two single family housing options in the Communities at Glenross north of Cheshire Road. Of the 487 single family lots, 106 lots would be dedicated to detached condominiums on lots with a minimum 50 feet of frontage, 88 single family lots would have a minimum 80 feet of frontage (typical Golf Club at Glenross lot size) and 293 single family lots would have a minimum 65 feet of frontage (typical Communities at Glenross lot size) which is consistent with the 2011 approved plans.

The design requirements for The Communities at Glenross south of Cheshire Road are revised based on the housing option in each Section and Sub-Area per the development text: The detached condominiums (Sections 11 and 12 – Sub-Area III) would require 25% natural materials, such as brick or stone, on the front elevations, all vinyl siding shall have a minimum thickness of 0.044 inches, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. The minimum 80 feet wide lots (Sections 13 and 14 – Sub-Area IA) would require 100% natural material on all elevations, not less than 50% of the front elevation shall consist of a natural material other than stucco and engineered siding products, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. The minimum 65 feet wide lots (Sections 15-22 – Sub-Area IB) would require at least 40% of the front elevation shall be natural material, all vinyl siding shall have a minimum thickness of 0.044 inches, no concrete or split face block shall be permitted except for basement or foundation walls, the roofs of all homes shall have dimensional shingles along with all the homes shall also achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in 14 reserve areas (H-U) south of Cheshire Road. The detached condominium development (Section 11 and 12) has 17.7 acres of open space/parkland in five reserves (H-L) The minimum 80 feet lot width development (Sections 13 and 14) has approximately 8.5 acres of open space/parkland in three reserves (M-O). The minimum 65 feet lot width development (Sections 15-22) has approximately 35.5 acres of open space/parkland in six reserves (P-U). Reserve "R" is a proposed tot lot that shall be programmed with appropriate amenities prior to Final Development Plan and Plat approval.

A comprehensive landscape plan would be required to be submitted, reviewed and approved by staff prior to submitting for any Final Development Plans and Plats. The zoning code and development text would require street trees, mounding and landscaping along Cheshire Road (and roundabout) and Winterbourne Drive, mounding and landscaping adjacent to the railroad tracks along with appropriate landscaping within the parks and open spaces. The Cheshire Road along with the Winterbourne Drive buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club and revised Communities at Glenross Sections east of this development. Also, the approved Development Text prescribes a minimum screening buffer to be required along the railroad which should be consistent with approved buffering in the Final Plats of Section 3 and 4 of the Communities of Glenross. In addition, staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots and the proposed retention pond should be buffered from the subject lots with trees at a minimum. Furthermore, landscaping adjacent to the Ohio Health property to the west would be required per the development text. All landscape plans would require review and approval by the Shade Tree Commission.

This subdivision is 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 maintains the proposed plan is an improvement over the currently approved plan for the following reasons: 1). The overall density has been reduced on the south side of Cheshire Road by 99 units; 2). The two attached condominium unit developments have been eliminated and replaced with one detached condominium unit development better located within the context of the overall development; 3). Staff has had ongoing discussions with Pulte Homes regarding a number of the items as well which have been agreed to and captured in the conditions herein.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1111.04 Final Plat Submission Requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 5-0 on July 6, 2016.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

ORDINANCE NO. 16-59

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY SUBDIVISION PLAT FOR PULTE HOMES, COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

WHEREAS, the Planning Commission at its meeting of July 6, 2016 recommended approval of an Amendment to the Preliminary Subdivision Plat for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road (2016-1696), and

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

SECTION 1. That the Amendment to the Preliminary Subdivision Plat for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road, is hereby confirmed, approved, and accepted 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 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 and house size in the approved development text and per applicable sections of the current zoning code.
5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. 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 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding in Sections 3 and 4 of the Communities at Glenross just north of the subject section. The mounding and landscaping shall be placed within an easement recorded and described upon the final plat and all such improvements 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.
 7. A street tree plan shall be submitted and approved by the Shade Tree Commission.
 8. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
 9. The bike paths along Winterbourne Drive Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
 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 phase.
 11. These sections of the Communities of Glenross Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, 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.
 12. The street names in Sections 11-22 shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to Final Subdivision Plat submission for each section.
 13. The subject development shall be constructed per the phase sequence in the Preliminary Subdivision Plat per the development text.
 14. A landscape buffer shall be submitted and approved with that sections Final Development Plan between the proposed condominium single family lots and the six existing county single family lots in Section 11.
 15. The proposed retention pond shall be buffered from the subject six existing county single family lots in Section 11.
 16. The tot lot in Reserve "R" in Section 16 shall be programmed with amenities as approved by staff concurrent with Final Development Plan and Plat approval for the subject section.
 17. The buffering adjacent to the Ohio Health property to west shall achieve compliance with the approved development text.

