

**NOTICE OF WORK SESSION  
PLANNING COMMISSION  
MONDAY, JANUARY 29, 2018  
7:00 P.M.  
1 SOUTH SANDUSKY STREET  
COUNCIL CHAMBERS**

**AGENDA**

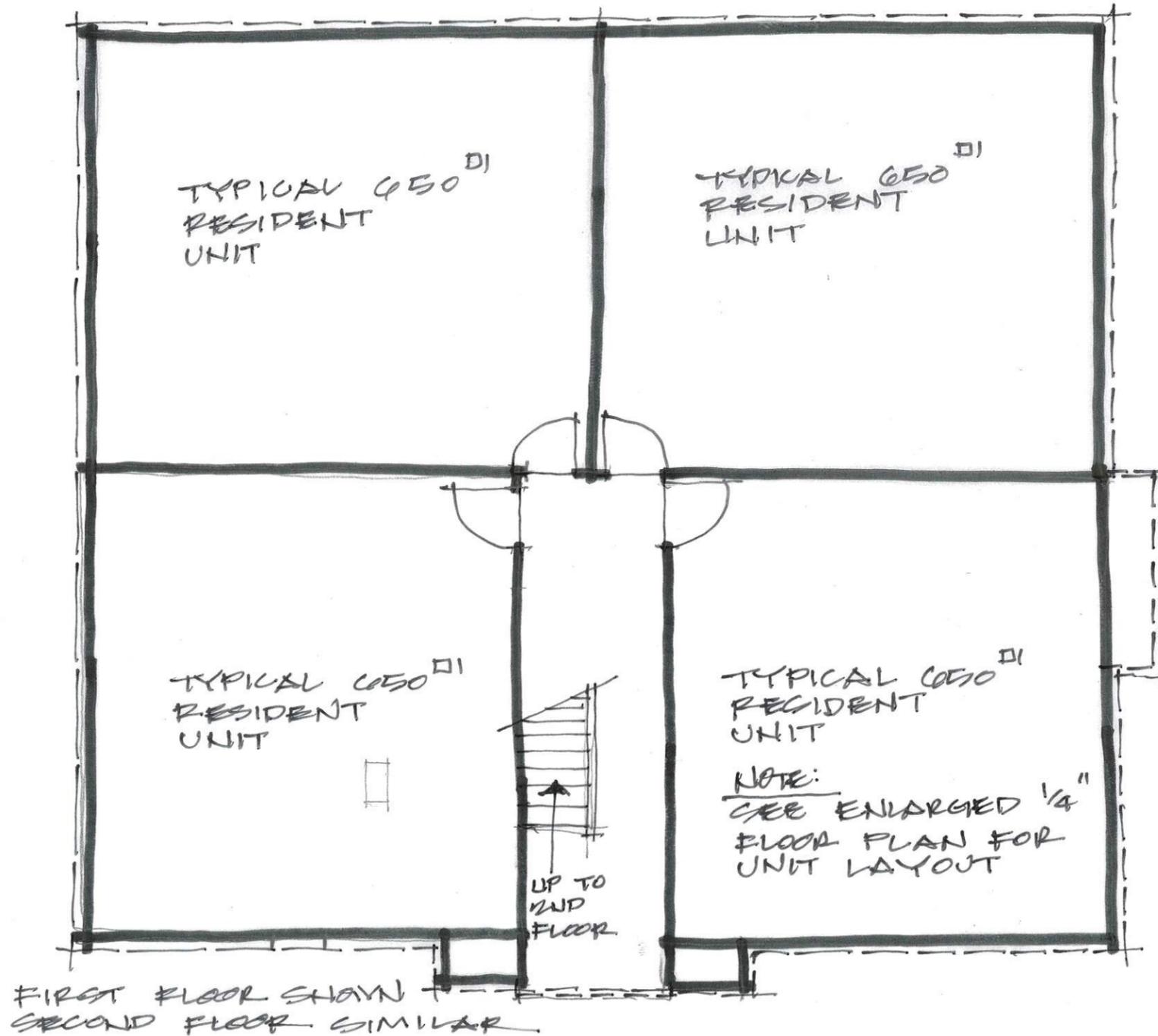
1. Roll Call
2. Review and Discussion of Cases: 2017-3115, 2017-3116, 2017-3117, 2017-3118-Del-Mor Dwellings Corporation
  - A) Planning Commission Discussion and Review – No vote will be taken.
  - B) Additional public comment as allowed by the Commission.
3. Adjournment

