

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

OCTOBER 19, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on September 7, 2016, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2016-2859: A request by Mr. & Mrs. Cory Hupp for approval of an Alley Vacation just east of Euclid Avenue between W, Fountain Avenue and West Lincoln Avenue adjacent to 8 parcels that encompass approximately 0.10 acres.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (public hearing)
 - d. Commission Action
 - B. Coughlin's Crossing
 - (1) 2016-2783: A request by Delaware Development Plan LTD for approval of a Rezoning Amendment from A-1 (Agricultural District) and A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) to A-1 PMU for Coughlin's Crossing on 15 parcels encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
 - (2) 2016-2784: A request by Delaware Development Plan LTD for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
 - (3) 2016-2785: A request by Delaware Development Plan LTD for approval of an Amendment to the Comprehensive Plan on property designated as Mixed Use, Low Density Single Family and Medium Density Single Family on the Future Land Use Map to Mixed Use for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
 - (4) 2016-2786: A request by Delaware Development Plan LTD for approval of a Preliminary Development Plan for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
 - (5) 2016-2787: A request by Delaware Development Plan LTD for approval of a Preliminary Subdivision Plat for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (public hearing)
- d. Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: November 2, 2016
7. ADJOURNMENT

**PLANNING COMMISSION
MOTION SUMMARY
September 7, 2016**

ITEM 1. Roll Call

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

Members Present: Robert Badger, George Mantzoros, Jim Halter, Dean Prall, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on August 3, 2016, as recorded and transcribed.

Motion: Mr. Badger moved to approve the Motion Summary for the August 3, 2016 meeting, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2016-2522: A request by Georgetown Properties of Delaware for approval for a Development Plan Exemption for a maintenance building addition to Georgetown Apartments on approximately 0.77 acres zoned R-6 (Multi-Family Residential District) and located at 80 Georgetown Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the zoning map and aerial photographs. Mr. Schultz discussed the proposed site plan and proposed building elevations.

b. Applicant Presentation

APPLICANT:

Chris Bailey
80 Georgetown Dr.
Delaware, Ohio 43015

Mr. Bailey discussed the need for storage and plans to purchase a mower.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-2522, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

- B. 2016-2630: A request by the Hamilton Parker Company for approval of a Development Plan Exemption for a new storage structure to the Hamilton Parker Company facility on 2.627 acres zoned R-4 (Medium Density Residential District) and located at 188 East William Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and building elevation. Discussion was held regarding the architectural standards. Mr. Efland discussed the plan to match the existing building and that it will be located in the back.

b. Applicant Presentation

APPLICANT:

Brad Hall
188 E. William St.
Delaware, Ohio 43015

Mr. Hall discussed the plan to match the exterior color to the existing building.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall moved to approve 2016-2630, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

C. Lantern Chase

- (1) 2016-2530: A request by Westport Homes for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 2 consisting of 45 single family lots on approximately 30.316 acres zoned R-3 (One Family Residential District) and located on Glemsbury Drive, Connaught Place, Cedar Creek Street and Lanthorn Pond Drive.
- (2) 2016-2531: A request by Westport Homes for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 3 consisting of 35 single family lots on approximately 8.049 acres zoned R-3 (One

Family Residential District) and located on Connaught Place and Marblewood Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Approved Amended Preliminary Subdivision Plat. Mr. Schultz discussed amenities including open space, park area, and preservation area.

Mr. Halter discussed original agreement that amenities would be included under Smith Park. Mr. Efland discussed the previous request for additional amenities for park space and that the proposed subdivision plat was presented by the developer.

Chairwoman Keller requested information on potential parking restrictions along the curve on Lanthorn Pond Drive. Ms. Stachler discussed the minimal standards to be 32 feet, and that at this time there was no proposed parking restrictions.

b. Applicant Presentation

APPLICANT:

Terry Andrews
1229 Shagbark Road
Gahanna, Ohio 43230

c. Public comment (no public hearing)

PUBLIC PARTICIPATION:

John Rybka
212 Tara Glen Dr.
Delaware, Ohio 43015

Mr. Rybka requested information on the proposed prices for the housing. Mr. Rybka provided an estimate of the proposed pricing for the homes.

Ross & Jackie Nelson
2249 Dates St.
Delaware, Ohio 43015

Mr. Nelson and Mrs. Nelson requested safety measures to be placed at retention ponds due to children in the area. Mrs. Nelson discussed the used of slope.

d. Commission Action

Motion: Mr. Halter moved to approve 2016-2530, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2016-2531, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland reminded the Commission of the rescheduled Planning Commission meeting for October 19, 2016.

Mr. Efland discussed the planning efforts by Vice-Mayor Shafer on parking in the downtown area.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall requested an update regarding plans to appoint a new member to the Planning Commission. Mr. Efland provided information on recent interviews for the open seat.

Vice-Chairman Simpson requested an update regarding code enforcement. Mr. Efland discussed the recent removal by a developer on the temporary signage.

Mr. Halter requested an update on plans for the property that was formally utilized by Buehlers. Mr. Efland provided an update on recent interest for the property.

Chairwoman Keller voiced a concern regarding the increase vegetation in and surrounding retention ponds, specifically around the Houk Road and Cobblestone Drive retention pond. Mr. Efland discussed regulations for vegetation. Ms. Stachler discussed minimal depth standards to help reduce and control vegetation.

ITEM 6. NEXT REGULAR MEETING: October 19, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the September 7, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 7:46 p.m.

Lisa Keller, Chairwoman

Elaine McCloskey, Clerk

CASE NUMBER: 2016-2859

REQUEST: Alley Vacation

PROJECT: Euclid Avenue Alley Vacation

MEETING DATE: October 19, 2016

APPLICANT/OWNER

Mr. & Mrs. Cory Hupp
210 Euclid Avenue
Delaware, Ohio 43015

REQUEST

2016-2859: A request by Mr. & Mrs. Cory Hupp for approval of an Alley Vacation just east of Euclid Avenue between West Fountain Avenue and West Lincoln Avenue adjacent to eight parcels that encompass approximately 0.10 acres.

PROPERTY LOCATION & DESCRIPTION

The subject portion of the alley is located east of Euclid Avenue between West Fountain Avenue and West Lincoln Avenue adjacent to eight parcels that encompass approximately 0.10 acres.

BACKGROUND

The applicant, residing at 210 Euclid Avenue, is requesting to vacate the subject alley (six property owners that encompass eight parcels) and per a private development agreement (see attached) with the four property owners adjacent to and west of the applicant's property to acquire the existing alley fee simple. The portion of the alley east of the applicant's property shall be dedicated to the two adjacent property owners per the City requirements. Currently the alley extends from Euclid Avenue eastward to the applicants house and is their only access to their property. The alley east of 210 Euclid Avenue to Forrest Avenue is in right-of-way only (no pavement or gravel). As mentioned above, this is the only access to the applicant's house and they want to upgrade the alley because it is deteriorating but they don't want to bear the financial obligation of repairing the alley without owning the alley fee simple. Therefore, the alley vacation and development agreement need to occur concurrently for the applicant to accomplish their desired result and achieve compliance with zoning lot frontage requirements.

STAFF ANALYSIS:

- **ACCESS:** As mentioned above, this is the only access to the applicant's house and they want to upgrade the alley because it is deteriorating but they don't want to bear the financial obligation of repairing the alley without owning the alley fee simple. The alley would be vacated from Euclid Avenue to one property east of the applicants house (210 Euclid Avenue). The portion of the alley that abuts Forest Avenue and extends one property to the west would remain as is because one of the adjacent owners would not sign the alley vacation application. Within the development agreement, the owners of 210 Euclid Avenue have agreed to grant an ingress and egress easement to the four property owners adjacent to and west of 210 Euclid Avenue. The six residents signing the alley vacation application and four property owners included in the development agreement confirm they agree with the vacation and would not be negatively impacted by the alley vacation. The City Engineer does not envision the City needing the subject right-of-way being vacated in the future transportation network.
- **UTILITIES:** The City Utility Director has no comments because there are no public utilities within the subject right-of-way. Also, there do not appear to be any private utilities in the area but OUPS should be notified by the applicant to determine if any such utilities are located within the alley right-of-way.
- **PUBLIC WORKS:** The City refuse service would not be altered because the applicant currently places their tip cart on Euclid Avenue which would remain the same with the alley vacation.
- **PUBLIC SAFETY:** The City Police and Fire Departments do not envision any prevailing public safety concern that would warrant a denial of the alley vacation.
- **ZONING:** The subject lot does not have legal frontage on a public street (an alley is not considered a public street per the zoning code) and is considered a legal nonconforming use. This condition has been likely this way since the house was constructed in 1955 (per the Delaware County Auditor). The vacation of the alley coupled with the private development agreement would provide legal frontage for 210 Euclid Avenue by converting the alley property to the applicant fee simple. The above two actions shall occur concurrently. The

applicant shall consolidate the "alley right-of-way" adjacent to and west of 210 Euclid Avenue and their subject lot into a single lot and record the new lot at the County to achieve zoning compliance.

STAFF RECOMMENDATION – (2016-2859 ALLEY VACATION)

Staff recommends approval of a request by Mr. & Mrs. Cory Hupp for an Alley Vacation just east of Euclid Avenue between West Fountain Avenue and West Lincoln Avenue adjacent to eight parcels that encompass approximately 0.10 acres, with the following conditions that:

1. The private development agreement between the four property owners adjacent to and west of 210 Euclid Avenue shall be recorded at the County to be effective and shall occur concurrently with the alley vacation approval by City Council.
2. That the applicant shall consolidate the alley right-of-way adjacent to and west of 210 Euclid Avenue and their subject property into a single lot to achieve zoning compliance and are responsible for the preparation of deeds, surveys and the like. The City shall not be financially responsible for this.
3. The alley right-of-way east of 210 Euclid Avenue shall be dedicated to the adjacent property owners. The subject two property owners shall be responsible for the deeds, surveys and recording and all associated costs.
4. The applicant shall contact OUPS to determine if any private utilities are located in the vacated alley right-of-way and shall be responsible for any relocations or easements requested by these utilities (if existing).
5. A 14 foot high clear zone free of tree limbs, etc., along the alley from Euclid Avenue to 210 Euclid Avenue shall be maintained by the property owner.

CONCLUSIONS

- All property owners within 150 feet of the street vacation were notified as required by Code.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 10/12/16
REVISED:



2016-2859
Alley Vacation - 210 Euclid Avenue
Location Map





2016-2859
 Alley Vacation - 210 Euclid Avenue
 Zoning Map





2016-2859
Alley Vacation - 210 Euclid Avenue
Aerial (2015)





2016-2859
Alley Vacation
Aerial (2013)



Legend

 Alley Dedicated to Adjacent Property

 Alley Dedicated to Applicant

 Applicant

**Dedicated to Applicant
Per Development Agreement**

**Dedicated to adjacent
Property Owner Per City Code**

W FOUNTAIN AVE

ELMWOOD DR

FOREST AVE

ORCHARD HEIGHTS ST

EUCLID AVE

City of Delaware

Petition to vacate alley filed by Cory and Mary Hupp and consented to by all owners of the abutting properties.

To the Council of the City of Delaware, Ohio:

Pursuant to Ohio Revised Code 723.04 et seq. and Delaware Ordinance 910.01 et seq., Cory and Mary Hupp, owners of the property identified as 210 Euclid Avenue, which abuts a 387 foot public alley in an easterly direction from Euclid Avenue and terminating at the boundary between 210 Euclid Avenue and 120 Elmwood Drive, respectfully petition that said alley be vacated between the point named and that fee ownership of said alley accrete to them for the following reasons:

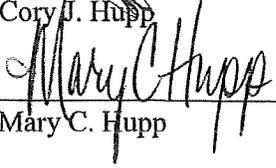
1. There is good cause for vacation. There is no public purpose for the alley. For as long as anyone remembers, the alley has served as the driveway for 210 Euclid Avenue.
2. The condition of the alley has deteriorated over time and currently is in an unsafe condition.
3. Cory and Mary Hupp intend to have the alley professionally improved at their sole expense by having its entire length graded and re-asphalted. However, they are unwilling to do so until such time as they acquire fee ownership of said alley.
4. Cory and Mary Hupp agree that upon vacation of said alley, followed by the transfer of ownership by the other abutting property owners of their respective accreted portions of the vacation alley to Cory and Mary Hupp, they will have full responsibility and liability for the maintenance of said alley and that the other abutting property owners and the City of Delaware will have no such responsibility nor liability.
5. Vacating the alley will not create any hardship whatsoever for any owners of abutting property or anyone else. Vacation will not be detrimental to the general interest.
6. Cory and Mary Hupp agree that upon vacation of said alley, the owners of abutting property shall have easements for reasonable ingress and egress.
7. Any public utility located in said alley shall be deemed to have a permanent easement.

8. All owners of property abutting said alley have consented to this petition for vacation and have waived notice of the hearing on the Petition to Vacate.

Petitioners:



Cory J. Hupp



Mary C. Hupp

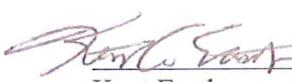
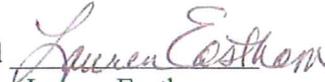
Consent to Vacation by all owners of property abutting alley that is the subject of the Petition for Vacation filed by Cory and Mary Hupp and Waiver of Notice

1. The undersigned are the owners of all the property abutting the alley that is the subject of the Petition for Vacation filed by Cory and Mary Hupp.
2. The undersigned agree that there exists good cause for the requested vacation and that granting the requested vacation will not be detrimental to the general interest. The undersigned agree that ownership of their respective accreted portions of the vacated alley shall be transferred to Cory and Mary Hupp. They agree that the fee ownership of the entire vacated alley shall vest in Cory and Mary Hupp, who shall have full responsibility and liability for the maintenance of said alley, subject only to an easement for reasonable ingress and egress in favor of the undersigned.
3. The property owners agree to not build any structure on the vacated property.
4. Pursuant to Delaware Ordinance 910.04, the undersigned hereby waive notice of hearing on the Petition for Vacation filed by Cory and Mary Hupp.

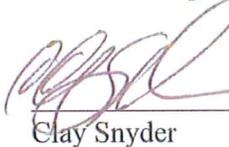
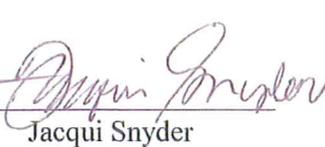
This document has been prepared and is filed pursuant to Ohio Revised Code 723.04 et seq. and Delaware Ordinances 910.01 et seq.

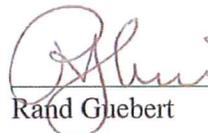
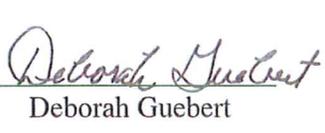
Abutting Owners' signatures:

Address:

 and 
Kent Eastham Lauren Eastham 204 Euclid Avenue


Kristina Prengaman 291 West Fountain Avenue

 and 
Clay Snyder Jacqui Snyder 275 West Fountain Avenue

 and 
Rand Guebert Deborah Guebert 265 West Fountain Avenue 9/15/2016

Pursuant to Ohio Revised Code 723.04 et seq. and Delaware Ordinance 910.01 et seq., Cory and Mary Hupp, owners of the property identified as 210 Euclid Avenue, which is adjacent to a 252 foot public alley that begins at Forest Avenue and extends in an westerly direction and terminating at the boundary between 210 Euclid Avenue and 120 Elmwood Drive, respectfully petition that said alley be vacated.

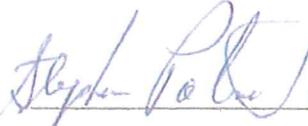
Consent to Vacation by all owners of property abutting alley that is the subject of the Petition for Vacation filed by Cory and Mary Hupp and Waiver of Notice.

1. The undersigned are the owners of all the property abutting the alley that is the subject of the Petition for Vacation filed by Cory and Mary Hupp.
2. The undersigned agree that there exists good cause for the requested vacation and that granting the requested vacation will not be detrimental to the general interest.
3. Pursuant to Delaware Ordinance 910.04, the undersigned hereby waive notice of hearing on the Petition for Vacation filed by Cory and Mary Hupp.

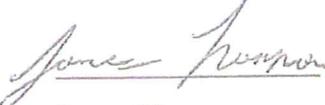
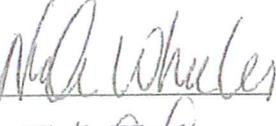
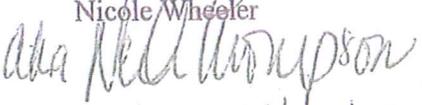
This document has been prepared and is filed pursuant to Ohio Revised Code 723.04 et seq. and Delaware Ordinances 910.01 et seq.

Abutting Owners' signatures:

Address:

 and 
Stephen Patrick Frances Patrick

120 Elmwood Drive

 and 
James Thompson Nicole Wheeler

AKA NICOLE THOMPSON

255 West Fountain Avenue



Delaware County Auditor
George Kaitza

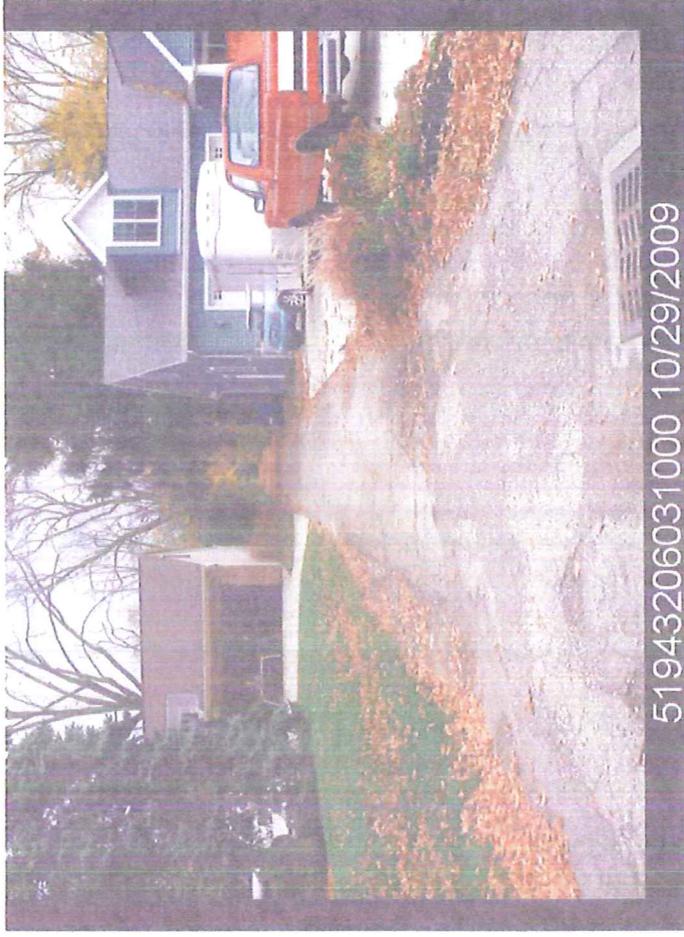
Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain Information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office



Printed on 8/12/2018



Current Alley at Euclid Ave
(Looking East)



Alley at Euclid Ave 2009 Auditor's Photo
(Looking East)



Current Alley Between Adjacent Houses
(Looking West)



Current Alley at Euclid Ave
(Looking West)



Current Alley Adjacent to 210 Euclid Ave
(Looking East)



Current Alley Past Property Line of 210 Euclid
(Looking East along De Facto Abandoned Alley)



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



Project # _____

Case # 2016-2859 - Public Way Vacation

Planning Commission

- | | | |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input checked="" type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | <u>Board of Zoning Appeals</u> |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name _____ Address _____

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

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # _____

Applicant Name CORY AND MARY HUPP Contact Person _____

Applicant Address 210 ENCLID AVE. DELAWARE, OH 43015

Phone 614 805 4240 Fax _____ E-mail mhupp@columbus.kr.com

Owner Name SAME AS ABOVE Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney _____ Contact Person _____

Address _____

Phone _____ Fax _____ E-mail _____

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

Mary Hupp
Owner Signature

MARY HUPP Cory Hupp
Owner Printed Name

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 16 day of September, 2016.



LUCINDA I. COE
Notary Public, State of Ohio
My Comm. Expires May 27, 2019

Lucinda I. Coe
Notary Public



PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2016-2783-2787
REQUEST: Multiple Requests
PROJECT: Coughlin's Crossing
MEETING DATE: October 19, 2016

APPLICANT/OWNER

Delaware Development Plan LTD
P.O. Box 991
Pataskala, Ohio 43062

REQUEST

2016-2783: A request by Delaware Development Plan LTD for approval of a Rezoning Amendment from A-1 (Agricultural District) and A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) to A-1 PMU for Coughlin's Crossing on 15 parcels encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

2016-2784: A request by Delaware Development Plan LTD for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

2016-2785: A request by Delaware Development Plan LTD for approval of an Amendment to the Comprehensive Plan on property designated as Mixed Use, Low Density Single Family and Medium Density Single Family on the Future Land Use Map to Mixed Use for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

2016-2786: A request by Delaware Development Plan LTD for approval of a Preliminary Development Plan for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

2016-2787: A request by Delaware Development Plan LTD for approval of a Preliminary Subdivision Plat for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

PROPERTY LOCATION & DESCRIPTION

The approximate 80 acre site encompasses fifteen parcels located east of US 23, west of Stratford Road, north of Meeker Way and south of Chesrown Chevrolet and Elliot Estates Subdivision. The southernmost three parcels and the northwest most parcel are located in the City and zoned A-1 (Agricultural District) and A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) respectively. The remaining eleven parcels are located in the Township and are zoned FR-1 (Farm Residential) and generally are single family detached dwellings. The subject eleven parcels are in the process of being annexed into the City though the formal filing has not occurred as of writing. The zoning to the north is A-1 PMU in the City and FR-1 in the Township, to the south is B-4 PMU (General Business District with a Planned Mixed Use Overlay District) in the City, to the east is FR-1 in the Township and to the west B3 (Community Business District), R-3 (One-Family Residential District) and R-4 (Medium Density Residential District) in the City and FR-1 in the Township.

BACKGROUND/PROPOSAL

The applicant is proposing to rezone the approximate 80 acre site to a master planned mixed use development that would include commercial, office and residential uses on this signature site along US 23. The intent of the development is to provide a plan that takes advantage of the natural topography by preserving the existing streams and much of the trees with common significantly upgraded architectural design, streetscape, signage, lighting and pedestrian amenities to be compatible throughout the entire development and adjacent environment. The development would be divided into six Sub-Areas with specific permitted uses in each that provide scaled and transitional development with effective buffers adjacent to the single family residential homes along the Stratford Road corridor while transitioning to more auto-oriented uses along the US 23 corridor and maintaining a consistent high end architectural theme based on the surrounding environment and the historic Stratford Village area. The development also incorporates a large open space amenity call Stratford Commons as well as many acres of permanently reserved area. There would be two access locations along US 23 with one being signalized adjacent to Stratford Woods Subdivision and a right-in/right-out /left-in curb cut (no left out) adjacent to the traffic signal across from Wendy's, one full movement access point on Meeker Way and one full access point on Stratford Road. A proposed spine road would bisect the site connecting Meeker Way and US 23. The proposed

development would be constructed in phases based on the market demands with public roads, bike paths, utility infrastructure and perimeter mounding and landscaping constructed in Phase 1.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the Stratford Sub-Area and within a Priority Growth Area with three land use designations encompassing the site. The majority of the site is designated as Mixed Use while the frontage along Stratford Road (approximately 200 in depth) is designated as Medium Density Single Family and the extreme northeastern portion of the site is designated as Low Density Single Family reflecting its historic use as a single family homestead. The applicant is requesting a revision to a Mixed Use designation for the entire site to allow the mixed uses contemplated in the development. The Comprehensive Plan contains the following land use recommendation that could generally support a Mixed Use designation at this location:

- LU25.9 Properties located between Stratford Road and US 23 south of the Wagner Way/Hull Drive subdivisions are designated Mixed Use. Under the Mixed-Use designation it is the City's intention to limit retail uses to neighborhood-scale businesses that are smaller in size, walkable, and meet day-to-day needs for goods and services. Development of these properties will be influenced by their location along US 23, land values, and market demand. However, development must be cognizant of the role these properties play given their visibility along this major corridor, location along a state scenic river, and adjacency to the Stratford historic village and other neighborhoods. A buffer is recommended on the Future Land Use Map by way of the designation of Moderate Density Single-Family along the west side of Stratford Road. For this entire area, site design, architecture, materials, lighting, etc. must be sensitive and complimentary to surrounding uses and character. Grading and filling of these properties will be held to the absolute minimum to ensure that the existing topography is left in its natural state. The stream that parallels US 23 must be kept in a natural state, although relocation could be acceptable depending on the final treatment of the stream. Heavily wooded frontage is expected along US23, but allowing some views into the site and out parcels.

Staff Analysis

- The proposed commercial, office and residential (including residential over commercial) mixed use development is scaled from east to west and north to south adjacent to the existing residential districts along with the landscaping buffering being installed in layers adjacent to residential districts to the north and east as detailed in the development text and preliminary development plan. Adjacent to the existing single family houses on the east side of Stratford Road, would be the following site improvements from Meeker Way to northern property line of the site: 1. A detention basin is located just north of Meeker Way as this is the low point of the site; 2. Twenty-four attached and detached single family two story houses extend north to just south of the curve on Stratford Road and wooded preserve with the intent to complement the existing houses along Stratford Road and fulfill this component of the Comprehensive Plan. Also, along Stratford Road a 60 foot buffer from the proposed right-of-way with landscaping, trees, a stream and a bike path would be provided. In addition, three commercial, office and residential scaled buildings not to exceed 35 feet in height with a common open space that is walkable with a neighborhood feel would provide a layered buffer for the residents along Stratford Road; 3. A detention basin fronting Stratford Road just north of the curve together with the permanent preservation of an existing tree stand in this area; 4. The intent to maintain the existing Janes House and Barn while maintaining the green space between the house and barn and Stratford Road. To the north adjacent to Elliot Estates Subdivision, a landscape buffer would consist of the preservation of the existing hardy tree line along with a 40 feet wide setback with undulating mounding of a minimum 3 feet complemented by evergreen trees a minimum 6 feet tall at installation staggered in a soldier course manner to provide consistent screening.

- The architecture, streetscape signage and lighting for the entire development per the development text and preliminary development plan would be compatible, consistent and sensitive to historic Stratford Village area and the surrounding environment.
- The applicant is preserving two stream corridors located within the site along with permanently preserving two large wooded areas along US 23 and Stratford Road respectively. In addition, the applicant has agreed to achieve compliance with Chapter 1168 Tree Preservations Requirements per the development text, which mirrors approaches with similarly scaled mixed use developments elsewhere in the City.
- Staff has prepared a document titled 'Coughlin's Crossing Land Use Addendum' attached to this report. Staff has attempted to note Comprehensive Plan components that, in the opinion of Staff, have relevance to this proposed project. Staff would advise all decision makers throughout this process to carefully weigh what they believe to be the relevant Comprehensive Plan components in order to determine if, on balance, they conclude that the proposed project meets or does not meet said elements.
- On balance and taking into account all relevant policies as well as the Comprehensive Plan's many relevant sections, staff finds the proposed development plan with the above noted specific high end design, preservation elements and limited but mixed use development text, is consistent with a requested mixed use designation per the current Comprehensive Plan Land Use recommendations for this specific area.
- **ZONING:** The current A-1 and A-1 PMU zoning in the City and FR-1 zoning in the Township does not permit the majority of the proposed uses but the placement of a Planned Mixed Use (PMU) Overlay District zoning with the appropriate development text, plan documents and land use designations along with annexation of the entire site into the City would allow the proposed uses. In addition, the parcels and/or sites that have a layout on the Preliminary Development Plan would require Final Development Plan approval while the parcels and/or sites that do not have a layout would require Preliminary and Final Development Approval by the Planning Commission and City Council. Utilization of a PMU provides the most assurance to achieve a high quality development rather than utilizing a straight base zoning district.
- **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 for each subject phase prior to Final Development Plan approval.
- **UTILITIES:** Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for each subject phase.
- **STREAM PRESERVATION** All State and local rules and regulations regarding the regulation of water courses within the site shall apply as they are in effect at the time of permitting.
- **ROADS AND ACCESS:** The developer prepared a detailed traffic impact study to determine access locations into the proposed development and any improvements that would be required to the transportation network in the area based on the subject development. ODOT, the City and County are still reviewing the traffic impact study to determine any requirements and/or improvements and also would have to approve the subject study. There has been at least one round of comments however and ODOT has recently certified the traffic counts. The developer would be responsible for any improvements and/or financial obligations the subject mixed use development would have in the area per ODOT, the City and County Engineer. The proposed development would be accessed from US 23, Meeker Way and Stratford Road. There would be two access locations on US 23. A proposed full signalized curb cut adjacent to Stratford Woods Subdivision (between Sub-Areas 5 and 6) and a proposed right-in/right-out/left-in only curb cut adjacent to the Wendy's traffic signal on the northern portion of the site (Sub-Area 6). One full movement access point on Meeker Way located between the US 23/Meeker Way traffic signal (between Sub-Area 2 and Stratford Road. 5). On Stratford Road there would be a full movement curb cut at about mid-point of the development (Sub-Area 2) and a full movement curb along

the northern portion of the site (Sub-Area 1) Stratford Road. A proposed public spine road with a roundabout adjacent to the signalized full movement curb from US 23 would bisect the site connecting Meeker Way and US 23. The remainder of the development (Sub-Areas 1-6) would be connected by private commercial access drives. Furthermore, per an agreement of the rezoning of the Chesrown Property in 2012 which includes a piece of the current subject property, an access easement through lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated and executed during the first Final Development Plan and Plat approval process of the subject lot or approved infrastructure plans, whichever comes first.

