

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

January 17, 2018

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 6, 2017, as recorded and transcribed.
3. REGULAR BUSINESS

A. 2017-3079: A request by Fischer Homes for approval of Conditional Use Permit for a temporary sales trailer at the Ravines at Olentangy located on the north side of Curve Road just east of Armstrong Road on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay).

Anticipated Process

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

B. Del-Mor Dwelling Corporation

- (1) 2017-3115: A request by Del-Mor Dwellings Corporation for approval of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.
- (2) 2017-3116: A request by Del-Mor Dwellings Corporation for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.
- (3) 2017-3117: A request by Del-Mor Dwellings Corporation for approval of a Preliminary Development Plan for an actively owned and managed 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned PO/I PMU (Planned

Office/Institutional District with a Planned Mixed Use Overlay District).

- (4) 2017-3118: A request by Del-Mor Dwellings Corporation for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Medium Density Single Family to Mixed Use at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for an actively owned and managed 48 dwelling unit affordable housing development.

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: February 7, 2018
- 7. ADJOURNMENT

PLANNING COMMISSION
December 6, 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:00 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik Councilmember George Hellinger, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Staff Present: Carrie Fortman, Project Engineer, Jonathan Owen, Project 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 November 1, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for November 1, 2017 Planning Commission meeting, seconded by Mr. Volenik. Motion approved 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Communities at Glenross Section 12

- (1) 2017-2814: A request by Pulte Homes for approval of a Final Development Plan for Communities at Glenross Section 12 for 48 single family lots on 14.796 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road and west of Winterbourne Drive on Solstice Road and Holly Berry Lane.
- (2) 2017-2815: A request by Pulte Homes for approval of a Final Subdivision Plat for Communities at Glenross Section 12 for 48 single family lots on 14.796 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road and west of Winterbourne Drive on Solstice Road and Holly Berry Lane.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the approved Preliminary Development Plat. He discussed the access locations and pedestrian connectivity. Information was provided regarding the landscape planning and space for a potential pocket park. Mr. Owens and Ms. Fortman discussed the use of the emergency access drive in Section 11 to have been used as a lay down area for heavy equipment during construction of the roundabout, but that it was cleared and paved. A discussion was held on the signage at the home

owner associated maintained park regarding the park open to the public.

b. Applicant Presentation

APPLICANT:

Brian Prenger
EMH&T, Civil Engineer
5500 New Albany Road
Columbus, Ohio 43054

Mr. Prenger voiced no concerns or questions regarding the staff recommendations and conditions. Mr. Efland did inform the applicant that condition 6 in the Final Development Plan indicates that the pocket park is to occur during Section 13.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2017-2814, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-2815, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

- B. 2017-2904: A request by Treplus Communities for approval of a Final Development Plan for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres zoned B-3 PMU and located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Final Development Plan and proposed site plan. A discussion was held on the three access points. Staff informed the Commission they are in need of proposed street names to make sure the names are in compliance. Pedestrian connectivity plans were reviewed and discussion of parking spaces was held. Mr. Schultz discussed the tree survey and the recommendation for three tree preserve areas. A discussion was made regarding the staff conditions and recommendations.

b. Applicant Presentation

APPLICANT:

Jane Arthur-Rostovic
1515 Lake Shore Drive
Columbus, Ohio 43204

Ms. Arthur-Rostovic discussed the recent public awareness and interest since an article was written by the Columbus Dispatch. She voiced interest received from current Delaware residents.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to amend 2017-2904, condition 4, to modify to state that “all the limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent ledgestone as proposed by the applicant”, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to amend 2017-2904, condition 5, to modify to state that “shall be constructed of Delaware blue vein limestone or equivalent ledgestone as proposed by the applicant”, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to amend 2017-2904, condition 6, to modify to state that “the area on the west property line where the subject site is significantly above the adjacent residential lots may require a section of 8-10 foot tall evergreen trees”, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approve 2017-2904, as amended and with all other staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR’S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Mantzoros questioned how accurate was the current Comprehensive Plan in respect to commercial development.

Mr. Halter requested an update regarding the Rodman Property on Houk Road.

Mr. Volenik requested advanced notice on when meetings for Comprehensive Plan will be held.

ITEM 6. NEXT REGULAR MEETING: January 17, 2018 (changed from January 3)

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the December 6, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:10 p.m.

Stacy Simpson, Chairperson

Elaine McCloskey, Clerk

CASE NUMBER: 2017-3079
REQUEST: Conditional Use Permit
PROJECT: Fischer Homes
MEETING DATE: January 17, 2018

APPLICANT/OWNER

Fischer Homes
7965 North High Street, Suite 20
Columbus, Ohio 43235

REQUEST

2017-3079: A request by Fischer Homes for approval of Conditional Use Permit for a temporary sales trailer at the Ravines at Olentangy located on the north side of Curve Road just east of Armstrong Road on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay).

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the north side of Curve Road just east of Armstrong Road on property zoned R-3 PMU. The properties to the north and east are zoned M-2 (General Manufacturing District), the property to the west is zoned A-1 (Agricultural District) while the property to the south is in Delaware Township.

BACKGROUND/PROPOSAL

The developer of the Ravines at Olentangy Subdivision initiated construction in the Summer of 2017 and to this point has not completed the site work for the project site improvements to be accepted by the City Engineer and have the record plat approved by the City. Until the subdivision's site improvements have been accepted by the City and the record plat recorded at the county, the City cannot release a building permit for a model home or any other homes. Therefore, Fischer Homes is requesting use of a temporary trailer as a sales trailer for six months while the model home is under construction. Fischer Homes indicated they agree to have a temporary drive and parking area off the street and will install the trailer only after the developer paves the street in front of the trailer or moves the construction entrance to another location. The applicant indicated the reason for the request is that Fischer Homes does not have any communities in the sales area and thus does not have a natural marketing position to sell lots in the community while the model home is under construction. Fischer Homes intends to remove the trailer permanently once the model home is complete or within six months of installation of the trailer whichever comes first. The zoning code allows for temporary sales trailers in subdivisions but requires Conditional Use Permit approval if the time duration requested is over 45 days.

STAFF ANALYSIS

- **ZONING** – As mentioned above, the site is zoned R-3 PMU and would require a Conditional Use Permit approval by the Planning Commission and City Council for the temporary sales trailer per Chapter 1149(b)2 of the zoning code.
- **BUILDING DEPARTMENT**- The temporary sales trailer would have to achieve compliance with all building code requirements.
- **ENGINEERING** – The engineering department reviewed the request and the following infrastructure items shall be required:
 1. The street in front of the sales trailer shall be paved (the street would be considered private until the subdivision site improvements are accepted by the City).
 2. The subject private street would require a stop sign and treated as a four way stop where it intersects with Curve Road, Armstrong Road and North Street.
 3. The western construction entrance shall be moved from the current location to the eastern portion of the site accessing Curve Road.
- **SITE CONFIGURATION/DESIGN** – The proposed sales trailer would be located on the south of the proposed street and setback 30 feet from the aforementioned street. Also, the sales trailer would be setback 60 feet from Curve Road. There would be four gravel parking spaces in front of the sales trailer and a four foot wide concrete walk to access the trailer along with a handicap ramp. The sales trailer would encompass 672 square feet (12'x56') which would parallel the street and would be approximately 8 feet in height. The exterior

would have designer style siding with matching trim and mansard style roof. The sales trailer would have electric, plumbing, heat and air conditioning and could be divided into several offices.

- **LANDSCAPING** – No landscaping would be provided with the installation of the proposed temporary sales trailer, nor is any required.
- **SIGNAGE** – Any signage would have to achieve compliance with the zoning code and likewise would be temporary.
- **LIGHTING** – The applicant is not proposing any lighting with the proposed temporary sales trailer.
- **CONDITIONAL USE PERMIT:** Staff cannot remember a similar request where a temporary sales trailer was requested to supplement a model home until it was constructed. Therefore there is not any past zoning history to determine if the subject case should be approved or denied. Because the proposed sales trailer would be temporary for a maximum of six months, the request with approved conditions appears to achieve compliance with the general review criteria for all conditional use permits and specific standards for conditional uses (see criteria and standards on the next page). Additionally, the zoning code does provide for the possibility of a temporary sales trailer in a case such as this. The primary question for consideration is the length of time if it achieves compliance with all the conditional use general review criteria and specific standards.

STAFF RECOMMENDATION – (2017-3079 CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Fischer Homes of Conditional Use Permit for a temporary sales trailer at the Ravines at Olentangy located on the north side of Curve Road just east of Armstrong Road on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay), with the following conditions that:

1. The temporary sales trailer shall be permitted for a maximum of six months or until the model home receives building occupancy permit whichever occurs first.
2. The subject private street shall require a stop sign and shall be treated as a four way stop where it intersects with Curve Road, Armstrong Road and North Street.
3. The street in front of the sales trailer shall be paved prior to occupancy of the temporary sales trailer (the street would be considered private until the subdivision site improvement are accepted by the City).
4. The western construction entrance shall be moved from the current location to the eastern portion of site accessing Curve Road.
5. The temporary sales trailer shall achieve compliance with all building code requirements.
6. Any signage shall achieve compliance with the zoning code.
7. Any lighting shall achieve compliance with the zoning code and shall be approved by the Chief Building Official.

SECTION 1148.02 GENERAL CRITERIA FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional use, shall be permitted in a district only when specified as a conditional use in such district, and only if such use conforms to the following general criteria, and the specific conditions, standards and regulations set forth in Sections 1148.03 through 1148.06.

The Director of Planning and Community Development shall review each submitted application to determine compliance with the submission requirements, namely these general criteria, the specific standards, and the supplemental regulations for specific uses. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant within ten (10) business days of receiving such application of necessary changes or additional information needed. When the application is deemed complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration of the action(s) requested on the date such determination is made. (ORD 02-107 Passed August 26, 2002)

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence that the use as proposed satisfies the following criteria:

- (a) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
- (b) Will not be detrimental to property values in the immediate vicinity.
- (c) Will not restrict or adversely affect the existing use of the adjacent property owners.
- (d) Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.
- (e) Will be properly landscaped in accordance with Chapter 1166.
- (f) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
- (g) That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (h) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- (i) That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
- (j) That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire and schools.
- (k) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

SECTION 1148.03 SPECIFIC STANDARDS FOR CONDITIONAL USES.

In addition to the general criteria established in Section 1148.02, the following specific conditions pertaining to each use or group of uses shall apply.

