

CITY OF DELAWARE
PLANNING COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 S. SANDUSKY ST.
7:00 P.M.

REGULAR MEETING

August 1, 2018

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 18, 2018, as recorded and transcribed.
3. Election of Officers
 - A. Chairperson
 - B. Vice-Chairperson
4. REGULAR BUSINESS
 - A. 2018-1589: A request by Joshua Morgan Construction LLC for approval of a Rezoning Amendment at 1354 SR 521 (Parcels 519-441-02-002-000, 519-441-02-003-000 & 519-441-02-004-000) from A-1 (Agricultural District) to R-3 (One-Family Residential District) on approximately 2.091 acres.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (public hearing)
 - d. Commission Action
 - B. Seattle House Apartments
 - (1) 2018-1394: A request by Metro Development LLC for approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.
 - (2) 2018-1395: A request by Metro Development LLC for approval of

- a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.
- (3) 2018-1396: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

Anticipated Process

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

C. Highpoint Place Apartments

- (1) 2018-1402: A request by Metro Development LLC for approval of a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Bowtown Road just west of Village Gate Apartments.
- (2) 2018-1403: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.
- (3) 2018-1404: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments.

Anticipated Process

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

D. Glenross North – Sections 2-4

- (1) 2018-1731: A request by Glenross North LLC., for approval of a Final Development Plan for Glenross North Sections 2-4 containing 127 single family lots on approximately 65.81 acres located just east of Glenn Parkway and north of the Glenross Golf Club on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District).
- (2) 2018-1733: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 2 containing 48 single family lots on approximately 28.726 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Irvine Loop, Delano Drive, Sycamore Lane, Irvine Way and Blackmore Drive.
- (3) 2018-1735: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 3 containing 44 single family lots on approximately 17.930 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Blackmore Drive, Windley Court and Melick Drive.
- (4) 2018-1737: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 4 containing 35 single family lots on approximately 19.157 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Melick Drive and Irvine Way.

Anticipated Process

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

- 5. PLANNING DIRECTOR’S REPORT
- 6. COMMISSION MEMBER COMMENTS AND DISCUSSION
- 7. NEXT REGULAR MEETING: September 5, 2018
- 8. ADJOURNMENT

PLANNING COMMISSION
July 18, 2018
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:09 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson.

Members Absent: Andy Volenik

Staff Present: Jonathan Owen, Project Engineer and Lance Schultz, Zoning Administrator

Motion to Excuse: Mr. Badger moved to excuse Mr. Volenik, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on June 6, 2018, as recorded and transcribed.

Motion: Mayor Riggle moved to approve the Motion Summary for June 6, 2018 Planning Commission meeting, seconded by Mr. Halter. Motion approved by a 5-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. 2018-1389: A request by Stavroff Land and Development Inc., for approval of a Final Subdivision Plat for Belmont Place Section 5 consisting of 38 single family lots on approximately 11.083 acres zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and located on McNamara Loop and Neville Lane.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed Preliminary Development Plan and Plat. He provided information on access to the site and pedestrian connectivity. Information was also provided on the designated open space and Park Plan.

b. Applicant Presentation

APPLICANT:

Kevin McCauley
6689 Dublin Center Road

Dublin, Ohio 43017

Mr. McCauley stated that they were agreeable to all staff recommendations. He discussed the total lots expected when the development is completed. Mr. McCauley explained that the Residential TIF was placed prior to the start of construction.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-1389, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

B. Marathon Gas Station

(1) 2018-1462: A request by N&G Takhar Oil LLC for approval of a Conditional Use Permit for a renovation and expansion of the Marathon Gas Station at 473 South Sandusky Street on approximately 0.80 acres on property zoned B-3 (Community Business District).

(2) 2018-1718: A request by N&G Takhar Oil LLC for approval of a Development Plan Exemption for a renovation and expansion of the Marathon Gas Station (former Swifty Gas Station) at 473 South Sandusky Street on approximately 0.80 acres on property zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed building elevations and site plan. He discussed the requirement for a dumpster to be enclosed by brick walls and the required location for outside merchandise. A discussion was held on the access to and from the property, as well as, access to the VFW. Information was provided on landscaping and signage.

b. Applicant Presentation

APPLICANT:

Matt Geddis
1900 First Avenue
Middletown, Ohio

Amarjit Takhar
4365 Lisa Drive
Tipp City, Ohio

Mr. Geddis discussed the anticipated time frame to begin construction. He informed the Commission that they did not plan for the business to run 24 hours a day. Chairman Simpson voiced a concern over the large pitched roof. Mr. Geddis was in agreement to have the pitch smaller. The Commission was in agreement for the pitch dimensions to be approved administratively.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to accept 2018-1462, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to accept 2018-1718, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall voiced concerns over the Cheshire Road south side emergency access road and that there is no barrier in place. He stated that he has seen construction crews utilizing the access even though there is signage indicating not for public use.