- **SUBDIVISION OF LOTS:** The applicant would have to subdivide the subject properties into lots to develop the project as proposed. The subject property is approximately 80.61 acres but would be reduced to 67.95 acres with dedication of the required right-of-way along US 23, Stratford Road and the internal public spine road. The remaining 67.95 acres would be divided into 13 lots of which 3 lots would not be developed in this project (lots 3, 9 and 13 would be preserved areas with lot 13 being a remnant piece of land south of Meeker Way). All the lots would have frontage on a public street and meet the minimum bulk requirements of the development text. Per the development text, lots 1, 2 and 6 could be further subdivided utilizing the minor subdivision process if the subject lots meet the minimum bulk requirements. A Final Subdivision Plat would need to be approved prior to or concurrent with the first Final Development Plan.
- **SITE CONFIGURATION:** The subject development would be separated into six Sub-Areas (1-6) with Sub-Areas 1 and 2 further divided into two smaller Sub-Areas respectively (see attached exhibit).

Sub-Area 1- Stratford North (11.80 acres- lot 6) – This Sub-Area is located along Stratford Road just south of the Elliot Estates Subdivision and divided into two smaller Sub-Areas 1a and 1b.

- *Sub-Area 1a (8.46 acres)* – This Sub-Area is located just west of the historic Janes Home and Barn, south of Elliot Estates Subdivision, east of Sub-Area 6 and north of Sub-Area 3. An unnamed stream bisects the western portion of the Sub-Area in a north/south orientation and also comprises the southern boundary. A hardy existing tree line that would be supplemented with a maximum 3 foot high undulating mound with minimum 6 foot high evergreen trees at installation placed in a soldier course manner to buffer the adjacent single family homes to the north. Access to the site would be from Stratford Road through Sub-Area 1b with at a minimum an emergency access drive to Sub-Area 3 or 6 if required by a Final Development Plan. There is no preliminary development plan submitted for this site but some of the permitted uses include: assisting living or nursing home (no more than two stories high), single family detached dwelling, single family attached dwellings (2 or less) and bed and breakfast. The aforementioned uses could spill into Sub-Area 1b but shall not extend in front of the existing Janes House and Barn. Any permitted future proposed use would require Preliminary and Final Development Plan by the Planning Commission and City Council that would have to achieve compliance with the approved development text and plans.
- *Sub-Area 1b (3.34 acres)* - This Sub-Area is located adjacent to Stratford Road, an unnamed stream comprises the south boundary, Elliot Estates Subdivision the north boundary and Sub-Area 1a comprises the west boundary. Currently there are two historic structures on the site which include the Janes Home and Barn. The Janes Home and Barn shall, in the absence of tenants, be maintained so as to retain the existing structural integrity and exterior aesthetic appeal of both buildings. When and if a tenant or tenants for the structures are proposed, a future applicant may also propose adaptive reuse of the structures including minor modifications to facilitate redevelopment, rehabilitation, and tenancy of the structures. Changes to or removal of the structures shall require review and approval through the Final Development Plan (public hearing at Planning Commission and City Council) review process and any such proposal shall be sensitive to the unique historical, cultural, and design elements of the structures with the appropriate buffering. Care shall be used in preserving the unique architectural and detailed design elements of each structure while allowing for adequate adaptive reuse opportunities to promote long term tenancy (and therefore long term maintenance) of the structures. Demolition of either structure in its entirety is not permitted unless a Final Development Plan that permits such demolition is approved. Historic reuse, adjacency of neighbors, open space provision, buffering to adjacent properties, character of the area, and overall architecture and design shall be some, but may not be all, of the decision criteria upon which to base a decision of potential

demolition. The area between the house and barn and Stratford Road shall remain preserved as open space along with the existing hardy tree line along the northern property line. However, if the adaptive reuse of house and/or barn requires other site items (parking lot, etc.) it could be allowed to utilize Sub-Area 1a if approved through the Final Development Plan approval process.

Sub-Area 2- Stratford South (17.14 acres – lots 9-11) – The Sub-Area is located along Stratford Road south of Sub-Area 1b, north of Meeker Way and west of Sub-Areas 3, 4 and 5.

- *Sub-Area 2a (7.30 acres)* – Sub-Area 2a is located adjacent to Stratford Road with 1b comprising the northern boundary, 2b comprising the western boundary and Meeker Way comprising the southern boundary. The applicant is proposing 24 single family single family homes (attached and detached) with a minimum 1,500 square feet per dwelling unit that front Stratford Way. The primary access to the site would be from Stratford Road while the secondary access would be from the spine road through Sub-Area 2b. The proposed houses are bookended to the north and south by a detention basin while to the west there is a rear access drive for the proposed garages and to east by a 60 foot buffer from the proposed right-of-way with landscaping, a stream and a bike path and then Stratford Road. The subject housing would provide a transitional vertical buffer to the existing homes across Stratford Road and staff would recommend and the applicant has agreed that if the market conditions exist they will construct these homes as soon as possible to begin to create the aforementioned layered buffer.
- *Sub-Area 2b – (9.84 acres)* - This Sub-Area is located west of Sub-Area 2a and provides a mixed use of ground floor commercial/office and some possibly some ancillary residential and upper story residential with a large open space called Stratford Commons providing a significant programmed open space amenity for the entire development. The site plan identifies three commercial/office/residential buildings that total 80,800 square feet (building 1 – 23,200 square feet, building 2 – 25,800 square feet and building 3 – 31,800 square feet) directly west of the proposed single family houses and east of Sub-Areas 3 and 4. Buildings 1 and 2 are located north of the main east/west boulevard connecting Stratford Road to Sub-Area 4 while building 3 is located just south of the aforementioned boulevard. The access to Sub-Area 2b from/to Sub-Area 3 and the spine road shall be reconfigured to achieve compliance with fire department requirements. This reconfiguration would likely increase the size of the Stratford Commons open space and provide room for enhance buffering between Sub-Area 2 and 3. The buildings would have four sided architecture with the main parking lot located just west of the building with additional parking located north, south and east of the buildings. A wooded permanent preserve area and a detention basin pond are located north and south of the buildings respectively. The Stratford Commons open space is located just west of the buildings. The second story of the subject buildings would be apartment units that would be a minimum 800 square feet for a one bedroom with an additional 200 square feet for each additional bedroom for a maximum total of 49 apartment units for the entire second floor of the three buildings. The ground floor would be primarily commercial and office uses but ancillary ground floor apartment units maybe allowed if integrated into a mixed use building and approved with a Final Development Plan that are a minimum 800 square feet for a one bedroom with an additional 200 square feet for each additional bedroom and they shall not be allowed on corner locations of the buildings.

Sub-Area 3 – Northern Quad (12.22 acres- lot 7) – This Sub-Area is located in the center of the site and is bounded to the north by the unnamed stream (Sub-Area 1), Sub-Area 2 to the east, Sub-Area 4 to the south and the spine road to the west (Sub-Area 6). The signature big box building, the magnet store for the proposed entire development, would be located in this Sub-Area with the approximate 98,700 square foot building facing US 23 and a significant amount of the 470 parking spaces located west of the building with two access curb cuts from the main spine road. Secondary access to the site is located thru Sub-Areas 2 and 4. A drive thru and potential outdoor storage area could be located just north of the building if well screened and designed. The rear of the building (east elevation) would be for deliveries with a storage dock adjacent to a row of parking. The fire department requests the access area to the rear of the building to Sub-Area 2b should be widened and realigned to achieve fire department requirements. A vehicular only gas station with or without a convenience store is allowed as an accessory use to the primary use within the parking lot of this Sub-Area. The building would have to be buffered from Sub-Areas 1 and 2 per the development text. Also,

the building architecture design and materials would have to achieve compliance with the development text and be consistent with submitted renderings.

Sub-Area 4 – Central Quad (10.00 acres – lot 8) – This Sub-Area is located in the southern half of the property and is bounded to the north by Sub-Area 3, to the east by Sub-Area 2 and to the south and west by the spine road (Sub-Area 5). The applicant is proposing two unique sister commercial buildings that total 87,200 square feet (building 5 – 45,800 square feet and building 6 – 41,400 square feet) and would front the spine road with four sided architecture with the delivery area located within the courtyard of each building. The primary access to the site would be through three curb cuts along the spine road with secondary access through Sub-Areas 2 and 3. The 428 space parking lot surrounds the two buildings with the majority of the parking lot fronting the spine road. As mentioned above the building architecture design and materials would have to achieve compliance with the development text and be consistent with the submitted renderings. The permitted uses would range from commercial to office to recreational and entertainment to community facility uses.

Sub-Area 5 – Southern Gateway (11.60 acres – lots 3-5) – This Sub-Area is located in the southwestern corner of the site and is bounded to the north by Sub-Area 6, to the south by Meeker Way, to the east by the spine road (Sub-Area 2 and 4) and to the west by US 23. The Sub-Area has three lots with lot 3 being a preserved wooded area with a detention basin located on the northern portion of the Sub-Area fronting US 23 while lots 4 and 5 are commercial outlots. The proposed building on lot 4 would front US 23 but access to the site would be from the spine road with secondary access through lot 5. The proposed 18,000 square foot building would be located between the existing stream and US 23 with a 112 space parking lot surrounding the building. Lot 5 which does not have a proposed layout is located east of the unnamed stream and west of the spine road and encompasses 1.95 acres with primary access from the spine road and secondary access through lot 4. The proposed building on lot 4 would have to achieve compliance with the development text requirements and be consistent with the submitted rendering for Final Development Plan approval by the Planning Commission and City Council while lot 5 would have to achieve the same compliance but would require Preliminary and Final Development Plan approval. The permitted uses for these two outlots would range from commercial to office to recreational and entertainment to community facilities uses.

Sub-Area 6 –US 23 Quad (11.65 acres – lots 1 and 2) – This Sub-Area is located in the northwest corner and is bounded by Chesrown Chevrolet and Elliot Estates Subdivision to the north, Sub-Area 5 to the south, Sub-Area 1 and 3 to the east and US 23 to the west. The Sub-Area maybe divided into three lots surrounded by the spine road that connects to US 23. Although this Sub-Area fronts US 23, the access points to these lots would be from the spine road as approved in the Preliminary and Final Development Plan process with final access location per traffic engineering requirements. As mentioned earlier, per an agreement of the rezoning of the Chesrown Property in 2012, an access easement though lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated and executed and recorded at the County concurrent with or prior to development of any portion of the proposed spine road or development of the first Final Development Plan for the site. The applicant shall ensure Chesrown’s concurrence with such easement and its alignment prior to filing. The permitted uses for these outlots would range from commercial to office to recreational and entertainment to community facilities uses along with permitting no more than one new auto dealership. If a gas station associated with the big box use in Sub-Area 3 is proposed with specific conditions it can be located here unless the gas station is constructed in Sub-Area 3 as only one such use is allowed. Again, all the proposed buildings in this Sub-Area would have to achieve compliance with the development text requirements with Preliminary and Final Development Plan approval by the Planning Commission and City Council.

- **TREE REMOVAL & REPLACEMENT:** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced according to the survey of open land, preserves and sample areas and verified by the City of Delaware. Tree removal and replacement shall meet all requirements of Chapter 1168 and with the following replacement schedule and fee/replanting requirements:
 - i) Trees in poor condition shall not be replaced.
 - ii) Trees in fair condition shall be replaced at 50%.
 - iii) Trees in good condition shall be replaced at 100%

- iv) Ash trees shall not be replaced and must be removed from the site.
- v) For any permanently preserved tree areas replacement credit shall be granted based on the submitted and verified survey and the schedule above.
- vi) Tree Replacement Fee / Replanting – Based upon the submitted and verified survey, the net difference in caliper inches between trees removed and trees permanently preserved in the verified tree survey is 4,072 and the following replacement and/or payment schedule shall apply:
 - (1) The 4,072 caliper inch deficiency requires a \$407,200 payment in lieu of replacement (\$100 per caliper inch) or replanting on site above that which is required on any Final Development Plan individually or in total.
 - (2) To satisfy this deficiency and facilitate administration of these provisions, the applicant shall pay \$100,000 up front with the first approved final development plan and infrastructure improvements.
 - (3) The balance of \$307,200 (or 3,072 caliper inches of qualifying replacement trees) shall be paid on a per acre basis as the site developments. The preliminary development plan identifies 67.95 net developable acres which would require \$4,521 per acre ($\$307,200/\67.95) to be paid as development occurs and as given in the process requirements of this section.
 - (4) The process shall be that when each final development plan is approved a fee of \$4,521 per acre of the subject Final Development Plan would be required prior to construction drawing approval of the subject Final Development Plan.
 - (5) All the trees planted as required landscaping (street trees, perimeter landscaping, etc.) would not count towards the aforementioned tree replacement balance and as any are required on approved Final Development Plans.
 - (6) Any trees planted in excess of any required landscaping would count toward the tree replacement balance per City approval. A running balance shall be kept by the City in both dollars and caliper inches of required replacement for this purpose. When the balance equals zero the tree replacement shall be satisfied so long as the removal of trees is the same as that submitted with the initial verified survey. In the event that additional trees are removed as may be approved with future phases, the fee or replanting caliper inches shall be increased accordingly per the same method as is given in this section.
- **LANDSCAPING & SCREENING:** The development would require street, front yard, parking lot and perimeter landscaping approval. The preliminary landscape identifies street trees, front yard and parking lot trees for the lots that have specific development plan layouts and perimeter buffering to the north adjacent to Elliot Estates Subdivision and along Stratford Road. The submitted plans and additional plans for the vacant lots would need to be submitted for each building and approved during the Preliminary and Final Development Plan approval process. The perimeter buffering for the site from Stratford Road and the Elliot Estates Subdivision is proposed in layers to lessen the impact of the larger commercial buildings in Sub-Areas 3 and 4 with landscaping and scale of proposed buildings. From the north adjacent to the Elliot Estates Subdivision, the applicant is proposing to preserve the existing hardy tree row along with maintaining a 40 foot wide setback with an undulating mounding of a minimum 3 feet in height with evergreen trees a minimum 6 feet tall at installation staggered in a soldier course manner to buffer the existing subdivision from Sub-Area 1. Furthermore, Sub-Area 1 would be buffered from Sub-Area 3 by the preservation of an unnamed stream which also preserves the existing row of trees which maintains the layered buffering effect from Elliot Estates Subdivision. Additional plantings along the Sub-Area 3 boundary are also required. From the east adjacent to the historic Stratford Village single family homes, the applicant is proposing a 60 foot buffer from the proposed right-of-way with landscaping, trees, a stream and a bike path from the curve on Stratford Road south to Meeker Way. North of the curve on Stratford Road is a detention basin and permanent preservation of an existing woodlands that extends north to the Janes Home and Barn. The applicant is preserving the existing open space between the house and barn and Stratford Road to the northern property line of the development. The next layer of buffer for the residents south of the curve on Stratford Road would be the construction of 24 single family attached and detached homes with a maximum height of 35 feet with the intent to be complimentary with the existing houses along Stratford Road as well as the Comprehensive Plan. Just west of the aforementioned houses, three commercial, office and residential scaled buildings not to exceed 35 feet in height with a common open space that are walkable with a neighborhood feel would provide

another buffer for the residents along Stratford Road. Furthermore, Sub-Area 2 would be buffered from Sub-Area 3, with two rows of street trees and mounding with additional trees on the west side of the detention basin adjacent to Stratford Road and Meeker Way. Additional buffering between the proposed big box and Sub-Area 2b would be required. Staff finds that the existing landscaping and buffering requirements coupled with the preservation of streams and woodland and the aforementioned layering of buffering along the northern and eastern portion of the site should provide an effective buffer and appropriate transition for the adjacent residential homes while fulfilling the intent of the Comprehensive Plan in this regard. The exact details of the landscaping and buffering requirements would be addressed during the Final Development Plan approval process and preparation of required final landscaping plans. Additionally, a stone monolith shall be installed at the US 23 and the primary curb cut into the development (Hawthorn Boulevard) per the Gateways and Corridor Plan. Also, stone piers shall be installed at regular intervals along the US 23 frontage of the development to be consistent with the Gateway & Corridor Plan and with other recently approved developments in the corridor and as approved during the Final Development Plan process. The Shade Tree Commission would have to approve all landscape plans.

- **OPEN SPACE:** The applicant is proposing 17.97 acres (26.33%) of open space in the entire development which is significant since there are no minimum open space requirements for commercial oriented developments per the zoning code. This is even above base code requirements for most standard residential developments. Of the 17.97 acres of open space, 2.98 acres (16.6%) would be active, 6.08 acres (33.8%) would be passive and 8.91 acres (49.6%) would be in permanent preservation. Within Sub-Area 2 just west of the three proposed commercial/residential buildings would be a large open space called Stratford Commons that would serve the entire development and would be available for live concerts, play area, active and passive recreation, etc. This is a unique and signature feature of the development oriented toward the Jane Barn on the north side. There are two large preservation areas that are wooded with a detention basin located in each on along US 23 and Stratford Road (lots 3 and 9). In addition there is a detention basin located at the corner of Meeker Way and Stratford Road (lot 12) with a man-made stream along Stratford Road adjacent to Sub-Area 2. Also there is a preservation area just south of Meeker Way (lot 13). Furthermore, two existing unnamed streams will be permanently preserved along the northern and southwestern portions of the site.
- **PEDESTRIAN CONNECTIVITY:** The applicant is proposing a bike path along Stratford Road from Meeker Way to the northern property line of the development just south of Elliot Estates Subdivision and then it would extend west just south of the proposed undulating mound to US 23 per the adopted City Bikeway Master Plan. The exact US 23 crossing location of the bike path shall be determined by the City Engineer per the actual intersection specifications at the existing traffic signal at US 23 and Wendy's. The Final Development Plan process will include this final alignment. On other similar projects, the City indicated it would not want a side walk adjacent to US 23 because of safety reasons. Therefore, the applicant would be required to provide easements for a sidewalk in the event of a long range future potential connection (if it cannot be accommodated within the existing right-of-way as determined by the City Engineer) while a condition of approval would require a payment in lieu of construction for this section. This method would ensure space for future such connections if desired while allowing for other priority pathway construction to be addressed in accordance with adopted plans. Except for along US 23, concrete sidewalks 5 feet in width and achieving compliance with minimum engineering requirements shall be provided on one side of all public streets as well as to connect components of the overall plan. This will ensure the walkability of the site and provide an overall neighborhood feel.
- **LIGHTING:** The Preliminary Development Plan does not identify any lighting but lighting requirements are addressed in the development text and would need to be included in the Final Development Plan for each building. All lighting plans shall achieve compliance with the development text and zoning code and would need to be approved by the Chief Building Official. The text requires lighting generally consistent with that of new commercial development immediately south of the site.
- **SIGNAGE:** The applicant is proposing a Comprehensive Sign Plan for the entire development which includes freestanding signs, building signs, other signs and prohibited signs. The freestanding signs would include two primary development signs, two secondary development signs and two tertiary development signs. The two freestanding signs would be located on US 23, one just north of Meeker Way and one just north of the southernmost entrance to the development. The primary development signs would be 20 feet high with up to five tenant panels and would have a stone base. One secondary development sign would be located just north

of the northernmost entrance into the development on US 23 and one on Meeker Way just east of the spine road. These signs would be nine feet high with three tenant panels and would have a stone base. The two tertiary development signs would be located on Stratford Road just south of the two respective entrances. These signs would be five feet high with a stone base and would not have any tenant panels. Other ground signage would not be allowed. Building signage shall include wall signs, projecting signs and canopy signs. Only one building sign is permitted per primary tenant frontage of a public or private street except that there shall be no more than two such signs per primary tenant building. Except for along US 23 and Meeker Way, no primary building signs shall be permitted facing a residential district or use. Reverse channel letter signs and gooseneck down lighting are required for building signs. The location of all wall signs shall be within a defined sign band and the size of the building signs shall be per the current zoning code. In addition, ancillary or directional signs no larger than two square feet may be granted administratively. Other signs include a temporary marketing/for sale or lease sign shall be permitted as part of the comprehensive sign plan. All other signage shall meet the current zoning code and the approved development text. Prohibited signs include streamers, balloons (inflatable or hard plastic), spinners, any air air-activated devices, billboards, search lights, flag (or blade flag) signs, flutter flags, cardboard signs, sandwich board signs or other attraction devices shall be prohibited. In addition, all existing billboards shall be removed from the subject development.

- **BUILDING DESIGN:** Overall the plans present significantly upgraded and high end design and architecture which is compatible with the historic Stratford Village area. The development text, plans and renderings are all incorporated into the design requirements to ensure that Final Development Plans are consistent with these high quality requirements. The architecture style for the entire development shall include Pennsylvania Dutch components and generally be recognizable as in the Pennsylvania Dutch style such as stone end walls, vertical clapboard, board and batten, and cement board siding, and pitched standing seam metal roofs. The architecture shall be compatible and consistent with the historic Meeker homestead and historic Meeker barn to the south of the site currently owned by the Delaware County Historical Society as well as the Stratford homes to the east. To create a cohesive and unified design throughout the entire development, all buildings shall be consistent in overall design, color, materials, and architectural pattern, and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes, dormers, detailed and well defined cornices on flat roof structures, columns, awnings, or other elements as determined through the Final Development Plan review process for commercial and residential buildings per the general specific development text. Some of the general requirements include: 1.) All buildings shall be consistent with the style, materials (including brick, stone, and cement fiber siding), rhythm, glazing, spacing, roof lines and pitches, as depicted upon the submitted architectural renderings and the development text; 2.) Each building shall include a minimum of 30% brick, stone, or cultured stone upon publicly viewable portions thereof. 3.) Vinyl, stucco, EIFS, and similar materials shall only be used as an accent material; and 4.) A color pallet for buildings including roofs shall be submitted with the first Final Development Plan for a building use type (i.e. commercial or residential) for review and approval through the Final Development Plan process. In addition, all buildings shall achieve compliance with the specific development text in each respective Sub-Area.
- **FIRE DEPARTMENT:** The Preliminary Development Plan along with each subsequent Final Development Plan shall achieved compliance with all fire department requirements. The Fire Department has indicated it would want to eliminate some of the parking and bump out islands from the drive thru of the building in Sub-Area 3 and to the parking lot in Sub-Area 2 in order to facilitate their access. This is compatible with other design and buffering comments to uses in the area of the parking spaces to enhance and better layer landscaping to the back of the building in Sub-Area 3. Staff is confident this can be easily accommodated in the require final development plans for this area.
- **CONDITIONAL USE PERMIT:** The proposed uses shall achieve compliance with the conditional use permit requirements per the zoning code and of the approved development text.
- **PHASING:** The proposed development would be constructed in phases based on the market demands with public roads, bike paths, utility infrastructure and perimeter mounding and landscaping constructed in Phase 1. Staff would recommend and the applicant has agreed that if the market conditions exist to construct the single family homes in Sub-Area 2a as soon as possible to begin to create the aforementioned layered buffer to Stratford Road. The remainder of the development would be developed as market demands.

- **MISC:** The Jane House and Barn are treated separately and specifically within the zoning text which requires specific Final Development Plan process to be followed for any major changes to these structures. The clear intent is to preserve and adaptively re-use both structures but allowance is made for proposals to be brought forward through the public review process of Final Development Plans in order to specifically review a change to this approach.
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STAFF RECOMMENDATION (2016-2783 – REZONING AMENDMENT)

Staff recommends approval of a request by Delaware Development Plan LTD of a Rezoning Amendment from A-1 (Agricultural District) and A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) to A-1 PMU for Coughlin’s Crossing on 15 parcels encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way, with the following conditions that:

1. Any new structure(s) or any change of use of any proposed buildings or property shall require conformance to all provisions of the Development Text.
 2. The parcels and/or sites that have a layout on the Preliminary Development Plan shall require Final Development Plan approval while the parcels and/or site that do not have a layout shall require Preliminary and Final Development Approval by the Planning Commission and City Council.
 3. The development text, renderings and all associated submitted plans (including the Comprehensive Sign Plan) comprise the zoning and development requirements for the site together with all other City applicable code and regulations.
-

STAFF RECOMMENDATION (2016-2784 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Delaware Development Plan LTD of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Coughlin’s Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

STAFF RECOMMENDATION (2016-2785 – AMENDMENT TO THE COMPREHENSIVE PLAN)

Staff recommends approval of a request by Delaware Development Plan LTD of an Amendment to the Comprehensive Plan on property designated as Mixed Use, Low Density Single Family and Medium Density Single Family on the Future Land Use Map to Mixed Use for Coughlin’s Crossing as submitted in its entirety and developed as a master plan community encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

STAFF RECOMMENDATION (2016-2786 – PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware Development Plan LTD of a Preliminary Development Plan for Coughlin’s Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements and as approved by the City Director of Utilities.
3. All State and local rules and regulations regarding the regulation of water courses within the site shall apply as they are in effect at the time of permitting.
4. The applicant shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per ODOT, City Engineer and County Engineer. The applicant shall recognize that traffic impact study has not been approved in final form and access points and the site layout may change as a result. Major changes will require resubmittal of the Preliminary Development Plan and possible amendment of the development text and accompanying planning documents.
5. An access easement though lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated, executed and recorded at the County concurrent with or prior to development of any portion of the proposed spine road or development of the first Final Development Plan for the site. The applicant shall ensure Chesrown’s concurrence with such easement and its alignment prior to filing.

6. The applicant shall be required to provide easements for a sidewalk (if it cannot be accommodated within the existing right-of-way as determined by the City Engineer) along US 23 and shall make a payment in lieu of construction per the City Engineer with development of the first lot adjacent to US 23
7. Except for along US 23, concrete sidewalks shall be 5 feet in width, achieve compliance with minimum engineering requirements, shall be provided on one side of all public streets, and shall be located throughout the development to provide pedestrian connectivity to and between Sub-Areas, buildings and uses as determined through the Final Development Plan process.
8. The Final Development Plans shall achieved compliance with all fire department requirements.
9. The Janes Home and Janes Barn in Sub-Area 1b shall, in the absence of tenants, be maintained so as to retain the existing structural integrity and exterior aesthetic appeal of both buildings. Demolition of either structure in its entirety shall not be permitted unless a Final Development Plan that permits such demolition is approved per the development text.
10. The maximum amount of units permitted in Sub-Area 2a shall be 24 single-family attached and detached units.
11. The minimum apartment size in Sub-Area 2b shall be 800 square feet for a one bedroom unit and 200 square feet for each additional bedroom and shall be allowed as part of a mixed use commercial building only. Stand alone or separately constructed units shall require a Zone Amendment, Preliminary Development Plan amendment and subsequent Final Development Plan approval.
12. All the required landscape buffering shall be installed per the approved development text and all perimeter buffering and landscaping shall be installed for the entire 80 acre site with the first construction of any portion of the site.
13. Additional landscaping shall be installed between the rear of the building in Sub-Area 3 and Sub-Area 2 per staff approval consistent with this report and as determined at the Final Development Plan.
14. Lots 3, 9 and 13 shall be identified as preservation areas on the final plat.
15. According to the tree replacement schedule, the applicant shall pay \$100,000 up front with the first approved final development plan and infrastructure improvements. The balance of \$307,200 (or 3,072 caliper inches of qualifying replacement trees) shall be paid on a per acre basis as the site developments. The preliminary development plan identifies 67.95 net developable acres which would require \$4,521 per acre ($\$307,200/\67.95) to be paid as development occurs and as given in the process requirements of this section. The process shall be that when each final development plan is approved a fee of \$4,521 per acre of the subject Final Development Plan would be required prior to construction drawing approval of the subject Final Development Plan
16. Every proposed new building shall achieve compliance with the design standards of the approved development text.
17. Any new signage (ground, building and other) shall achieve compliance with the Comprehensive Sign Plan, the current zoning code and the approved development text.
18. Any landscape plans shall be reviewed and approved by the Shade Tree Commission for strict compliance with the site landscaping requirements and recommendations.
19. Any lighting plan shall be reviewed and approved by the Chief Building Official and shall be consistent with the zoning text.
20. The parcels and/or sites that have a layout on the Preliminary Development Plan shall require Final Development Plan approval while the parcels and/or site that do not have a layout shall require Preliminary and Final Development Approval by the Planning Commission and City Council.
21. A stone monolith shall be installed at the US 23 and primary curb cut (Hawthorn Boulevard) into the development per the Gateways and Corridor Plan.
22. Stone piers shall be installed at regular intervals along the US 23 frontage of the development to be consistent with the Gateways and Corridor Plan and with other recently approved developments in the corridor during the Final Development Plan process.