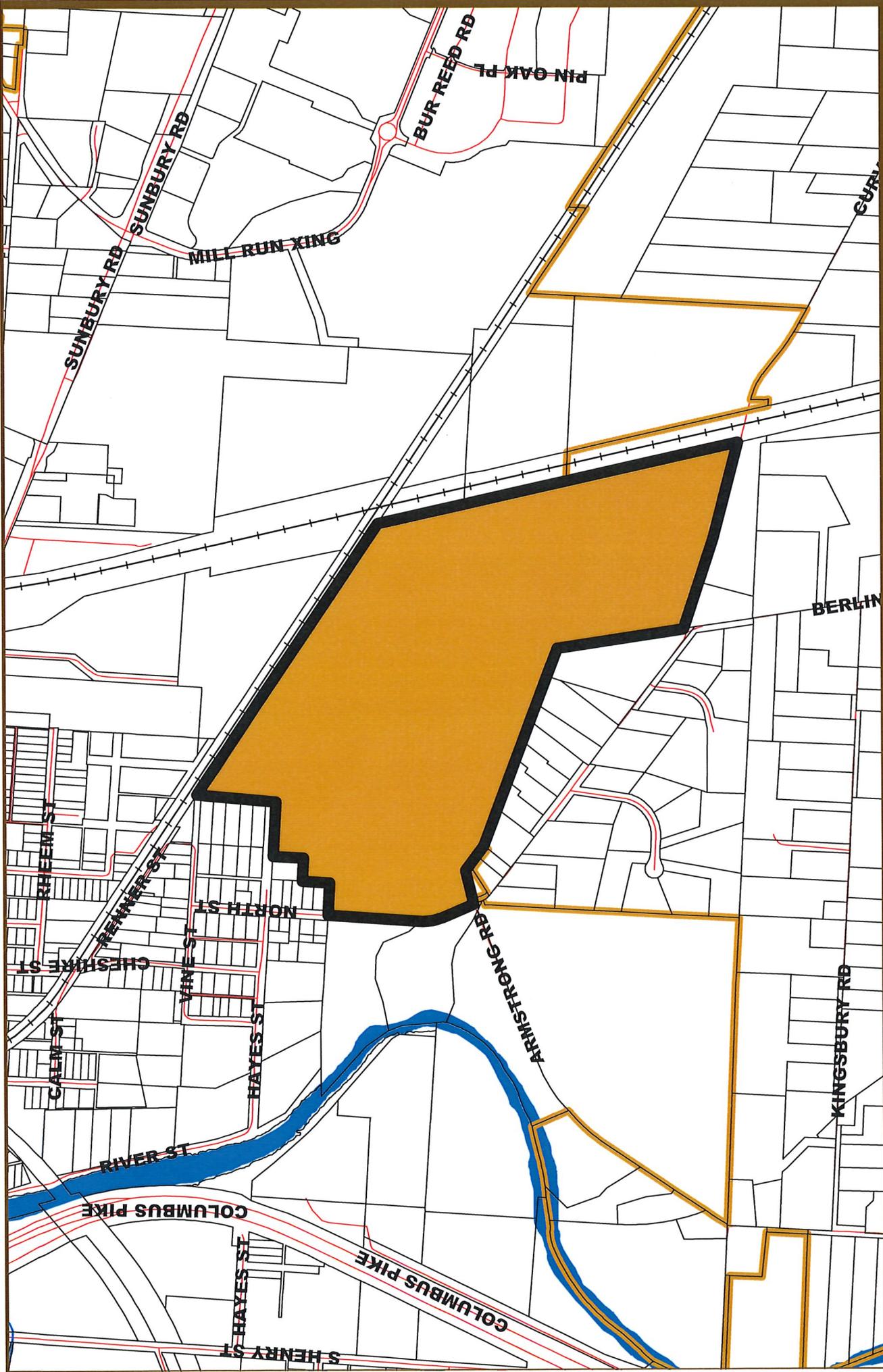
- (a) Supplementary Conditions and Safeguards. Nothing in these regulations shall prohibit the Planning Commission from prescribing supplementary conditions and safeguards in addition to the requirements of this Chapter, including limiting hours of operation, in order to ensure compliance with the criteria set forth in Section 1148.02.
- (b) Conformance with District Regulations. A conditional use shall conform to the regulations of the district in which it is located and to other substantive requirements of this Zoning Ordinance, as well as satisfy the conditions, standards and requirements of this Chapter. Whenever the provisions of the conditional use regulations differ from the district regulations, the provisions of this Chapter shall prevail, unless clearly indicated differently in the regulations. When no standard has been specified in this Chapter, the applicable district regulation shall govern.
- (c) Re-Application Waiting Period: If a conditional use permit expires or is denied, an application for the same conditional use category may not be submitted for a period of at least six (6) months after the date of the expiration or denial. (ORD 04-91 Passed 6-14-04)
- (d) Automatic Expiration of a Conditional Use Permit: If the approval conditions of a conditional use permit are not met or are violated, the conditional use permit shall expire automatically as of the moment that the approval conditions are not met or are violated. (ORD 04-91 Passed 6-14-04)

COMMISSION NOTES:

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

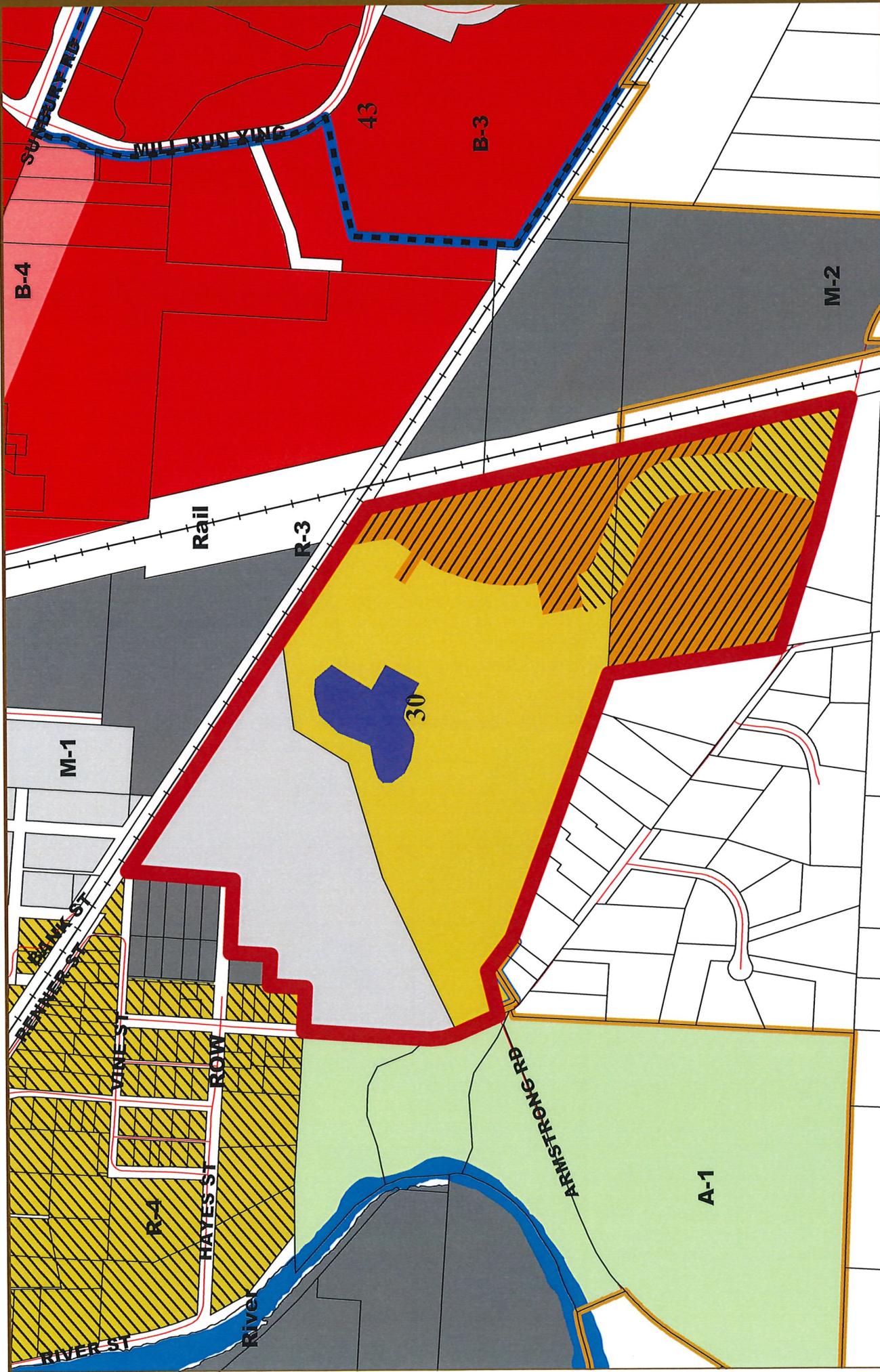
CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 01/11/18
REVISED:



2017-3079
 Conditional Use Permit
 Temporary Sales Trailer - Ravines at Olentangy
 Location Map





2017-3079
 Conditional Use Permit
 Temporary Sales Trailer - Ravines at Olentangy
 Zoning Map



2017-3079
Conditional Use Permit
Temporary Sales Trailer - Ravines at Olentangy
Aerial (2016) Map



FISCHER HOMES COLUMBUS, LP

7965 North High Street, Suite 20 • Columbus, OH 43235 • (P) 614.886.2554

HOME SITE #: 068 (RVO-Section 1)

COMMUNITY: Ravines of Olentangy (RVO)

RECORDED: Plat Book:

ADDRESS:

COUNTY/STATE: Delaware, OH

DATE: 12/14/17

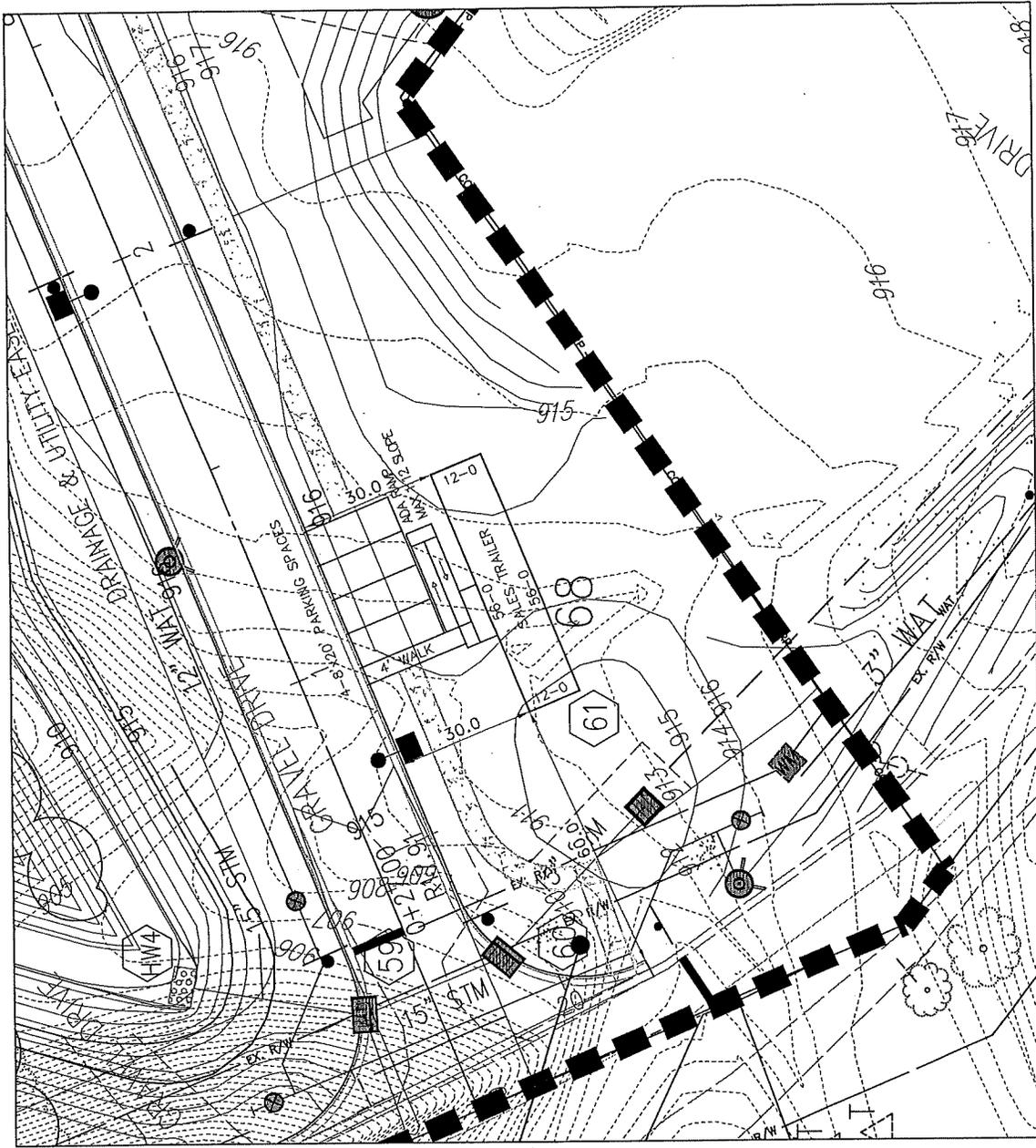
SCALE OF DRAWING: 1" = 30' DRAWN BY: DAH 859-578-7738

Field Issue



NON-RECORD PLAT

DATE	12/14/17
DESIGNER	FISCHER
FRONT	
REAR	
SIDEYARD CORNER LOT	
SIDEWALKS* Walk Required at the Street	





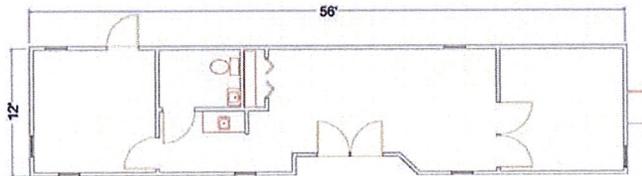
ModSpace[®]

Designer Office: GSD-1256 (12' x 56' – 672 sq. ft.)

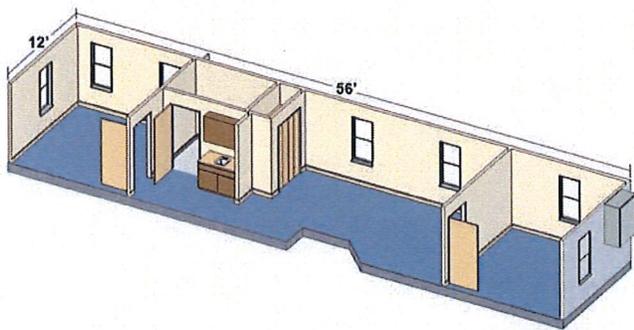


Specifications

- 12' x 56' building size;
12' x 60' overall size (w/towing hitch)
- (2) 12' x 12' private office;
(1) 12' x 32' office or display area
- Designer-style siding with matching trim and mansard-style roof
- 672 square feet of interior floor space
- Electric, plumbing, heat and air conditioning
- 50 lbs. per square foot allowable floor load



* Overall length and width may exceed box size. All dimensions are nominal



Features

- Insulated walls, ceilings and floors
- Wall-to-wall commercial grade carpeting
- 120V electrical outlets
- Electric water heater
- Vertical sliding windows
- Vinyl-covered gypsum wallboard
- Central heating and air conditioning
- Plenum wall for HVAC noise reduction
- Coffee bar with steel sink, counter and storage cabinet underneath
- Storage closets with wood door
- Recessed front entry with porch
- Front door: single or double lockable French doors
- (1) 36" x 80" exterior door at private entrance
- (1) 36" x 80" French-style interior door
- (2) 36" x 80" interior doors
- 4' recessed diffused fluorescent lighting
- 8' ceiling height
- Adjustable heat/air diffusers in ceiling
- EPDM rubber roofing

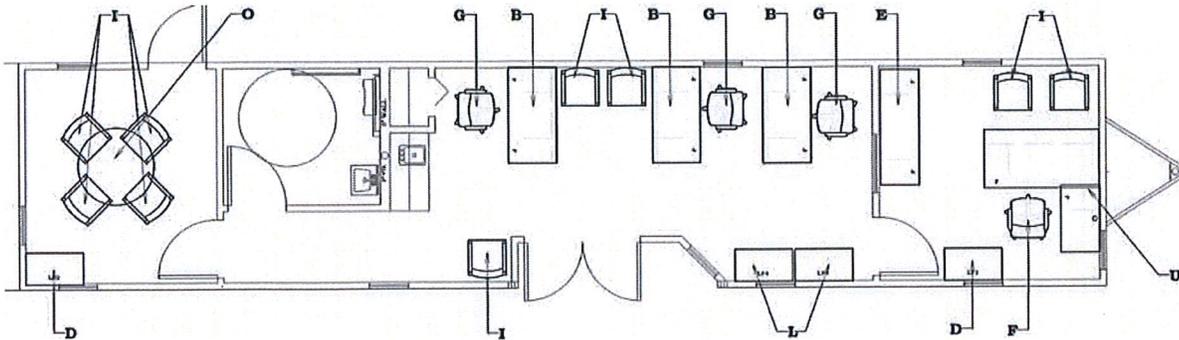
Floor plans may vary. Other sizes, floor plans, configurations and specifications are available. Wood, vinyl and metal exteriors, skirting and other customization of features, options and finishes are available upon request.

A wide variety of code compliant steps are available, such as: OSHA 2 & 3 step models, CAL OSHA 3 & 4 step models and General Code 3 & 4 step models.

All features noted are ModSpace standards. Specifications may vary by region. Contact your local ModSpace representative for details on unit specifications available in your area.

Designer Office: GSD-1256 (12' x 56' – 672 sq. ft.)

Proposed Furniture Packages:



Description	Shown	Description	Shown
A Executive Desk (36" x 72")	0	K Bookcase (72")	0
B Jr. Executive Desk (30" x 60")	3	L 4 Drawer Lasteral File	2
C Desk w/return (30" x 66", R-desk/L-return)	0	M Computer Table (30" x 48")	0
U Desk w/return (30" x 66", L-desk/R-return)	1	N Folding Table (5')	0
D 2 Drawer Lateral File	2	O Round Conference Table (48")	1
E Knee Space Credenza (72")	1	P Rectangle Conference Table (6')	0
F Executive High Back Chair	1	Q Storage Cabinet w/Lock (72")	0
G Jr. Executive Low Back Chair	3	R Reception Chair	0
H Task Chair with arms	0	S Loveseat	0
I Guest Chair	9	T Side Table	0
J Stack Chair	0	ZZ Work Stations	0

Proposed Furniture Package: Customer may change quantities or mix items. To receive more information on upgraded furniture colors and styles, or additional value-added products and services, contact your sales representative.



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December 5th, 2017

City of Delaware
1 South Sandusky Street
Delaware, OH 43015

To Whom It May Concern:

Fischer Homes would like to request the use of a trailer at the Ravines of the Olentangy Subdivision to be temporarily used as a sales office for six (6) months while the Model Home is under construction. Fischer Homes agrees to have a temporary drive and parking area off the street and will install the trailer only after the developer paves the street in front of the trailer or moves the construction entrance to another location. The reason for this request is that Fischer Homes does not have any communities in the area and thus does not have a natural marketing position to sell into the community while the Model Home is under construction. Fischer Home intends to remove the trailer permanently once the Model Home is complete or within six (6) months of the installation of the trailer (whichever comes first). If you have any questions about this, feel free to reach out to me at 614-499-9579 or tbrader@fischerhomes.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Brader'.

Tim Brader
Fischer Homes



PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2017-3115-3118

REQUEST: Multiple Requests

PROJECT: Del-Mor Dwelling Corporation

MEETING DATE: January 17, 2018

APPLICANT/OWNER

Del-Mor Dwellings Corporation
30 North Franklin Street
Delaware, Ohio 43015

REQUEST

2017-3115: A request by Del-Mor Dwellings Corporation for approval of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.

2017-3116: A request by Del-Mor Dwellings Corporation for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.

2017-3117: A request by Del-Mor Dwellings Corporation for approval of a Preliminary Development Plan for an actively owned and managed 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District).

2017-3118: A request by Del-Mor Dwellings Corporation for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Medium Density Single Family to Mixed Use at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for an actively owned and managed 48 dwelling unit affordable housing development.

PROPERTY LOCATION & DESCRIPTION

The subject 3.64 acre site is located at 250 Curtis Street and just north of Firestone Drive. The subject site is zoned PO/I Planned Office/Institutional). The property to the north is zoned R-5 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District), the property to the south is zoned R-3 (One-Family Residential District), the property to the east is zoned M-2 (General Manufacturing District) and the property to the west is zoned A-1 (Agricultural District).

BACKGROUND/PROPOSAL

The project is located on the north side of Firestone Drive on a 3.64 acre parcel at 250 Curtis Street. The parcel is owned by Del-Mor Dwellings Corporation, a charitable nonprofit organization established in 1990 with a mission to create high quality supportive housing resources in partnership with other community organizations. They have successfully acted upon this mission through development of several housing sites within the City of Delaware. Del-Mor Dwellings housing sites are developed and actively managed by them offering the opportunity for vulnerable, disabled members of the community to establish safe, decent and affordable housing designed to meet their needs as well as providing supportive services. Del-Mor Dwelling has owned the subject parcel since June 2016 acquiring it from the previous owner Amvets Post 102 according to County records.