18. A comprehensive landscape shall be required to be submitted, reviewed and approved by the City prior to Final Development Plan and Plat approval for any section.
19. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

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

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2016

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 14

DATE: 7/25/16

ORDINANCE NO:

RESOLUTION NO: 16-38

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION DETERMINING THE VIDEO SERVICE PROVIDER FEE TO BE PAID BY A VIDEO SERVICE PROVIDER OFFERING VIDEO SERVICE IN THE CITY PURSUANT TO A STATE AUTHORIZATION, AND GIVING NOTICE TO THE PROVIDER (WIDE OPEN WEST) OF THE PROVIDER FEE.

BACKGROUND:

Pursuant to Ohio Revised Code Section 1332.32, a video service provider that is providing service in the City pursuant to a State issued video service authorization can be required to pay the City a video service provider fee, based on a percentage of the provider's gross revenues derived from service in the City, not to exceed 5%; and

All video service providers providing service within the City of Delaware, in accordance with the requirements of Ohio Revised Code Section 1332.32, shall pay Video Service Provider Fees in the amount of 5% of gross revenues received from providing video service in the City, which shall include advertising revenues. The fee shall be paid quarterly, no later than sixty days after the end of each calendar quarter.

REASON WHY LEGISLATION IS NEEDED:

In order to provide timely notice to a video service provider of the fee, it is necessary now for City Council to determine that the percentage of gross revenues on which the fee will be paid is five percent (5%) and that advertising

revenues shall be included in the base of gross revenues on which the fee is paid, and hereby authorizes notice of the fee to a video service provider, Wide Open West Utilities, Inc. upon passage of this resolution.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

5% fee collection

POLICY CHANGES:

No change, this is the rate currently charged to Time Warner Cable.

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval

ATTACHMENT(S)

RESOLUTION NO. 16-38

A RESOLUTION DETERMINING THE VIDEO SERVICE PROVIDER FEE TO BE PAID BY A VIDEO SERVICE PROVIDER OFFERING VIDEO SERVICE IN THE CITY PURSUANT TO A STATE AUTHORIZATION, AND GIVING NOTICE TO THE PROVIDER (WIDE OPEN WEST) OF THE PROVIDER FEE.

WHEREAS, pursuant to Ohio Revised Code Section 1332.32, a video service provider that is providing service in the City pursuant to a State issued video service authorization can be required to pay the City a video service provider fee, based on a percentage of the provider's gross revenues derived from service in the City, not to exceed 5%; and

WHEREAS, the City's existing non-exclusive Franchise Agreement with Time Warner Cable includes a 5% fee; and

WHEREAS, applying the same fee to all providers is equitable and will minimize the negative financial impact on the City; and

WHEREAS, in order to provide timely notice to a video service provider of the fee, it is necessary now for City Council to determine that the percentage of gross revenues on which the fee will be paid is five percent (5%) and that advertising revenues shall be included in the base of gross revenues on which the fee is paid, and hereby authorizes notice of the fee to a video service provider, Wide Open West Utilities, Inc. upon passage of this ordinance.

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

SECTION 1. All video service providers providing service within the City of Delaware, in accordance with the requirements of Ohio Revised Code Section 1332.32, shall pay Video Service Provider Fees in the amount of 5% of gross revenues received from providing video service in the City, which shall include advertising revenues. The fee shall be paid quarterly, no later than sixty days after the end of each calendar quarter.

SECTION 2. The City will provide notice to video service providers of this fee.

SECTION 3. The City Manager is hereby authorized to enter into any required franchise agreements necessary to effectuate the 5% fee.