## Questions / Discussion Items - From 1/17/18 PC Meeting

- 1.) What are the addresses of the other Del-Mor Dwellings units in the city and what are the floor plan details? **(See attached)**
- 2.) Density - Does the Del-Mor funding source have a minimum/maximum requirement for occupancy? Density seems to be a key concern of those providing comment. Can or will Del-Mor be flexible while still be able to use their property and meet their grant criteria? **(Work Session Discussion with Del-Mor, Commission)**
- 3.) Safety/Security - What measures would or could Del-Mor have in place? What is the proposed staffing, operation? / work – cameras, check-in, check-out, etc.? **(Work Session Discussion with Del-Mor, Commission)**
- 4.) Comprehensive Plan – Should the Comprehensive Plan’s Future Land Use Map be amended to accommodate the existing / proposed zoning or can / should the case proceed without the amendment but still have the same effect of the proposed plan utilizing the overlay district? **(Work Session Discussion with Staff, Commission)**
- 5.) Accessibility for Residents – What are the types of accessibility and what is Del-Mor’s plan to provide their residents access to points of interest especially if car ownership/use is so low? Options could include DATA, paratransit opportunities, etc. but what are the key points of interest that Del-Mor believes are important to be accessible to their residents – YMCA, Kroger, downtown, etc.? **(Work Session Discussion with Del-Mor, Commission)**
- 6.) Proposed Zoning Changes and Development Plan – Will Del-Mor be flexible in making changes and being responsive to concerns in this regard? Will those that commented negatively be flexible and willing to make changes in this regard? What are the set of facts in front of the Commission and, based upon decision criteria, what changes might be warranted and defensible as a result of the various discussions and questions? **(Work Session Discussion with Staff, Del-Mor, Commission)**
- 7.) How is site density calculated? How many units/people would be allowed under the current PO/I zoning?; If the Comprehensive Plan Future Land Use Map designation was followed?; Under the proposed PMU Zoning? **(Work Session Discussion with Staff, Commission)**
- 8.) Can the site accommodate more parking to meet code? Could the site, potentially, accommodate all parking even if not all of it is paved immediately? **(Work Session Discussion with Staff, Del-Mor, Commission)**
- 9.) What is the Zoning Code required minimum size for dwelling units? Why can Del-Mor not meet or exceed this size for every unit or do they when taking into account the detailed floor plans? Can the Commission and/or Council allow the smaller units or require larger ones? **(Work Session Discussion with Staff, Del-Mor, Commission)**