The proposed development would be divided into two phases for a total of 48 single bedroom rental units for a technical dwelling unit density of 13.18 units per acre at full build out. However, it is important to realize due to the nature of the use proposed, the development, and the needs of the future occupants, each unit is a small studio or one bedroom unit (450 to 650 square feet). Each of the stand-alone buildings therefore is only slightly larger in building footprint than a typical single family house. The express purpose of the development is not traditional market rate rental units but rather rental units expressly established to provide high quality yet affordable housing opportunities and supportive services for Del-Mor Dwellings clients who generally are disabled members of our community and of lower income.

In Phase 1 the existing house and detached garage at 250 Curtis Street would remain while a one story, eight unit building and three, two-story, eight unit buildings would be constructed just west of the existing house. There would be a total of 32 small single bedroom units in Phase 1, averaging about 600 sq. ft. per unit. Phase 2 would require the existing house and garage to be razed along with eliminating the curb cut on Curtis Street. Two eight unit apartment buildings that would be two-stories each would be constructed in this area east of the main

building along with 14 additional parking spaces. Phase 2 would be likely constructed in 3 to 5 years after Phase 1 is constructed and would include small one bedroom units of approximately 650 sq. ft. each.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Medium Density Single Family for the subject site in the Delaware Run Sub-Area while the applicant is proposing a Mixed Use designation to allow the multi-family use, office use, wellness area and educational and support services uses within the main building. The medium density single family designation definition indicates single family housing in subdivisions at a gross density between 2.5 to 4 units per acre which includes landscaped entries and private open space is the suggested development type while a mixed use designation is defined as a mix of land uses on an individual site that provides a transition to adjacent land uses, using creative site design approaches.

Specific to the Comprehensive Plan sub-area in which the property is located, the Delaware Run Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to this site:

- LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.
- LU27.5 Institutional uses, such as senior residential, are supported in the subarea.

The Comprehensive Plan has several other particularly relevant goals, objectives, and strategies related to this unique case as listed below for consideration.

Land Use Element – Supporting Principals

5. Neighborhoods will continue to integrate a mix of people and housing; development in older neighborhoods will be consistent with the type and density of the neighborhood; new developments will include a mix of housing types and will encourage connectivity and walking.
6. Mixed use, traditional development and clustered patterns will be emphasized; transit-oriented development will be promoted concurrently with the extension of commuter or light rail.
7. Natural systems, such as the Olentangy River system and woodlands, will be conserved and integrated into adjacent development in ways that minimize negative impacts and provide for a healthy ecosystem.
8. As the City grows outward to accommodate new growth, it will also strongly encourage growing inward through redevelopment and reinvestment in older areas.

Table M. Land Use Locational Criteria – City of Delaware

- Single-Family Residential - Locate on level to rolling landscape; Buffer from arterials with landscaping buffers 50 feet in width; Serve by civic and institutional uses; Incorporate neighborhood parks and playgrounds; Interconnect with adjacent neighborhoods, neighborhood-scale retail, schools, parks, and civic uses.
- Multi-Family Residential – Use as transition between single family and other uses; May incorporate into single family developments to provide land use transition; residential in character.
- Mixed Use - Locate in Downtown and adjacent areas; Locate at major intersections; Incorporate a mix of residential, retail, services, office, and civic uses; Interconnect with adjacent residential, retail, and industrial areas; Residential-style architecture (e.g. gables, masonry exterior, shingled roofs).
- Civic and Institutional - Use as transition between residential and non-residential areas; Locate along major arterials; Place at prominent locations within developments when appropriately scaled.

Land Use Objective – LU8. Continue to Require Appropriate Land Use Transitions to Ensure New Development is Compatible with Existing Areas. Land use transitions – at the community, neighborhood, or property level– must be appropriate to minimize negative impacts and to provide for a well-integrated

community. Proper transitions ensure a rational land use pattern that is consistent with the City's vision of itself.

LU8.1 Land use transitions will be consistent with the Future Land Use Map.

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.

LU8.3 Appropriate land uses that successfully buffer multi-family developments include two-family uses, office uses, parks and recreation, open space, and landscape buffers.

LU8.5 Mixed uses are located in the Downtown, at major intersections, and at transit-supported locations, and provide land use transitions to adjacent areas by lowering the density and matching or complementing the land use pattern of adjacent properties.

Community Character Objective – CC18. Promote Effective Edges for Developments. 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.

Housing Element – Goal and Principals

The City's goal for Housing is: A full range of housing choices will be provided that meet the needs of all current and future residents.

The supporting principles for Housing are the following:

1. A diversity of housing choices will be provided, both owner- and renter-occupied and in all price ranges.
2. An emphasis will be placed on affordable housing, "move-up" housing, higher valued renter- and owner-occupied housing, and market rate housing in the Downtown.
3. An emphasis will be placed on homeownership to create an appropriate balance between renter- and owner-occupied housing.
4. New developments that integrate a mix of housing types and values will be supported.
5. Non-traditional approaches to neighborhood development will be encouraged, such as neo-traditionalism, open space subdivisions, and clustering on sites with outstanding natural features.

The Planning Commission, City Council, and community are encouraged to review the totality of the Comprehensive Plan in this regard rather than relying upon only the summary of major items noted above.

In conclusion, the subject site is a quintessential "transition area" with densely built, low and moderate income apartments to the north (medium density multi-family land use designation, zoned PUD), intensive manufacturing and automotive uses to the east (light manufacturing land use designation, zoned General Manufacturing), a single family house zoned Agricultural (and single family subdivisions beyond that zoned single family) to the east (medium density single family land use designation) and vacant land to the south that recently housed a Salvation Army Worship, Supportive Service, and Educational Center (institutional land use designation, zoned single-family). This is perhaps one of the more complex and completely mixed use areas of our community incorporating in close proximity to this site industrial, institutional, single family and multi-family residential, and rental and owner occupied land uses. It is important to note that the current PO/I zoning designation allows multi-family uses as a condition use. The proposed applicant is a non-profit entity that builds and maintains affordable housing opportunities together with supportive services for those with disabilities and low incomes. In this case, the first phase is planned to be financed through state and federal tax programs with a minimum 15 year ownership and affordability requirement which is typically extended to 30 years. The applicant has submitted an application with the Ohio Housing Finance Agency (OHFA) for tax credits that will help fund this development but also require management, oversight, affordability periods, and the like. Thus, this is more like an institutional use than a traditional multi-family development. The applicant has developed and currently owns several such sites throughout the City over the years with a good track record of building and maintaining their properties in addition to being responsive to surrounding neighbors. Therefore, it appears the proposed development would likely be more compatible

with the Comprehensive Plan taken in total and applying the very specific PMU zoning text than typical private apartment projects that currently are allowed as a conditional use on the PO/I zoned property (the current zoning of the site). Ensuring that this development is of appropriate size, scale, buffering and building materials to the adjacent single family residential development to the west is of paramount importance to ensuring an appropriate transitional use in this complex and mixed used area of the City.

- **ZONING:** As previously mentioned, the zoning for the subject site is PO/I which permits a wide variety of uses including multi-family residential as a Conditional Use, but the applicant, to their credit, requested a Planned Mixed Use Overlay (PMU) District to prepare a specific plan and zoning text that is compatible with and provides a reasonable transition to the adjacent myriad land uses as discussed above. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to cluster the proposed development on a portion of the site while permanently preserving the heavily wooded portion of the site. This has the added benefit of orienting the use toward the more intensive uses to the north and east (and potentially south) as well as the Curtis St. and Firestone Dr. intersection. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. In this instance, the preservation of a wooded portion of the site and required buffering adjacent to single family residential uses can be most effectively achieved by using a PMU Overlay rather than simply applying a different base or overlay district available for consideration under the current Zoning Code and rather than simply proceeding through a Conditional Use Permit review. The PMU approach, through a negotiated process, allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development available under the current PO/I district which permits several as-of-right and conditional commercial, office, community facility and recreational uses and multi-family uses as a conditional use only. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan and Comprehensive Plan Amendment approval by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The proposed 48 unit development would not generate enough traffic to require a traffic impact study per the City Engineer. The subject development would have two curb cuts from Firestone Drive that would access a 48 space parking lot (32 parking spaces in Phase 1 and 16 parking spaces in Phase 2). The existing curb cut that accesses the existing house fronting Curtis Street would remain in Phase 1 while in Phase 2 the house would be razed with the associated curb cut eliminated per City Engineering requirements. The looped internal road would be private but would have to be constructed to public standards. In addition, a guardrail or equivalent as approved by the City Engineer shall be installed along Firestone Drive adjacent to the proposed retention pond. Furthermore, the City would require a contribution of \$40,000 for the proposed Curtis Street north bound left hand turn lane onto Firestone Drive along with the applicant dedicating the appropriate right-of-way. Previous developments in the area have also contributed to the future intersection improvements as well. Ultimately, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** Firestone Drive has an existing sidewalk along the frontage of the site which also serves as a sidewalk connection between two proposed bikeways per the adopted Bicycle and Pedestrian Master Plan 2017. Also, there is a sidewalk along the frontage of Curtis Street adjacent to the subject site.
- **SITE CONFIGURATION:** In Phase 1 the existing house and detached garage at 250 Curtis Street would remain while a one-story, eight unit building and three, two-story, eight unit buildings would be constructed just west of the existing house. There would be a total of 32 small single bedroom rental units in Phase 1.

Phase 1 would have two curb cuts from Firestone Drive that extends and loops into a 32 space parking lot. The looped internal road network would be private but would have to be constructed to public standards. The one story building would contain eight units and would have approximately 3,000 square feet of space allocated to social and recreational use by residents, kitchen/community dining area, on-site office space for property management staff and space designated for service providing agencies delivering on site wellness, educational and support services to the residents. The remaining 24 apartment units would be located in three buildings just west of the main building. Each building would be two stories in height and contain eight small rental units. A retention basin would be located along Firestone Drive in front of the main building while a tree preserve would be located just west of the three-two unit buildings along the western property line. A guard rail or equivalent as approved by the City Engineer would be required adjacent to the retention pond. A dumpster, to be enclosed by a brick or stone wall that matches the building with wood doors painted or stained to match, is located just north of the one story building along the northern property line.