Coughlin's Crossing Land Use Addendum

The City of Delaware Comprehensive Plan 2003-2008 adopted in April 2004 has eight elements that should be considered when requesting an amendment to the comprehensive plan. In the opinion of Staff, below are the findings within the eight elements that indicate if the Delaware Comprehensive Plan supports or does not support the proposed development as requested by the applicant:

Growth Management Plan Element

Generally Supports

- **GM 11 - Adopt Design Guidelines to Improve Quality of Development** - Constructing a quality built environment and development that will "stand the test of time" has been identified as a priority of the public participating in this planning process. Ensuring a higher standard will build a stronger, more stable tax base. It will also attract additional investment by guaranteeing fair and consistent rules that ensure one's neighbor will not construct a building that is below community standards. And it will satisfy community desires for an attractive town that is based upon Delaware's outstanding historic character. Guidelines will be applied to new construction as well as external changes to all development. *See Community Character Element.*
- **GM 12 – Ensure That New Development Preserves Environmental Resources, Provides Connectively and Enhances it Environs** - New development must fulfill the design priorities of the Comprehensive Plan to preserve and integrate with open space and environmental resources, connect to surrounding developments, and in general enhance the surrounding environs. New development should not denigrate the community, create eyesores, or ignore the unique characteristics of a site. *See Environmental Resources Element.*
- **GM19. Support the Development of Priority Growth Areas (PGAs) to Ensure Consistency with the Comprehensive Plan.** The Priority Growth Areas (PGAs) establish the City's geographic preference for development over the next five years and drive the City's infrastructure investment program. The accompanying map presents these locations.
 - **STAFF NOTE:** The Subject property is within a Priority Growth Area.
 - **GM 19.4 – Southeast** - Golf course and higher end residential development, office, institutional, and limited retail uses may develop in the Southeast during the planning period, including completion of zoning and subdivision steps for development beyond 2007. This area is a major entry to the City and is expected to continue to be a generator of investment – residential and non-residential. It offers the best opportunity for office and institutional development to spur growth in the City's tax base.

Potentially does not support

- **GM18. Establish General Guidelines for Supporting Annexations.** The City will establish general guidelines that indicate where annexation will be supported. At the same time, it will establish a future corporate boundary that defines the general boundaries of future annexations in the long term. These are planning guides based on current information and growth policies. The accompanying map indicates the location of these areas and boundaries.

Land Use Element

Generally Supports

- **LU6.4** - Retail development is supported where it fulfills an unmet local need for goods and services. A limited amount of big box uses can be supported, with the primary focus the US36/SR37 corridor with additional retail development supported in the US23 corridor. Retail nodes are provided for at key arterial intersections, provided that pedestrian connections are made to adjacent neighborhoods.
- **LU6.11**- Open space preservation continues as a high priority of the City, with parkland, open space reserves, and conservation easements provided for in residential, mixed-use, and non-residential developments as appropriate. Stream corridors and floodplains continue as focuses for continuous systems of interconnected open space and conservation easements.
- **LU7.7** -Higher density/intensity will be supported in projects that mix uses and seek to create a pedestrian oriented environment, such as riverfront development.
- **LU8.2** -Appropriate land use transitions that successfully buffer single-family neighborhoods include multi-family uses, office uses, institutional uses, parks and recreation, open space, and landscape buffers.
- **LU9**. Encourage Creativity in Site Design. The City expects future development to use creative site design to accomplish the following objectives. These approaches should be used as a regular course of business in designing sites. Traditional suburban design principles – such as cul-de-sacs – are not generally supported. *See Community Character Element.*
 - **LU9.1** - The preservation of outstanding natural features (woodlands, ravines, stream corridors);
 - **LU9.3** - Vehicle, pedestrian, and bike connectivity;
 - **LU9.6** -Mixed uses and densities; and
- **LU25.3** - Road and intersection improvements are made to improve traffic flow and safety, and reduce congestion in the US23, SR315, Stratford Road, and Pollock Road intersections. Access management guidelines are implemented in the US23 corridor.
- **Urban Form Map** – STAFF NOTE: The project area is shown on the Urban Form Map as being a ‘Major Mixed-Use’ node.
- **LU8.1** -Land use transitions will be consistent with the Future Land Use Map.
- **LU25**. Support Appropriate Development on Infill Sites in the Stratford Subarea (Subarea 12), Limit Retail Development, and Minimize Development Impacts on Stratford. The Stratford Subarea contains two of the City’s newer neighborhoods (Ravines at Stratford and Stratford Woods), an established neighborhood (Wesleyan Woods), several multi-family projects, Willowbrook retirement village, two major commercial centers, Stratford Ecological Center, the unincorporated historic village of Stratford, and the Olentangy River. It is a gateway to the core of the City, especially from SR315. Additional development demand can be expected, especially along US23. Development must be sensitive to the historic and environmental character of the subarea.
 - **LU25.1** -Existing residential developments will be protected from the impacts of commercial development. Such development is supported in limited locations and impacts are minimized through additional setbacks, landscaping and buffering, and land use transitions.
 - **LU25.2**- A Stratford Corridor Overlay District is adopted to require design standards that require non-single-family construction to be compatible with the historic character of the unincorporated village of Stratford, which establishes a design character for this part of the City. Architectural design of buildings in this subarea will reflect the range of styles and materials found in Stratford historic properties. This includes smaller massing of buildings, gabled roofs, and wood, stone, and brick exteriors. Clusters of individual buildings are preferred over larger structures.
 - **LU25.6** - Ravines will be protected as open space components of private developments and/or with conservation easements.

- **LU25.9** -Properties located between Stratford Road and US23 south of the Wagner Way/Hull Drive subdivision is designated Mixed Use. Under the Mixed-Use designation it is the City’s intention to limit retail uses to neighborhood-scale businesses that are smaller in size, walkable, and meet day-to-day needs for goods and services. Development of these properties will be influenced by their location along US23, land values, and market demand. However, development must be cognizant of the role these properties play given their visibility along this major corridor, location along a state scenic river, and adjacency to the Stratford historic village and other neighborhoods. A buffer is recommended on the Future Land Use Map by way of the designation of Moderate Density Single-Family along the west side of Stratford Road. For this entire area, site design, architecture, materials, lighting, etc. must be sensitive and complimentary to surrounding uses and character. Grading and filling of these properties will be held to the absolute minimum to ensure that the existing topography is left in its natural state. The stream that parallels US23 must be kept in a natural state, although relocation could be acceptable depending on the final treatment of the stream. Heavily wooded frontage is expected along US23, but allowing some views into the site and out parcels.

Potentially does not support

- **LU9.** Encourage Creativity in Site Design. The City expects future development to use creative site design to accomplish the following objectives. These approaches should be used as a regular course of business in designing sites. Traditional suburban design principles – such as cul-de-sacs – are not generally supported. *See Community Character Element.*
 - **LU9.4** The full application of neo-traditional principles;
 - **LU9.7** Transit-oriented development principles.

Community Character Element

Generally Supports

- **CC 3.2 Require Well Designed Signage and Landscaping for Non-Residential Developments** - The entrances to all developments, whether residential or non-residential, should be attractively designated with appropriate signage and landscaping. This runs the gamut from well-designed subdivision entrances to historic markers for older neighborhoods to restaurant and retail center signage and landscaping to corporate signage at industrial parks. In all cases, gateways should reflect a carefully designed and well-maintained identity for individual properties and developments.
- **CC12 Support Development of New Nodes in Expanding Parts of the City** - Where the opportunity avails itself, the City will support the development of new nodes. The clustering of a school site, City parks, and a neighborhood retail center would create an activity center for a section of the City.
- **CC18 Promote Effective Edges** - Residential developments along major arterials and railroad tracks must include landscaped and mounded buffers (privacy fencing is insufficient). Multi-family housing or office uses as transitions between residential and non-residential development. Non-residential developments must provide significant buffers along residential properties. Zoning Code provisions are a starting point
- **CC33 Prepare Design Guidelines to Provide Guidance to Businesses Regarding the City’s Expectations** - Design guidelines will provide property and business owners with guidance about design review concerns and the processes used by the City to address these issues. The guidelines should provide clear direction about expected design approaches for specific types of development, such as “four-sided” architecture, durable exterior materials, contextual design, and residential roof forms for

commercial buildings adjacent to residential areas. The guidelines should provide flexibility but clearly explain the City's expectations. Of particular importance, the Plan recommends a conditional use permit for retail uses of 100,000 square feet or larger (*see Economic Development Element*).

- **CC5 Limit Commercial Sprawl to Maintain Land Values** - Linear development along major corridors will create a sprawl-type pattern that will negatively impact traffic flow, devalue private investments in the long term, and create management issues for the City (service issues). Sprawl should be limited along all corridors by requiring coordinated development on larger parcels, with consistent architecture, materials, signage, and landscaping, consolidating access and utilities.
- **CC22 Minimize Development Impacts on Stratford Road** - The unincorporated village of Stratford has remnants of its historic character, including the scale of buildings, architectural styles, and materials. Those characteristics should not be overwhelmed by new development and should be used as a template for reviewing development proposals in the area. In fact, a Design Overlay District should be prepared for this area. *See Design Review section.*
- **Community Character Map** – STAFF NOTE: The project area is noted as a District on the Community Character Map.

Transportation Element

- No specific transportation elements pertain to this site.

Community Facilities and Services Element

Generally Supports

- **CF4 Facilitate Bikepath Linkages Between Neighborhoods, Parks and the Bikepath Network** - The City is planning an extensive bikepath network that links neighborhoods, parks, schools, and activity centers like the Downtown. The end result will be a network that will allow safe biking throughout the City. Segments will be constructed as funds become available and/or concurrent with individual developments. The City should work with partner organizations to develop bike connections between the City and nearby recreational areas. *See Transportation Element.*

Economic Development Element

Generally Supports

- **ED 21.2 – Avoid Haphazard Development** - The City will avoid haphazard single-use suburban retail development along these corridors in favor of mixed-use development (*see office recommendations*). The design guidelines will respond to this issue.
- **ED 21.3 Encourage Grocery Store Anchored Retail Centers** - For areas designated for retail development, it is preferable that shopping centers anchored by attached grocery stores over clusters of big box retailers. These types of centers would better meet local needs for goods and services. *See Objective ED23.*

Housing Element

- No specific housing elements pertain to this site

Environmental Resources Element

Generally Supports

- **ER2 Require Submittal of an Environmental Analysis Map with each Development Plan and Subdivision Preliminary Plat** - An analysis of environmental conditions affecting a specific development site is prepared on a sporadic basis. The Code should be amended to require a formal Environmental Analysis Map and text with each Development Plan and Subdivision Preliminary Plat that identifies all of the resource areas addressed in Objective 1, identifies changes to those resources due to the proposed development, and proposes mitigation measures to offset those changes. This submittal requirement should also be linked to the Tree Preservation Permit requirement.
- ER9.1 The City supports appropriate land uses along rivers and streams that limit their impact and protect the environmental qualities of these natural systems, including parks and open space, residential development, institutional uses, and civic uses where located outside the regulatory floodplain.
- **ER10.3** Requirements for forested buffers are expanded to include all rivers, streams and headwaters. *See Water Quality Section.*
- **ER17.1 Amend Code to Require Buffers** -- The 120-foot setback/forested buffer requirement along the Olentangy River will be expanded to include a 60-foot setback/buffer requirement along all major streams, a 30-foot setback/buffer along all other streams and tributaries, and a 15-foot setback where possible in the Downtown. Planning will prepare a stream buffer overlay district for adoption by City Council in 2003.

Potentially does not support

- **ER6 Avoid Significant Slopes** - In general most construction activity can accommodate significant slopes (slopes above 15%) through more stringent construction design. This is usually not an issue given the relatively flat topography around Delaware. However, along ravines, slopes that equal or exceed 15% should be avoided for construction sites and should be set aside in public or private open space. Appropriate slopes for roads are 8% to 12%, but 5% is preferred. Driveways should not exceed slopes of 15%. Sidewalks require a maximum slope of 15% to meet ADA requirements.
- **ER25 Encourage Alternative Site Designs to Reduce Tree Loss** - The City will work with property owners and developers to consider alternative site designs to reduce tree loss. These include setting aside the highest quality tree stands as permanent open space, clustering, and maintaining tree preservation zones while relocating utilities to front and side yards.

DELAWARE DEVELOPMENT PLAN LTD
COUGHLIN'S CROSSING DEVELOPMENT
PLANNED MIXED USE DEVELOPMENT TEXT

DELAWARE, OHIO

October 14, 2016

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1) DESCRIPTION OF DEVELOPMENT

a) Delaware Development Plan LTD is proposing a mixed use development (the “Development”) of approximately 80 acres zoned A-1 (Agricultural District) and A-1 PMU (Agricultural with a Planned Mixed Overlay District) in the City and located north of the proposed Meeker Way, east of US 23, west of Stratford Road, and south of the Elliott Estates subdivision.

2) GENERAL DEVELOPMENT STANDARDS & REGULATIONS FOR ALL SUB-AREAS

- a) **Purpose and Intent.** It is the intent of this development to provide a mixed use development with common architectural design, streetscape, signage, lighting, and pedestrian amenities to be compatible throughout the entire development and covered by a common set of declarations. Prototypical design or design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted
- b) **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- i) **Zoning of Annexed Land.** If the property shown on the Preliminary Development Plan that lies outside of the current City of Delaware boundaries is successfully annexed, it shall become subject to this development text and the overall Development Plan for such. Within 90 days of annexation or concurrent with the final annexation of such land, the then current owner may request in writing that the properties shall be zoned in accordance with this Text as approved by the City of Delaware and that the area (s) shall become part of the applicable Sub Area as shown on the approved Preliminary Development Plan. If this request is received by the City, the subject lands shall become part of the overall Development as shown and subject to this Text and all applicable Development Plans and regulations. It is the express intention of the City and applicant that these lands shall become part of the overall development and subject to this text and applicable Development Plans. If no such request is made within 90 days following the annexation, the land shall be zoned A-1 Agricultural under the then current Zoning Code of the City of Delaware and any subsequent request for zoning change shall be made under the processes required by the then current Zoning Code for amendments. If no such request is timely made, provisions contained herein related to pedestrian connections, landscaping, and buffering shall be required regardless of zoning district or uses.

- c) **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- d) **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning and Community Development, that results in:
- i) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
 - ii) Major change in the approved location of land uses or land use sub-areas.
 - iii) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- e) **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning and Community Development, that results in:
- i) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning and Community Development.
 - ii) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 10% in the total number of dwelling units or any increase less than 15% in the non-residential building areas.
 - iii) Minor change in the approved location of land uses or land use sub-areas.

- iv) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
 - v) Minor structural alterations that do not alter the overall design intent of the building.
- f) Construction Schedules.** Wherever reasonably possible, areas of the development to be utilized as buffers for existing residential areas shall be developed and constructed prior to or concurrent with commencement of construction of commercial portions of the Development.
- i) The trees along the north edge of Sub-Area 1 and Sub-Area 6 shall be preserved during the development of Sub-Area 1 and Sub-Area 6 to provide for the required buffer for properties in the Elliott Estates subdivision.
 - ii) The regional bike path is to be constructed as part of the first phase of development.
 - iii) Prior to or concurrent with the first Final Development Plan, the developer shall submit for review and approval a Final Subdivision Plat for the entire Development area. After a Final Plat is approved and recorded, administrative staff level minor lot splits and lot line adjustments may be allowed thereafter so long as the request is consistent with this Text and the applicable then current Zoning Code regulations. These will be processed pursuant to the Minor Modification provisions of this Text.
- g) Perpetual Maintenance of Improvements.** Any and all improvements including but not limited to buildings, structures, preserves, landscaping, signage, and pavement approved and constructed upon the Development area is required to be maintained to the level at which it was at installation. The City shall enforce this and shall ensure conformance with all regulations of the City and the then landowners are compelled to comply with any written order of the City in regard to maintenance of improvements.

- h) Donation collection dumpsters, bins, or areas.** Donation boxes, dumpsters, bins, or areas are not permitted on the Development site to be located outside a completely enclosed primary building.
- i) Tree Removal and Replacement.** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced according to the survey of open land, preserves and sample areas and verified by the City of Delaware. Tree removal and replacement shall meet all requirements of Chapter 1168 and with the following replacement schedule and fee/replanting requirements:
- i) Trees in poor condition shall not be replaced.
 - ii) Trees in fair condition shall be replaced at 50%.
 - iii) Trees in good condition shall be replaced at 100%
 - iv) Ash trees shall not be replaced and must be removed from the site.
 - v) For any permanently preserved tree areas replacement credit shall be granted based on the submitted and verified survey and the schedule above.
 - vi) Tree Replacement Fee / Replanting – Based upon the submitted and verified survey, the net difference in caliper inches between trees removed and trees permanently preserved in the verified tree survey is 4,072 and the following replacement and/or payment schedule shall apply:
 - (1) The 4,072 caliper inch deficiency requires a \$407,200 payment in lieu of replacement (\$100 per caliper inch) or replanting on site above that which is required on any Final Development Plan individually or in total.
 - (2) To satisfy this deficiency and facilitate administration of these provisions, the applicant shall pay \$100,000 up front with the first approved final development plan and infrastructure improvements.
 - (3) The balance of \$307,200 (or 3,072 caliper inches of qualifying replacement trees) shall be paid on a per acre basis as the site developments. The preliminary development plan identifies 67.95 net developable acres which would require \$4,521 per acre ($\$307,200/\67.95) to be paid as development occurs and as given in the process requirements of this section.

- (4) The process shall be that when each final development plan is approved a fee of \$4,521 per acre of the subject Final Development Plan would be required prior to construction drawing approval of the subject Final Development Plan.
- (5) All the trees planted as required landscaping (street trees, perimeter landscaping, etc.) would not count towards the aforementioned tree replacement balance and as any are required on approved Final Development Plans.
- (6) Any trees planted in excess of any required landscaping would count toward the tree replacement balance per City approval. A running balance shall be kept by the City in both dollars and caliper inches of required replacement for this purpose. When the balance equals zero the tree replacement shall be satisfied so long as the removal of trees is the same as that submitted with the initial verified survey. In the event that additional trees are removed as may be approved with future phases, the fee or replanting caliper inches shall be increased accordingly per the same method as is given in this section.

j) Landscaping.

- i) Green space / open space shall encompass 25% of the overall Development at minimum. The percentage of green space in each individual Sub-Area may vary.
- ii) View corridors shown on the Preliminary Development Plan and submitted materials and renderings are required elements and may not be altered.
- iii) All street tree plantings and any trees shown and approved on a Final Development Plan are considered required trees and shall meet the requirements and approval process of the Zoning Code unless modified in this text and shall be approved by the Shade Tree Commission.
- iv) Street trees placed every 40 feet on center shall be provided along all public streets (including US 23) and private access drives and, wherever such drives are adjacent to parking spaces, landscaping in conformance with Section 1166.09(b) shall be provided. Street trees or ornamental trees as approved by the City shall also be provided in any median and placed every 40 feet on center or as otherwise approved with a Final Development Plan.
- v) Along the US 23 frontage Gateway and Corridor plan elements shall be required including but not limited to stone piers spaced at regular intervals, street trees, and

low (2-3 feet) undulating earthen mounding where it does not interfere with drainage courses and easements. Required front yard trees (not street tree) may be clustered so as to provide for visibility to building fronts while still ensuring their inclusion on the site.

- vi) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
- vii) All ponds must include fountains and/or bubblers and/or aerators to prevent stagnant water.
- viii) Parking lots will be landscaped in a manner that minimizes the direct views of expanses of parking spaces and encourages safe vehicular movement, at a minimum, as depicted on the Preliminary Development Plan. Each landscaped island within the parking lot shall be planted with two trees. The initial applicant submission shows 1 tree each and shall be corrected to reflect the requirements of this section.
- ix) Shrubs shall be provided at edges of parking lots and along roads in conformance with Section 1166.
- x) Wherever possible along building frontages with a pedestrian walkway, a mix of year-round and seasonal foundation plantings shall be provided in addition to tree wells or planters of other similar plantings included in the pedestrian walkway.
- xi) Ground mounted equipment shall be screened from view using plant materials, opaque decorative fencing, or mounding providing 100% year round opacity.
- xii) Open spaces shall be landscaped and designed in a manner consistent with the overall Development and the Preliminary Development Plan. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:
 - (1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk and provide active recreation throughout.
 - (2) Crosswalks leading to open spaces and public or private parkland shall be defined with special paving or alternative pavement coloring acceptable to the City Engineer as approved on the Final Development Plan(s).

- (3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces.
- (4) Unless otherwise noted herein, all open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material.
- (5) Open spaces, green spaces, and preserves shown on the Preliminary Development Plan are required elements and may not be altered.

- k) Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the Sub-Areas with stub connections to other Sub-Areas and future development and shall be constructed to the property lines as approved. Concrete sidewalks 5 feet in width and achieving compliance with minimum engineering requirements shall be provided on one side of all public streets and multi-use paths shall be provided as shown on the Preliminary Development Plan together with the pedestrian plan exhibit to be submitted by the applicant for staff approval prior to the first Final Development Plan submission.
- i) The developer shall make a payment in lieu of installation of a sidewalk along the length of the US 23 frontage. The linear footage shall be determined upon approval of the Preliminary Development Plan. The Developer shall submit a cost per foot of this sidewalk for review and approval by the City. The City reserves the right to modify this cost based upon its review. Once established, the cost per foot of a standard sidewalk along this frontage, shall be submitted via check in lieu of installation concurrent with the first development in each Sub-Area adjacent to US 23 or may be submitted as one lump sum concurrent with the first construction. The only exception to this is that the payment shall be made with the first construction of any structures located within any Sub-Area adjacent to US 23 for the planned open space/detention/retention/preserve area shown on the Preliminary Development Plan in Sub-Area 5.
- l) Parking.** The amount of parking provided shall not be more than that shown on the Preliminary Development Plan and shall meet the minimum parking requirements of the

current Zoning Code. However, because the Planning Commission encourages the reduction of the required amount of parking by up to 30% and encourages shared parking opportunities where the locations and uses are compatible and make sense in order to minimize the overall amount of parking on-site, the parking requirements of the Development may be reduced with approval of the Planning Commission with approval of a Final Development Plan. Where necessary for connectivity and access management throughout the Development and to adjacent properties, cross access easements shall be provided and recorded. No overnight parking (12:00am to 7:00am), except employees and trucks docked in the loading facility, which shall not have their engines or cooling units running, shall be allowed. This overnight prohibition includes, but is not limited to, RVs and trucks. Overnight parking is defined as any qualifying vehicle parked on-site longer than 4 hours. The Development shall include signs indicating no overnight parking is permitted.

m) Lighting. Building, site, and accent lighting shall be provided in accordance with the current Zoning Code and this text. All lighting fixtures, except those located in loading or service areas and not visible by the general public, shall be decorative fixtures that are appropriate and consistent with the overall design of the Development. Standard shoe-box type fixtures and standard wall packs may only be used in loading or service areas that are not visible by the general public. No lighting fixture shall be mounted higher than 28 feet in height. All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility or significantly add to overall skyglow. All non-security site and building lighting will be turned off one hour following close of business in accordance with tenant's operational requirements. Any use with a 24 hour operation shall provide a night lighting plan that minimizes site and building lighting during non-peak nighttime hours. This night lighting plan shall be reviewed and approved by the City. The City may revise or modify this plan through time as needed to achieve the overall goal of night time light reduction while providing for adequate security lighting. The then property owner is responsible for complying with the plan and any modifications as directed by the city. Exterior lighting will include a mix of amber and white lighting colors similar to the existing Turkey Hill store to the south.

n) Entry Features and Signs. A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c), this text, and the Final Development Plan. A Comprehensive Sign Plan has been submitted for review and approval with this text dated September 28, 2016. If approved, it may be updated or modified from time to time consistent with this text and all applicable zoning code provisions. All signs in the Sub-Area shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements. Unless noted below, all signs shall meet the current Zoning Code.

i) **All Signs.** All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area and the Gateways and Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are preferred. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. Rear illumination creates a soft glow or halo behind the letter. Changeable copy and changeable face signs are prohibited except for gas pricing signs as approved with the Final Development Plan. Businesses located within a business shall not be permitted any free-standing signs and shall be limited to one non-illuminated wall sign not exceeding 2 square feet in area located in a sign band. No building shall have more than 2 such signs.

Any and all signs shall not be allowed to fall into disrepair as determined by the city. If signs are found to be in disrepair and the City orders them removed, modified, or improved, the then current owner of the property and/or business is required to comply with any such order within 30 days.

ii) **Freestanding Signs.** Except for development identification and directional signs, freestanding signs are prohibited. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the Development. Development identification signs may only be provided at areas depicted on the comprehensive sign plan. No more than 2 primary Development Identification Signs shall be allowed. Primary Development identification signs shall not exceed 20 ft. in height and must be located adjacent to US 23. Any single

development identification sign may be permitted to include up to 5 accessory tenant panel signs as approved on the comprehensive sign plan. Additionally, two secondary development signs may be permitted not to exceed 9 ft. in height (including a stone base) and may include 3 tenant panels each. One secondary development sign may be located along Meeker Way and one along US23 as generally depicted on the Comprehensive Sign Plan and both are to be in conformance with the Gateway and Corridor Plan. Two tertiary development signs may be allowed along Stratford Rd. These signs shall not exceed 5 ft. in height and shall contain the name of the overall development only and shall not include any tenant panels. These signs shall be design on a monument stone base and shall include halo glow lettering only. On site directional and wayfinding signs are permitted as approved with any Comprehensive sign plan.

- iii) **Building Signs.** As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign no larger than 2 sq. ft. in area may be granted administratively. Except along US 23 and Meeker Way, no primary signs shall be permitted facing a residential district or use. Reverse channel letters signs, as previously defined, and gooseneck down lighting are required
- iv) **Other Signs.** A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code. Temporary grand opening signage is allowed for up to 30 days (initial opening of the business) and shall not include streamers, balloons, spinners, other air activated devices, billboards, search lights, flag (or blade flag) signs, flutter flag, or other temporary or permanent signs or attraction devices shall be permitted.
- v) **Prohibited signs.** Streamers, balloons (inflatable or hard plastic), spinners, any air activated devices, billboards, search lights, flag (or blade flag) signs, flutter flag,

other devices prohibited within the Zoning Code of the City of Delaware, card board signs, sandwich board type signs, or other signs or attraction devices shall be prohibited.

- vi) **Existing Billboards:** All existing billboards shall be removed with development of the site.

- o) **Outdoor Patios.** Where permitted and not in conflict with this text, commercial outdoor patio hours of operation shall not begin before 9am or extend past 11pm. Outdoor music or amplified sound or sound system shall be allowed only during the hours of operation. Trash receptacles, regular maintenance, fencing and lighting shall be provided. All commercial outdoor patio areas shall be shown in detail at the time a Final Development Plan is brought forward for any particular use. All commercial outdoor patio areas shall be oriented away from existing residential property located outside the Development area and shall be completely screened from adjacent residential property. No signs shall be permitted in conjunction with any outdoor dining area, such as, but not limited to, banners, umbrella signs, pennants, and flags.

- p) **Adult Entertainment Businesses** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

- q) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS).** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

- r) **Utilities.** All public utilities shall be placed underground with the exception of street and parking lot lights as approved on any Final Development Plan. All other utilities shall be completely screened or camouflaged.

3) BUILDING DESIGN

- a) Building Design.** All buildings shall meet the design requirements of Chapter 1143 and 1171 as applicable unless modified by this Text. The entire development (all Sub-Areas) shall respect and be compatible with the architecture and history of the Stratford area. The architecture shall include Pennsylvania Dutch components and generally be recognizable as in the Pennsylvania Dutch style such as stone end walls, vertical clapboard, board and batten, and cement board siding, and pitched standing seam metal roofs. The architecture shall be compatible and consistent with the historic Meeker homestead and historic Meeker barn to the south of the site currently owned by the Delaware County Historical Society as well as the Stratford homes to the east. To create a cohesive and unified design throughout the entire development, all buildings shall be consistent in overall design, color, materials, and architectural pattern, and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes, dormers, detailed and well defined cornices on flat roof structures, columns, awnings, or other elements as determined through the Final Development Plan review process.
- i) All buildings shall be consistent with the style, materials (including brick, stone, and cement fiber siding), rhythm, glazing, spacing, roof lines and pitches, as depicted upon the submitted architectural renderings and this Text.
 - ii) Each building shall include a minimum of 30% brick, stone, or cultured stone upon publicly viewable portions thereof.
 - iii) Vinyl, stucco, EIFS, and similar materials shall only be used as an accent material.
 - iv) A color pallet for buildings including roofs shall be submitted with the first Final Development Plan for a building use type (i.e. commercial or residential) for review and approval through the Final Development Plan process.
- b) Single-family attached or detached residential structures.** To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types, all residential buildings shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating patterns of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process. All elevations (all

sides) shall be reviewed and approved by the Planning Commission and City Council as part of the Final Development Plan.