Mr. Halter discussed the previous recommendations and conditions for the landscaping and paving of the parking lot for Garage 26.

ITEM 6. NEXT REGULAR MEETING: August 1, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the July 18, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 7:47 p.m.

Chairperson

Elaine McCloskey, Clerk



CASE NUMBERS: 2018-1589
REQUEST: Rezoning Amendment
PROJECT: Morgan SR 521 Rezoning
MEETING DATE: August 1, 2018

APPLICANT/OWNER

Joshua Morgan Construction LLC
862 Township Road 208
Marengo, Ohio 4334

REQUEST

2018-1589: A request by Joshua Morgan Construction LLC for approval of a Rezoning Amendment at 1354 SR 521 (Parcels 519-441-02-002-000, 519-441-02-003-000 & 519-441-02-004-000) from A-1 (Agricultural District) to R-3 (One-Family Residential District) on approximately 2.091 acres.

PROPERTY LOCATION & DESCRIPTION

The subject three properties are located in Delaware Township but are currently in the process of being annexed into the City and would be zoned within six months automatically to A-1 (Agricultural District) upon annexation per the City zoning code if not zoned concurrently with the annexation. The properties are located on the east side of SR 521 adjacent to and north of Ashburn Drive across from the Kensington Place Subdivision. The subject three properties are currently zoned FR-1 (Farm Residential District) in Delaware Township. The property to the north is zoned R-3 (One-Family Residential) in the City and the property to the west is zoned A-1 in the City. The properties to the south and east are zoned FR-1 in Delaware Township.

BACKGROUND/PROPOSAL

An existing house straddles the northern two properties which would be demolished thus leaving three vacant lots. The applicant would construct single family houses on the subject three lots that would have to achieve compliance with the R-3 zoning requirements and all other City development requirements. The owner would be able to access City sanitary and water services upon annexation.

STAFF ANALYSIS

- **LAND USE / COMPREHENSIVE PLAN:** The subject three properties are designated as a low density single family district on the future land use map of the Comprehensive Plan in the East Subarea. The three lots are just over 2 acres which would yield a density of 0.66 units per acre that is within the low density single-family requirements. Therefore, the proposed rezoning would achieve compliance with the Comprehensive Plan.
- **ZONING:** As mentioned above, the rezoning to an R-3 straight letter zoning district would allow the subject three lots to be developed per the R-3 zoning requirements. This is also consistent with the nearby Kensington Place Subdivision zoning.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any sanitary and water utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. The subject engineering drawing would need to be approved prior to any building permits being approved.
- **ROADS AND TRAFFIC:** Each of the three lots would have a single curb cut from SR 521 for access. Any improvements for each subject lot would be the responsibility of the owner per the City Engineer's requirements.
- **SITE LAYOUT:** No site layout is provided but each house would have to achieve compliance with Chapter 1134 Residential District Requirements and Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** A sidewalk along SR 521 would be required for each lot while an existing bike path is located on the west side of the SR 521 per the adopted Bicycle and Pedestrian Master Plan 2027.
- **LANDSCAPING:** Each house would require landscaping per Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **MISC:** Each house shall have to achieve compliance with all other City development requirements

STAFF RECOMMENDATION (2018-1589 – REZONING AMENDMENT)

Staff recommends approval of a request by Joshua Morgan Construction LLC for a Rezoning Amendment at 1354 SR 521 (Parcels 519-441-02-002-000, 519-441-02-003-000 & 519-441-02-004-000) from A-1 (Agricultural District) to R-3 (One-Family Residential District) on approximately 2.091 acres with the following conditions that:

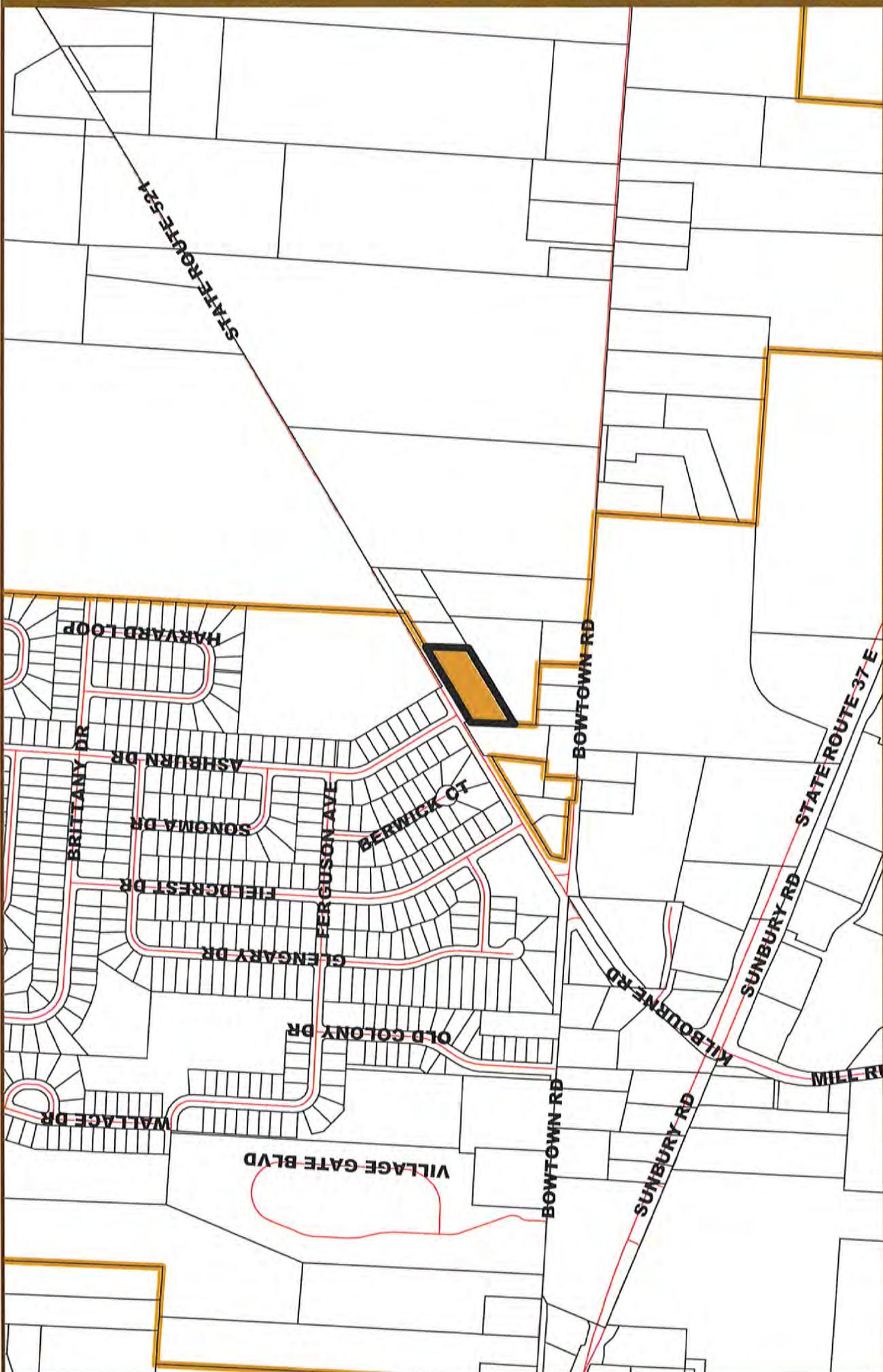
1. The engineering drawing shall be approved by the City prior to building permit approval of the first house.
2. The houses shall achieve compliance with all R-3 zoning requirements.
3. A sidewalk along SR 521 shall be required for each single family lot.
4. Each house and lot shall achieve compliance with all other City development requirements.

COMMISSION NOTES:

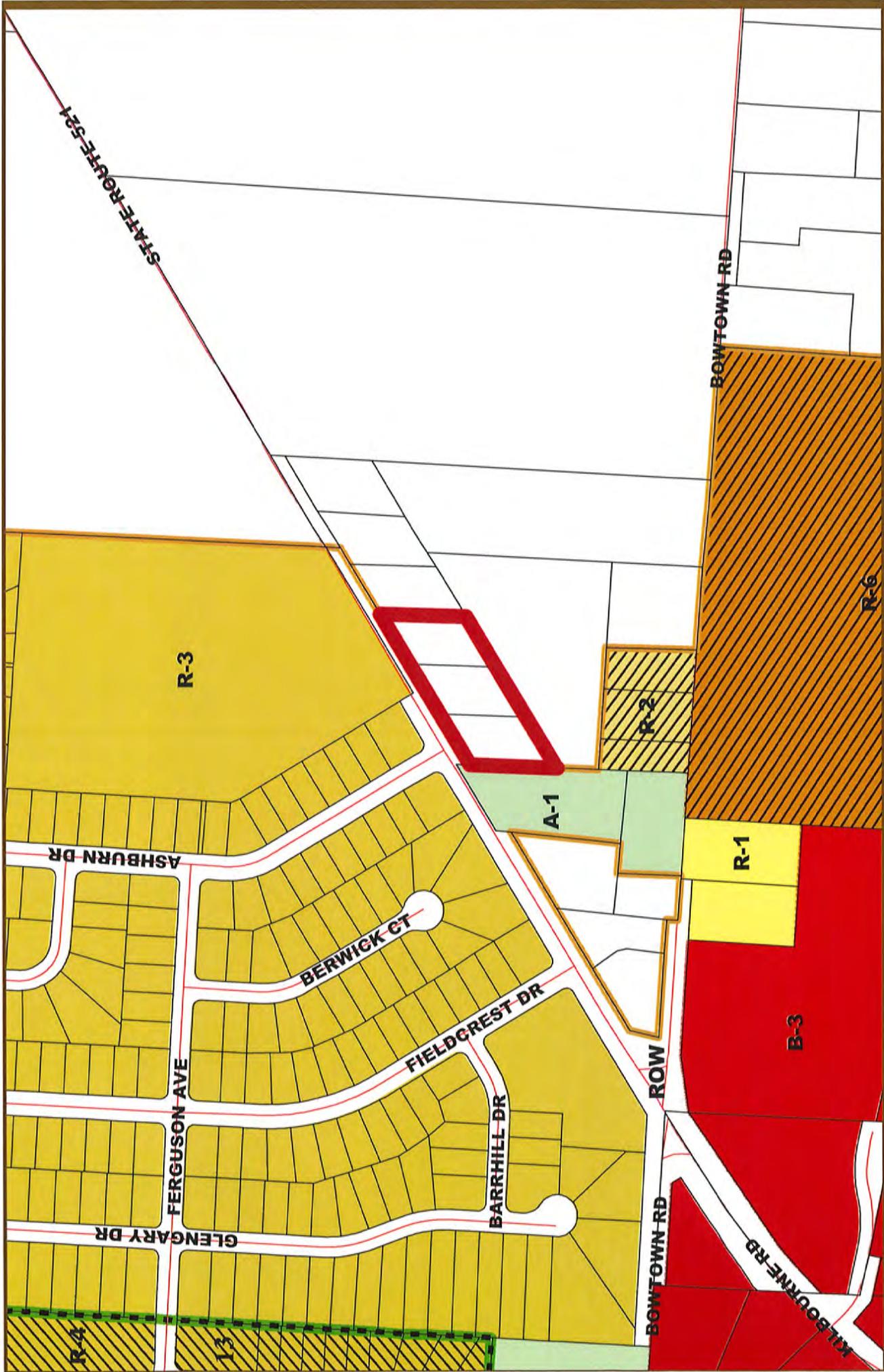
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 7/20/18



2018-1589
 Rezoning Amendment
 1354 State Route 521
 Location Map



2018-1589
 Rezoning Amendment
 1354 State Route 521
 Zoning Map



2018-1589
 Rezoning Amendment
 1354 State Route 521
 Comprehensive Plan Map





2018-1589
Rezoning Amendment
1354 State Route 521
Aerial (2016) Map





Morgan Rezoning - Lots 586, 587 & 588

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



Delaware County Auditor
George Kaltsa



MAP OF TERRITORY TO BE ANNEXED TYPE II ANNEXATION PLAT

Map of Territory to be Annexed to the City of Delaware, from the Township of Delaware Being Lots 586, 587, 588 (2.091 acres) of the Thomas Lands Subdivision, (P.B. 7, PG. 69) located in Farm Lot 27, Sec 4 Twp. 5, Rg. 19 W, U.S.M.L., in Delaware Township, Delaware County, Ohio

BEING A 2.091 ACRE ANNEXATION TO THE CITY OF DELAWARE FROM THE TOWNSHIP OF DELAWARE, EXPEDITED TYPE II ANNEXATION UNDER P.R.C. 709.021 & 709.023.