Phase 2 would require the existing house and garage to be razed along with eliminating the curb cut on Curtis Street. Two eight unit apartment buildings that would be two stories each would be constructed in this area east of the main building along with 16 additional parking spaces. These building would be likely constructed in 3 to 5 years after Phase 1 is constructed. From a parking perspective, the zoning code requires two spaces per unit while the applicant is providing 48 parking spaces which equal 1.0 space per unit. Phase 1 would consist of 32 parking spaces while Phase 2 would consist of 16 parking spaces. The applicant is proposing a 50% reduction based on the current 39% percent of car ownership of existing Del-Mor Dwelling Corporation tenants per a survey the applicant recently completed. Given the subject tenants have a very low car ownership rate, the parking ratio would likely remain at current levels of 39%. Therefore, the proposed 48 parking spaces should be more than enough for the subject development. Designated on the site is space reserved for additional parking construction in the future should use and occupancy of the property be altered following the likely 30 year period of affordability compliance by the state and federal funding sources, or in the event the proposed constructed spaces prove to be inadequate (approximately 25 potential new spaces which would yield 73 total spaces for the subject development which would be a 24% reduction of the required 96 parking spaces which is within the threshold of a 30% reduction permitted per code with Planning Commission approval).

- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefits are the control upon the use and the architectural and building material design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation. The developer's proposed elevations would have the following architectural elements and building materials: 1. Similar architectural design elements and details shall be consistent throughout all elevations of the primary structure; windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure; side elevations shall have (wrap) a minimum 2 feet of materials used on the front elevations of the building to wrap around the corners. No brick or stone shall be required on the rear elevation of any building; 2. Exterior building materials include, brick, cultured stone, cementations siding, vinyl shakes in gables and accent area only, vinyl or metal window or wood windows, vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.), and other materials used as minor accents with administrative approval of Planning and Community Development Director – brick, stone, and cement fiber siding shall be prominently used with brick or stone prominently upon the front elevation; 3. Roof structures and materials include, gable, hip shed roof structures or combination thereof, primary roof structures shall have a 6-1/2 minimum pitch, secondary roof structures shall have a 3-1/2 minimum pitch, eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 6 inches, 30 year 3 tab shingles, standing seam accent roof (minimal use), dormers (active and inactive), shingle colors shall be from the color range of natural materials; such as but not limited to wood shakes, slate, etc; 3. Exterior colors for siding and trim colors shall be natural earth tones and/or warm neutral colors including white with no high chroma colors permitted; 4. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building it serves; 5. 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. The height of such screening shall be equivalent

to the height of the highest mechanical equipment. In conclusion, the proposed building materials appear to be consistent with other recently approved multi-family developments as well as newer single family dwellings in the vicinity of this site with compliance of the approved development text.

- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes street trees, front yard trees, foundation landscaping and perimeter buffering. There are existing street trees along Firestone Drive that would need to be maintained in Phase 1 while street trees along Curtis Street would need to be planted per code in Phase 2. The proposed landscape plan appears to have the required amount of front yard trees. The applicant is proposing a 150 foot permanent wooded buffer to the west property line while encumbering the existing trees in this area in a tree preservation easement. The existing tree line along the northern property line shall be preserved as much as possible while planting additional trees and shrubs to supplement the screening along the northern property line. The exact type and location of screening shall be determined during the Final Development Plan approval process. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The site has a wooded area along the western part of the site along with scattered trees throughout the site. The applicant provided a tree survey for the entire site that documents the total of trees and caliper inches which yields 106 trees with 1,182 caliper inches. The applicant indicated 486 caliper inches of trees would be located in the proposed tree preservation easement along the western portion of the site. At this time the applicant is not sure how many trees would be removed in the proposed development and this would be determined prior to the Final Development Plan submittal. The tree preservation areas shall be located within an easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the county. The Final Development Plan would need to identify which trees are being preserved and which trees are being eliminated and any removal and replacement would need to achieve compliance with Chapter 1168 Tree Preservation Requirements or the schedule in the proposed development text as approved. The schedule is similar to other approved PMU developments.
- **GATEWAYS & CORRIDORS PLAN:** Any proposed signage would need to be documented during the Final Development Plan approval process. Also, any monument signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** A lighting plan that identifies light poles and building lights with an illumination plan would need to be submitted during the Final Development Plan approval process. Any light poles would need to be black with a maximum height of 25 feet and have fully recessed and cut off-style fixtures. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements.
- **REFUSE SERVICE:** The Public Works Department indicated refuse collection could be public or private. If public, it would have to meet the minimum City requirements for refuse pick-up.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2017-3115 – REZONING AMENDMENT)

Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for a 48 dwelling unit affordable housing development, with following condition that:

1. Any new structure(s) or any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.

STAFF RECOMMENDATION (2017-3116 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for a 48 dwelling unit affordable housing development.

STAFF RECOMMENDATION (2017-3117– PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Preliminary Development Plan for a 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The applicant shall contribute \$40,000 for the proposed Curtis Street north bound left hand turn lane onto Firestone Drive along with dedicating the appropriate amount of right-of-way per the City Engineer.
3. A guardrail or equivalent as approved by the City Engineer shall be installed along Firestone Drive adjacent to the proposed retention pond.
4. The number of required parking spaces shall be reduced to 48 from the base Zoning Code requirement of 96 parking spaces in accordance with the Zoning Text and development plan.
5. The dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.
6. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text.
7. A tree preservation area shall be located on the western 150 feet of the property within an easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the county.
8. The Tree Preservation Regulations in Chapter 1168 pertaining to tree replacement and preservation shall be in accordance with the Zoning Text and shall be addressed prior to or concurrent with the Final Development Plan approval.
9. The existing tree line along the northern property line shall be preserved as much as possible while planting additional trees and shrubs to supplement the screening along the northern property line. The exact type and location of screening shall be determined during the Final Development Plan approval process
10. Street trees shall be installed along Curtis Street in Phase 2 of the development.
11. Any streets trees in Phase 1 damaged by construction shall be replaced.
12. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
13. A lighting plan shall be reviewed and approved by the Chief Building Official.
14. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
15. The entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.

PLANNED MIXED USE DEVELOPMENT TEXT
DEL-MOR DWELLINGS CORPORATION
CURTIS STREET AND FIRESTONE DRIVE PROJECT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Del-Mor Dwellings Corporation, which builds and manages high quality public financed apartments for low income residents with disabilities, is proposing to rezone the approximate 3.64 acre site at 250 Curtis Street on the north side of Firestone Drive from PO/I (Planned Office/Institutional District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Development District) for a 48 unit apartment development in two phases. Phase 1 would consist of 32 apartment units while maintaining the existing house at 250 Curtis Street and Phase 2 would consist of the remaining 16 apartment units which would require the razing of the existing house.



2. GENERAL DEVELOPMENT STANDARDS

- A. **Purpose and Intent.** It is the intent of the developer to provide a planned multi-family development with high quality site improvements and architectural design. This Development Text represents the zoning requirements for this development.
- 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.
- 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 & Community Development, that results in:
- (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
 - (2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.
 - (3) Substantial alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points and parking facilities that result 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 & Community Development, that results in:
- (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
 - (2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
 - (3) Minor alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
 - (4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

1. The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

G. Tree Removal and Replacement. Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

- (1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
- (2) Trees in fair condition shall be replaced at 50%.
- (3) Trees in good condition shall be replaced at 100%
- (4) Ash trees shall not be replaced and must be removed from the site, except in the permanently preserved areas.
- (5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
- (6) The tree survey documented 486 caliper inches of trees that would be permanently preserved in the tree preservation area along the western portion of the property but the owner at this point could not determine which trees would be removed in the construction of the apartment development.
- (7) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there still remains a balance of caliper inches due, the developer shall replant this on site in addition to any required or proposed trees, shall make a payment in lieu of replanting these trees at \$100 per caliper inch, or any such combination that achieves a zero balance.

3. SITE PLAN

The project is located on the north side of Firestone Drive on a 3.64 acre parcel at 250 Curtis Street. The proposed development would be divided into two phases. In Phase 1 the existing house and detached garage at 250 Curtis Street would remain while a one story eight unit building and three two-story, eight unit buildings would be constructed just west of the existing house. There would be a total of 32 single bedroom apartment units in Phase 1. Phase 1 would have two curb cuts from Firestone Drive that extends and loops into a 32 space parking lot. The looped internal road network would be private but would have to be constructed to public standards. The one story building would contain eight units that would encompass 450 square feet each and would have approximately 3,000 square feet of space allocated to social and recreational use by residents, kitchen/community dining area, on-site office space for property management staff and space designated for service providing agencies delivering on site wellness, educational and support services to the residents. The remaining 24 apartment units would be located in three buildings just west of the main building. Each building would be two stories in height and contain eight apartment units that would encompass 650 square feet each. A retention basin would be located along Firestone Drive in front of the main building while a tree preserve would be located just west of the three two-story buildings along the western property line.

Phase 2 would require the existing house and garage to be razed along with eliminating the curb cut on Curtis Street. Two eight unit apartment buildings (650 square foot units) that would be two stories each would be constructed in this area east of the main building along with 14 additional parking spaces. These building would be likely constructed in 3 to 5 years after Phase 1 is constructed.

4. SITE USES

A. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- (1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- (2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- (3) **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.
- (4) **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	Uses
(a) Residential	
(1) Single-Family Dwelling	P
(2) Multi-Family – Del-Mor Dwellings Corporation owned and actively managed development for low and moderate income affordable units for tenants with disabilities (not to exceed 48 dwelling units)	L

Land Use Category	Uses
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Medical/Dental Offices health and allied services	P
(3) Research and development facilities within entirely enclosed buildings	P
(c) Community Facilities	
(1) Day Care Center – child/adult	C
(2) Library	P
(3) Public Safety and Service Facility	C
(d) Recreation	
(1) Public parks and playgrounds	C

L – Limited Use Requirements:

(1) Multi-Family – Del-Mor Dwellings Corporation owned and actively managed development for low and moderate income affordable units for tenants with disabilities (not to exceed 48 dwelling units) is permitted as may be allowed herein and per Development Plan approvals. However, should Del-Mor Dwellings Corporation fail to secure their requested Ohio Housing Finance Agency (OHFA) grant for this proposed project or should Del-Mor Dwellings ever sell the property or fail to be the management authority for the property in the future, this use shall immediately revert to the currently Conditionally Permitted Multi-Family Use in the underlying PO/I District and would require authorization to establish such use (either continuance or new) under the rules and regulations for Conditional Use Permits and Development Plans in effect at the time of application.

(5) Prohibited Uses.

- i) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.
- ii) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development site or immediately adjacent to the site. 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.

- iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps, mineral extraction, etc.
- iv) **Medical Marijuana:** No medical marijuana principal or accessory uses are permitted on the subject site.
- v) **Games of Skill:** 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

B. Lot Standards. The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage	Per approved FDP
(3) Maximum building coverage	Per approved FDP
(4) Maximum lot coverage	Per approved FDP

C. Building Setback Standards. The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. 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	
(1) Setback from Firestone Drive and Curtis Street	25 ft.
(2) Setback from private street/parking lot	10 ft.
(3) Setback from adjacent property line (perimeter setback)	
a. Adjacent to residentially zoned property to the west	150 ft.
b. Adjacent to multi-family zoned property to the north	25 ft.