- i) The architectural design/patterns of single-family dwellings, both attached and detached, shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, roof pitches, use and mix of exterior materials, and building massing.
- ii) All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, whichever is greater. Any porch shall be a minimum depth of 6 feet.
- iii) Porch railings and column details are encouraged to vary from home to home. Porch columns shall have a minimum 6 x 6 inch cross section or diameter and shall not consist of visible metal or wrought iron posts.
- iv) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- v) Exterior materials shall include cement fiber board, brick, stone, wood, or similarly approved products on all elevations.
- vi) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- vii) All front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.
- viii) Treated lumber shall be painted or stained.
- ix) All exposed foundation walls shall be faced with brick or stone.
- x) All single-family dwellings, both attached and detached, shall be permitted to utilize vinyl trim on all elevations. Vinyl shall not be used as a primary siding material for any structure.
- xi) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- xii) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.

- xiii) Standing seam metal roofs are allowed in natural colors. White and bare metal (silver) are not permitted colors. Any asphalt shingles shall be dimensional.
- xiv) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- xv) Primary roofs shall have a minimum pitch of 6:12. Porches shall have a minimum roof pitch of 3:12.
- xvi) Lintels and sills in masonry walls shall be brick soldier course, limestone, sandstone, or a manufactured stone product.
- xvii) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. Rear and side elevations shall have a minimum of two windows.
- xviii) Where wood burning fireplaces are utilized the chimney shall be faced with natural materials. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
- xix) All single-family dwelling units, both detached and attached, shall have a two-car garage at minimum. All garages shall be attached. Front elevations shall be designed to de-emphasize the visual impact of the garage. Single-car garage doors or the appearance (through the use of trim kits or overall design) of single car garage doors are encouraged to lessen or de-emphasize the visual impact of the garage facing a public street. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including matching the door color to the predominant color of the main structure. Garages of front loaded attached single-family dwelling units shall not extend closer to the street than the primary wall facing the street.
- xx) Side elevations of any corner lot shall include multiple windows and design elements that provide visual interest to the secondary street which it faces.
- xxi) Any elevation facing Stratford Road or Meeker Way shall be designed in a manner giving the appearance of a second front elevation with the other front elevation being towards the street from which the dwelling is accessed.

- c) **Commercial/Office and Commercial less than 80,000 square feet with or without First and Second Story Flats (residential apartments).** All such buildings shall be designed to be compatible with each other and with residential buildings in the Development.
- i) Large commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts.
 - ii) Buildings shall be oriented to a street whenever possible.
 - iii) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
 - iv) Exterior materials shall include cement fiber board, brick, stone, cultured stone, wood, or similarly approved products on all elevations visible to the general public.
 - v) Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.
 - vi) Painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials with the following exception. Split-face concrete block, tilt-up concrete wall panels, or pre-cast concrete wall panels may be used on elevations not visible to the general public, but such materials shall have an exposed surface that is textured, patterned, pigmented, and/or detailed to be complimentary to the building design. It is not anticipated that there will be many or any such areas that are not visible to the public and generally four sided architecture and materials are required. Quick-brik or similar structural brick masonry units are preferred in areas of the building not visible to the public.
 - vii) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view and consistent with the Preliminary Architectural renderings made part of this Text and Preliminary Plan.
 - viii) EIFS, Stucco, or similar products are prohibited as an exterior material, except as accents.
 - ix) Treated lumber shall be painted or stained

- x) All exposed foundation walls shall be faced with brick or stone.
- xi) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around except where shutters directly abut windows.
- xii) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.
- xiii) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.
- xiv) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- xv) Primary Roofs shall have a minimum pitch of 6:12
- xvi) Lintels and sills in masonry walls shall be brick soldier course, limestone, sandstone, or a manufactured stone product.
- xvii) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. Rear and side elevations shall have a minimum of two windows. Glazing (windows) shall comprise most of the ground floor elevation and shall be utilized on all elevations and all stories with the exception of limited areas devoted only to service areas.
- xviii) Any elevation facing Stratford Road or Meeker Way shall be designed in a manner giving the appearance of a second front elevation with the other front elevation being towards the street from which the building is accessed. Generally, similar architecture and materials are required for all sides and all elevations of buildings to present a unified and high quality design across the entire Development site.
- xix) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals and areas and shall be metal or wood painted or stained to match the primary building materials.

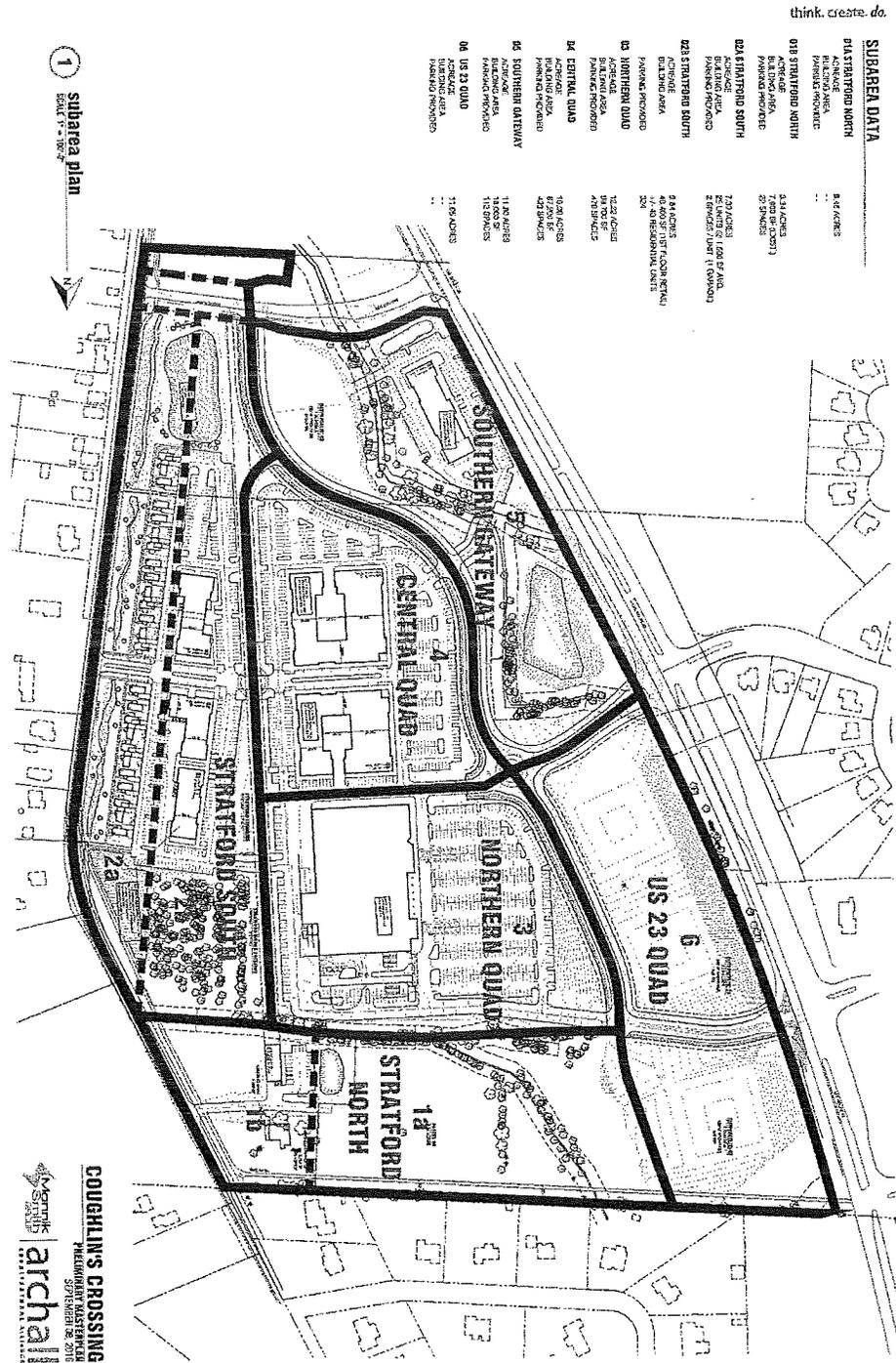
xx) Rooftop Mechanical Equipment shall be completely screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

d) Commercial structures 80,000 square feet or greater. Any building 80,000 square feet or greater in gross floor area shall meet the following design requirements of Chapter 1143 as well as the requirements of Chapter 1148, unless modified by this Text, which are related to uses commonly referred to as Big Box uses (in Chapter 1143 these are contained in provisions related to uses over 100,000 sq ft. and applied herein to uses greater than 80,000 sq. ft.).

- i) When the wall of a building faces a public right-of-way, or the main parking area, or is within 45 degrees of facing a public right-of-way, a minimum of forty percent (40%) of such wall area, on the ground floor, shall have the appearance of display-type windows. The bottom edge of such windows shall not be higher than three (3) feet above grade. All such windows may be opaque.
- ii) Walls shall have no more than twenty (20) feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.
- iii) Walls that meet the following criteria shall be exempt from the requirements of (i) and (ii) above:
 - (1) Two walls, other than front walls, of adjacent business uses face one another and are separated by not more than 40 feet, or, two walls face one another, are separated by not more than 40 feet and the space between the two walls is used for servicing the buildings.
 - (2) The wall faces an area devoted solely to loading and delivery and the wall is screened from view from all public rights-of-way, parking areas, and abutting residential areas.

4) SUB-AREAS

a) **General.** The project is separated into six main Sub-Areas to represent the distinct areas of development.



- b) Sub-Area 1 (Stratford North)** is the northern portion of the property and the location of the historic Janes Home and Barn. This Sub-Area is bounded by the Elliott Estates subdivision to the north, Stratford Road to the east, and a currently unnamed stream to the south and west. This Sub-Area is further divided into two smaller areas, one encompassing the existing Janes Home and Barn (Sub-Area 1b) and the other representing the western half of the Sub-Area (Sub-Area 1a).
- c) Sub-Area 2 (Stratford South)** is located along the eastern portion of the property and is bounded by a currently unnamed stream to the north, Stratford Road to the east, the proposed Meeker Way to the south, and the proposed primary spine road and Central and Northern Quads to the west. This Sub-Area is further divided into two smaller areas (a and b) as defined on the plan and within this Text. Sub-Area 2a is generally located along Stratford Rd. and provides a residential transitional buffer between the existing development along that road and the rest of the Development site. Sub-Area 2b is generally located to the west of Sub-Area 2a and provides for mixed use ground floor commercial and upper story residential uses with a large open Stratford Commons area providing a significant programmed open space amenity for the entire Development site.
- d) Sub-Area 3 (Northern Quad)** is located in the center of the property and is bounded by a currently unnamed stream to the north, Stratford South to the east, Central Quad to the south, and the proposed primary spine road to the west.
- e) Sub-Area 4 (Central Quad)** is located in the southern half of the property and is bounded by Northern Quad to the north, Stratford South to the east, and the proposed primary spine road to the south and west.
- f) Sub-Area 5 (Southern Gateway)** is located at the southwestern corner of the property and is bounded by US 23 Quad to the north, the proposed primary spine road to the east, the proposed Meeker Way to the south, and US 23 to the west.

g) Sub-Area 6 (US 23 Quad) is located in the northwestern corner of the property and is bounded by the Chesrown Chevrolet property and the Elliott Estates subdivision to the north, a currently unnamed stream and Northern Quad to the east, Southern Gateway to the south, and US 23 to the west.

5) SUB-AREA 1 – STRATFORD NORTH DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 1 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
 - iii) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area 1a Uses
1) Residential	
a) Single-family detached dwelling	P
b) Single-family attached dwellings (2 or less)	P
c) Bed and Breakfast	C
d) Minor home occupation	P
2) Community Facilities	
a) Assisted living or Nursing home	C
3) Recreation/Open Space	
a) Public Parks and Playgrounds	P

Land Use Category	Sub-Area 1b Uses
4) Janes Home and Janes Barn	
a) Event center	C
b) Restaurant	C
c) Art Gallery	P
d) Museum	P
e) School	P
f) Trade School	P
g) Office	P
h) Medical Office	P
i) Outdoor Patio	L

b) Specific Standards for Limited Uses. Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current

Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

i) **Outdoor Patios** – Sub-Areas 1a and 1b shall be permitted to have accessory outdoor patios with the restrictions set forth elsewhere within Section 2 of this Text.

c) **Mix of Dwelling Unit Types.** The overall Sub-Area 1a density and mix of dwelling unit types shall not exceed the lesser of six dwelling units per acre or 40 dwelling units in total, except for assisted living facilities. Assisted living facilities located on Sub-Area 1 shall be counted not in density for dwelling units but rather shall be counted by the number of beds in each facility and shall not exceed the lower of 15 per acre or 100 beds in total.



d) **Lot Standards.** Sub-Area 1a shall be a single lot unless fee simple detached condominium homes are platted or as otherwise modified with approval of a Final Development Plan which shall include minimum lot sizes.

e) **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks, which are to be measured from the perimeter of the Sub-Area to create a perimeter setback based on the type of dwelling unit.

Minimum Building Setbacks	Sub-Area 1
North setback with buffer	40'
South setback	35'
West setback	35'
East setback	As described on the Preliminary Development Plan (the existing setbacks of the Janes Barn and Home from Stratford Rd) or any subsequent Final Development Plan

- f) **Minimum Square Footage Requirements.** Each dwelling unit shall provide for 1,500 square feet minimum floor area for each two bedroom dwelling unit, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings. Each additional bedroom shall increase floor area requirements by 200 square feet.
- g) **Maximum Building Height.** The maximum height of any residential building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof. The maximum height of any assisted living building or structure shall be 45 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.
- h) **Maintenance of Preserved Buildings.** The Janes Home and Janes Barn (shown in Sub-Area 1b) shall, in the absence of tenants, be maintained so as to retain the existing structural integrity and exterior aesthetic appeal of both buildings. When and if a tenant or tenants for the structures are proposed, a future applicant may also propose adaptive reuse of the structures including minor modifications to facilitate redevelopment, rehabilitation, and tenancy of the structures. Changes to or removal of the structures shall require review and approval through the Final Development Plan review process (including a formal public hearing) and any such proposal shall be sensitive to the unique historical, cultural, and design elements of the structures. Care shall be used in

preserving the unique architectural and detailed design elements of each structure while allowing for adequate adaptive reuse opportunities to promote long term tenancy (and therefore long term maintenance) of the structures. Demolition of either structure in its entirety is not permitted unless a Final Development Plan that permits such demolition is approved. Historic reuse, adjacency of neighbors, open space provision, buffering to adjacent properties, character of the area, and overall architecture and design shall be some, but may not be all, of the decision criteria upon which to base a decision of potential demolition.

- i) **Parking.** Parking lots for Sub-Area 1b shall be located west of the existing Janes Barn and Janes Home and shall extend no further north than the existing north wall of the Janes Home. The amount of parking provided shall not be more than that shown on the Preliminary Development Plan. Parking shall conform to all requirements set forth elsewhere within Section 2 of this Text

- j) **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways and Corridors Plan unless modified herein.
 - i) A landscaped buffer shall be provided on the northern boundary to buffer existing homes in the Elliott Estates subdivision to the north. Existing trees on the northern property line shall be preserved. The buffer shall be a minimum of 40 feet wide and shall run (east to west) the length of the Sub-Area. This area shall include additional required plantings at a minimum including a staggered course (soldier course) of evergreen trees, 6 feet tall at planting. Additionally, there shall be mounding of at least 3 feet which may undulate (vary) slightly and which shall account for all required water runoff courses to ensure proper drainage. These elements shall be as shown on the Preliminary Development Plan and Preliminary Landscape Plan. This shall be constructed prior to or concurrent with the first construction anywhere on the Development.
 - ii) A typical landscaping plan for each unit type shall be submitted and approved with the appropriate Final Development Plan. This typical landscaping shall set forth the

minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy.

- iii) All areas east of the Janes Home and Barn shall remain open green space, except for the access drive from Stratford Road, unless otherwise approved by the Planning Commission and City Council through a future Final Development Plan review process.

6) SUB-AREA 2 – STRATFORD SOUTH DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 2 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
 - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
 - iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area 2 (a & b) Uses as noted
1) Residential	
a) Single-family detached dwelling	P in Sub-Area 2a
b) Single-family attached dwelling (2 or less)	P in Sub-Area 2a
c) First story flats / apartments	P in Sub-Area 2b
d) Second story flats / apartments	P in Sub-Area 2b
e) Minor home occupation	P in Sub-Areas 2a and 2b
2) Community Facilities	
a) Public cultural institution, art gallery	P in Sub-Areas 2a and 2b
3) Recreation/Open Space	
a) Public Parks and Playgrounds	P in Sub-Areas 2a and 2b
b) Noncommercial recreation facility (including homeowner association controlled facilities)	P in Sub-Areas 2a and 2b
4) Office and Professional Services	
a) Offices – administrative, business, and professional	P in Sub-Area 2b
b) Financial institutions, banks (no drive-throughs)	P in Sub-Area 2b
c) Medical and dental offices, health and allied services	P in Sub-Area 2b
5) Retail and Services	
a) Retail and service establishments in completely enclosed buildings	P in Sub-Area 2b
b) Restaurants – Table service	P in Sub-Area 2b
c) Restaurants – Counter service (no drive-throughs)	P in Sub-Area 2b
d) Veterinary office (without kennel or outdoor runs)	L in Sub-Area 2b
6) Accessory Uses	
a) Outdoor Patios	L in Sub-Area 2b

- b) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.
- i) **Veterinary Office (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.
 - ii) **Outdoor Patios.** No commercial outdoor patios are permitted in Sub-Area 2a. Sub-Area 2b shall be permitted to have accessory outdoor patios with the restrictions set forth elsewhere within Section 2 of this Text.
- c) **Density and Mix of Dwelling Unit Type.** The Sub-Area 2a density and mix of dwelling unit types shall not exceed that approved on the Preliminary Development Plan. A maximum of 24 single-family dwellings, both detached and attached, shall be permitted facing Stratford Road.

d) **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area 2
Minimum lot area	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Minimum lot width and frontage*	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum building coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum lot coverage**	As approved on the Final Development Plan and consistent with Preliminary Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 2 and converted to a percentage.

e) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 2
Setback from Stratford Road	60 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
Setback from Meeker Way	60 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
Perimeter side setback	20 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan

Perimeter rear setback	20 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
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f) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	Sub-Area 2
Setback from Stratford Road	60 ft.
Setback from Meeker Way	10 ft.
Setback from any private access drive or street	0 ft.
Setback from interior property lines	As approved on the Final Development Plan

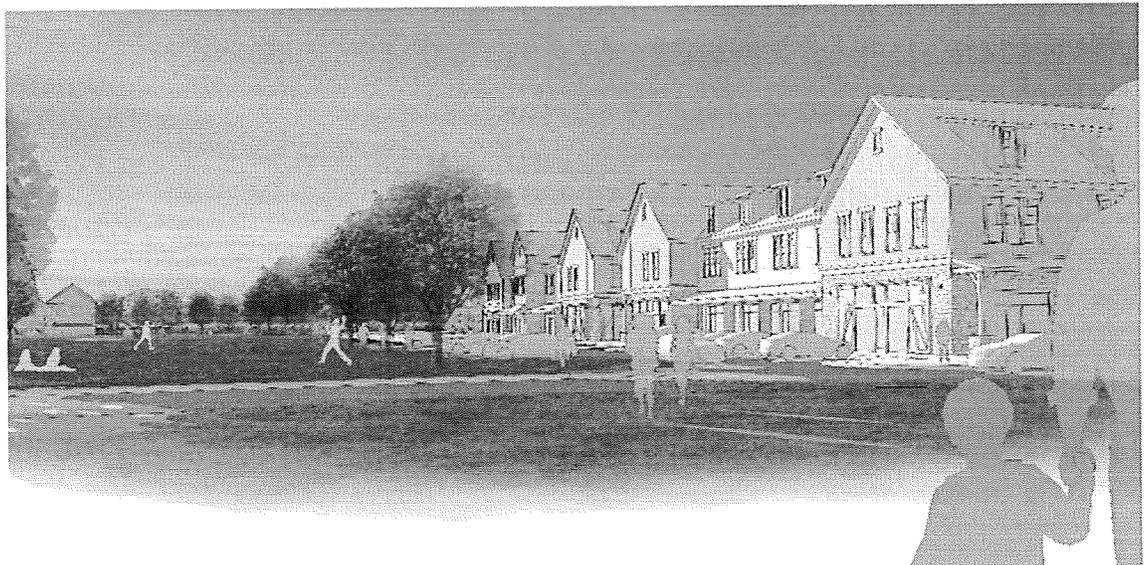


g) **Minimum Square Footage Requirements.** Residential unit square footage requirements are required as follows. These units shall be a minimum of 800 square feet in area each.

In Sub-Area 2b, ground floor flats/apartments shall include at least one separate bedroom and be a minimum of 800 square feet in area each and shall not make up the majority of ground floor frontage and shall not be allowed at any corner locations of proposed buildings – the intention is that the first floor space will be primarily reserved for non-residential uses to create an overall mixed use concept. In Sub-Area 2b, residential units located above the ground floor shall include at least one separate bed room and be a minimum of 800 square feet in area each. Each additional bedroom shall increase floor area requirements by 200 square feet.

- h) Maximum Building Height.** The maximum height of any residential building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof. The maximum height of any commercial building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

- i) Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways and Corridors Plan unless modified herein.
- i) Along Stratford Road a 60 foot buffer from the proposed right-of-way including a bike path, green space, stream, and sidewalk shall be provided as shown on the Preliminary Development Plan. Extensive additional landscaping shall be included as approved on the Final Development Plan.
 - ii) An open area and/or storm water detention pond shall be located on the southern portion of the Subarea as shown on the Preliminary Development Plan. This area shall include extensive additional landscaping as approved on a Final Development Plan to provide for buffering and an appropriate transition between dwelling units located along the east side of Stratford Rd. and the Development site.
 - iii) This area shall include the open space amenity shown on the Preliminary Development Plan as Stratford Commons and as determined in final form with the requisite Final Development Plan. This shall not be inconsistent with the rendering below and any approved Preliminary Development Plan.



7) SUB-AREA 3 – NORTHERN QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 3 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
 - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
 - iv) **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 conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 3 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
b) Financial institutions, banks	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
c) Medical and dental offices, health and allied services	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
2) Retail and Services	
a) Retail and service establishments with a minimum gross floor area of 80,000 square feet or greater	L
b) Retail and service establishments in completely enclosed buildings with a minimum gross floor area of less than 80,000 square feet.	P
c) Restaurant – table service	A
d) Restaurant – counter service	A
3) Automotive and Transportation	
a) Gasoline station with or without convenience store or car wash	L
b) Stand-Alone ATM Facility	L
c) Drive-through facility associated with any principal permitted use	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
c) Garden Center	L

Land Use Category	Sub-Area 3 Uses
5) Community Facilities	
a) Schools, trade, business or cultural arts	C
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	A
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patios	L

b) Specific Standards for Limited Uses. Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

i) Retail or Service Establishment with a Minimum Gross Floor Area of 80,000 Square Feet or Greater. Unless modified within this text all requirements of Chapter 1148, as attached to this text and as noted in that Chapter as regulations for uses over 100,000 square feet (aka Big Box uses) and applied herein to uses greater than 80,000 square feet, shall be met.

(1) Section 1148.05(bb)(12). Stratford Commons, located in Sub-Area 2, shall fulfill this requirement.

- (2) Section 1148.05(bb)(17). This Section shall be fulfilled by the Development of out-lots along US 23 as depicted on the Preliminary Development Plan and through the provision of landscaping and other elements described in the Gateways and Corridors Plan and as approved with any Final Development Plan.
- ii) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.
- iii) **Gasoline Station (with or without convenience store).** This use is only permitted (and therefore is limited) to be an accessory use (not a stand-alone use) to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). It shall be designed in a manner to minimize its appearance from any public roadway. Within this Sub-Area it is only allowed within the proposed parking lot area as shown on the Preliminary Development Plan and only when an approved and actively used 'Big Box' grocery user is present on the site that either owns or has a business relationship with the gasoline station. Only passenger vehicle fueling shall be allowed. Such use shall meet all requirements of the then current Zoning Code and be designed in a manner that substantially limits the view of fueling pumps from the public right-of-way. Any canopy or weather cover associated with this use shall be designed in manner that is substantially similar with the overall development of this Development and the principal building, and shall not include exposed metal support columns. Canopies shall be of neutral color and include a pitched roof. Signs shall only be allowed in accordance with the approved Comprehensive Sign Plan. A single limited area for outdoor storage areas shall be delineated on the Final Development Plan. Any accessory appurtenances such as propane, ice, etc. shall be located on the side of the store away from the public way and shall be screened with landscaping and/or walls made of materials of similar type and quality to the primary building. Lights shall be fully recessed and cut off. No more than one gas station (with or without convenience store) is permitted in the entire Development area.

- iv) **Stand-Alone ATM Facility.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.
- v) **Drive-through Facility Associated with any Principal Permitted Use.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development and the principal building, and shall not include exposed metal support columns.
- vi) **Car Wash.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses) which is a grocery store that has an associated Gas station. The car wash shall be designed and located to be integrated with such gas station. Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building (Gasoline Station). The building, whether detached or attached to the building containing the principal use, shall be designed in a manner that is substantially similar with the overall development of the Development.
- vii) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.
- (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.

- (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. In no case shall such area exceed 500 square feet separately or in total. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.
- (3) Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is completely screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.
- viii) **Garden Center.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Garden Centers are structures which are attached to the principal building and enclosed on four sides for the purposes of displaying garden related items, vegetation, bulk materials, or other items. Such structures shall be substantially similar in design with the overall development of the Development including being fully integrated into the principal building design. The enclosures shall be designed in a manner that substantially limits the view of any item within the Garden Center. In no case shall any item contained within the Garden Center extend above the height of the enclosure.
- ix) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.

- x) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster’s, Magic Mountain, and Chuck E. Cheese.
- xi) **Outdoor Patios.** Patios shall be permitted in this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text.

c) **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area 3
Minimum lot area	As approved on Final Development Plan
Minimum lot width and frontage*	As approved on Final Development Plan
Maximum building coverage	As approved on Final Development Plan
Maximum lot coverage**	As approved on Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 3 and converted to a percentage.

d) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 3
Setback from internal collector roads	100 ft.
Setback from Sub-Area 1	60 ft.
Setback from Sub-Area 2	60 ft.
Setback from Sub-Area 4	As approved on the Final Development Plan

e) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	Sub-Area 3
Setback from internal collector roads	10 ft.
Setback from any private access drive or street	10 ft.
Setback from interior property lines	As approved on the Final Development Plan

f) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

g) **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways and Corridors Plan and Section 2 of this Text unless modified herein.

i) On the northern edge of Sub-Area 3, evergreen trees shall be provided to further buffer homes to the north and to provide a layer of buffering in Sub-Areas 1 and 3. Existing trees in the stream corridor area will be preserved. These elements shall be as shown on the approved Final Development Plan. The eastern edge of the subarea shall be landscaped to screen the uses in sub area 2, particularly on the southeastern edge.

8) SUB-AREA 4 – CENTRAL QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 4 as represented in the chart below by P, C, or L, respectively, and as defined within 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.

- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
- iv) **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 conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 4 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
2) Retail and Services	
a) Retail and Service establishments in completely enclosed buildings less than 80,000 square feet	P
b) Restaurant – table service	P
c) Restaurant – counter service	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
3) Automotive and Transportation	

Land Use Category	Sub-Area 4 Uses
a) Stand-Alone ATM Facility	L
b) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
5) Community Facilities	
a) Schools, trade, business or cultural arts	P
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patios	L

b) Specific Standards for Limited Uses. Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

i) Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel). Such uses shall meet all

requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

- ii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.
- iii) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development of Meeker Pont and the principal building, and shall not include exposed metal support columns.
- iv) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.
 - (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
 - (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.