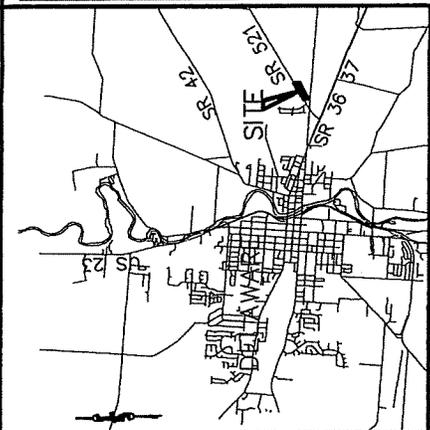
Delaware County Engineer

I hereby certify this is a true copy of the document that is on file in the Map Department.

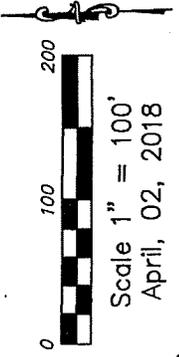
CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

Date: 4/6/18

By: *[Signature]*



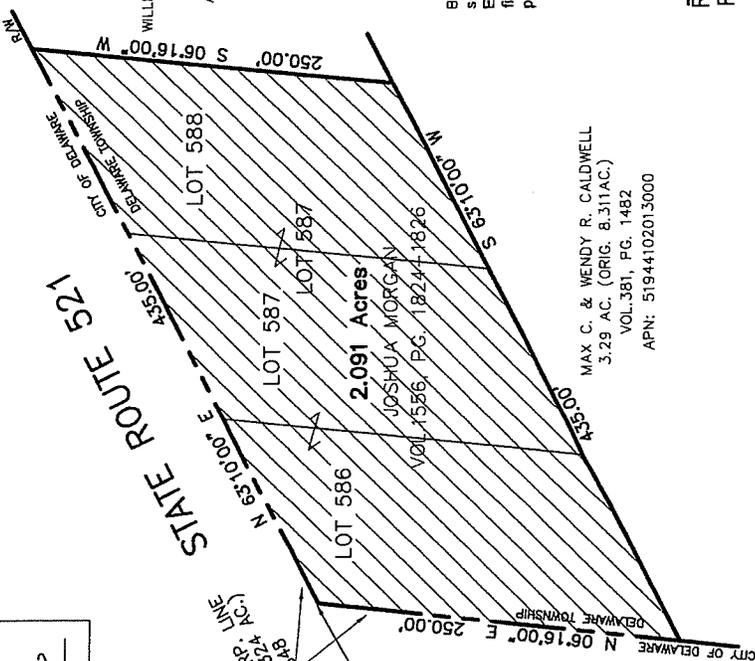
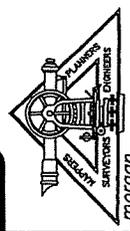
VICINITY MAP nts



- AREA TO BE ANNEXED
- EXISTING CORP. LINE
- PROPOSED CORP. LINE



PATRIDGE SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL (614)-799-0031
FAX (614)-300-5076



WILLIAM A. & CATHY S. RAUSCH
LOT 589
VOL. 1328, PG. 1783
APN: 51944102001000

Length of Contiguity ±685 feet
Total Length of perimeter ±1370 feet
Percentage of Contiguity ±50%

No islands of the Township property are created by this annexation as defined in O.R.C. 709.023(E)(5)

Basis of Bearings and survey were prepared from and based on the south line of S.R. 521, from Plat Book 7, Page 69, being N 63°10'00" E. The above described description was prepared from records on file at the Delaware County Records and also annexation purposes only and is not to be used to transfer said property.

MAX C. & WENDY R. CALDWELL
3.29 AC. (ORIG. 8.311 AC.)
VOL. 381, PG. 1482
APN: 51944102013000

NANCY JOHNSON
1.44 AC.
VOL. 699, PG. 2738
APN: 51944102005000

Professional Surveyor No. 7462
12660-annex-S

Manos, Martin & Pergram Co., LPA

Attorneys at Law

50 North Sandusky Street
Delaware, Ohio 43015-1926
Fax 740-362-3288

Andrew P. Wecker
740-363-1313, ext. 217
e-mail: awecker@mmpdlaw.com

June 27, 2018

David Efland, AICP
Planning & Community Development Director
City of Delaware
Planning & Community Development Department
1 South Sandusky Street
Delaware, OH 43015

Dear Dave:

RE: Joshua Morgan - Rezoning of 2.091 Acres

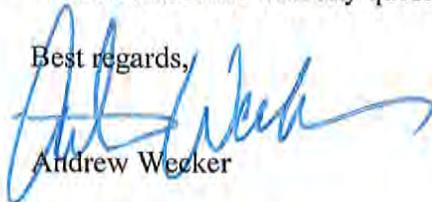
Enclosed with respect to the referenced matter are:

1. Duplicate originals of the signed Master Application, with attached Exhibit A (8.5"x11" copy of the vicinity map/aerial photo from the county auditor's GIS website) and Exhibit B (11"x17" copy of the surveyor's map of the subject property)
2. Check No. 10404 from Josh Morgan Construction LLC in the amount of \$700 payable to the City of Delaware for the filing fee to rezone

In keeping with prior meetings with city staff, we request to be included on the agenda for the August meeting of the Planning Commission. Given that on May 24 the county commissioners adopted a resolution granting prayer of petition for the annexation of these three lots east of the city on S.R. 521, Mr. Morgan and I are hoping to have our rezoning on City Council's agenda for September 10, 2018. Depending on whether Council does so with an emergency clause or not, we hope to finalize rezoning from A1 to R3 either as of September 10, 2018 or October 10, 2018 at the conclusion of a referendum period. Mr. Morgan is a homebuilder, and he wants to improve the three lots by demolishing the existing abandoned house and building three new single-family homes, in keeping with the existing land use in the area. Current plans are to complete demolition and start construction in October/November 2018, while weather conditions are still favorable. Mr. Morgan also has civil engineers working with city staff to extend utilities to the three lots, per earlier meetings with city staff.

Please contact me with any questions.

Best regards,



Andrew Wecker

Enclosures
c Joshua Morgan

Manos, Martin & Pergram Co., LPA

Attorneys at Law

50 North Sandusky Street
Delaware, Ohio 43015-1926
Fax 740-362-3288

April 25, 2018

RECEIVED

APR 27 2018

Andrew P. Wecker
740-363-1313, ext. 217
e-mail: awecker@mmpdlaw.com

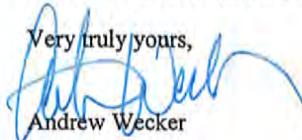
**Via Certified Mail
Return Receipt Requested**

Ms. Elaine McCloskey
Council Clerk
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Dear Ms. McCloskey:

On April 25, 2018 at 10:25 a.m., the undersigned, as agent for the Petitioner, Joshua Morgan, filed a petition with the Board of County Commissioners of Delaware County, Ohio to annex 2.091 acres of land to the City of Delaware, Ohio. A copy of the petition and map and supplemental filing pursuant to Ohio Rev. Code § 709.02(D) are enclosed herewith.

Very truly yours,



Andrew Wecker

tjh
Enclosures
T13475-101

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

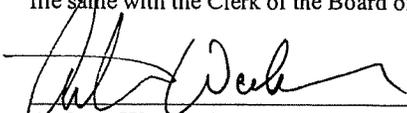
I, the undersigned, being the sole owner of 2.091 acres of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory from Delaware Township to the City of Delaware, Delaware County, Ohio, being filed under Sections 709.021(A) and 709.023(A) of the Revised Code of Ohio.

Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as Exhibit “A”, as prepared by Robert T. Patridge, P.S., Registered Surveyor No. 7462.

Petitioner has attached hereto and made a part of this petition an accurate map or plat of the territory sought to be annexed, marked Exhibit “B”, also as prepared by Robert T. Patridge, P.S., Registered Surveyor No. 7462. Among other things as noted on Exhibit “A” and Exhibit “B”, the described territory is contiguous with the City of Delaware, Ohio.

Andrew Wecker, Esq., attorney at law, is hereby appointed agent for the undersigned Petition as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, with specific authorization to correct any discrepancy or mistake noted by the Delaware County Engineer in examination of the Petition or the Exhibits to the Petition. Any such amendment shall be made by the presentation of amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition. Said amendment, alteration, change, correction, withdrawal, refile, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petition.

The City of Delaware will pass and submit to the Board of Commissioners of Delaware County a resolution of services within twenty (20) days of the date of the filing of this Petition and file same with the Clerk of the Board of Commissioners of Delaware County, Ohio.



Andrew Wecker, Esq.
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, OH 43015

740-363-1313 phone / 740-362-3288 fax
awecker@mmpdlaw.com

RECEIVED
2018 APR 25 AM 10:25
DELAWARE COUNTY
COMMISSIONERS

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 North Sandusky Street, Delaware, OH 43015

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR IN EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE. ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT OUT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS

DATE



JOSHUA MORGAN
862 Township Road 208
Marengo, OH 43334

4/24/18

ATTACHMENTS:

Exhibit "A" – Legal Description of 2.091 Acre Tract for Annexation to the City of Delaware from the Township of Delaware by Robert T. Patridge, P.S., Registered Surveyor No. 7462.