D. 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, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks

(1) Setback from Firestone Drive and Curtis Street	25 ft.
(2) Setback from adjacent property line	
a. Adjacent to residentially zoned property to the west	150 ft.
b. Adjacent to multi-family zoned property to the north	10 ft.

E. **Maximum Building Height.** The maximum height of any building or structure shall be 38 feet and a maximum of two stories in height except for architectural details such as towers, spires or roof cupulas.

F. **Building Design.** The intent of this regulation is to create a cohesive and unified design throughout the entire development, each building (single and two story buildings) shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

(1) Architectural Elements

- A. Similar architectural design elements and details shall be consistent throughout all elevations of the primary structure.
- B. Windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure.
- C. Side elevations shall have a minimum wrap of 2 feet of materials used on the front elevations of the building corners. No brick or stone shall be required on the rear elevation (this elevation shall not be visible to the public) of any buildings.

(2) Exterior Building Materials

- A. Brick
- B. Cultured Stone
- C. Cementitious siding (hardie plank)
- D. Vinyl shakes in gables and accent area only
- E. Horizontal or vertical siding shall be permitted as a finish material however no vinyl siding (except item D) shall be permitted.
- F. Vinyl or metal window or wood windows
- G. Vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.)
- H. Other materials used as minor accents with administrative approval of Planning and Community Development Director
- I. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
- J. 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. The height of

such screening shall be equivalent to the height of the highest mechanical equipment.

(3) Roof Structures/Materials

- A. Gable, hip shed roof structures or combination thereof is permitted
- B. All structures shall have a primary roof structure having a 6-1/2 minimum pitch
- C. Secondary roof structures shall have a 3-1/2 minimum pitch
- D. Eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 6 inches
- E. Minimum 30 year, 3 tab roof shingles
- F. Standing seam accent roof (minimal use)
- G. Dormers (active and inactive)
- H. Shingle colors shall be from the color range of natural materials; such as but not limited to wood shakes, slate, etc.

(4) Exterior Colors

- A. Siding Colors – applicant shall supply color pallet to be used for review with Final Development Plan
 - 1. Natural earth tones and/or warm neutral colors including white
 - 2. High chroma colors are not permitted
- B. Trim Colors - applicant shall supply color pallet to be used for review with Final Development Plan
 - 1. Natural earth tones and/or warm neutral colors including white
 - 2. Complementary or contrasting to siding color
 - 3. High-chroma colors are not permitted

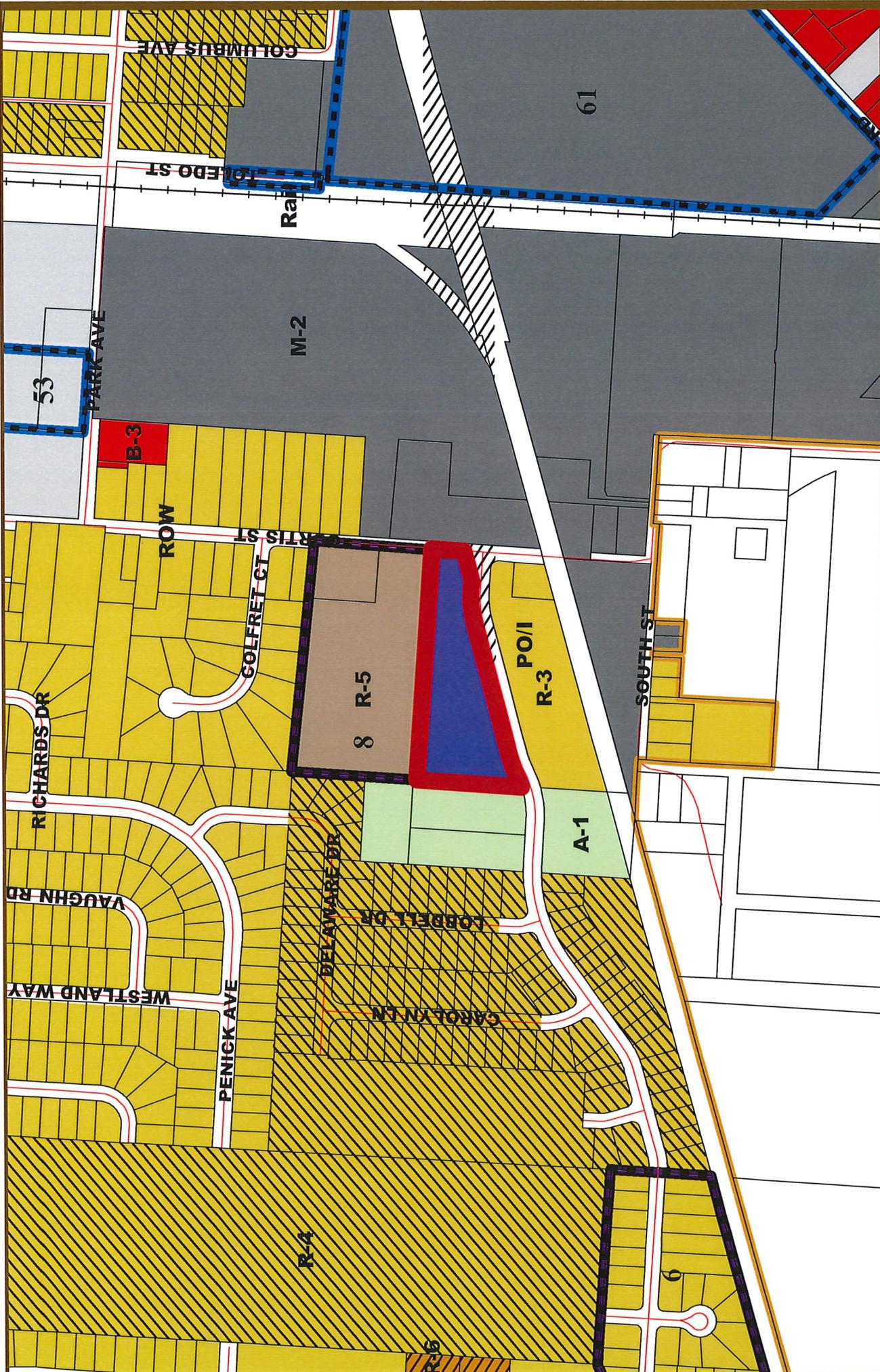




G. Parking. The amount of parking shall be as approved on the Final Development Plan and not inconsistent with the Preliminary Development Plan.

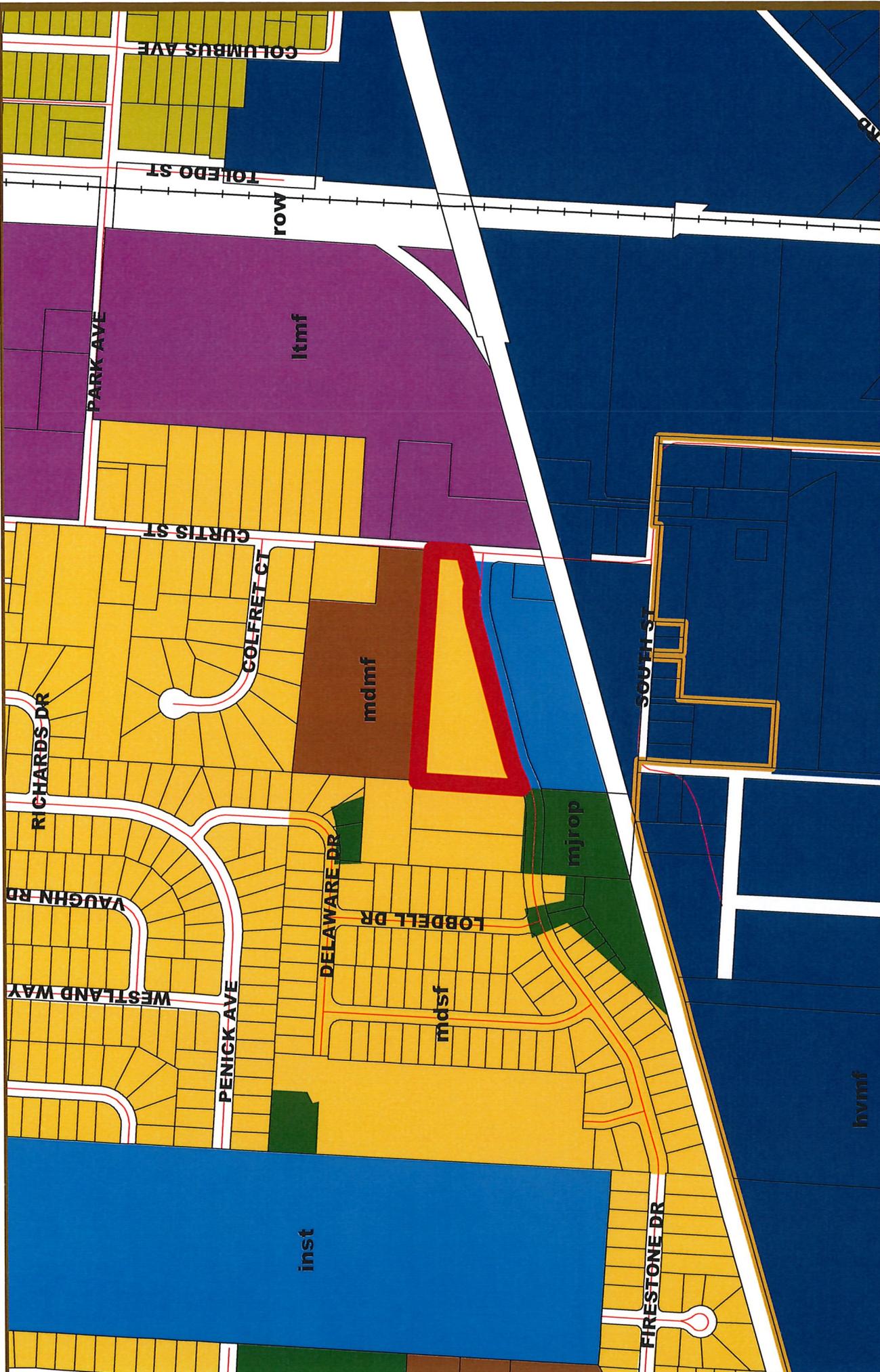
- (1) The zoning code requires two spaces per unit while the applicant is providing 48 parking spaces which equals 1.0 space per unit. Phase 1 would consist of 32 parking spaces while Phase 2 would consist of 16 parking spaces.
- (2) The applicant is proposing a 50% reduction based on the current 39% percent of car ownership of existing Del-Mor Dwelling Corporation tenants per a survey the applicant recently completed. Given the subject tenants have a very low car ownership rate, the parking ratio would likely remain at current levels of 39%. Therefore, the proposed 48 parking spaces should be more than enough for the subject development.
- (3) Designated on the site is space reserved for additional parking construction in the future should the City allow the use and occupancy of the property to be altered following the required 30 year affordability period (tax credit affordability compliance by the state and federal funding sources) or in the event the proposed constructed spaces prove to be inadequate (approximately 25 spaces which would yield 73 total spaces which would be a 24% reduction of the required 96 parking spaces which is within the threshold of a 30% reduction permitted per code with Planning and Zoning Commission approval).