- v) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.
- vi) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster’s, Magic Mountain, and Chuck E. Cheese.
- vii) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text.

c) **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area 4
Minimum lot area	As approved on Final Development Plan
Minimum lot width and frontage*	As approved on Final Development Plan
Maximum building coverage	As approved on Final Development Plan
Maximum lot coverage**	As approved on Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 4 and converted to a percentage.

d) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be

permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

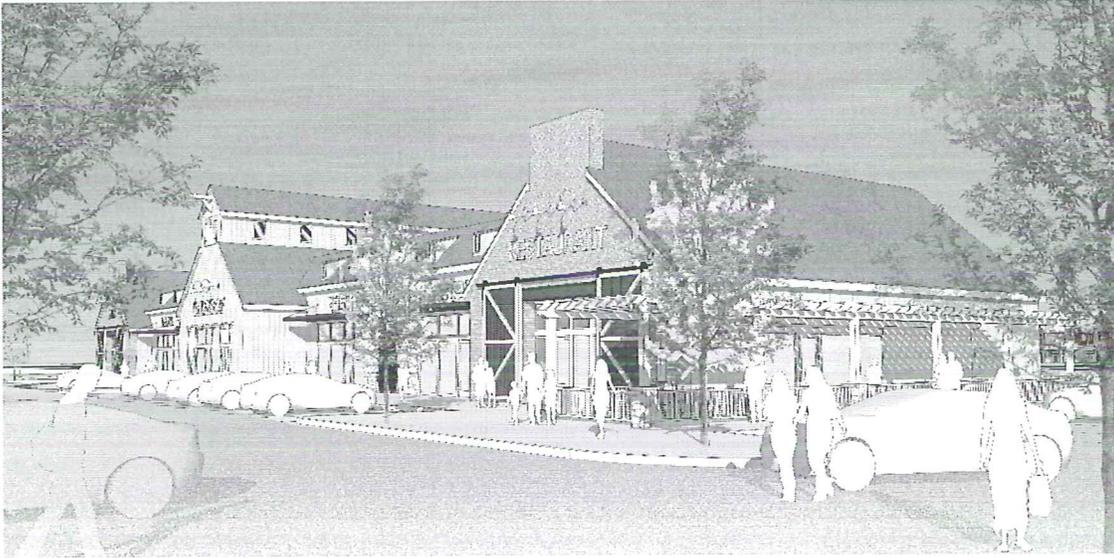
Minimum Building Setbacks	Sub-Area 4
Setback from internal collector roads (Primary Spine road)	60 ft.
Perimeter side setback	60 ft.
Perimeter rear setback	60 ft.

- e) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	Sub-Area 4
Setback from internal collector roads	10 ft.
Setback from any private access drive or street.	As approved on the Final Development Plan
Setback from interior property lines	As approved on the Final Development Plan

- f) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

9) SUB-AREA 5 – SOUTHERN GATEWAY DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 5 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
 - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
 - iv) **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 conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 5 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
2) Retail and Services	
a) Retail and service establishments in completely enclosed buildings less than 80,000 square feet	P
b) Restaurant – table service	P
c) Restaurant – counter service	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
3) Automotive and Transportation	
a) Stand-Alone ATM Facility	L
b) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
5) Community Facilities	
a) Schools, trade, business or cultural arts	P
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L

Land Use Category	Sub-Area 5 Uses
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patios	L

b) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

i) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

ii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.

iii) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall

be designed in a manner that is substantially similar with the overall development of The Development and the principal building, and shall not include exposed metal support columns.

iv) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.

(1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.

(2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.

(3) Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.

v) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.

vi) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop

games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.

vii) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text

c) **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area 5
Minimum lot area	As approved on Final Development Plan
Minimum lot width and frontage*	As approved on Final Development Plan
Maximum building coverage	As approved on Final Development Plan
Maximum lot coverage**	As approved on Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 5 and converted to a percentage.

d) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 5
Setback from US 23	60 ft.
Setback from Meeker Way	60 ft.
Side setback from internal collector roads	60 ft.

- e) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	Sub-Area 5
Setback from US 23	15 ft.
Setback from Meeker Way	10 ft.
Setback from any private access drive or street	10 ft.

- f) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

10) SUB-AREA 6 – US 23 QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 6 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
 - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
 - iv) **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 conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 6 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
2) Retail and Services	
a) Restaurant – table service	P
b) Restaurant – counter service	P
c) Retail and service establishments in completely enclosed buildings under 80,000 square feet	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
3) Automotive and Transportation	
a) Gasoline station with or without convenience store	L
b) Stand-Alone ATM Facility	L
c) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
d) Car wash	L
e) New Car Dealership	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
5) Community Facilities	
a) Schools, trade, business or cultural arts	C
b) Public cultural institutions and art galleries	P

Land Use Category	Sub-Area 6 Uses
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patio	L

b) Specific Standards for Limited Uses. Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

i) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

ii) **Gasoline Station (with or without convenience store).** This use is only permitted (and therefore is limited) to be an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka ‘Big Box’ uses). Such use shall meet all requirements of the then current Zoning Code and be designed in a manner that substantially limits the view of fueling pumps from the public right-of-way. Any canopy or weather cover associated with this use shall be designed in

manner that is substantially similar with the overall development of The Development and the principal building, and shall not include exposed metal support columns. No more than one gas station (with or without convenience store) is permitted in the entire Development area.

- iii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with overall design and to minimize its presence.
- iv) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development of The Development and the principal building, and shall not include exposed metal support columns.
- v) **Car Wash (accessory to principal use).** Such use shall meet all requirements of the then current Zoning Code and be located in the side or rear (opposite the public right-of-way) of the principal building (Gasoline Station). The building, whether detached or attached to the building containing the principal use, shall be designed in a manner that is substantially similar with the overall development of The Development.
- vi) **New Car Dealership.** Such use shall only allow new automotive sales as the primary use while used car sales are only permitted as a part of the new dealership. An automotive service facility and car wash are permitted as accessory to a new car dealership only and must be attached to or completely within the primary dealership building. No more than one new automotive sales facility (dealership) is permitted in the entire Development area and it is only permitted within this Sub-Area in accordance with this text.
- vii) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.

- (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
 - (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.
 - (3) Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.
- viii) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.
- ix) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.
- x) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text.

c) Building Design – New Car Dealership.

- i) Building design and materials for a new car dealership on US 23 shall be of the highest quality as approved on the Final Development Plan. Design shall include extensive landscaping and may include display pods along US 23 surrounded by landscaping not inconsistent with the current Chesrown and Byers Toyota dealerships north of this site. No vehicles may be parked upon the landscaped areas or grass areas of the Development site. Prototypical dealership design will not be accepted. Building design shall be consistent with the overall Development design and materials. The building shall include primarily glass (glazing) and incorporate stone or cultured stone extensively on the front and side elevations at a minimum. Gateway and Corridor Plan elements shall be included such as but not limited to stone piers distributed along the US 23 frontage. Building signage shall be held to a minimum. No amplified music or announcement systems shall be utilized. Site lighting shall be the minimum necessary for security and maneuverability purposes. The building may include a pick up and drop portion that is covered and integrated with the overall design but that is located to the side of the building and screened from public view along US 23. Trees shall be incorporated throughout the site, parking areas, and along US 23 as part of the site landscaping. Vehicles shall not be displayed upon blocks, risers, or any other artificial structure or device.
- ii) Buildings shall be oriented to a public street whenever possible.
- iii) Split-faced concrete block, painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials..
- iv) EIFS, stucco, or similar products are prohibited as an exterior material.
- v) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. They shall have metal or wood doors painted or stained in color to match the color scheme of the Development and minimize their appearance.

vi) Rooftop Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.



d) **Lot Standards.** This subarea may be further divided into smaller lots than preliminarily shown but in no case shall the lot area of an individual lot fall under the required minimum amount noted herein. After the recording of any Final Subdivision Plat for this Sub-Area, Administrative (minor) lot splits are allowable if they are in conformance with this Text and all applicable Zoning code regulations. The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area 6
Minimum lot area	1.5 acre
Minimum lot width and frontage*	120 ft.
Maximum building coverage	40%
Maximum lot coverage**	As approved on the Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 6 and converted to a percentage.

e) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 6
Setback from US 23	60 ft.
Setback from internal collector roads	40 ft.
Side setback	60 ft.

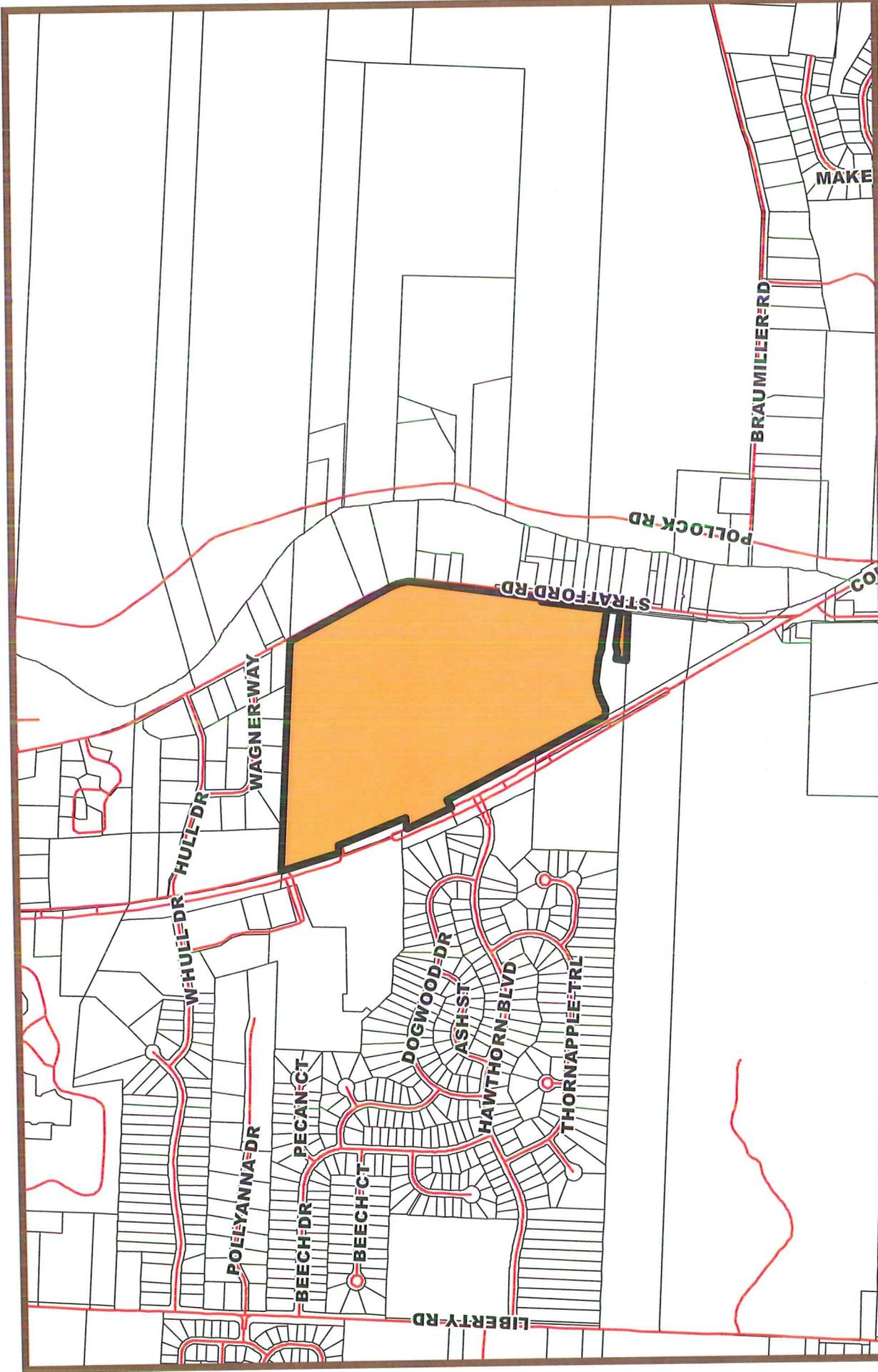
f) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	Sub-Area 6
Setback from US 23	15 ft.
Setback from any private access drive or street	10 ft.
Side setback	10 ft.

g) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

h) **Access.** A shared access easement shall be provided between the Chesrown Chevrolet site to the north and the Development concurrent with the first Final Development Plan approved for the entire Development or with the improvement plans for the planned main spine road, whichever comes first. This easement, once approved by the City, shall be immediately recorded upon the requisite property and shall thereafter be available for immediate improvement and use.

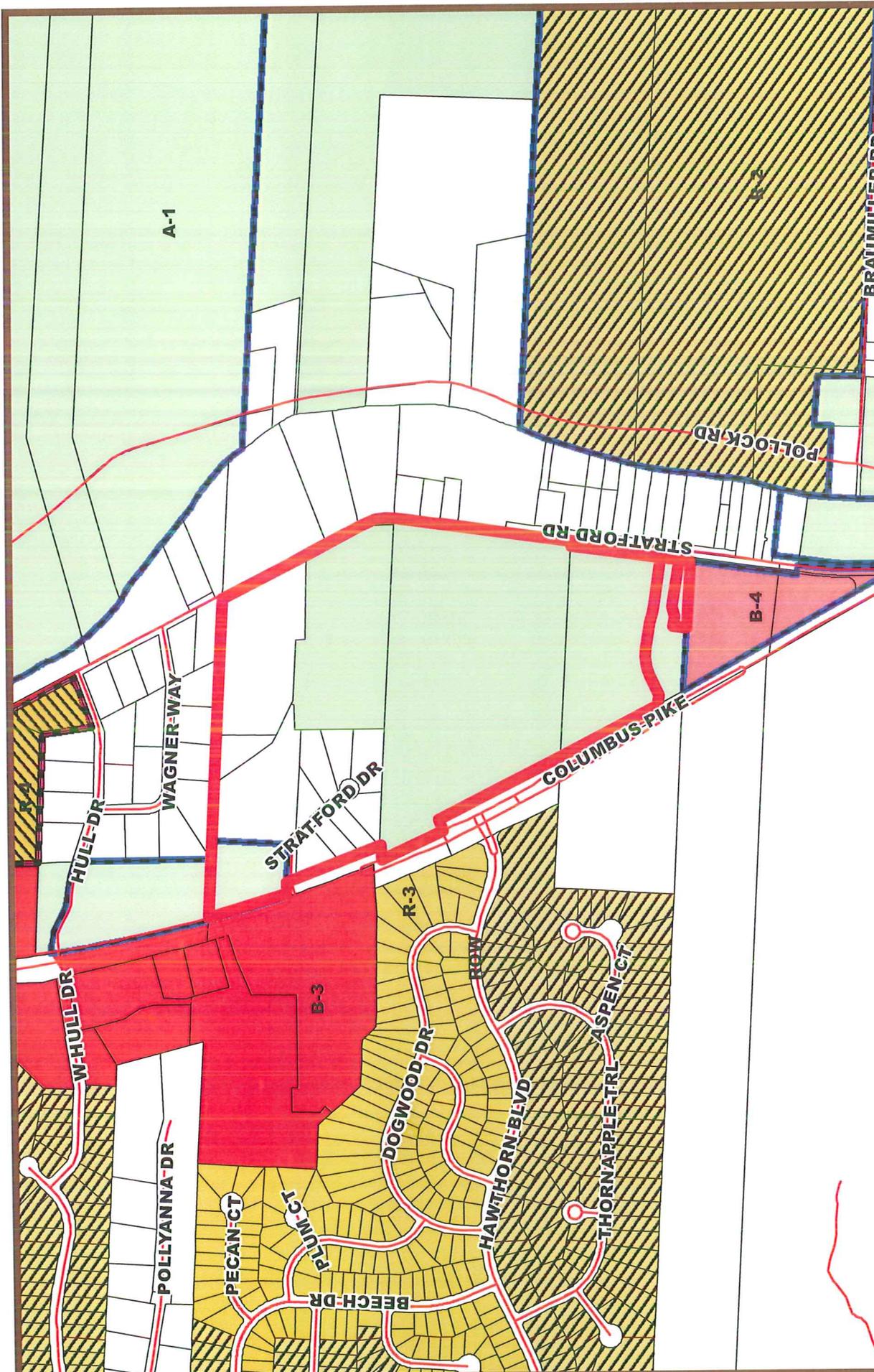
i) **Landscaping.** The existing tree line located along the northern edge of this Sub-Area shall be preserved except for the minimum necessary to allow for the connection of the shared cross access easement noted above. In areas where this area of the Sub-Area may be visible from adjacent off Development site residential uses, additional landscaping and buffering shall be required as approved on any Final Development Plan.



2016-2783-2787

Rezoning Amendment, Conditional Use Permit,
 Comprehensive Plan Amendment, Preliminary Development Plan,
 and Preliminary Subdivision Plat
 Coughlins Crossing
 Location Map





2016-2783-2787
 Rezoning Amendment, Conditional Use Permit,
 Comprehensive Plan Amendment, Preliminary Development Plan,
 and Preliminary Subdivision Plat
 Coughlins Crossing
 Zoning Map



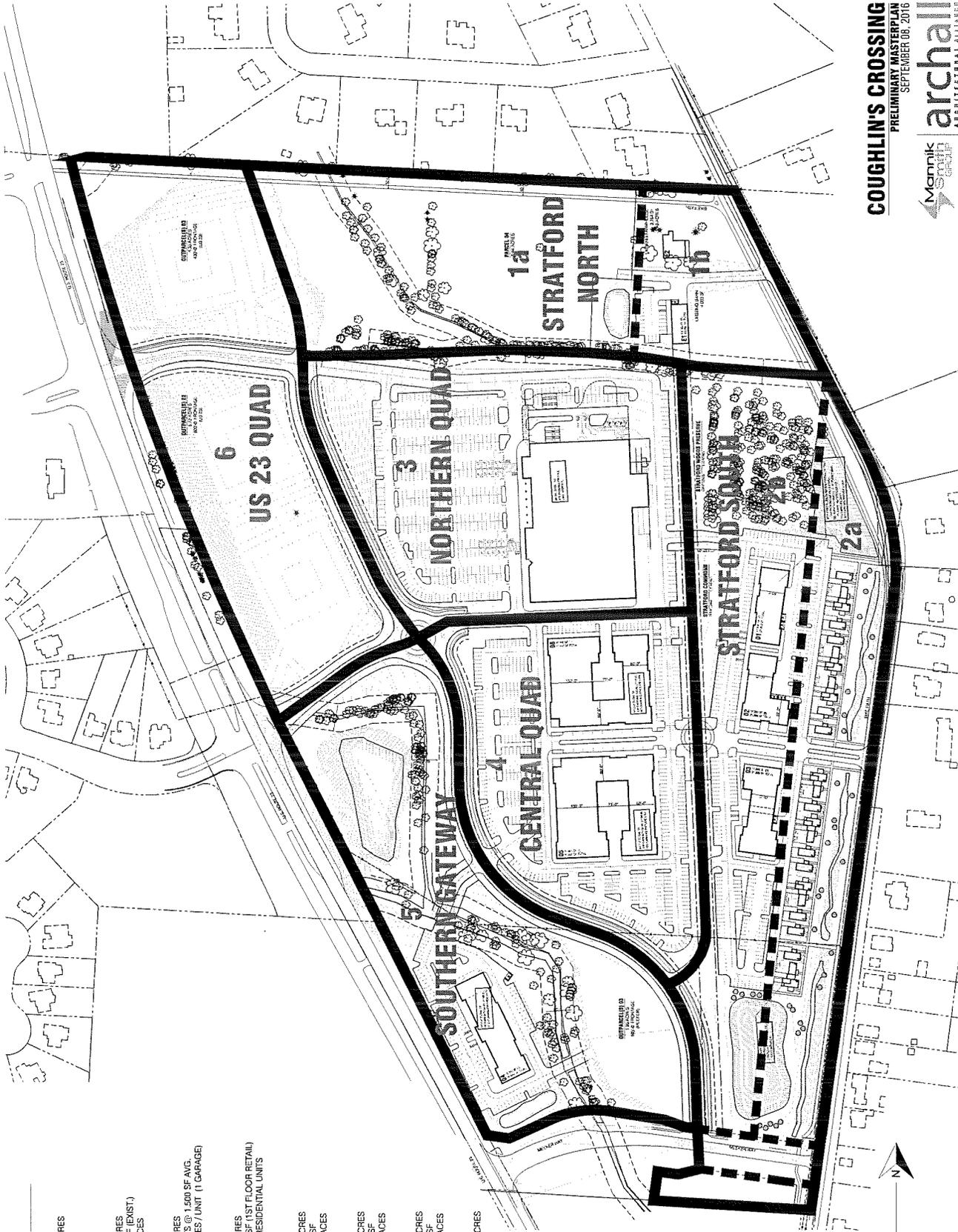


2016-2783-2787
Rezoning Amendment, Conditional Use Permit,
Comprehensive Plan Amendment, Preliminary Development Plan,
and Preliminary Subdivision Plat
Coughlins Crossing
Aerial (2013)



SUBAREA DATA

01A STRATFORD NORTH	8.46 ACRES
ACREAGE	..
BUILDING AREA	..
PARKING PROVIDED	..
01B STRATFORD NORTH	3.34 ACRES
ACREAGE	7,800 SF (EXIST.)
BUILDING AREA	22 SPACES
PARKING PROVIDED	..
02A STRATFORD SOUTH	7.30 ACRES
ACREAGE	25 UNITS @ 1,500 SF AVG.
BUILDING AREA	2 SPACES / UNIT (1 GARAGE)
PARKING PROVIDED	..
02B STRATFORD SOUTH	9.84 ACRES
ACREAGE	40,400 SF (1ST FLOOR RETAIL)
BUILDING AREA	+/- 40 RESIDENTIAL UNITS
PARKING PROVIDED	324
03 NORTHERN QUAD	12.22 ACRES
ACREAGE	96,000 SF (EXIST.)
BUILDING AREA	476 SPACES
PARKING PROVIDED	..
04 CENTRAL QUAD	10.00 ACRES
ACREAGE	18,000 SF
BUILDING AREA	423 SPACES
PARKING PROVIDED	..
05 SOUTHERN GATEWAY	11.60 ACRES
ACREAGE	18,000 SF
BUILDING AREA	112 SPACES
PARKING PROVIDED	..
06 US 23 QUAD	11.66 ACRES
ACREAGE	..
BUILDING AREA	..
PARKING PROVIDED	..

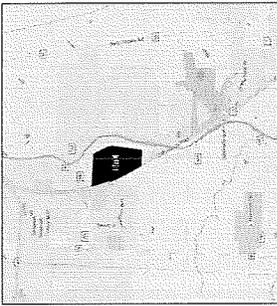


1 proposed masterplan
SCALE 1" = 100'-0"



COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 06, 2016



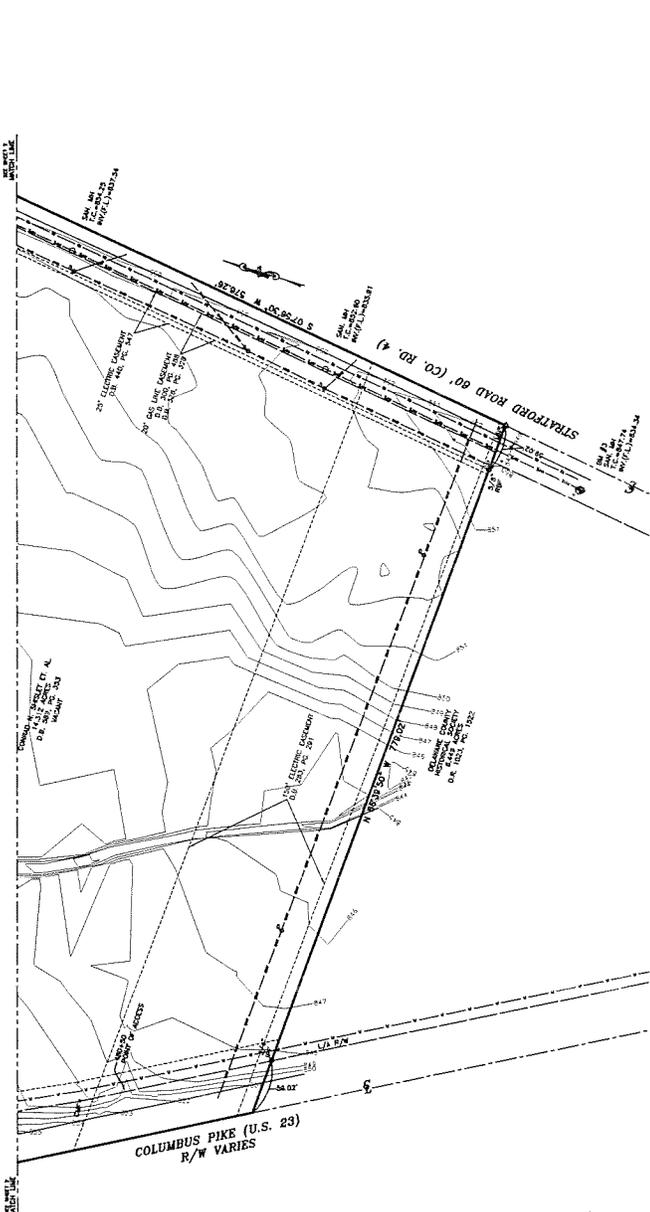


BASES OF BOUNDARIES
AS SHOWN BY THE RECORDS OF THE COUNTY OF DELAWARE, STATE OF OHIO.

FLOOD ZONE NOTE
THIS SURVEY AREA IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAP OF THE COUNTY OF DELAWARE, STATE OF OHIO.

NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF OHIO AND THE COUNTY OF DELAWARE, STATE OF OHIO.
2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORDS OF THE COUNTY OF DELAWARE, STATE OF OHIO.
3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADVERSE CLAIMS OR INTERESTS IN THIS SURVEY AREA.

Table with 2 columns: ACRES, and 2 columns of fractional values representing acreage.



SCALE IN FEET
0 50 100

ADT/ACR LAND TITLE SURVEY OF
79.763 ACRES
LIES IN
FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, TOWNSHIP OF DELAWARE,
COUNTY OF DELAWARE, STATE OF OHIO

LANDMARK SURVEY
GTS GROUP, INCORPORATED
DATE: 7/20/13
FILE NO. 171074

- LEGEND
- - - - - UNDEVELOPED ROAD
- - - - - UNDEVELOPED RAILROAD
- - - - - UNDEVELOPED CANAL
- - - - - UNDEVELOPED DRAINAGE
- - - - - UNDEVELOPED UTILITY LINE
- - - - - UNDEVELOPED FENCE LINE
- - - - - UNDEVELOPED EASEMENT
- - - - - UNDEVELOPED RIGHT-OF-WAY
- - - - - UNDEVELOPED EASEMENT

NOTES FOR THE COMRADES
SECTION 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CITY OF DELAWARE, TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO.
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF OHIO AND THE COUNTY OF DELAWARE, STATE OF OHIO.
THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORDS OF THE COUNTY OF DELAWARE, STATE OF OHIO.
THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADVERSE CLAIMS OR INTERESTS IN THIS SURVEY AREA.