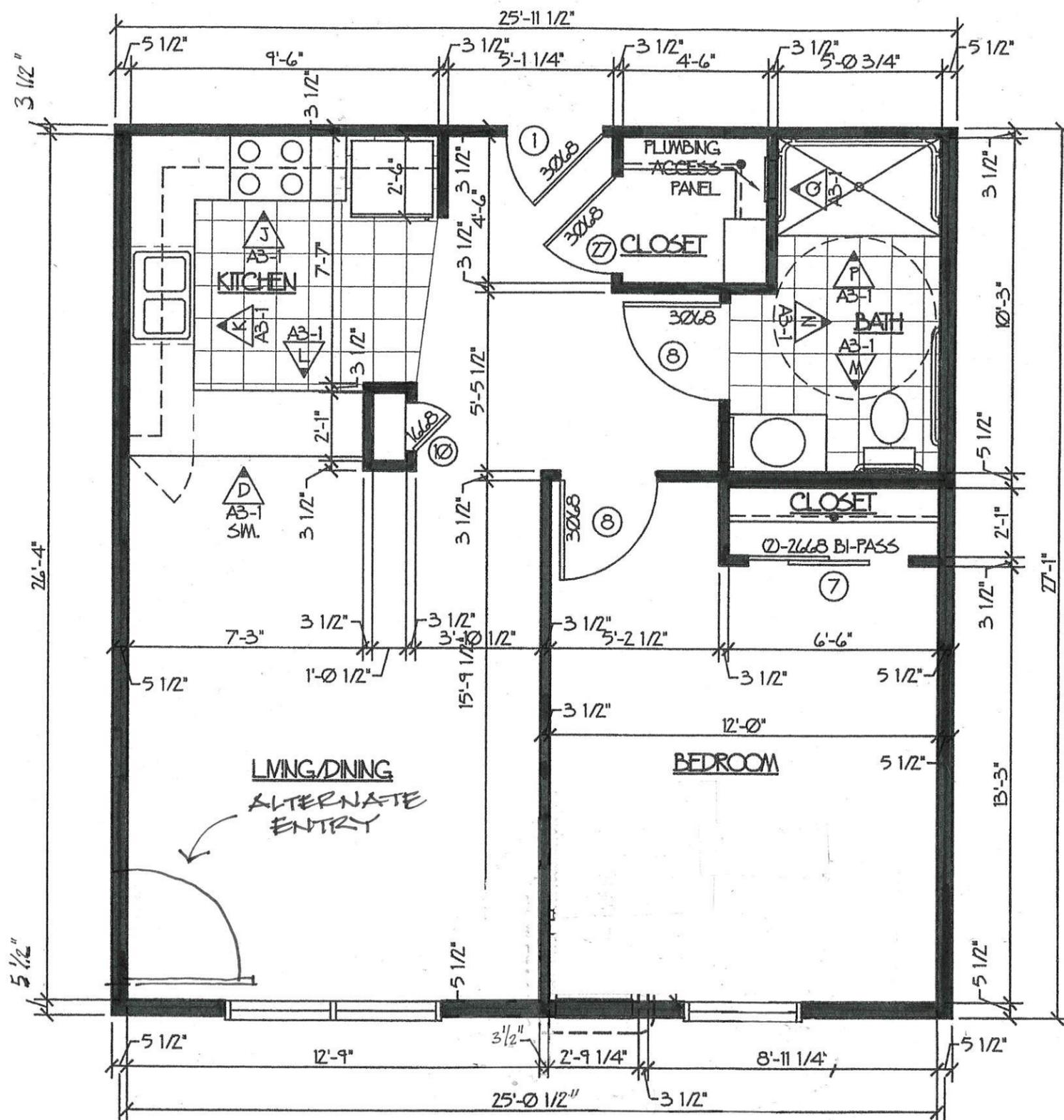
Del-Mor Dwellings Corp.  
Property List: Delaware, Ohio

<b>ADDRESS</b>		<b>ADDRESS</b>	
<b>1</b>	102 Potter Street	<b>29</b>	36 S. Washington Street, A
<b>2</b>	129 Cheshire Street	<b>30</b>	36 S. Washington Street, B
<b>3</b>	167-A Lake Street	<b>31</b>	36 S. Washington Street, C
<b>4</b>	167-B Lake Street	<b>32</b>	36 S. Washington Street, D
<b>5</b>	131 Cheshire Street	<b>33</b>	44 Flax Street
<b>6</b>	201 E. Winter Street	<b>34</b>	46 Flax Street
<b>7</b>	231 S. Franklin Street	<b>35</b>	800 Ravine Ridge Drive
<b>8</b>	231 S. Washington Street	<b>36</b>	802 Ravine Ridge Drive
<b>9</b>	241 Park Avenue #1	<b>37</b>	804 Ravine Ridge Drive
<b>10</b>	241 Park Avenue #2	<b>38</b>	806 Ravine Ridge Drive
<b>11</b>	241 Park Avenue #3	<b>39</b>	808 Ravine Ridge Drive
<b>12</b>	241 Park Avenue #4	<b>40</b>	810 Ravine Ridge Drive
<b>13</b>	241 Park Avenue #5	<b>41</b>	812 Ravine Ridge Drive
<b>14</b>	243 Park Avenue #1	<b>42</b>	814 Ravine Ridge Drive
<b>15</b>	243 Park Avenue #2	<b>43</b>	816 Ravine Ridge Drive
<b>16</b>	243 Park Avenue #3	<b>44</b>	818 Ravine Ridge Drive
<b>17</b>	243 Park Avenue #4	<b>45</b>	820 Ravine Ridge Drive
<b>18</b>	243 Park Avenue #5	<b>46</b>	822 Ravine Ridge Drive
<b>19</b>	245 Park Avenue #1	<b>47</b>	76-A David Street
<b>20</b>	245 Park Avenue #2	<b>48</b>	76-B David Street
<b>21</b>	245 Park Avenue #3	<b>49</b>	78-B David Street
<b>22</b>	245 Park Avenue #4	<b>50</b>	78-C David Street
<b>23</b>	245 Park Avenue #5	<b>51</b>	31 Ross Street
<b>24</b>	245 Park Avenue #6	<b>52</b>	33 Ross Street
<b>25</b>	245 Park Avenue #7	<b>53</b>	35 Ross Street
<b>26</b>	245 Park Avenue #8	<b>54</b>	37 Ross Street
<b>27</b>	28 Columbus Avenue	<b>55</b>	40 Ohio Street
<b>28</b>	28 1/2 Columbus Avenue	<b>56</b>	42 Ohio Street