PASSED: _____, 2016

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 15

DATE: 7/25/16

ORDINANCE NO: 16-60

RESOLUTION NO:

READING: First

PUBLIC HEARING: No

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: William L. Ferrigno, P.E., Director of Public Works/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE SUPPLEMENTING THE 2016 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR LAND DEVELOPMENT-ENGINEERING PROFESSIONAL SERVICES.

BACKGROUND:

The Public Works Department – Division of Traffic & Engineering Services – utilizes engineering consulting firms to supplement in-house staff efforts to provide plan review and construction inspection services for land development projects. The majority of the cost to provide these services is reimbursed through a fees invoiced before the services are provided.

REASON WHY LEGISLATION IS NEEDED:

The Land Development activity in the City of Delaware currently remains very high. The original 2016 appropriation of \$400,000 is projected to be expended by the end of August.

COMMITTEE RECOMMENDATION:

None

FISCAL IMPACT(S):

The fees invoiced to date in 2016 total \$720,000 with the 2016 year-end projected revenue estimated in excess of \$800,000. The current 2016 expenses for this line item (as of 6/30/16) are \$230,000, with projected expenses just

shy of \$620,000. Current funds encumbered for these professional services are just under \$400,000 requiring an additional \$220,000 to cover projected expenses.

POLICY CHANGES:

Serious consideration should be given to restoring appropriate staffing to pre-recession levels to manage the significant increase in land development related plan review and inspection activity. In 2016, it is estimated that the city will spend nearly \$141,000 in professional plan review services. Restoring in-house staff to perform this work would significantly reduce dependency and associated costs of utilizing outside services, improve plan review turnaround time as petitioned by the development community through the BIA, and provide additional capacity to the technical project management team. Revenues collected are covering costs associated with review activity.

PRESENTER(S):

William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:

Approval at Second Reading

ATTACHMENT(S)

Division of Traffic & Engineering – Land Development Cost/Revenue Tracking Sheet

ORDINANCE NO. 16-60

AN ORDINANCE SUPPLEMENTING THE 2016 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR LAND DEVELOPMENT-ENGINEERING PROFESSIONAL SERVICES.

WHEREAS, the City of Delaware and its agents, provide both plan review and construction inspection services through the Public Works Department – Division of Traffic & Engineering Services, for infrastructure elements of development projects, and

WHEREAS, the provision of plan review and construction inspection services is an integral part in assuring the quality of new infrastructure constructed within and dedicated to the City, and

WHEREAS, the cost to the City of providing these services is charged to and reimbursed back to the City by the individual developers, and

WHEREAS, the amount included in the 2016 Budget to pay for these services is not sufficient based on current and projected development activity this year, and

WHEREAS, a supplemental appropriation will be necessary to continue to perform plan reviews and provide construction inspection on new development in 2016.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Fund \$220,000 increasing the following account within Engineering:

Professional Services–Development (101-0065-5231) \$220,000

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

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2016

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

2016 Land Development Engineering Fee Summary

Professional Services - Revenue

Project	Plan Review	Inspection	Total
Delaware County Courthouse	\$0.00	\$16,412.94	\$16,412.94
Terra Alta (2nd Version)	\$23,450.00	\$0.00	\$23,450.00
Heatherton Phase 5	\$10,500.00	\$73,799.00	\$84,299.00
Communities at Glenross Section 6	\$12,600.00	\$89,649.90	\$102,249.90
Communities at Glenross Section 7	\$9,800.00	\$156,946.43	\$166,746.43
Communities at Glenross Section 8,9,10	\$14,700.00		\$14,700.00
Ohio Health LINAC	\$4,200.00	\$8,347.00	\$12,547.00
Precision Tower	\$9,100.00	\$2,530.00	\$11,630.00
Estates at Braumiller 6	\$5,600.00	\$34,820.69	\$40,420.69
Precision Tower	\$9,100.00	\$2,530.00	\$11,630.00
Midwest Acoustafiber	\$4,900.00	\$1,700.00	\$6,600.00
Glenross North Ph.1	\$18,200.00	\$193,367.00	\$211,567.00
Heatherton Section 6	\$9,450.00		\$9,450.00
Symmetry 2	\$8,300.00		\$8,300.00
			\$0.00
			\$0.00
			\$0.00
<i>Current</i>	\$139,900.00	\$580,102.96	\$720,002.96
<i>Year-End Projections</i>	\$200,000	\$610,000	\$810,000