Scott A. Simonds
REGISTERED SURVEYOR NO. 8071
DATE: 8/20/13



PRELIMINARY DEVELOPMENT PLANS

FOR

COUGHLIN'S CROSSING

FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
CITY OF DELAWARE, TOWNSHIP OF DELAWARE,
COUNTY OF DELAWARE, STATE OF OHIO
SEPTEMBER 2016

BENCHMARKS
ALL BENCHMARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAD 83) NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FEET):

B.M. #1 THE NORTH CORNER OF THE TOP FLANGE OF A PIPE FOUND LOCATED ON THE EAST SIDE OF COLUMBUS PIKE (U.S. 23) 427.5' NORTH OF THE SOUTHWESTERN CORNER OF LOT 50.7 OF STRATFORD VIEW SUBDIVISION, 1.5' EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF SAID COLUMBUS PIKE. ELEV. = 884.55

B.M. #2 BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4), 97.5' SOUTH OF SOUTHERLY MOST RESIDENCE #2430, 13.5' WEST OF THE WESTERN EDGE OF PAVEMENT LINE OF SAID STRATFORD ROAD. ELEV. = 884.33

B.M. #3 BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4), 97.5' SOUTH OF SOUTHERLY MOST OF SAID STRATFORD ROAD. ELEV. = 887.74

BASIS OF BENCHMARKS:
THE BENCHMARKS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

GENERAL SUMMARY

ADDRESS	ACRES
US 23 ROAD (LOTS 1-5)	10.94
SOUTHERN GATEWAY (LOTS 6-9)	9.99
STRATFORD NORTH (LOT 6)	11.48
SOUTHERN ROAD (LOT 7)	11.50
STRATFORD SOUTH (LOTS 9-12)	13.95
TOTAL	67.95

UTILITY CONTACTS	ADDRESS	TELEPHONE
AMERICAN ELECTRIC POWER	850 TECH CENTER DRIVE GAMMACK, OH 43220	(614) 883-6802
COLUMBIA GAS	920 WEST DOODALE BOULEVARD COLUMBUS, OH 43212	(600) 460-2223 24-HOUR CONTACT
AT&T	1289 NORTH HIGH STREET COLUMBUS, OH 43215	(614) 291-2500
TIME WARNER CABLE	6773 DELAWARE RIVER ROAD DELAWARE, OH 43001	(614) 454-1605
DEL-CO WATER COMPANY	6773 DELAWARE RIVER ROAD DELAWARE, OH 43015	(740) 548-7748
SANITARY DELAWARE COUNTY SEWER	50 CHAMBERS ST. DELAWARE, OH 43015	(740) 833-2240
STORM SEWER DELAWARE COUNTY ENGINEER	50 CHAMBERS ST. DELAWARE, OH 43015	(740) 833-2434

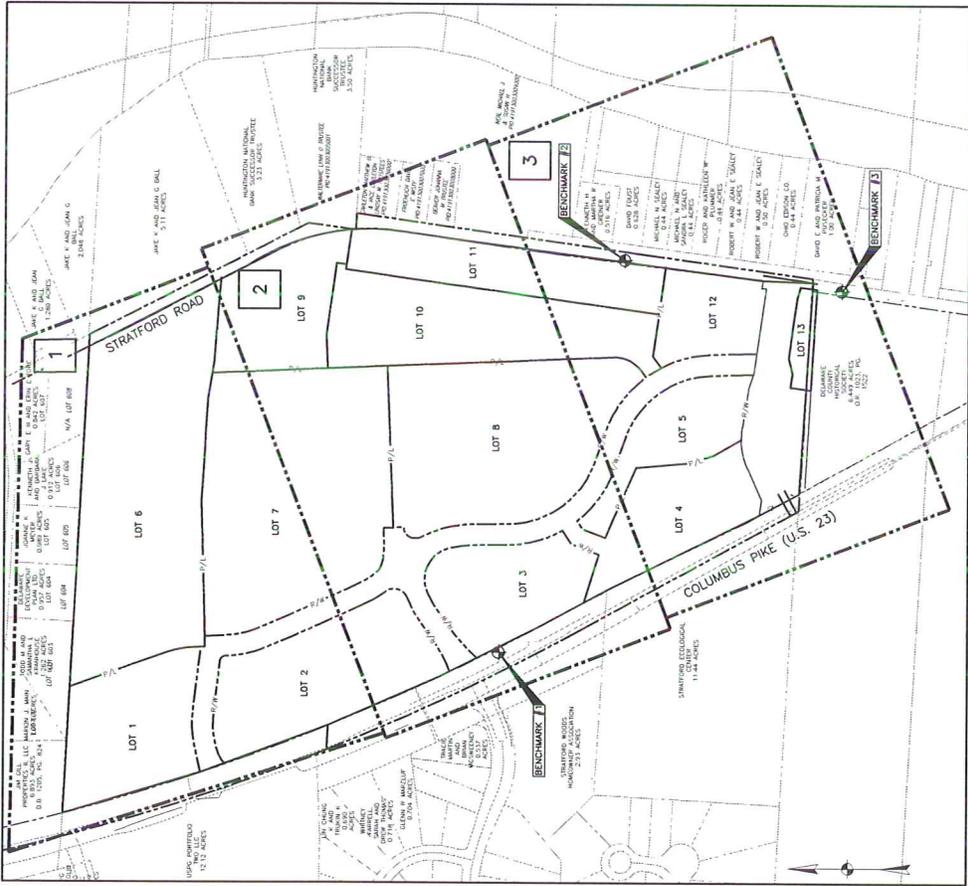


DEVELOPER
DELAWARE DEVELOPMENT, LTD.
8000 E BROAD STREET, SUITE 650
COLUMBUS, OH 43232
CONTACT: RANDY L. WATLINGS, P.E.
PHONE: 614-374-8484
FAX: 606-405-7450
EMAIL: CDELAWARE@DEVELOPMENT.COM

ENGINEER
THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVENUE, SUITE 650
COLUMBUS, OH 43215
CONTACT: RANDY L. WATLINGS, P.E.
PHONE: 614-441-4222
FAX: 614-441-4222
EMAIL: RWATLINGS@MANNIKSMITHGROUP.COM

ARCHITECT
ARCHITECTURAL ALLIANCE
1000 WEST 10TH AVENUE
COLUMBUS, OH 43215
CONTACT: JOHN DANEY, AIA
PHONE: 614-469-7500

SURVEYOR
LANE SURVEYING & CONSULTING, INC.
2098 WEST 8TH AVENUE
COLUMBUS, OH 43212
CONTACT: RANDY L. WATLINGS, P.S.
PHONE: 614-485-8000



INDEX MAP
SCALE: 1"=200'

SHEET INDEX

TITLE SHEET.....	C000
PRESERVATION/OPEN SPACE PLAN.....	C100
PRELIMINARY DEVELOPMENT PLAN.....	C200
PRELIMINARY DEVELOPMENT PLAN.....	C300
PRELIMINARY DEVELOPMENT PLAN.....	C302

PROJECT NO.: 0201001	PROJECT DATE: 09/20/16	PROJECT NAME: COUGHLIN'S CROSSING	DATE: 09/20/16	DESCRIPTION:
OWNER: DELAWARE DEVELOPMENT, LTD.	DESIGNER: THE MANNIK & SMITH GROUP, INC.	ENGINEER: THE MANNIK & SMITH GROUP, INC.	ARCHITECT: ARCHITECTURAL ALLIANCE	SURVEYOR: LANE SURVEYING & CONSULTING, INC.
PROJECT NO.: 0201001	PROJECT DATE: 09/20/16	PROJECT NAME: COUGHLIN'S CROSSING	DATE: 09/20/16	DESCRIPTION:
OWNER: DELAWARE DEVELOPMENT, LTD.	DESIGNER: THE MANNIK & SMITH GROUP, INC.	ENGINEER: THE MANNIK & SMITH GROUP, INC.	ARCHITECT: ARCHITECTURAL ALLIANCE	SURVEYOR: LANE SURVEYING & CONSULTING, INC.
PROJECT NO.: 0201001	PROJECT DATE: 09/20/16	PROJECT NAME: COUGHLIN'S CROSSING	DATE: 09/20/16	DESCRIPTION:
OWNER: DELAWARE DEVELOPMENT, LTD.	DESIGNER: THE MANNIK & SMITH GROUP, INC.	ENGINEER: THE MANNIK & SMITH GROUP, INC.	ARCHITECT: ARCHITECTURAL ALLIANCE	SURVEYOR: LANE SURVEYING & CONSULTING, INC.

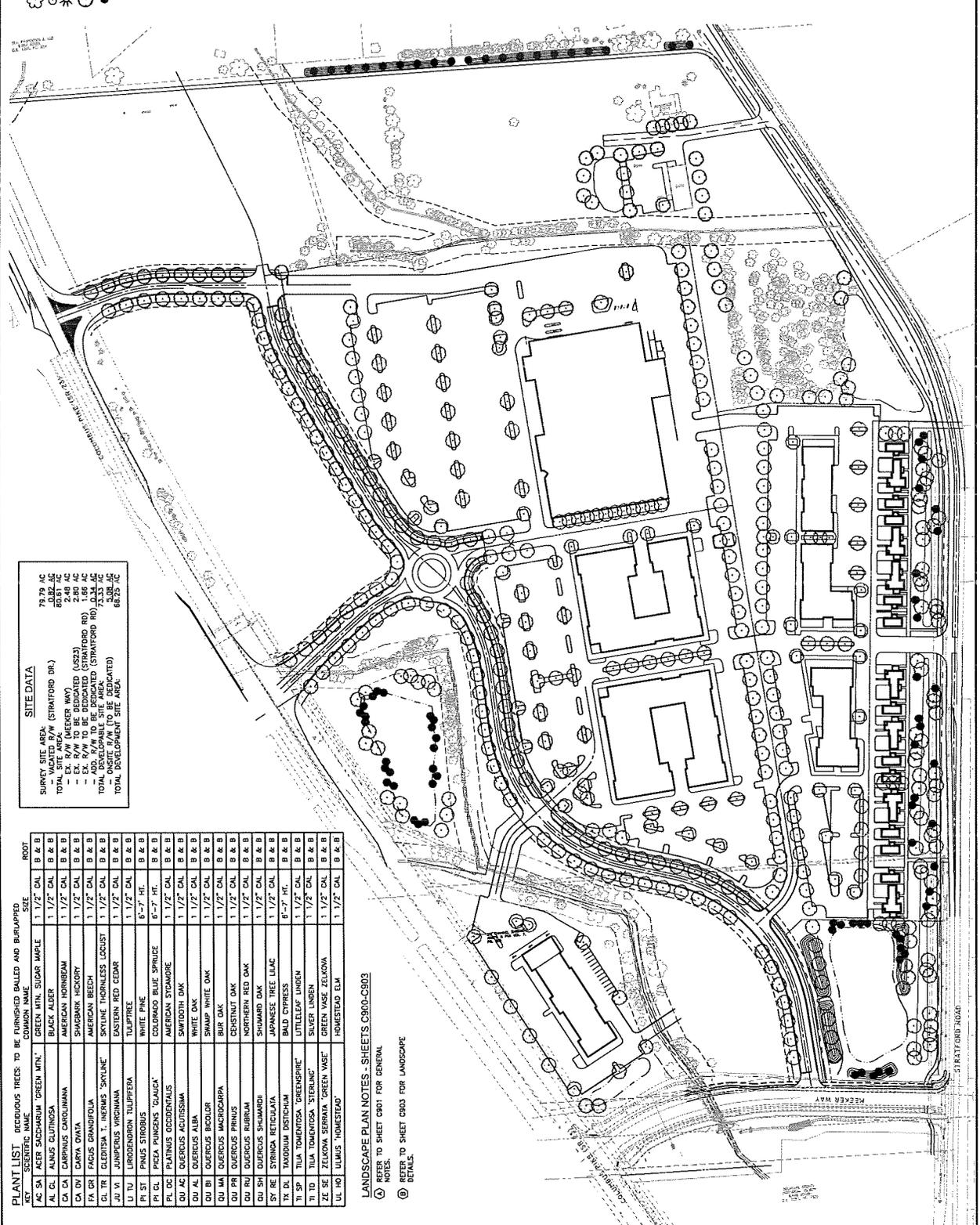
LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS/EVERGREEN SHRUB
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

ABBREVIATIONS

- PK PROPOSED
- R/W RIGHT-OF-WAY
- P/L PROPOSED FLOOR

GRAPHIC SCALE
 0 50 100 200
 1 INCH = 100 FEET



SITE DATA

SURVEY SITE AREA (STANFORD DR.)	79.79 AC
MAINTAINED R/W (STANFORD DR.)	48.82 AC
TOTAL SITE AREA	65.07 AC
- EX. R/W TO BE DEDICATED (US23)	2.86 AC
- EX. R/W TO BE DEDICATED (STANFORD RD)	1.68 AC
TOTAL DEDICATED SITE AREA	4.54 AC
TOTAL DEVELOPABLE SITE AREA	72.33 AC
- ON-SITE R/W (TO BE DEDICATED)	2.08 AC
TOTAL DEVELOPMENT SITE AREA	68.25 AC

PLANT LIST - DECIDUOUS TREES TO BE DEDICATED, BALLED AND BURIED

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
AL	ALNUS GLUTINOSA	GREEN MTN. SUGAR MAPLE	1 1/2" CAL	B & B
CA	CORYLUS CAROLINANA	BLACK ALNUT	1 1/2" CAL	B & B
FR	FRAXINUS AMERICANA	AMERICAN HORNBEAM	1 1/2" CAL	B & B
QU	QUERCUS PRINUS	SHAGBARK HICKORY	1 1/2" CAL	B & B
QU	QUERCUS RUBRA	AMERICAN BEECH	1 1/2" CAL	B & B
QU	QUERCUS STURROVIA	SKYLINE THORNLESS LOGCUST	1 1/2" CAL	B & B
QU	QUERCUS ALBA	EASTERN RED CEDAR	1 1/2" CAL	B & B
QU	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2" CAL	B & B
QU	QUERCUS MACROCARPA	BURR OAK	1 1/2" CAL	B & B
QU	QUERCUS PRINUS	CHESTNUT OAK	1 1/2" CAL	B & B
QU	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2" CAL	B & B
QU	QUERCUS STURROVIA	SHAWARD OAK	1 1/2" CAL	B & B
SY	SYRINGA RETICULATA	JAPANESE TREE LILAC	1 1/2" CAL	B & B
TY	TYLIS TOMENTOSA	BLD OYSPRESS	8"-7" HT.	B & B
TI	TILOA TOMENTOSA	GREENSPICE	1 1/2" CAL	B & B
TI	TILOA TOMENTOSA	SILVER LINDEN	1 1/2" CAL	B & B
ZE	ZELKOVA SERRATA	GREEN VASE ZELKOWA	1 1/2" CAL	B & B
LIL	LILY	HOMESTEAD ELM	1 1/2" CAL	B & B

LANDSCAPE PLAN NOTES - SHEETS C800-C903
 (C) NOT TO SHEET C903 FOR GENERAL NOTES
 (D) REFER TO SHEET C903 FOR LANDSCAPE DETAILS

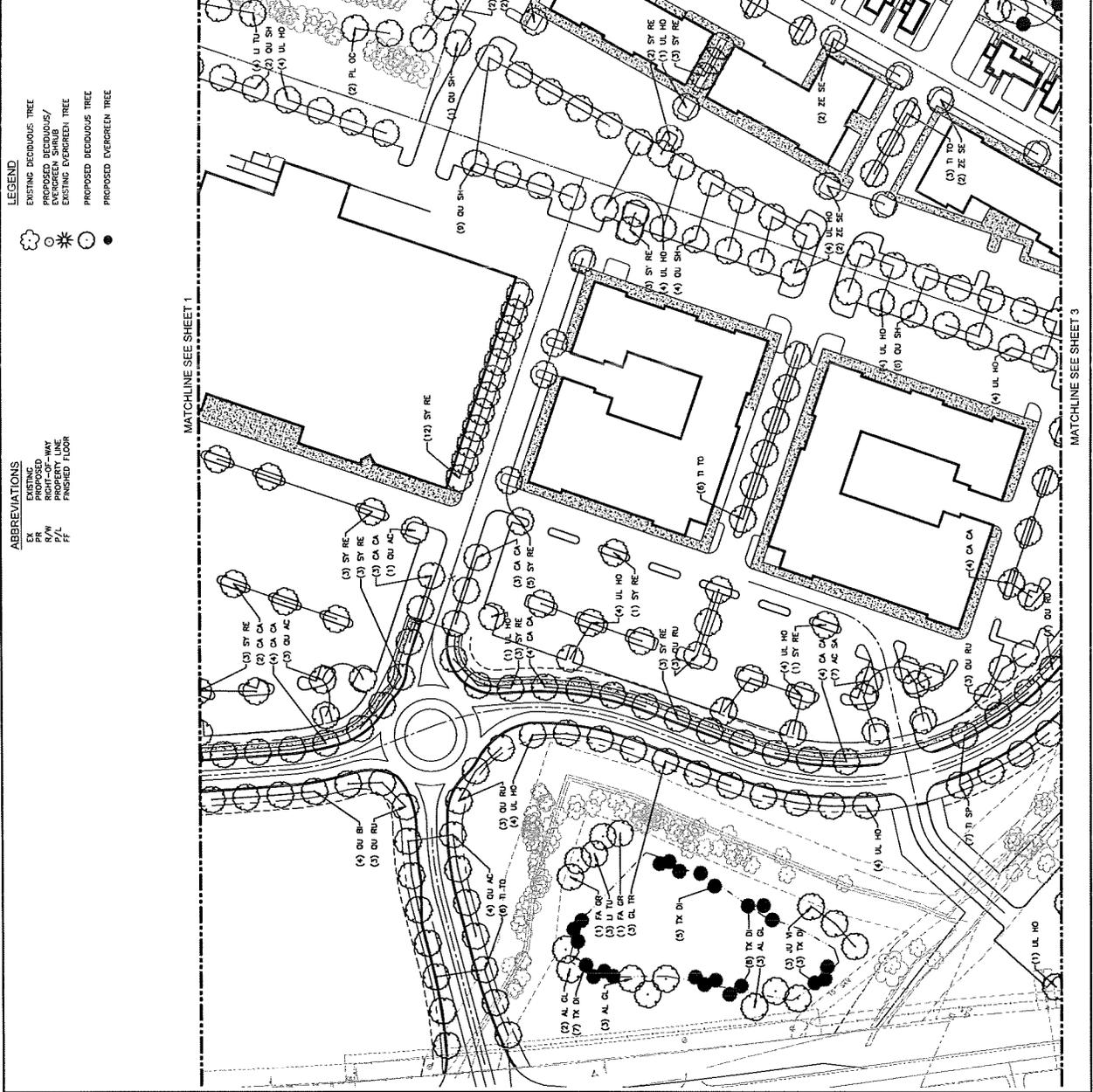
MANIK GROUP
 TRAFFIC ENGINEERING
 815 CRAWFORD AVENUE
 DELAWARE, OHIO 43015
 TEL: 614.441.4232
 FAX: 614.441.4232
 WWW.MANIKGROUP.COM



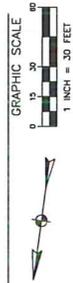
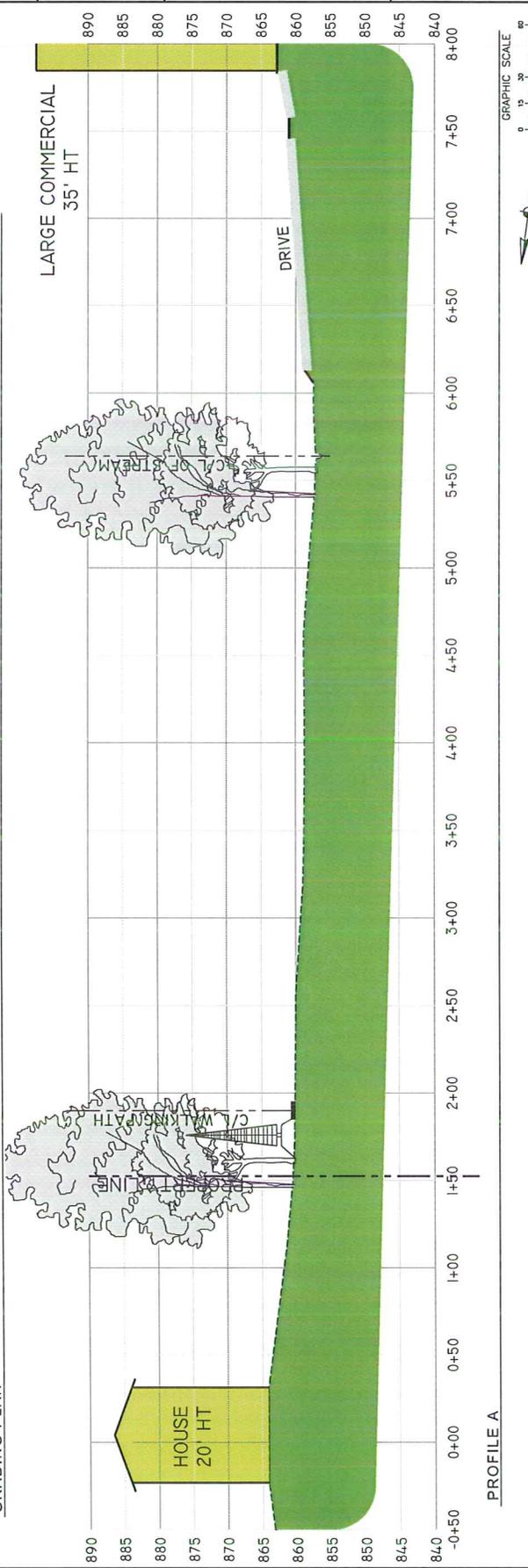
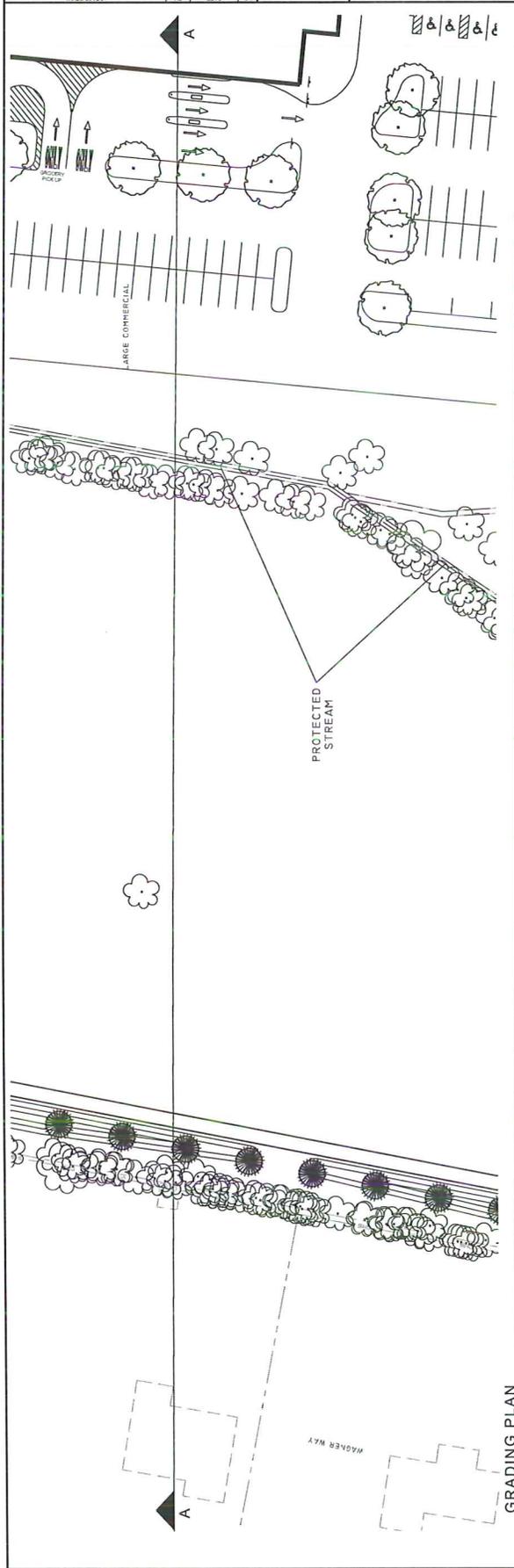
LANDSCAPE PLAN NOTES - SHEETS C900-C903
 (A) REFER TO SHEET C901 FOR GENERAL PLANTING NOTES.
 (B) REFER TO THIS SHEET C903 FOR LANDSCAPE DETAILS.

LEGEND
 EXISTING DECIDUOUS TREE
 EXISTING EVERGREEN TREE
 PROPOSED DECIDUOUS TREE
 PROPOSED EVERGREEN TREE

ABBREVIATIONS
 EX EXISTING
 PR PROPOSED
 P/W PROPOSED DRIVEWAY
 P/F PROPOSED FINISHED FLOOR



PROJECT NO.	09/01001
PROJECT DATE	09/20/09
PROJECT NAME	COLUMBUS PIKE
CLIENT	DELTA DEVELOPMENT
DATE	
BY	
DESCRIPTION	



AS NOTED TO BE SHOWN HEREIN IS THE PROPERTY OF THE ENGINEER AND NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

C905

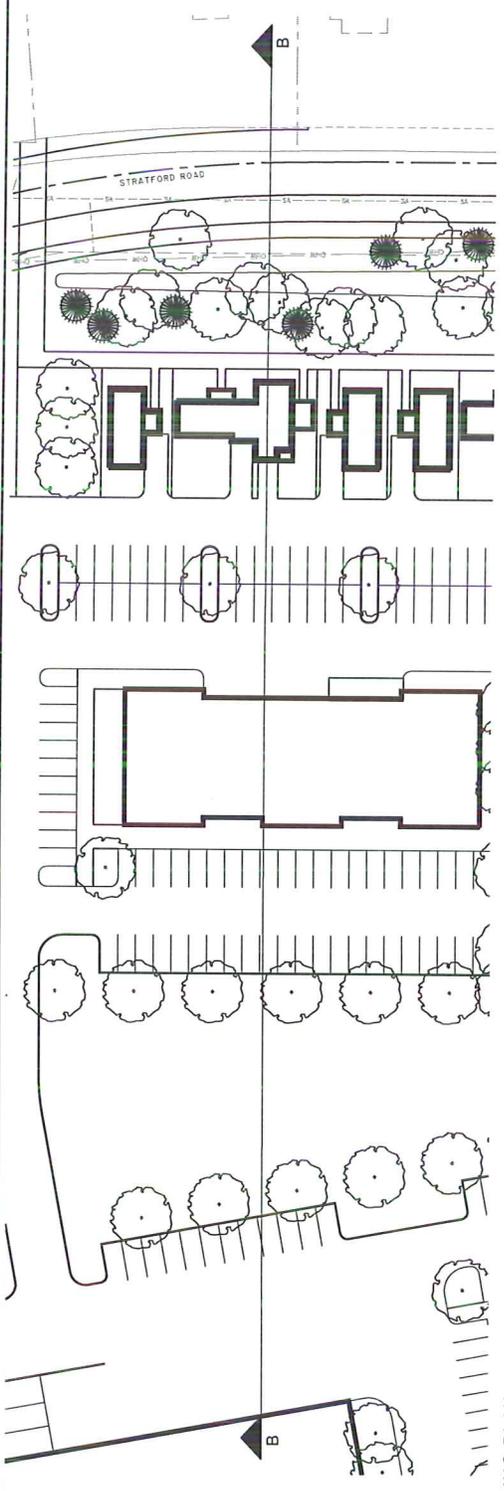
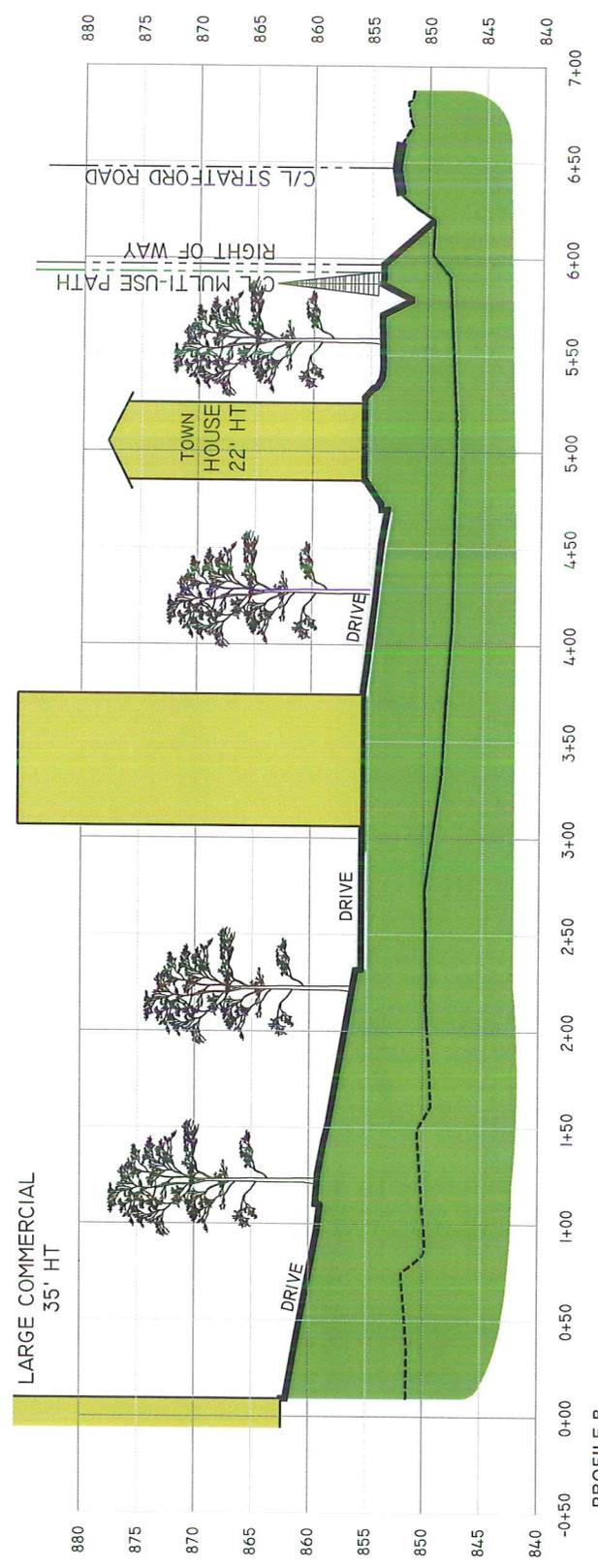
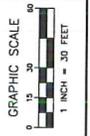
LANDSCAPE
PLAN & PROFILE

DELAWARE COUNTY CITY OF DELAWARE OHIO
PRELIMINARY ENGINEERING PLAN
FOR
COUGHLIN'S CROSSING
COLUMBUS PIKE
DELAWARE, OHIO

DELAWARE
DEVELOPMENT PLAN
LTD
DELAWARE OHIO



PROJECT NO.	02101001
DATE	02/10/11
PROJECT DATE	02/10/11
CLIENT	DELAWARE COUNTY CITY OF DELAWARE
PROJECT NAME	COLUMBUS PIKE DEVELOPMENT
PROJECT ADDRESS	1515 COLUMBUS PIKE, DELAWARE, OHIO 43015
PROJECT PHONE	614.441.4222
PROJECT FAX	614.441.4222
PROJECT EMAIL	info@manniksmith.com
PROJECT WEBSITE	www.manniksmithgroup.com
PROJECT CONTACT	JOHN MANNIK, P.E., LEED AP
PROJECT CONTACT PHONE	614.441.4222
PROJECT CONTACT FAX	614.441.4222
PROJECT CONTACT EMAIL	john.mannik@manniksmith.com
PROJECT CONTACT WEBSITE	www.manniksmithgroup.com