Exhibit "B" – Map of Territory to be Annexed Type II Annexation Plat by Robert T. Patridge, P.S., Registered Surveyor No. 7462.

Patridge
Surveyors & Engineers LLC

**LEGAL DESCRIPTION OF 2.091 ACRE TRACT
FOR ANNEXATION TO THE CITY OF DELAWARE
FROM THE TOWNSHIP OF DELAWARE**

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lot 27, Section 4, Township 5 North, Range 19 West, United States Military Lands, being all of Lots 586, 587, and 588 in the Thomas Lands Subdivision as delineated and recorded in Plat Book 7, Page 69 conveyed to Joshua Morgan, in Volume 1556, Page 1824-1826, Delaware County Recorder's Office, and being more particularly described as follows:

Beginning at the northwest corner of said Lot 586 in the south line of State Route 521 and in the Corporation Line between the City of Delaware (ordinance No. 94-48, recorded in volume 8, Page 848) and the Township of Delaware also being the east line of a 1.44 acre tract currently owned by Nancy Johnson in Volume 699, Page 2238;

thence **North 63°10'00" East 435.00 feet**, in the Corporation Line between the City of Delaware and the Township of Delaware and the north line of said Lots 586, 587, and 588 and in the south line of State Route 521, to a point at the northeast corner of said Lot 588, also being the northwest corner of Lot 589 of the Thomas Lands Subdivision and currently conveyed to William A. and Cathy S. Rausch in Volume 1328, Page 1783;

thence **South 06°16'00" West 250.00 feet**, in the east line of said Lot 588 and the west line of said Lot 589 to a point being the southeast corner of said Lot 588 and the southwest corner of said Lot 589 and being in a northerly line of a 8.311 acre tract (of which 3.29 acres are in the Township of Delaware);

thence **South 63°10'00" West 435.00 feet**, in the south line of said Lots 586, 587, and 588 and the northerly line of said 8.311 acre tract (of which 3.29 acres are in the Township of Delaware), to the southwest corner of said Lot 586 and in the east line of said 1.44 acre tract;

thence **North 06°16'00" East 250.00 feet**, in the west line of said Lot 586 and the east line of said 1.44 acre tract to the place of beginning, containing an area of **2.091 acres** more or less. The above described tract is for annexation purposes only and is not intended to be used for transfer of said 2.091 acre tract.

Basis of Bearings and survey were prepared from and based on the south line of S.R. 521, from Plat Book 7, Page 69, being N 63°10'00" E. The above described description was prepared from records on file at the Delaware County Recorders and is for annexation purposes only and is not to be used to transfer said property.

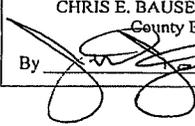
All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.

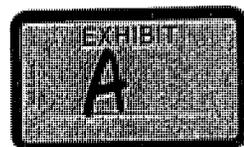
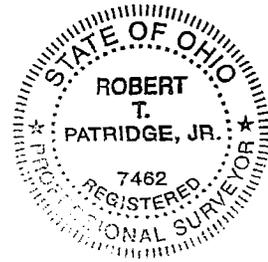
Robert T. Patridge Jr. PS 7462
Robert T. Patridge Jr.

County Engineer
Delaware County, Ohio

I hereby certify the within to be a true copy of the document that is on file in the Map Department.

CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

By  Date 4/6/18



Annexation Petition

Owner	Parcel No.	Tax Payer Address
Adam J. and Amanda J. Baden	519-441-12-001-000	2001 Ashburn Drive Delaware, OH 43015
Max C. and Wendy R. Caldwell	519-441-02-013-000	1509 Bowtown Road Delaware, OH 13015
City of Delaware	519-441-01-001-001	1 South Sandusky Street Delaware, OH 43015
Janet I. Davis	519-441-02-011-001	1397 Bowtown Road Delaware, OH 43015
Nancy D. Johnson	519-441-02-005-000	1266 State Route 521 Delaware, OH 43015
Jarrett R. Laine	519-441-12-002-000	1995 Ashburn Drive Delaware, OH 43015
William A. and Cathy S. Rausch	519-441-02-001-000	1420 State Route 521 Delaware, OH 43015
Paul C. and Sharon K. Ray	519-441-11-001-000	2000 Ashburn Drive Delaware, OH 43015
Stephen M. Stockdale	519-441-02-011-000	1389 Bowtown Road Delaware, OH 43015