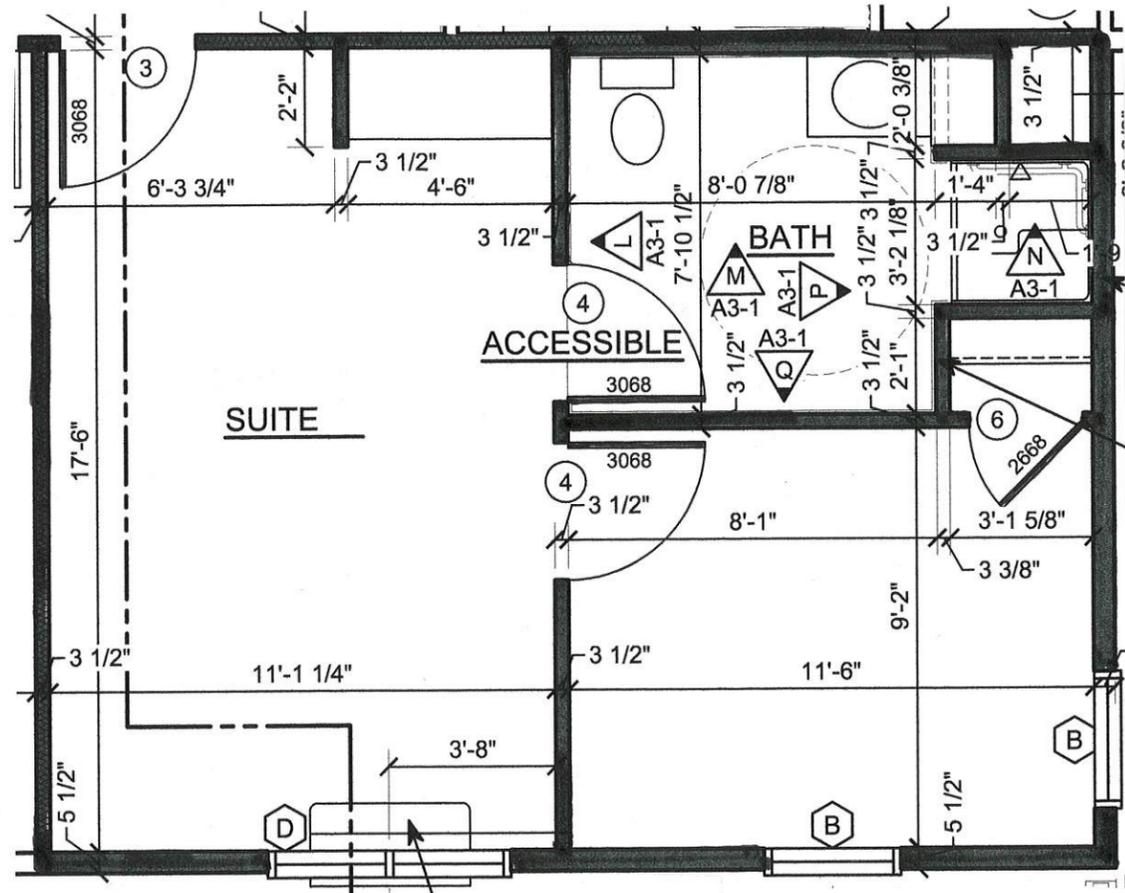
**DEL-MOR  
TYPICAL BUILDING**

SCALE: 1/4" = 1'-0"