PROJECT NO. 02101001 - 02/10/11 - 1515 COLUMBUS PIKE DEVELOPMENT - PRELIMINARY ENGINEERING PLAN FOR COUGHLIN'S CROSSING - DELAWARE, OHIO



VIEW A | NORTHERN QUAD (3) LOOKING NORTHEAST

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016

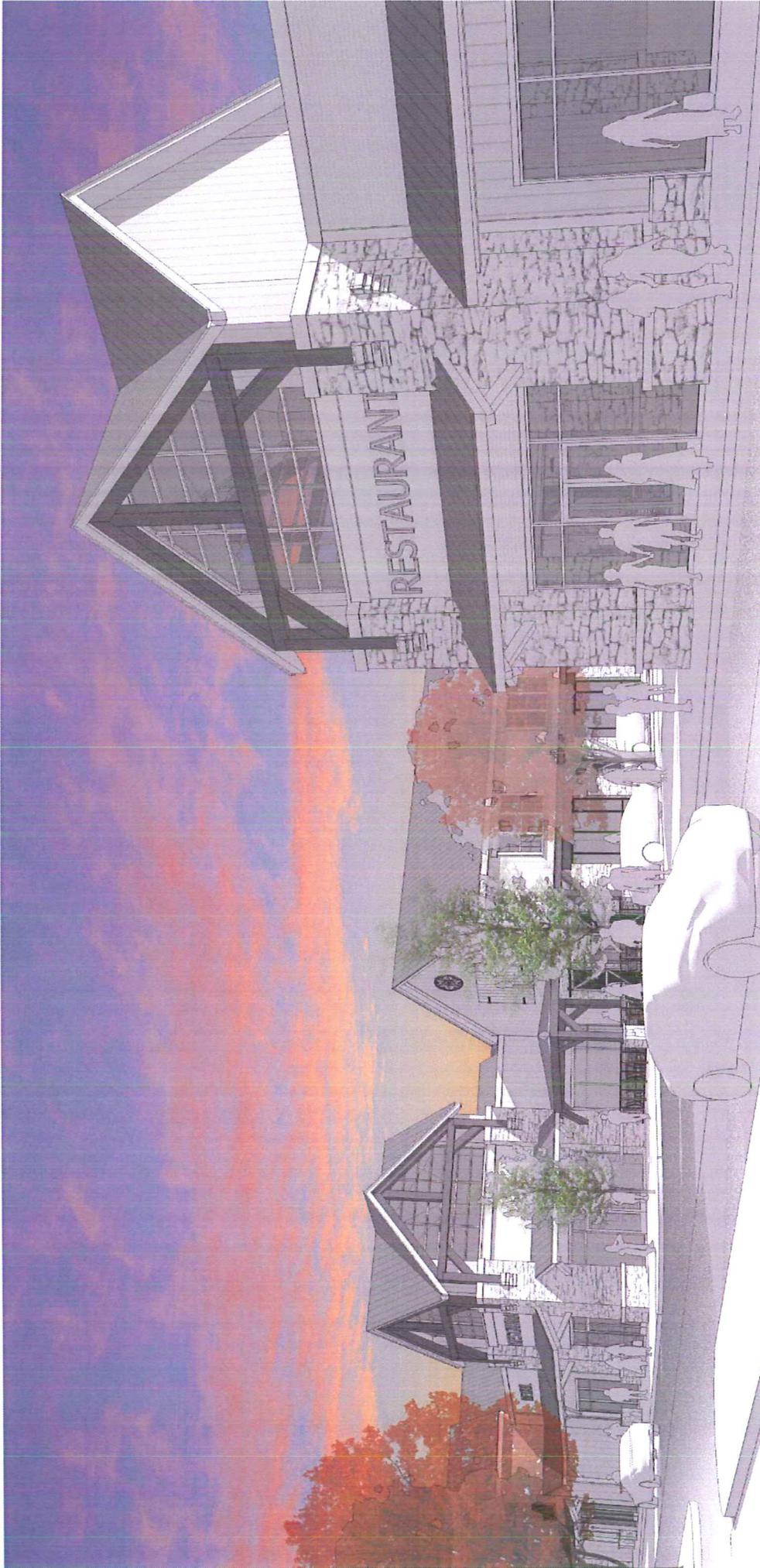




VIEW B | BETWEEN NORTHERN (3) AND CENTRAL (4) QUAD LOOKING EAST

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016





VIEW C | CENTRAL QUAD (4) LOOKING NORTH

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016

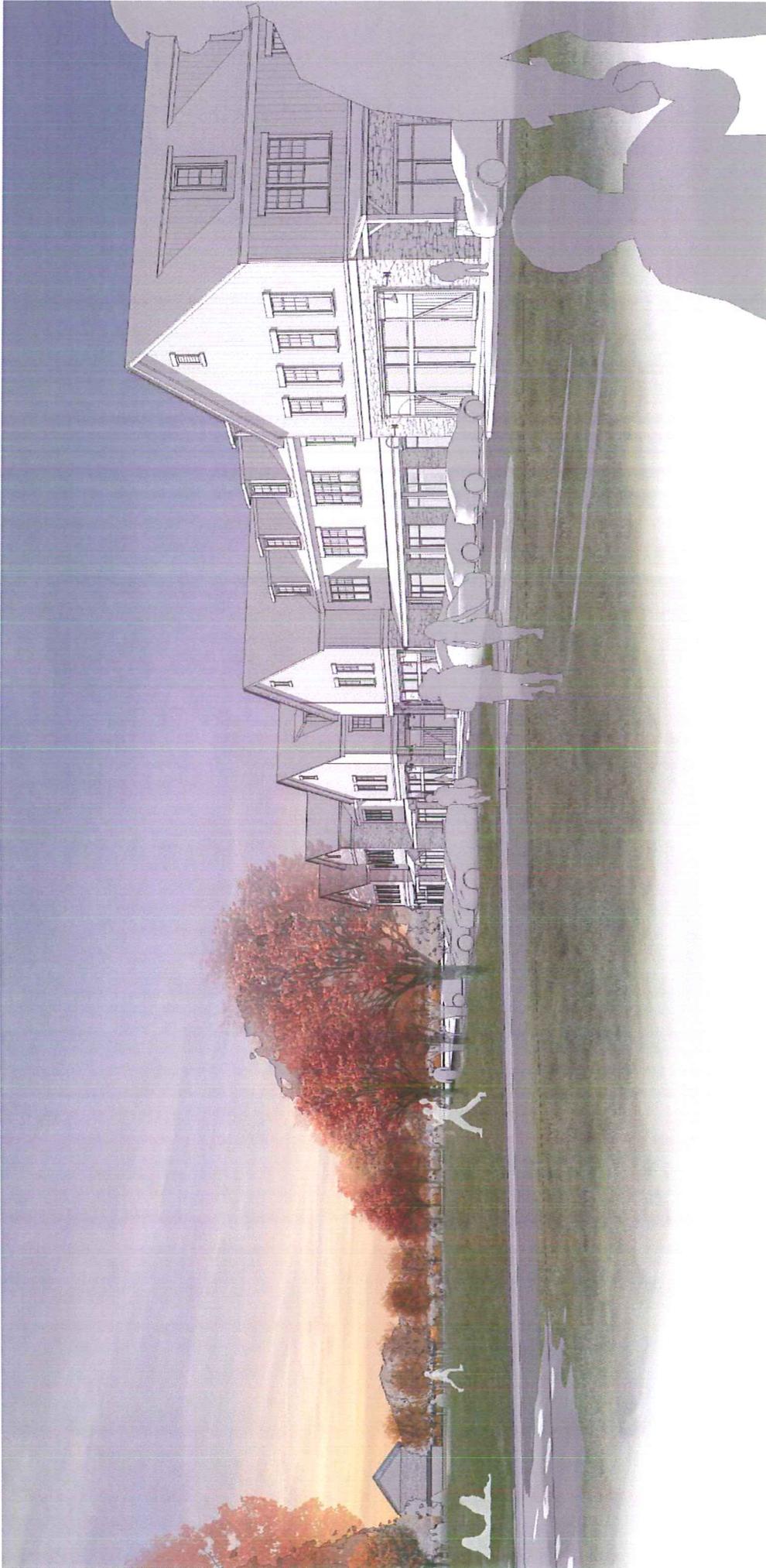




VIEW D | STRATFORD SOUTH (2B) LOOKING WEST

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016





VIEW E | STRATFORD COMMONS LOOKING NORTH

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016





VIEW F | STRATFORD SOUTH (2A) LOOKING NORTH

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016





VIEW G | SOUTHERN GATEWAY (5) LOOKING NORTHEAST

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016





VIEW H | STRATFORD NORTH (1A) OPTION - CONDO LIVING

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016

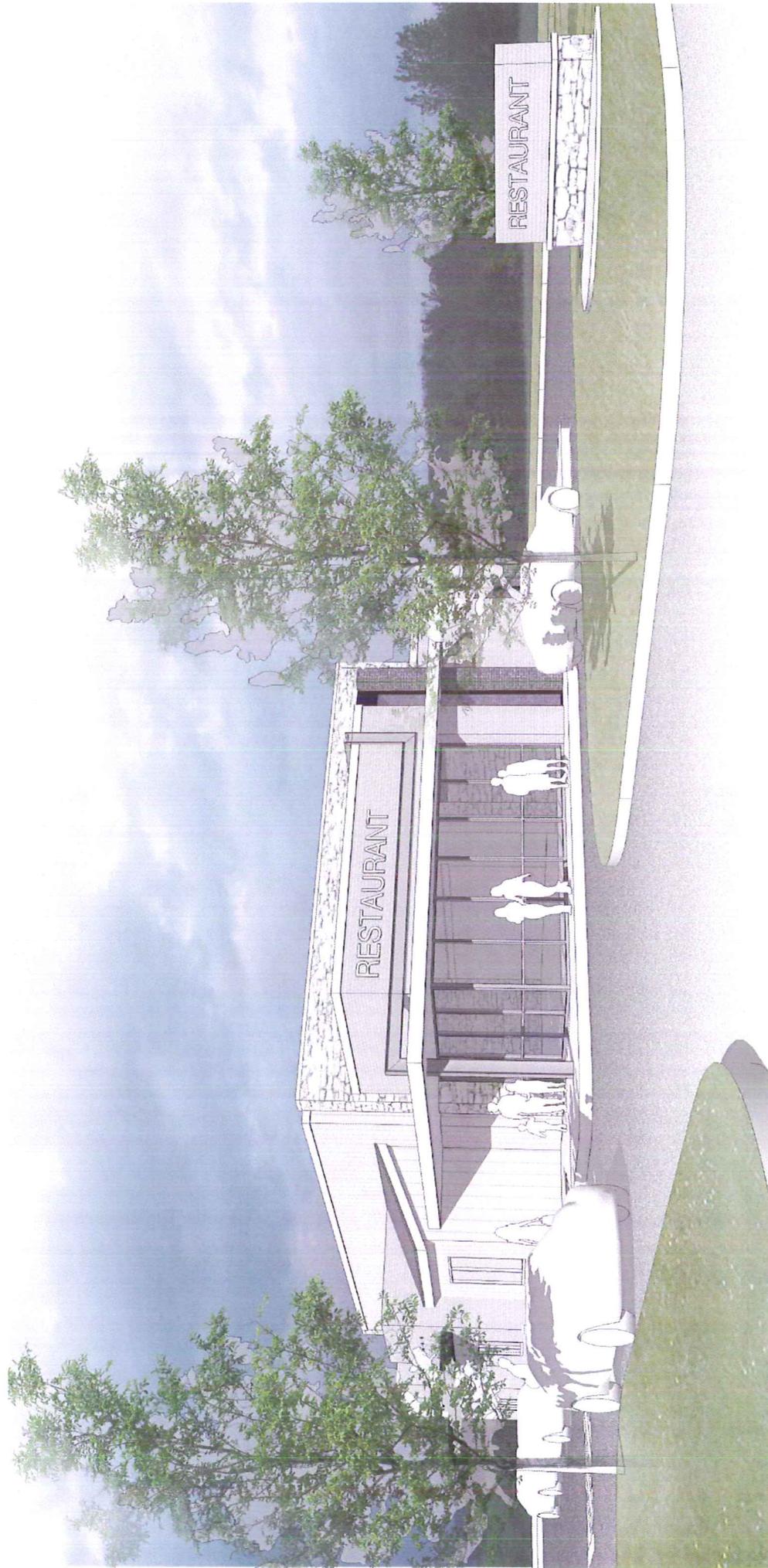




VIEW H | STRATFORD NORTH (1A) OPTION - ASSISTED LIVING FACILITY

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016



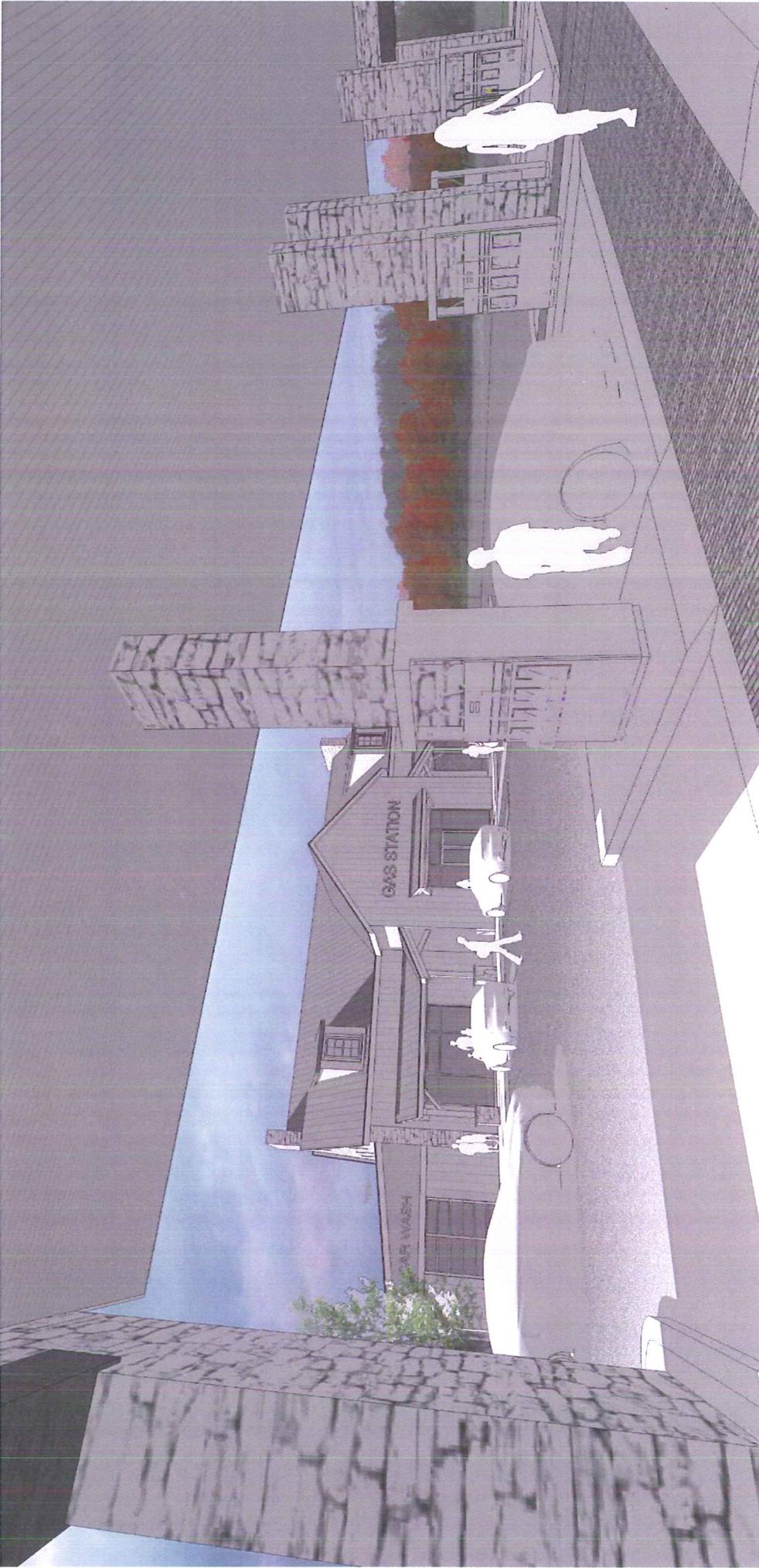


VIEW 1 | US 23 QUAD (6) OPTION - RESTAURANT

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016



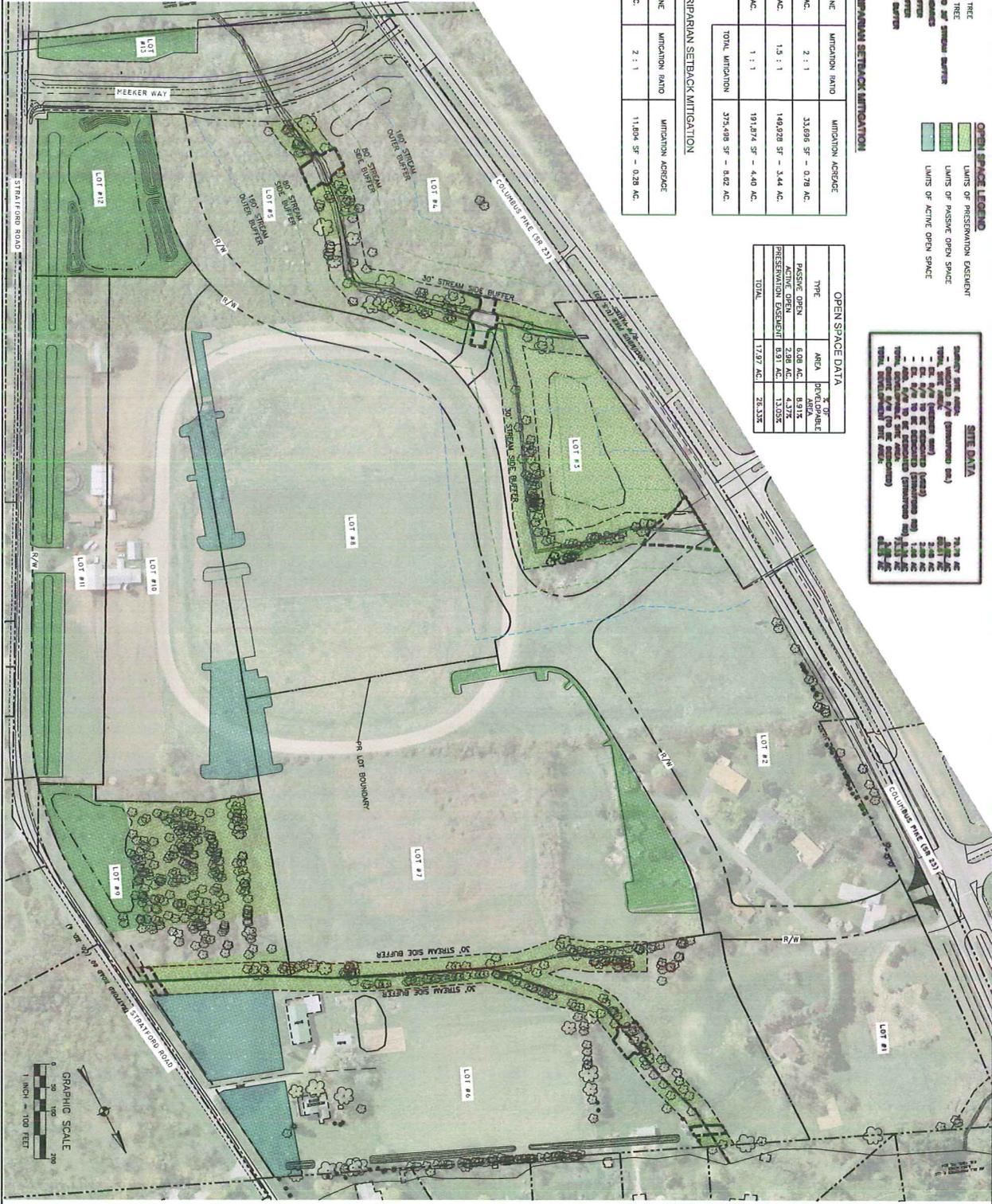
archall
ARCHITECTURAL PARTNERS



VIEW 1 | US 23 QUAD (6) OPTION - GAS STATION

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016





LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- LIMITS OF 30' STREAM BUFFER
- PROPOSED LOT BOUNDARIES
- 30' STREAM SIDE BUFFER
- 100' OUTER BUFFER
- LIMITS OF PRESERVATION EASEMENT
- LIMITS OF PASSIVE OPEN SPACE
- LIMITS OF ACTIVE OPEN SPACE

PERMANENT STREAM RIPARIAN SETBACK MITIGATION

ZONE	AREA IN BUFFER ZONE	MITIGATION RATIO	MITIGATION ACREAGE
30' STREAM SIDE BUFFER	16,848 SF - 0.39 AC.	2 : 1	33,696 SF - 0.78 AC.
100' OUTER BUFFER	191,874 SF - 4.40 AC.	1 : 1	191,874 SF - 4.40 AC.
TOTAL MITIGATION			325,498 SF - 8.22 AC.

INTERMITTENT STREAM RIPARIAN SETBACK MITIGATION

ZONE	AREA IN BUFFER ZONE	MITIGATION RATIO	MITIGATION ACREAGE
30' STREAM SIDE BUFFER	5,902 SF - 0.14 AC.	2 : 1	11,804 SF - 0.28 AC.

OPEN SPACE DATA

TYPE	AREA DEVELOPABLE	% OF TOTAL
PASSIVE OPEN	6,08 AC.	8.5%
ACTIVE OPEN	2,08 AC.	4.3%
PRESERVATION EASEMENT	8,91 AC.	13.05%
TOTAL	17,07 AC.	26.33%

SITE DATA

Overall Site Area:	74.9 AC.
Developable Area:	57.9 AC.
Preservation Easement:	8.91 AC.
Active Open Space:	2.08 AC.
Passive Open Space:	6.08 AC.
Total Open Space:	8.16 AC.
Percentage of Open Space:	10.89%
Percentage of Preservation Easement:	11.89%
Percentage of Active Open Space:	2.78%
Percentage of Passive Open Space:	8.11%



C100	PRELIMINARY PRESERVATION/ OPEN SPACE PLAN	DELAWARE COUNTY, CITY OF DELAWARE, OHIO PRELIMINARY ENGINEERING PLAN FOR COUGHLIN'S CROSSING COLUMBUS PIKE DELAWARE, OHIO	PREPARED FOR: DELAWARE DEVELOPMENT PLAN, LTD DELAWARE, OHIO	TECHNICAL BILLS CREATIVE SPIRIT. www.MannikSmithGroup.com	<table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION																				
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PROJECT DATE: 08/20/14 PROJECT NO.: 2014-001 DRAWN BY: CLC CHECKED BY: RLV																													



TOTAL SHISLER SAMPLE AREA

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	89	1000
COOD	5	689
FAIR	6	81
POOR	14	186
DEAD	4	46
ASH	0	0

TOTAL LOT 9 SAMPLE AREA

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	29	330
COOD	28	318
FAIR	0	0
POOR	1	12
DEAD	0	0
ASH	0	0

INDIVIDUAL TREES TOTAL

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	354	932
COOD	307	464
FAIR	140	2764
POOR	49	822
DEAD	39	613
ASH	1	9

TOTAL SITE TREES

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	1,278	12,257
REMOVED	339	12,199
REMAINING	939	10,058

SHISLER PRESERVATION AREA

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	79	1131
COOD	7	781
FAIR	8	92
POOR	190	176
DEAD	32	56
ASH	0	0

LOT 9 PRESERVATION AREA

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	181	1279
COOD	122	995
FAIR	0	0
POOR	47	42
DEAD	0	0
ASH	0	0

INDIVIDUAL PRESERVATION AREA TREES

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	111	403
COOD	150	1882
FAIR	76	1089
POOR	35	589
DEAD	40	425
ASH	3	18

SHISLER INDIVIDUAL TREES

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	471	3413
COOD	359	182
FAIR	820	172
DEAD	225	55
ASH	0	0

LOT 9 INDIVIDUAL TREES

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	86	708
COOD	680	95
FAIR	26	42
DEAD	0	0
ASH	0	0

INDIVIDUAL PRESERVATION AREA TREES

COUNT	COULMINE PIKE (R-23)	PEEKER WAY
TOTAL	111	403
COOD	150	1882
FAIR	76	1089
POOR	35	589
DEAD	40	425
ASH	3	18

SHISLER AREA = 11.71 ACRES
 SHISLER SAMPLE AREA 1 = 0.26 ACRES
 SHISLER SAMPLE AREA 2 = 0.22 ACRES
 SHISLER SAMPLE AREA 3 = 0.22 ACRES
 TOTAL SHISLER SAMPLE AREA = 0.7 ACRES

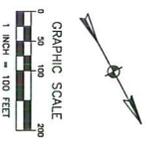
LOT 9 AREA = 3.29 ACRES
 LOT 9 SAMPLE AREA = 0.20 ACRES
 TOTAL LOT 9 SAMPLE AREA = 15.25 ACRES

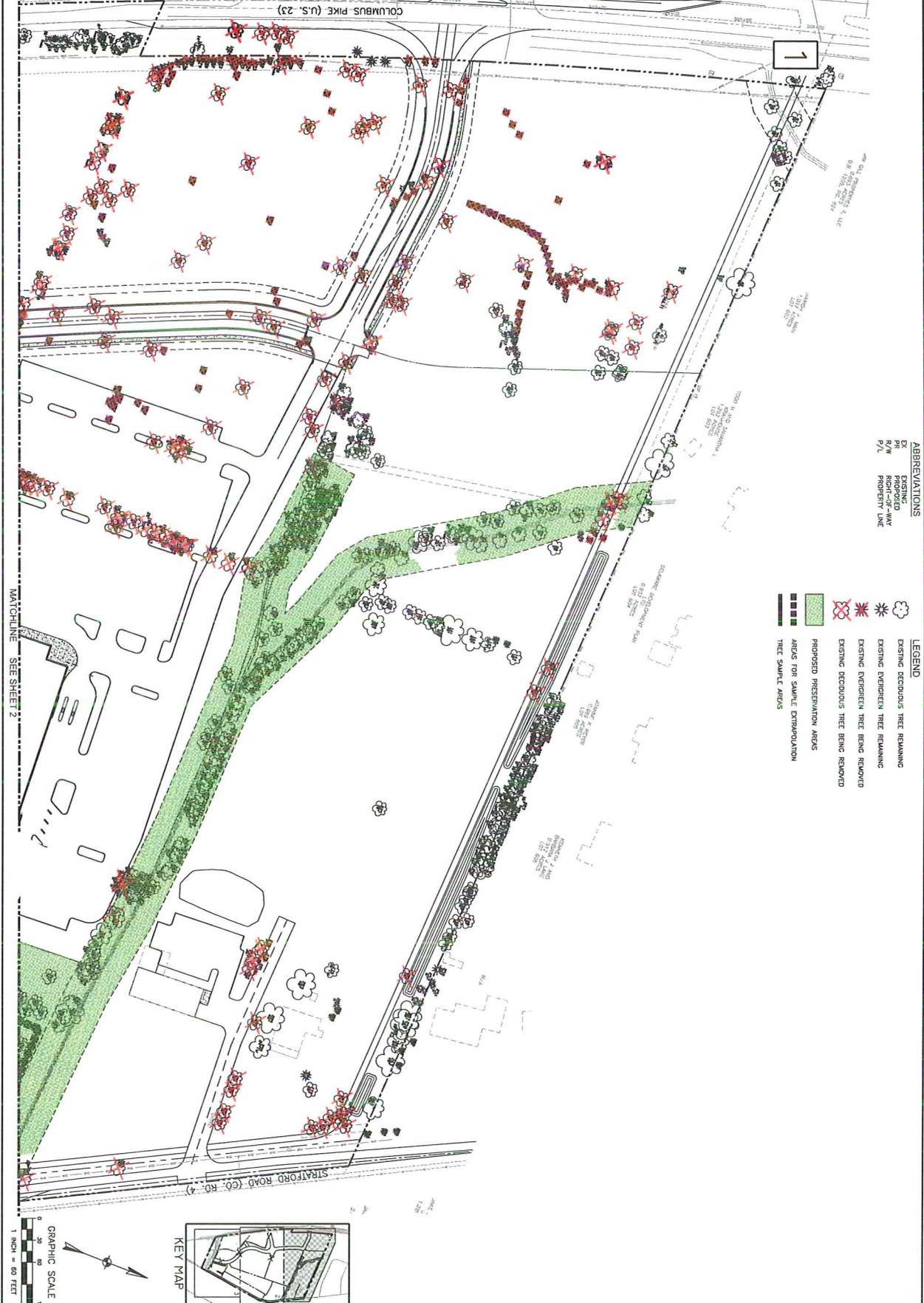
- LEGEND**
- Existing Deciduous Tree Remaining
 - Existing Evergreen Tree Remaining
 - Existing Emergent Tree Being Removed
 - Existing Deciduous Tree Being Removed
 - Proposed Preservation Areas
 - Areas for Sample Extrapolation
 - Tree Sample Areas

- ABBREVIATIONS**
- EX Existing
 - R/W Right-of-Way
 - P/L Property Line

TREE PRESERVATION NARRATIVE

All trees within the boundary were located and inventoried by the sample areas. The tree and root preservation areas were established based on the tree's size, species, and health. Trees that are not within the sample areas but are within the boundary are also included in the tree preservation plan. The trees are color-coded as follows: EX - Existing, R/W - Right-of-Way, P/L - Property Line.