2016 Land Development Engineering Fee Summary
(YEAR END PROJECTIONS)

Professional Services - Expenses Acct: 101.0065.5231

1st Quarter (January-March)

	<u>January</u>	<u>February</u>	<u>March</u>	
Quality Control Inspection	\$0.00	\$11,169.04	\$12,505.53	\$23,674.57
Pomeroy & Associates	\$20,735.35	\$17,722.60	\$8,625.83	\$47,083.78
City of Columbus	\$0.00	\$191.75	\$0.00	\$191.75
			Total	\$70,950.10

2nd Quarter (April-June)

	<u>April</u>	<u>May</u>	<u>June</u>	
Quality Control Inspection**	\$28,270.33	\$43,435.05	\$62,397.59	\$134,102.97
Pomeroy & Associates	\$9,653.98	\$9,617.42	\$2,263.96	\$21,535.36
City of Columbus	\$1,003.00	\$590.00	\$1,799.50	\$3,392.50
			Total	\$159,030.83

3rd Quarter (July-September)

	<u>July</u>	<u>August</u>	<u>September</u>	
Quality Control Inspection**	\$70,000.00	\$70,000.00	\$70,000.00	\$210,000.00
Pomeroy & Associates	\$12,000.00	\$12,000.00	\$12,000.00	\$36,000.00
City of Columbus	\$1,500.00	\$1,500.00	\$1,500.00	\$4,500.00
			Total	\$250,500.00

4th Quarter (October-December)

	<u>October</u>	<u>November</u>	<u>December</u>	
Quality Control Inspection**	\$50,000.00	\$35,000.00	\$15,000.00	\$100,000.00
Pomeroy & Associates	\$12,000.00	\$12,000.00	\$12,000.00	\$36,000.00
City of Columbus	\$500.00	\$500.00	\$500.00	\$1,500.00
			Total	\$137,500.00

Year to Date

Quality Control Inspection		\$467,777.54
Pomeroy & Associates		\$140,619.14
City of Columbus		\$9,584.25
	Total	\$617,980.93

<u>2016 Available Funds</u>	<u>Date</u>	<u>Amount</u>	<u>Balance</u>
2016 Appropriation	1/1/2016	\$400,000.00	
	Total YTD	\$400,000.00	-\$217,980.93



FACT SHEET

AGENDA ITEM NO: 16

DATE: 7/25/16

ORDINANCE NO: 16-61

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jackie Walker, Assistant City Manager

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE SUPPLEMENTING THE 2016 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR GENERAL LIABILITY AND PROPERTY INSURANCE PREMIUMS, AND DECLARING AN EMERGENCY.

BACKGROUND:

The City of Delaware appropriates funding to purchase all lines of necessary insurance for the protection of its citizens.

REASON WHY LEGISLATION IS NEEDED:

Due to market changes, and atypical losses and claims, the City of Delaware has experienced an increase in premiums for the 2016/2017 claim year. City staff via the City's insurance broker received proposals for these lines of insurance from highly qualified carriers and determined that procuring sufficient insurance for the City would amount to a total increase of premiums budgeted for all lines of \$54,000.00. A supplemental appropriation to the 2016 budget will be necessary to purchase the appropriate lines of insurance coverage.

COMMITTEE RECOMMENDATION:

None

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

Darren Shulman, for Jackie Walker

RECOMMENDATION:

Approval

ATTACHMENT(S)

ORDINANCE NO. 16-61

AN ORDINANCE SUPPLEMENTING THE 2016 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR GENERAL LIABILITY AND PROPERTY INSURANCE PREMIUMS, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware is appropriates funding to purchase all lines of necessary insurance for the protection of its citizens, and

WHEREAS, due to market changes, and atypical losses and claims, the City of Delaware has experienced an increase in premiums for the 2016/2017 claim year, and

WHEREAS, City staff via the City's insurance broker received proposals for these lines of insurance, and