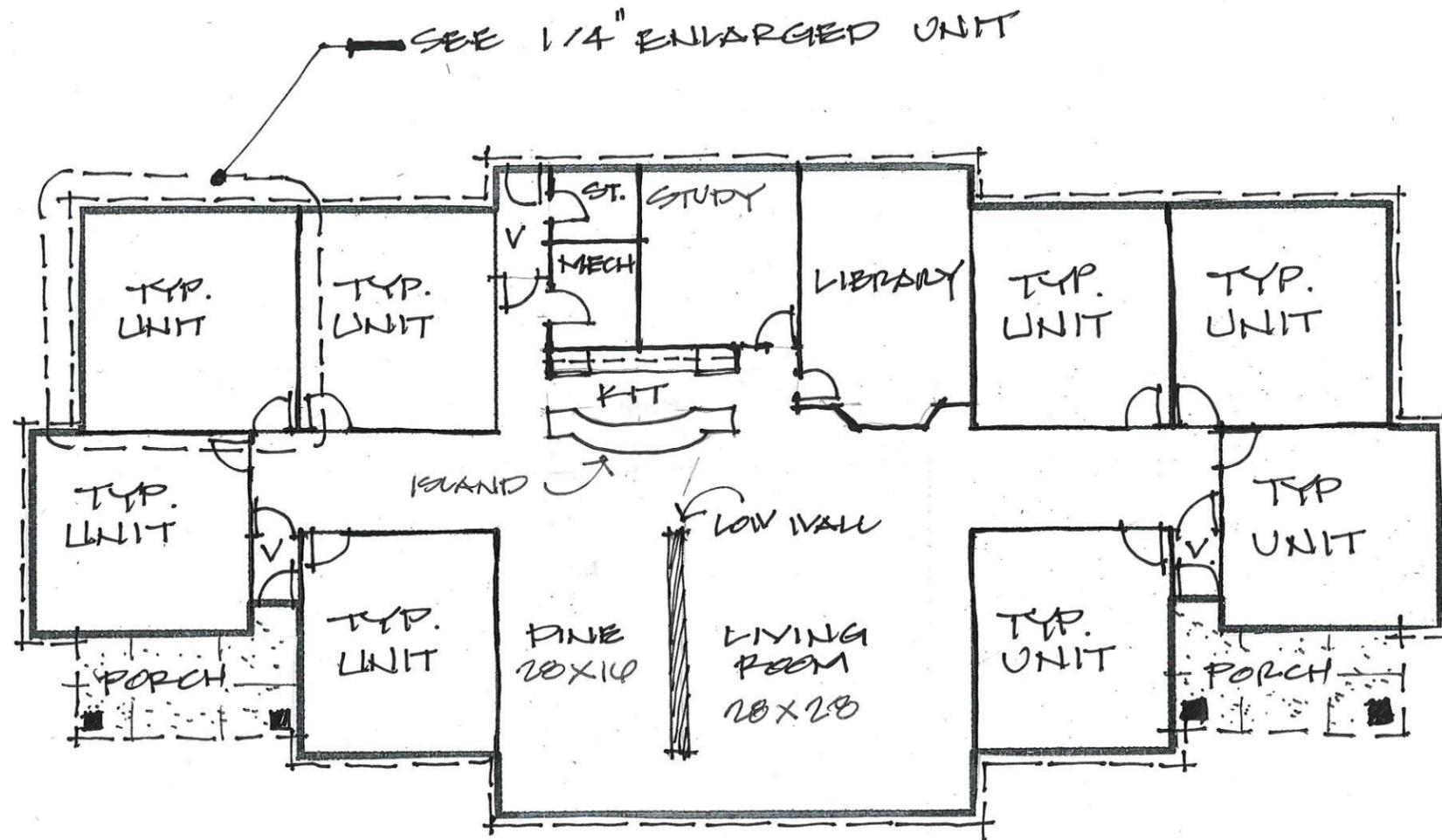
### DEL-MOR TYPICAL ONE BEDROOM UNIT

SCALE: 1/4" = 1'-0"



### DEL-MOR TYPICAL UNIT RANCH BUILDING

SCALE: 1/4" = 1'-0"



DEL-MOR  
RANCH BUILDING

SCALE: 1/16" = 1'-0"