- H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.
- (1) Street trees shall be required along Firestone Drive and Curtis Street per the zoning code.
 - (2) Front yard trees shall be required along Firestone Drive and Curtis Street per the zoning code.
 - (3) Building foundation landscaping shall be required per the zoning code.
 - (4) The applicant is maintaining a minimum 150 foot setback to the west property line while encumbering the existing trees in this area in a permanent preservation easement.
 - (5) The existing tree line along the northern property line shall be preserved as much as possible.
 - A. Additional trees and shrubs shall be installed to supplement screening along northern property line.
- I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code
- k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final Development Plan.
- l. **Roads.** The private roads shall be constructed to public standards within the development as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan. In addition, a monetary contribution of \$40,000 toward the Curtis Street/Firestone Drive intersection improvements shall be required per the City Engineer.
- m. **Pedestrian/Bike Path.** Firestone Drive currently has a sidewalk which is designated as a bike path per the adopted Bicycle and Pedestrian Master Plan 2027. There is currently a sidewalk along Curtis Street which would be maintained..
- n. **Utilities.** All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.



2017-3115
 Rezoning Amendment
 Del-Mor Dwelling Corporation - 250 Curtis Street
 Zoning Map





2017-3115
 Rezoning Amendment
 Del-Mor Dwelling Corporation - 250 Curtis Street
 Comprehensive Map





2017-3115
 Rezoning Amendment
 Del-Mor Dwelling Corporation - 250 Curtis Street
 Aerial (2016) Map



Introduction to Del-Mor Dwellings

Del-Mor Dwellings is a charitable nonprofit organization established in 1990, with a mission to create high quality supportive housing resources in partnership with other community organizations. The housing sites we develop and manage offer the opportunity for vulnerable, disabled members of our community to establish a safe, decent, place to call home, which is affordable to them and designed to meet their disability needs. A wide variety of supportive services are made available to our residents, delivered directly by Del-Mor Dwellings as well as by other service providing organizations in our community.

For the past 27 years, Del-Mor Dwellings has been based in Delaware, with its main office currently located at 30 North Franklin Street. The governing board membership is comprised of fellow Delaware residents including: health care, legal, financial and law enforcement professionals, local clergy, and family members of persons served by our agency. The organization employs 14 staff members, including an executive director who has been with the organization for 23 years. While based in Delaware, Del-Mor Dwellings has developed and continues to manage supportive housing at locations in communities of Morrow, Marion and Crawford Counties as well.

Del-Mor Dwellings is a strong, operationally stable local nonprofit charitable organization with total assets under management of nearly \$6.5 M, net assets in excess of \$2.4 M, and an operating budget of \$1.6 M. Our staff is capable and committed to our mission. We perform much of our own routine property maintenance under the direction of a maintenance supervisor who has been with us for over 15 years. We also contract with other local small businesses for a variety of services including construction, property maintenance, and professional services to support our operation.

Some properties located in Delaware which we have recently built or made substantial improvements to include: 129/131 Cheshire Street, 241/243/245 Park Avenue, and 800 Ravine Ridge Drive. Current photographs of these locations accompany this narrative.

As a property owner, our organization places great importance on our neighbor relationships in the communities where we have a presence. We build attractive buildings and spend a good deal of money maintaining them and the surrounding landscape so that our properties are an asset to the immediate area. We make a point of establishing and maintaining a relationship with neighbors that is responsive and constructive, and believe it is in the best interest of our residents and our mission to do so.

Although our organization has been part of the Delaware community for 27 years, we are not widely known. We have deliberately and quietly gone about the business of furthering our charitable mission, creating homes for many of our community's most vulnerable citizens, and have done this with excellence. We like to believe that our community is a better place for all of us to call home as a result of these efforts.

Del-Mor Dwellings
250 Curtis Street, Delaware, Ohio

The proposed 250 Curtis Street project will consist of two phases. The first phase consists of 32 high quality tax credit financed single bedroom apartment homes. Eight of these units would be located in wings within the main building of the project. This building would also contain approximately 3,000 square feet of space allocated to social and recreational use by residents, kitchen/community dining area, on-site office space for property management staff and space designated for use by local service providing agencies delivering on site wellness, educational and support services to residents. The remaining 24 apartment homes in the first phase would be distributed in three 8 unit buildings. Residents of these units are anticipated to take advantage of social/recreational amenities in the main building, as well as support services offered there and in the privacy of their own apartment homes. In-home services of all types, including home health care, housekeeping assistance, companion programs, delivered meals and so forth are increasingly commonplace today to assist people to remain in community based living rather than in more costly, restrictive congregate care settings. This project concept incorporates that strategy of in-home support. Of course, our residents will want to make use of and enjoy the resources and amenities of the greater Delaware community as well. We look forward to cooperating with DATA, as we have at other locations, to establish a stop at the property to serve our residents, the majority of whom do not own automobiles.

The second phase of the project proposes two additional 8 unit buildings which would not be included in the initial tax credit financed development phase. We project these two buildings would be constructed within 3-5 years of phase one occupancy and that the residents' use of these apartment homes and main building amenities would be the same as described above.

With respect to parking utilization, a study of vehicle ownership within our current resident population indicates a vehicle ownership rate of 39%. We have no reason to expect a higher rate of vehicle ownership at this project location. For phase one this would translate into use of 12-14 spaces by residents, 3-4 spaces by staff, with 14-17 of the 32 proposed spaces remaining available for visitors to the property. Phase two provides a similar proposed parking space capacity. Given the single bedroom occupancy by persons with very low income due to disability, we do not envision any scenario in which the standard of 2 spaces per unit would be even remotely necessary. The site plan does provide designated space reserved for parking construction in the future should use and occupancy of the property be altered following the 30 year period of tax credit affordability compliance, or in the event constructed space proves to be inadequate.

DEL-MOR DWELLINGS

PRELIMINARY DEVELOPMENT PLAN SUBMISSION

250 CURTIS STREET
DELAWARE, OHIO 43015

LIST OF DRAWINGS

NO.	SHEET	TITLE
1.	COVER	
2.	1 OF 1	SITE PLAN
3.	2 OF 1	CONING SITE LAYOUT/PRO PLAN
4.	2 OF 1	CONING SITE LAYOUT/PRO PLAN
5.	A2	TYPICAL SECTION ELEVATION
6.	A2	TYPICAL SECTION ELEVATION



KONTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
400 SOUTH FIFTH STREET, SUITE 400
COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com



CONING SET 12/14/2017
BIG SET
PERMIT SET
CONSTRUCTION SET
12/14/2017

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STOCK DEVELOPMENT COMPANY

BOUNDARY & TOPOGRAPHIC SURVEY FOR STOCK DEVELOPMENT COMPANY FOR STOCK DEVELOPMENT COMPANY 250 CURTIS STREET - 3.624 ACRES DELAWARE COUNTY, OHIO

HELEN RIDGE LIMITED PARTNERSHIP
D.B. 811, Pp. 719
FORM LOT 10, STOCK DEVELOPMENT COMPANY, SINCE 19
CITY OF DELAWARE TECHNICAL COUNTY, OHIO



- LEGEND**
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 - 2. 1/2" Iron Pin (Found/Not)
 - 3. 1/4" Iron Pin (Found/Not)
 - 4. 1/8" Iron Pin (Found/Not)
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 - 214. 1/13164039290882595410488888136192" Iron Pin (Found/Not)
 - 215. 1/2632807858176519082097777727376" Iron Pin (Found/Not)
 - 216. 1/526561571635303816419555555544752" Iron Pin (Found/Not)
 - 217. 1/10531231427060763283911111189504" Iron Pin (Found/Not)
 - 218. 1/2106246285412152656782222237008" Iron Pin (Found/Not)
 - 219. 1/4212492570824305313575555574016" Iron Pin (Found/Not)
 - 220. 1/8424985141648610627151111148032" Iron Pin (Found/Not)
 - 221. 1/1684997029297222123030222296064" Iron Pin (Found/Not)
 - 222. 1/3369994058594444246060444520128" Iron Pin (Found/Not)
 - 223. 1/67399881171888884921212121040256" Iron Pin (Found/Not)
 - 224. 1/13479976353777779842424242080512" Iron Pin (Found/Not)
 - 225. 1/269599527075555596848484841601024" Iron Pin (Found/Not)
 - 226. 1/53919905415111119369696963202048" Iron Pin (Found/Not)
 - 227. 1/10783981030222238729393936404096" Iron Pin (Found/Not)
 - 228. 1/21567962060444477458787872808192" Iron Pin (Found/Not)
 - 229. 1/43135924120888954891695757616384" Iron Pin (Found/Not)
 - 230. 1/8627184824177791781391551536272" Iron Pin (Found/Not)
 - 231. 1/172543684835559356278311112672448" Iron Pin (Found/Not)
 - 232. 1/34508736967111871365566222534496" Iron Pin (Found/Not)
 - 233. 1/69017473934223743311333346688992" Iron Pin (Found/Not)
 - 234. 1/13803494786844648622666693377984" Iron Pin (Found/Not)
 - 235. 1/27606989573689297253333867555968" Iron Pin (Found/Not)
 - 236. 1/5521397914737859450666673511936" Iron Pin (Found/Not)
 - 237. 1/11042795294775719013333462387872" Iron Pin (Found/Not)
 - 238. 1/22085590589551438026666847755644" Iron Pin (Found/Not)
 - 239. 1/441711811791028761653333755112888" Iron Pin (Found/Not)
 - 240. 1/88342362358205752326666151025776" Iron Pin (Found/Not)
 - 241. 1/1766847247164115464533333020115152" Iron Pin (Found/Not)
 - 242. 1/3533694494328230929066660400230304" Iron Pin (Found/Not)
 - 243. 1/706738898865646185813333800460608" Iron Pin (Found/Not)
 - 244. 1/14134777977312923716666616009212176" Iron Pin (Found/Not)
 - 245. 1/282695559546258474333332401842432" Iron Pin (Found/Not)
 - 246. 1/56539111909251694866664803684864" Iron Pin (Found/Not)
 - 247. 1/11307823818450338973333967336928" Iron Pin (Found/Not)
 - 248. 1/22615647636900677946666193467376" Iron Pin (Found/Not)
 - 249. 1/45231295273801355933333869475152" Iron Pin (Found/Not)
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 - 251. 1/18092518115205543733334757900608" Iron Pin (Found/Not)
 - 252. 1/361850362304110874666695158012176" Iron Pin (Found/Not)
 - 253. 1/7237007246082217493333903160024352" Iron Pin (Found/Not)
 - 254. 1/1447401449216434986667806240048704" Iron Pin (Found/Not)
 - 255. 1/2894802898432869973335612800961408" Iron Pin (Found/Not)
 - 256. 1/578960579686573994667122561922816" Iron Pin (Found/Not)
 - 257. 1/1157921159373147891334251363843232" Iron Pin (Found/Not)
 - 258. 1/2315842316746295782668502727686464" Iron Pin (Found/Not)
 - 259. 1/4631684633492591565337005455292896" Iron Pin (Found/Not)
 - 260. 1/9263369266985183130667001110505792" Iron Pin (Found/Not)
 - 261. 1/18526738539770366261334002220101152" Iron Pin (Found/Not)
 - 262. 1/3705347707954073252266800444020304" Iron Pin (Found/Not)
 - 263. 1/7410695415908146505333600888040608" Iron Pin (Found/Not)
 - 264. 1/14821390318016293010667201776121176" Iron Pin (Found/Not)
 - 265. 1/2964278063603258602133440355224352" Iron Pin (Found/Not)
 - 266. 1/5928556127206517204266880710448704" Iron Pin (Found/Not)
 - 267.