WHEREAS, the total increase in premiums of all lines \$54,000.00, and

WHEREAS, a supplemental appropriation to the 2016 budget will be necessary to purchase the appropriate lines of insurance coverage.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Fund of \$54,000.00 increasing the following account:

Insurance	(101-0033-5280)	\$54,000.00
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SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 3. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure, necessary to provide for the public peace, property, health, safety, welfare of the City. The emergency clause is necessary in order to bind the insurance for the 2016/ 2017 coverage year by July 31, 2016. As such, this ordinance will be in full force immediately upon its passage.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

EMERGENCY CLAUSE:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2016

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

TO: Mayor Riggle and Members of Council
FROM: R. Thomas Homan, City Manager
SUBJECT: Miscellaneous Matters
DATE: July 21, 2016

1. **Calendar**
See Attached
2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
See attached
3. **Bi-Weekly Meetings**
July 11
* Council meeting
July 12
* Moving Delaware Forward presentation to Staff
July 13
* MORPC
July 19
* Strand Board meeting
July 20
* 911 Administrative Committee and 911 Board meeting
4. **Required Reading**
A. Fire Department June Monthly Report

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2

3	4	5	6	7	8	9
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Holiday
Public Works/Public Utilities Committee 7
Planning Commission 7

10	11	12	13	14	15	16
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Council 7
BZA - canceled

17	18	19	20	21	22	23
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Parks and Recreation Advisory Board 7
Airport Commission 7 - canceled

24	25	26	27	28	29	30
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Council 7
Shade Tree 7
HPC 7 - canceled

31
*MEETINGS
WILL BE
HELD AT
THE ONG -
1121 SOUTH
HOUK ROAD

CONTRACT APPROVAL - JULY 25, 2016

VENDOR	EXPLANATION OF AGREEMENT	2016 AMOUNT	DEPARTMENT
Kwest Group	Taxiway "C"	\$431,287.36	Airport
ODOT - Office of Aviation	Taxiway "C"	\$409,722	Airport
OPWC	North Sandusky and Park Resurfacing	\$450,000	Public Works
Everett Prescott	AMI System Maintenance and Support	\$22,105.99	Public Utilities
Strawser Paving	2016 Pavement Maintenance	\$941,380.62	Public Works
Mar-Zane	Asphalt	various	Public Works
Shelly Materials	Asphalt/Stone	various	Public Works
Buckeye Ready Mix	Concrete	various	Public Works
National Lime & Stone	Stone	various	Public Works



Delaware Fire Department

June 2016 Monthly Report



PERFORMANCE REVIEW	2013	2014	2015	2016	June	Year-to-Date	% Year to Date	% of Budget	(+ / -)
	Actual	Actual	Actual	Budget	Actual	Actual	Budget	Completed	Projected for Year
Total number of incidents	4,831	5,173	5,380	5,402	472	2,862	52.98%	50.00%	2.98%
Fire	104	101	126	130	5	34	26.15%	50.00%	-23.85%
Rupture/Explosion	3	3	1	3	2	2	66.67%	50.00%	16.67%
EMS	3,883	4,047	4,254	4,256	356	2,295	53.92%	50.00%	3.92%
Hazardous Conditions	131	124	135	133	18	65	48.87%	50.00%	-1.13%
Service Calls	94	141	155	154	8	66	42.86%	50.00%	-7.14%
Good Intent	165	162	155	166	19	94	56.63%	50.00%	6.63%
False Calls	440	589	541	547	63	303	55.39%	50.00%	5.39%
Severe Weather	3	0	1	1	1	1	100.00%	50.00%	50.00%
Other	8	6	12	12	0	2	16.67%	50.00%	-33.33%
Number of medical transports	2,576	2,586	4,024	402	335	2,211	550.00%	50.00%	500.00%
Percent of priority calls w/ response within 6 min	56%	68%	74%	70%	73%	71%	101.43%	50.00%	-30.43%
Percent residential structure fires ERF of 15 FF within 12 minutes	70%	78%	85%	70%	100%	100%	100.00%	50.00%	70.00%
# Structure Fires		9	13	10	1	7	53.85%	50.00%	3.85%
# Structure with personnel and Times		7	11	7	1	7	63.64%	50.00%	13.64%
Number of commercial inspections conducted	1,222	1,473	1,365	1,250	84	852	62.42%	50.00%	12.42%
Number of plans reviewed within five days	86%	100%	100%	90%	100%	100%	100.00%	50.00%	100.00%
Number of fires greater than \$10,000	13	8	12	8	0	4	33.33%	50.00%	-16.67%
Number of fires of suspicious nature	5	5	6	3	0	2	33.33%	50.00%	-16.67%
Hours of Training	8,831	13,335	10,977	10,000	850	5,092	46.39%	50.00%	-3.61%