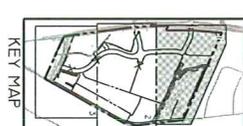
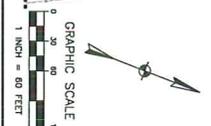




ABBREVIATIONS
 EX/PROPOSED RIGHT-OF-WAY PROPERTY LINE

LEGEND
 EXISTING DECIDUOUS TREE REMAINING
 EXISTING EVERGREEN TREE REMAINING
 EXISTING DECIDUOUS TREE BEING REMOVED
 PROPOSED PRESERVATION AREAS
 AREAS FOR SAMPLE EXTRAPOLATION TREE SAMPLE AREAS

MATCHLINE SEE SHEET 2



2	TREE PRESERVATION PLAN	DELAWARE COUNTY, CITY OF DELAWARE, OHIO PRELIMINARY ENGINEERING PLAN FOR COUGHLIN'S CROSSING COLUMBUS PIKE DELAWARE, OHIO	PREPARED FOR: DELAWARE DEVELOPMENT PLAN, LTD DELAWARE, OHIO	 TECHNICAL BUREAU CREATIVE ENGINEERS www.MannikSmithGroup.com	815 GRANDVIEW AVENUE SUITE 650 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4224 PROJECT DATE: 09/24/15 PROJECT NO.: 0201001 DRAWN BY: CLO CHECKED BY: RLV	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION																																								
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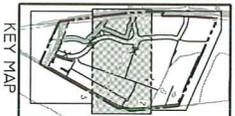
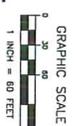
ABBREVIATIONS
 EX EXISTING
 PR PROPOSED
 P/W PROPOSED DRIVEWAY
 P/L PROPOSED PROPERTY LINE

LEGEND

 EXISTING DECIDUOUS TREE REMAINING
 EXISTING EVERGREEN TREE REMAINING
 EXISTING EVERGREEN TREE BEING REMOVED
 EXISTING DECIDUOUS TREE BEING REMOVED
 PROPOSED PRESERVATION AREAS
 AREAS FOR SAMPLE EXTRAPOLATION
 TREE SAMPLE AREAS

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 1



3	TREE PRESERVATION PLAN	DELAWARE COUNTY, CITY OF DELAWARE, OHIO PRELIMINARY ENGINEERING PLAN FOR COUGHLIN'S CROSSING COLUMBUS PIKE DELAWARE, OHIO	PREPARED FOR DELAWARE DEVELOPMENT PLAN, LTD DELAWARE, OHIO	 TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com	815 GRANDVIEW AVENUE SUITE 650 COLUMBUS, OH 43215 TEL: 614.441.4224 FAX: 688.488.7340 PROJECT DATE: 09/26/16 PROJECT NO.: 02010001 DRAWN BY: CJS CHECKED BY: RLV	NO.	DATE	BY	DESCRIPTION

COUGHLIN'S CROSSING

CITY OF DELAWARE, OHIO

COMPREHENSIVE SIGN PLAN - *Preliminary Plan Review*

September 28, 2016

INDEX TO PLAN AND DRAWINGS:

- SHEET 01: TITLE SHEET
- SHEET 02: PROPOSED SIGNAGE TEXT
- SHEET 03: PROPOSED SIGNAGE TEXT
- SHEET 04: SITE SIGN LOCATION PLAN
- SHEET 05: PRIMARY DEVELOPMENT SIGN
- SHEET 06: SECONDARY DEVELOPMENT SIGN
- SHEET 07: TERTIARY DEVELOPMENT SIGN
- SHEET 08: DIRECTIONAL/WAYFINDING SIGN
- SHEET 09: WALL SIGN TYPES
- SHEET 10: PROJECTING SIGN TYPES
- SHEET 11: CANOPY SIGN TYPES
- SHEET 12: SIGN LIGHTING TYPES

COUGHLIN'S CROSSING

CITY OF DELAWARE, OHIO

COMPREHENSIVE SIGN TEXT

a) Entry Features and Signs. A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c), this text, and the Final Development Plan. A Comprehensive Sign Plan shall be submitted for review and approval with this text or prior to or concurrent with the First Final Development Plan. All signs in the Sub-Area shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements. Unless noted below, all signs shall meet the current Zoning Code.

i) All Signs. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area and the Gateways and Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are preferred. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. Rear illumination creates a soft glow or halo behind the letter. Changeable copy and changeable face signs are prohibited except for gas pricing signs as approved with the Final Development Plan. Businesses located within a business shall not be permitted any free-standing signs and shall be limited to one non-illuminated wall sign not exceeding 2 square feet in area located in a sign band. No building shall have more than 2 such signs. Signs shall not be allowed to fall into disrepair as determined by the city. If signs are found to be in disrepair the City order them removed, modified, or improved and the then owner of the property is required to comply with any such order within 30 days.

COUGHLIN'S CROSSING

CITY OF DELAWARE, OHIO

COMPREHENSIVE SIGN TEXT

ii) Freestanding Signs. Except for development identification and directional signs, freestanding signs are prohibited. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the Development. Development identification signs may only be provided at areas depicted on the comprehensive sign plan. No more than 2 primary Development identification Signs shall be allowed. Primary Development identification signs shall not exceed 20 ft. in height and must be located adjacent to US 23. Any single development identification sign may be permitted to include up to 5 accessory tenant panel signs as approved on the comprehensive sign plan. Additionally, 2 (two) secondary monument ground signs, which shall not exceed 9 ft. in height (including a stone base), are to be located adjacent to US 23 and the Meeker Way site entrances. 2 (two) tertiary monument ground signs, which shall not exceed 5 ft. in height (including a stone base), and shall not include tenant panels, are to be allowed along Stratford Rd at site entrances in conformance with the Gateway and Corridor Plan.

iii) Wall Signs. As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign no larger than 2 sq. ft. in area may be granted administratively. Except along US 23 and Meeker Way, no primary signs shall be permitted facing a residential district or use. Reverse channel letters signs, as previously defined, and gooseneck down lighting are preferred.

iv) Other Signs. A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code. Temporary grand opening signage is allowed for up to 30 days (initial opening of the business) and shall not include streamers, balloons, spinners, other air activated devices, billboards, search lights, flag (or blade flag) signs, flutter flag, or other temporary or permanent signs or attraction devices shall be permitted.

iv) Prohibited Signs. Streamers, balloons (inflatable or hard plastic), spinners, any air-activated devices, billboards, search lights, flag (or blade flag) other devices prohibited within the Zoning Code of the City of Delaware, cardboard signs, sandwich board type signs, or other attraction devices shall be prohibited.

vi) Existing Billboards: All existing billboards are to be removed with development of the site.

SIGNAGE LEGEND

- P** PRIMARY DEVELOPMENT SIGN
QUANTITY: 02
- S** SECONDARY DEVELOPMENT SIGN
QUANTITY: 02
- T** TERTIARY DEVELOPMENT SIGN
QUANTITY: 02

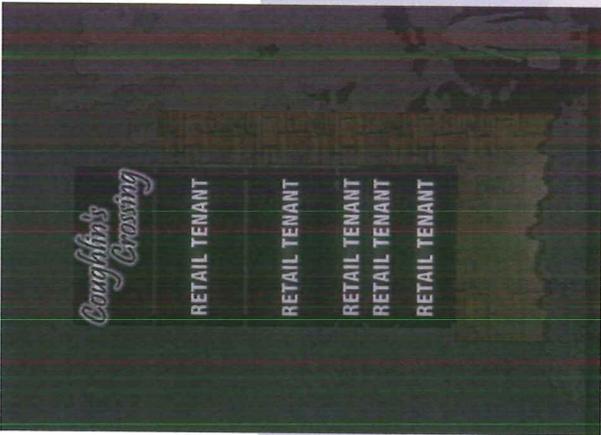
SITE SIGN LOCATION PLAN
NOT TO SCALE



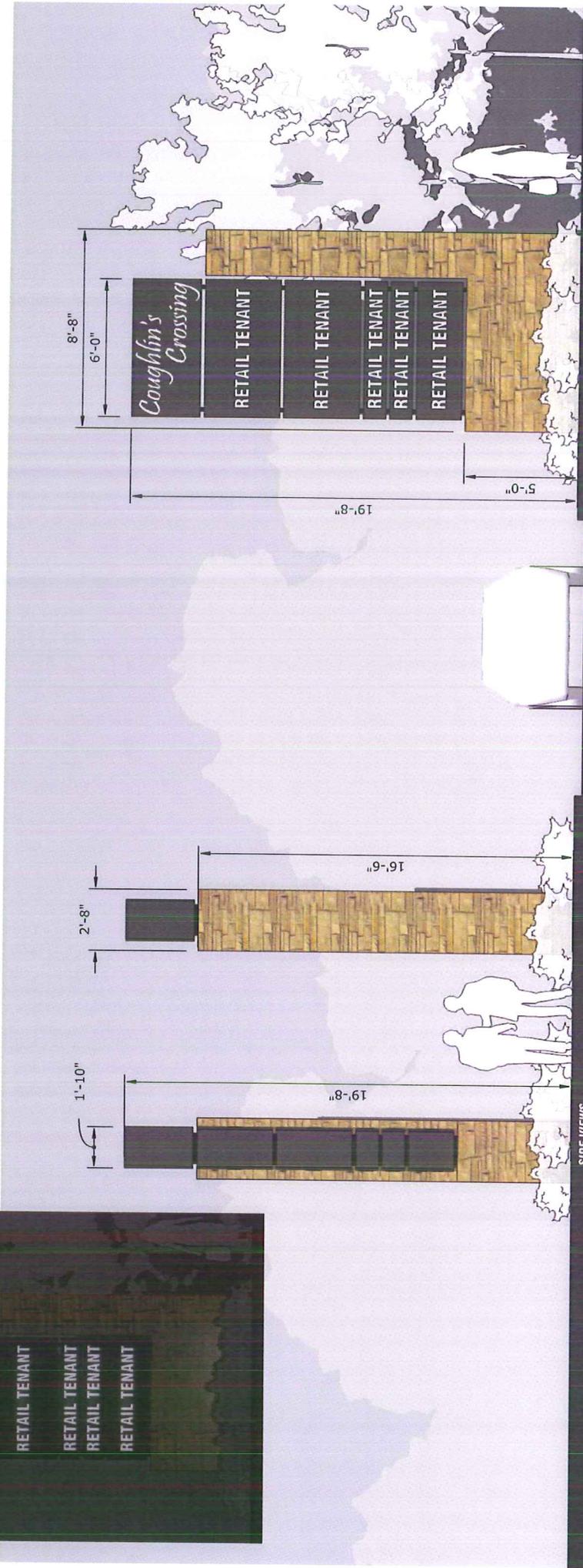
COUGHLIN'S CROSSING
SIGNAGE PACKAGE
SEPTEMBER 28, 2016



**Drawings are for design intent only. Not for production.*



NIGHT VIEW
 Coughlin's Crossing - Pin Mounted, Reverse Lit Halo Glow
 Retail Tenant Signage - Internally Illuminated



PRIMARY DEVELOPMENT SIGN (QTY 02)
 SCALE: 1/4" = 1'-0"

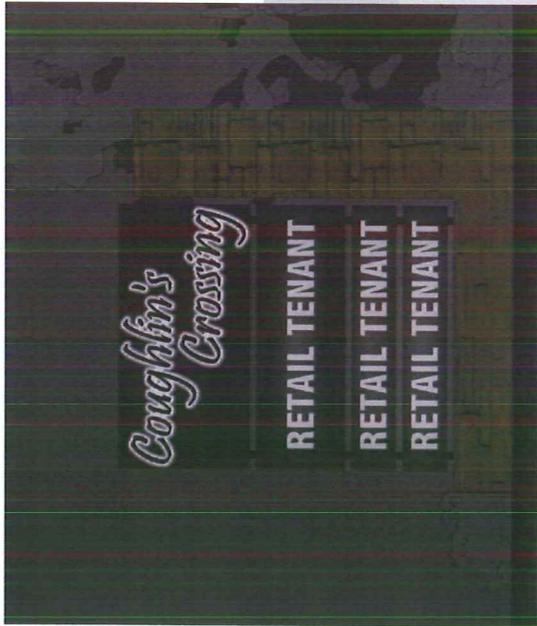
COUGHLIN'S CROSSING
 SIGNAGE PACKAGE
 SEPTEMBER 28, 2016



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NIGHT VIEW

Coughlin's Crossing - Pin Mounted, Reverse Lit Halo Glow
Retail Tenant Storage - Internally Illuminated



SECONDARY DEVELOPMENT SIGN (QTY 02)
SCALE: 1/2" = 1'-0"

COUGHLIN'S CROSSING

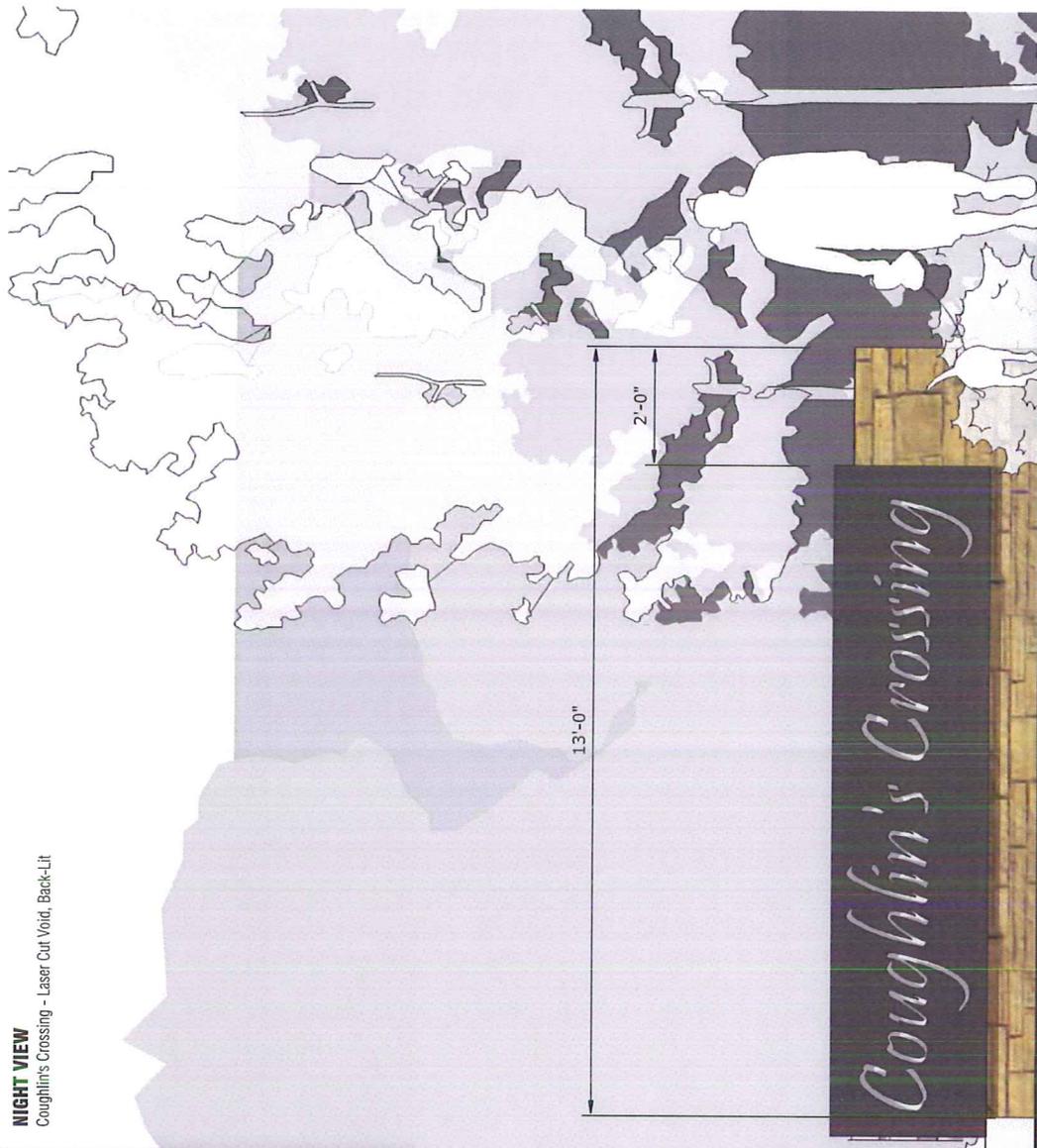
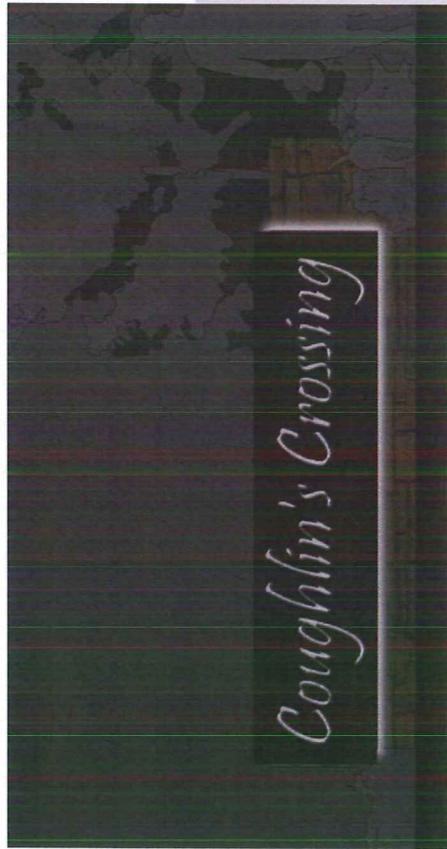
STORAGE PACKAGE
SEPTEMBER 26, 2016



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NIGHT VIEW

Coughlin's Crossing - Laser Cut Void, Back-Lit



TERTIARY DEVELOPMENT SIGN (QTY 02)
SCALE: 1/2" = 1'-0"

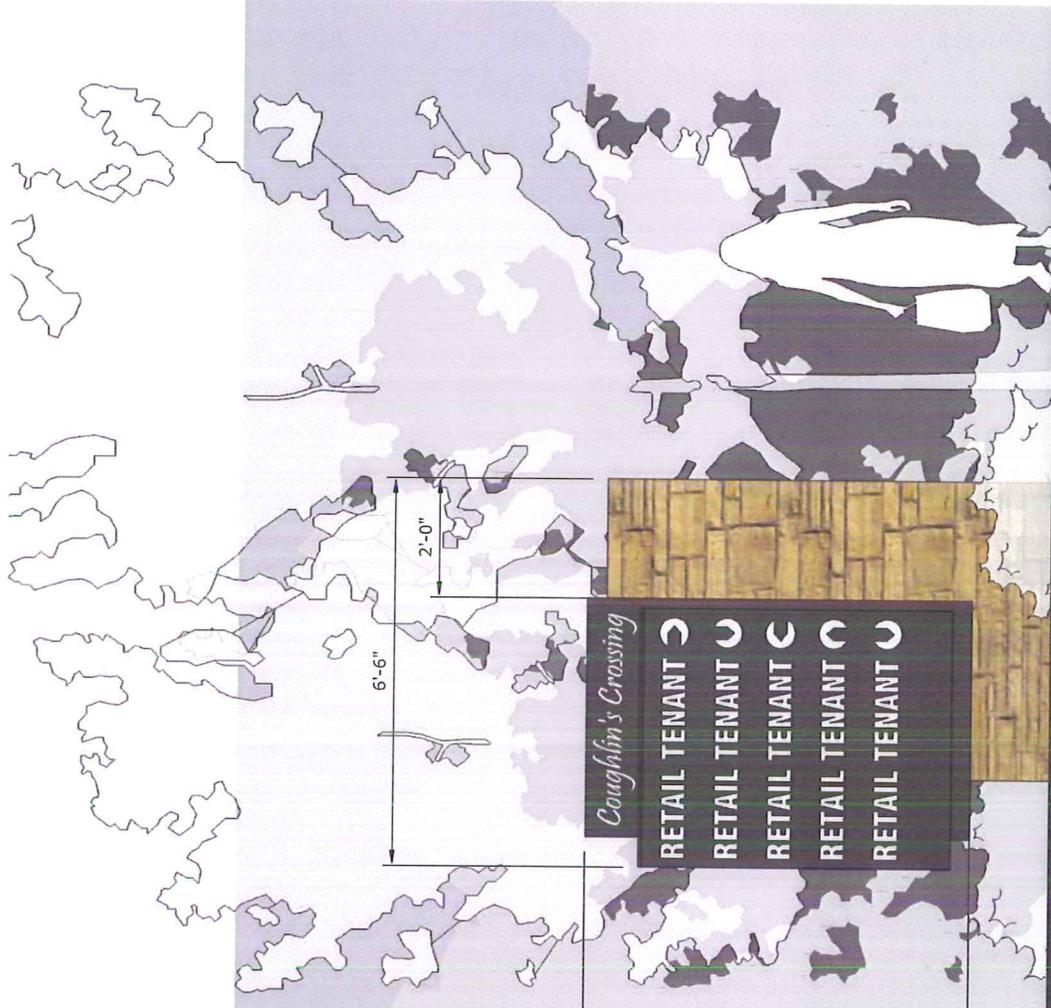
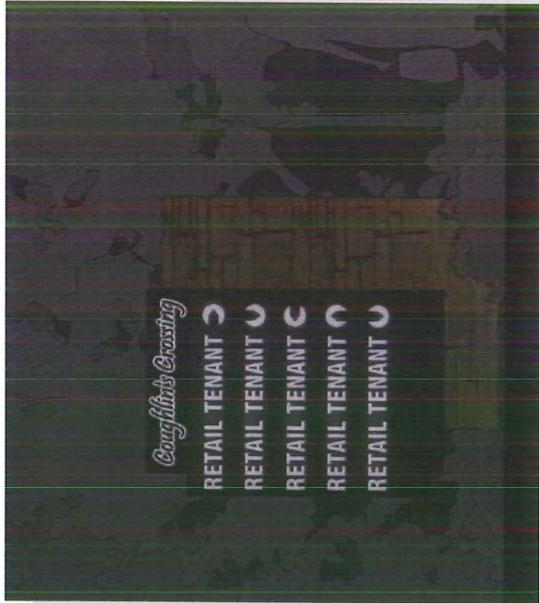
COUGHLIN'S CROSSING
SIGNAGE PACKAGE
SEPTEMBER 28, 2016



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NIGHT VIEW

Coughlin's Crossing - Pin Mounted, Reverse Lit Halo Glow
Retail Tenant Signage - Internally Illuminated



DIRECTIONAL / WAYFINDING SIGN (QTY TBD)
SCALE: 1/2" = 1'-0"

COUGHLIN'S CROSSING

SIGNAGE PACKAGE
SEPTEMBER 28, 2016



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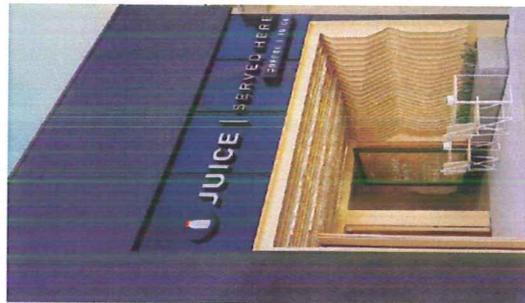
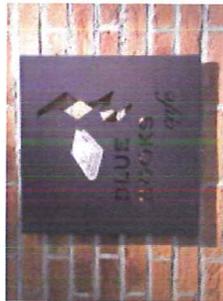
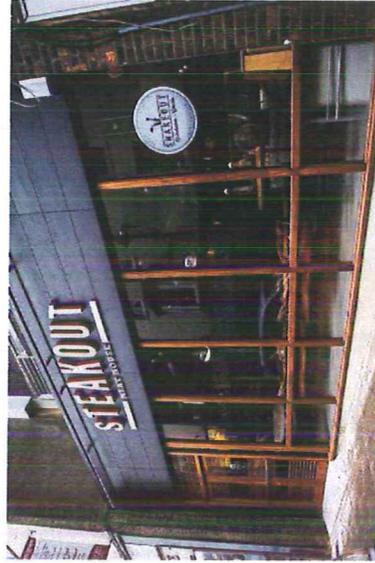
WALL SIGNS

Definitions + General Guidelines

Wall Signs. As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign no larger than 2 sq. ft. in area may be granted administratively. Except along US 23 and Meeker Way, no primary signs shall be permitted facing a residential district or use. Reverse channel letters signs, as previously defined, and gooseneck down lighting are preferred.

WALL SIGNS

Signs mounted to building in parallel form. Respect and add to the architecture and scale of the building. Consistency with store design and concept.



COUGHLIN'S CROSSING
 SIGNAGE PACKAGE
 SEPTEMBER 28, 2016



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 ARCHITECTURE
 INTERIORS
 LANDSCAPE

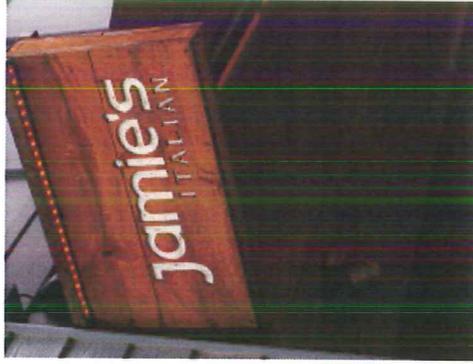
**Drawings are for design intent only. Not for production.*

WALL SIGNS Definitions + General Guidelines

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PROJECTING SIGNS

Signs attached to building in perpendicular form. Respect and add to the architecture and scale of the building. To be mounted out of reach of pedestrians.



COUGHLIN'S CROSSING
SIGNAGE PACKAGE
SEPTEMBER 28, 2016



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ARCHITECTURE & INTERIORS

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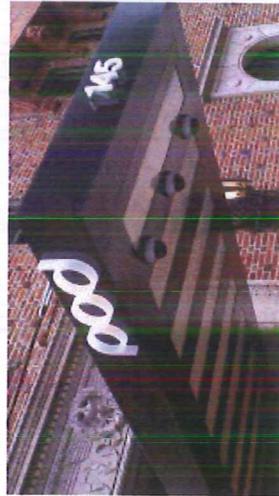
WALL SIGNS

Definitions + General Guidelines

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CANOPY SIGNS

Signs attached to architectural canopies of building. Can consist of store names, simple graphics, or addresses.

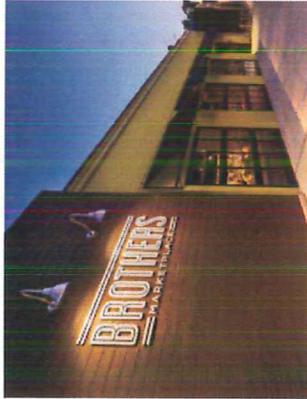


SIGNAGE LIGHTING

Definitions + General Guidelines

Signage lighting engages and add to the character and feel of the building environment. Illumination of the sign, in addition to the design of the signage element, should complement and accentuate the architecture of the building on which it is located. All supports and hardware shall complement the architecture as well.

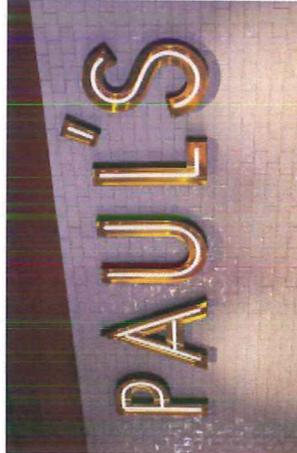
EXTERNAL LIGHTING



INDIRECT LIGHTING



INTERNAL LIGHTING



COUGHLIN'S CROSSING
SIGNAGE PACKAGE
SEPTEMBER 28, 2016



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ARCHITECTURAL
COURTESY

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