KONTOGIANNIS & ASSOCIATES
 ARCHITECTURE
 PLANNING
 DESIGN

400 SOUTH FIFTH ST
 SUITE 400
 COLUMBUS, OHIO
 43215-5492

PHONE 614.224.2090
 FAX 614.527.4735
 E-MAIL: architect@kontogiannis.com

PROJECT:
DEL-MOR DWELLINGS
 250 CURTIS ST.

250 CURTIS STREET
 DELAWARE, OH 43015

DRAWING TITLE:
 PRELIMINARY TREE SURVEY

DATE: 12/14/2017
 REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #704

COMPILED BY: GEORGE J. KONTOGIANNIS & ASSOCIATES

- DRAWING SET
- PERMIT SET
- CONSTRUCTION SET

ZSL-2

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
17	Pin oak	Quercus palustris	19	Good
18	Elm	Ulmus americana	7	Fair
19	Black walnut	Juglans nigra	2	Good
20	Black walnut	Juglans nigra	6	Fair

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
18	Black walnut	Juglans nigra	16	Good
19	Black walnut	Juglans nigra	16	Good
20	Elm	Ulmus americana	10	Fair
21	Black walnut	Juglans nigra	14	Good
22	Red oak	Quercus rubra	17	Good
23	Hickory	Carya spicata	25	Fair
24	Hickory	Carya spicata	12	Good
25	Hickory	Carya spicata	9	Fair
26	Elm	Ulmus americana	10	Fair
27	Pin oak	Quercus palustris	18	Good
28	Elm	Ulmus americana	7	Fair
29	Red oak	Quercus rubra	11	Fair
30	Pin oak	Quercus palustris	13	Good
31	Pin oak	Quercus palustris	19	Good
32	Black walnut	Juglans nigra	7	Good
33	Elm	Ulmus americana	6	Fair
34	Elm	Ulmus americana	6	Fair
35	Elm	Ulmus americana	10	Fair
36	Pin oak	Quercus palustris	17	Good

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
1	Hickory	Carya javanica	10	Poor
2	Hickory	Carya javanica	7	Fair
3	Pin oak	Quercus palustris	12	Good
4	Elm	Ulmus americana	8	Good
5	Hickory	Carya occidentalis	12	Good
6	Pin oak	Quercus palustris	11	Good
7	Pin oak	Quercus palustris	8	Poor
8	Pin oak	Quercus palustris	17	Good
9	Pin oak	Quercus palustris	14	Fair
10	Pin oak	Quercus palustris	15	Good
11	Pin oak	Quercus palustris	11	Good
12	Elm	Ulmus americana	7	Poor
13	Sugar maple	Acer saccharum	17	Fair
14	Black walnut	Juglans nigra	12	Good
15	Sugar maple	Acer saccharum	8	Poor
16	Elm	Ulmus americana	9	Poor
17	Elm	Ulmus americana	8	Fair

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
78	Cornus alternate	Populus deltoides	6	Good
79	Cornus alternate	Populus deltoides	8	Good
80	Pin oak	Quercus palustris	8	Fair
81	Pin oak	Quercus palustris	12	Fair
82	Pin oak	Quercus palustris	14	Fair
83	Elm	Ulmus americana	8	Good
84	Cornus alternate	Populus deltoides	6	Good
85	Cornus alternate	Populus deltoides	9	Good
86	Scarlet pine	Pinus erythrocarpa	15	Good
87	Pin oak	Quercus palustris	23	Poor
88	Pin oak	Quercus palustris	13	Poor
89	Shugbark hickory	Carya ovata	7	Good
90	Shugbark hickory	Carya ovata	6	Good
91	Scarlet pine	Pinus erythrocarpa	21	Good
92	Shugbark hickory	Carya ovata	9	Good
93	Pin oak	Quercus palustris	14	Good
94	Red cedar	Juniperus horizontalis	12	Good
95	Hickory	Carya americana	8	Poor

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
59	Black walnut	Juglans nigra	6	Good
60	Elm	Ulmus americana	7	Good
61	Ash	Fraxinus spicata	7	Fair
62	Black walnut	Juglans nigra	11	Good
63	Elm	Ulmus americana	6	Fair
64	Cornus alternate	Populus deltoides	11	Good
65	Cornus alternate	Populus deltoides	12	Good
66	Cornus alternate	Populus deltoides	7	Good
67	Cornus alternate	Populus deltoides	9	Good
68	Cornus alternate	Populus deltoides	6	Good
69	Cornus alternate	Populus deltoides	8	Good
70	Cornus alternate	Populus deltoides	11	Good
71	Cornus alternate	Populus deltoides	7	Good
72	Cornus alternate	Populus deltoides	7	Good
73	Cornus alternate	Populus deltoides	7	Good
74	Elm	Ulmus americana	7	Good
75	Pin oak	Quercus palustris	29	Fair
76	Pin oak	Quercus palustris	11	Good
77	Cornus alternate	Populus deltoides	14	Good

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
41	Black walnut	Juglans nigra	7	Good
42	Black walnut	Juglans nigra	6	Good
43	Ironwood	Acer xylocarpum	7	Fair
44	Black walnut	Juglans nigra	7	Good
45	Cornus alternate	Populus deltoides	7	Poor
46	Pin oak	Quercus palustris	16	Fair
47	Hickory	Carya occidentalis	6	Fair
48	Pin oak	Quercus palustris	15	Good
49	Pin oak	Quercus palustris	8	Good
50	Elm	Ulmus americana	6	Poor
51	Black walnut	Juglans nigra	7	Fair
52	Pin oak	Quercus palustris	9	Good
53	Hickory	Carya spicata	8	Poor
54	Pin oak	Quercus palustris	12	Good
55	Elm	Ulmus americana	8	Good
56	Cornus alternate	Populus deltoides	9	Good
57	Cornus alternate	Populus deltoides	7	Good
58	Hickory	Carya occidentalis	6	Fair

PRELIMINARY TREE SURVEY COMPILED BY:
 GEORGE J. KONTOGIANNIS & ASSOCIATES
 1740 WALCOTT RD.
 COLUMBUS, OH 43228

TREE REPLACEMENT NOTES:
 SEE DEVELOPMENT TEXT PART C-1 THROUGH C-7 FOR TREE REMOVAL SPECIFICATIONS.



**KONTOGIANNIS
& ASSOCIATES**

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-294-2633
FAX: 614-294-2633
E-MAIL: architect@kontogiannis.com

PROJECT:

**DEL-MOR
DWELLINGS
250 CURTIS ST.**

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:
**TYPICAL EXTERIOR
ELEVATION**

DATE: 12/14/2017
REVISED:

ISSUED FOR CONSTRUCTION, 12/14/2017
DRAWN DATE 12/14/2017
CHECKED DATE 12/14/2017
DESIGNED BY
DESIGNER: KONTOGIANNIS & ASSOCIATES

1 - FOUNDATION SET
1 - BID SET
1 - PERMIT SET
1 - CONSTRUCTION SET

A-2



SIDE ELEVATION BUILDING B

SCALE: 1/8" = 1'-0"

FIRESTONE DRIVE ELEVATION BUILDING B

SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING C

SCALE: 1/8" = 1'-0"

FRONT ELEVATION BUILDING D

SCALE: 1/8" = 1'-0"



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



Project # _____

Case # DEZ-2017-3115-860
CUP 2017-3116-500

Planning Commission

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

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

CITY OF DELAWARE
PLANNING & COMMUNITY DEV.

DEC 15 2017

- Substitution of a Non-Conforming Use
Vacation-Alley PDP 2017-3117 \$930
Vacation-Easement
Vacation-Street CPA-2017-3118 \$500
Board of Zoning Appeals
Appeal Administrative Decision or Interpretation
Conditional Use Permit
Substitution of Equal or Less Non-Conforming Use
Variance

Subdivision/Project Name Not presently named Address 250 Curtis Street, Delaware, OH 43015

Acreage 3.639 Square Footage _____ Number of Lots 1 Number of Units 32/48

Zoning District/Land Use PO/I Proposed Zoning/Land Use PO/I with Parcel # 519-344-16-044-000
PMU overlay

Applicant Name Del-Mor Dwellings Corporation Contact Person Jim Wilson

Applicant Address 30 N. Franklin Street, Delaware, OH 43015

Phone 740-363-5562 Fax 740-363-6736 E-mail jwilson@delmordwellings.org

Owner Name Del-Mor Dwellings Corporation Contact Person Jim Wilson

Owner Address 30 N. Franklin Street, Delaware, OH 43015

Phone 740-363-5562 Fax 740-363-6736 E-mail jwilson@delmordwellings.org

Engineer/Architect/Attorney Shade and Shade Contact Person Michael R. Shade

Address P.O. Box 438, Delaware, OH 43015-0438

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.com

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

Handwritten signatures of James R. Wilson and Michael R. Shade

Owner Signature

James R. Wilson
Owner Printed Name

Agent Signature

Michael R. Shade
Agent Printed Name

Sworn to before me and subscribed in my presence this 15th day of December, 2017.



KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2020

Handwritten signature of Kelsey J. Cording
Notary Public