Major Incidents

- June 9, Belle Ave., Structure Fire
- June 18, Scioto Twp., MVA
- June 23, Severe Storms throughout Delaware

Other Activities

- June 6, Full Scale Drill w/ PPG
- June 6-10, New Hire Interviews
- June 8 & 15, Safety Town
- June 12, Vietnam Veterans Flag Day
- Station Tours

2010 Fire Levy Status

- Equipment - Continuing
 - Committee has begun working on the specifications of the new Quint Fire Truck.
 - Three new Paramedic trucks were placed in-service and are operating at all of our Fire Station's.
 - Staff cars have been replaced in 2012, 2013, 2014 & 2015. This has included the implementation of retired police vehicles for station and inspector cars.
 - The new engine was delivered and placed in-service in April 2013.
 - The new paramedic truck was delivered and was placed in-service in January 2013.
 - The new ladder truck was delivered and was placed in-service in April 2012.
- Personnel - Continuing
 - Four Full-time personnel will begin work on July 27. We have four Part-time personnel that will begin work on August 10, 2016.



Delaware Fire Department

June 2016 Monthly Report



-
- Officer Development Training Continued. All new Lieutenants have completed their Instructor training, Fire Inspector and Fire Officer 1 certifications and Associates Degree.
 - The total amount of new personnel hired since the new levy is 28. Some of these positions have filled open positions.
 - New Fire Station 304 - Continuing
 - Property was purchased in 2011 at 821 Cheshire Rd. The property was leased out and the lease moved out on November 30, 2013. In 2014, we plan to begin the analysis and plans for an anticipated groundbreaking in 2016.
 - The opening of this Station is dependent on the increased staffing. This will be accomplished through the use of Part-Time personnel to supplement the staffing. The Part-Time personnel will be backfilling the open positions caused by personnel scheduled leaves.
 - Fire Station 303 - Completed
 - On September 27, 2013 we began operation 24/7. The Fire Station was dedicated on October 19, 2013.



Delaware Fire Department

June 2016 Monthly Report



Council for Older Adults – Monthly Report on the Firehouse Coordinator



First In Response to Seniors

May 2016

Referrals		# new CSP-enrolled clients		Total Contacts (duplicated)		# individuals served during the month		# of new individuals served	
Month	YTD	Month	YTD	Month	YTD	Month	Average/Mo	New for Month	YTD Unduplicated
24	286	2	8	221	913	56	74.20	25	259

Referrals

Direct Referral		Delaware City FD		Genoa Township FD		SP Staff		Orange Township FD	
Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
9	243	3	19	0	0	7	13	0	0
Liberty Township FD		Delaware Co. EMS		client self ref.					
Month	YTD	Month	YTD	Month	YTD				
5	8	0	2	0	1				

City of residence for those served:

Delaware		Galena		Lewis Center		Marysville		Westerville	
Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
46	233	1	2	0	1	0	0	0	4
Powell		Sunbury		Ashley		Other		Total	
Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
7	16	0	1	0	0	2	2	56	259

Additional Services

# services added		Home Delivered Meals		Shelf Stable Meals		Emergency Response Unit		Medication Dispenser	
Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
4	20	1	6	1	1	1	6	0	1
# individuals with new services		Incontinence Products		Durable Medical Equipment		In-Home Support		*Other	
Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
2	11	0	0	0	0	1	3	0	3

*Other

n/a

Notes

Additional community contacts were made at an event on 5/5/2016 where basic information on FIRST and Delaware County resources were provided to 9 Delaware County older adults



Delaware Fire Department June 2016 Monthly Report



2016 Incidents