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



Project # _____

Case # _____

Planning Commission

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

Subdivision/Project Name Morgan Rezoning Address 1354 S.R. 521, Delaware, OH 43015
 Acreage 2.091 Square Footage _____ Number of Lots -3- Number of Units -3-
 Zoning District/Land Use A1 Proposed Zoning/Land Use R3 Parcel # 519-441-02-002-000
519-441-02-003-000
519-441-02-004-000

Applicant Name Joshua Morgan Contact Person _____
 Applicant Address 862 Township Road 208, Marengo, OH 43334
 Phone 614-679-4435 Fax _____ E-mail joshmo9480@yahoo.com

Owner Name Joshua Morgan Contact Person _____
 Owner Address 862 Township Road 208, Marengo, OH 43334
 Phone 614-679-4435 Fax _____ E-mail joshmo9480@yahoo.com

Engineer/Architect/Attorney Manos, Martin & Pergram Co., LPA Contact Person Andrew Wecker, Esq.
 Address 50 North Sandusky Street, Delaware, OH 43015-1926
 Phone 740-363-1313 Fax 740-363-1314 E-mail awecker@mmpdlaw.com

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

 Owner Signature Joshua Morgan
 Owner Printed Name

 Agent Signature Andrew Wecker
 Agent Printed Name

Sworn to before me and subscribed in presence this 27th day of June, 2018.



TERESA J. HUFFMAN
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
08-12-2022

 Notary Public Teresa J. Huffman

CASE NUMBER: 2018-1394-1396

REQUEST: Multiple Requests

PROJECT: Seattle House Apartments

MEETING DATE: July 18, 2018

APPLICANT/OWNER

Metro Development LLC
470 Olde Worthington Road
Westerville, Ohio 43083

REQUEST

2018-1394: A request by Metro Development LLC for approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

2018-1395: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

2018-1396: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

PROPERTY LOCATION & DESCRIPTION

The proposed development encompasses 24.212 acres which would be divided into two sub-areas. Sub-Area A would encompass approximately 20.972 acres of multi-family property and Sub-Area B would encompass approximately 3.24 acres of a commercial property and open space. The majority of the site is zoned R-6 (Multi-Family Residential District) while the extreme southwestern portion of the site fronting US 36/37 is zoned B-3 (Community Business District). The properties to the south are zoned B-3 and B-3 PMU across US 36/37, the properties to the west are zoned B-3 and R-1 (One-Family Residential District) and the four properties to the north are zoned A-1 (Agricultural District) and R-2 (One-Family Residential District) in the City. The remaining properties to the north and the properties to the east are zoned FR-1 (Farm Residential) in the County.

BACKGROUND/PROPOSAL

In September 2002, City Council approved the rezoning (Ordinance 02-114) of the subject 24.212 acres to R-6 as part of a larger rezoning that also included the 35.363 acres rezoned to B-3 just east of the subject property. In August and September 2003, City Council approved a Preliminary Development Plan for a 192 multi-family dwelling units for Brighton Square Apartments and a Conditional Use Permit for the clubhouse and pool (Ordinances 03-66, 03-67 & 03-68). The R-6 zoning would have allowed the developer with approval a conditionally permitted density bonus, up to 242 dwelling units but they did not choose to pursue that option. Then in September 2004 City Council approved an extension to the Preliminary Development Plan (Ordinance 04-163) which then expired in 2006.

The new developer is proposing to construct 240 apartment units in 10 buildings on approximately 20.972 acre of the site which yields approximately 11.44 units per acre in Sub-Area A but an overall gross density for the 24.212 acres of 9.9 dwelling units per acre. Also included is a 2.45 acre commercial out lot and an 0.79 acre open space in Sub-Area B on the southwestern portion of the property fronting US 36/37. The site would be accessed from US 36/37 at the existing main traffic signal for Glenwood Commons through a north/south access road that bisects Biltmore Drive which is an east/west connector required per the City Thoroughfare Plan. The proposed two curb cuts on Biltmore Drive would extend into an interior looped private street network that would access the apartment units while an emergency only access point would access Bowtown Road to the north. The apartment development would have a clubhouse, pool, passive open space and walking paths. A bike path would be constructed on the north side and a sidewalk on the south side of Biltmore Drive and a sidewalk would be constructed on the south side of Bowtown Road.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the majority of subject site is R-6 while a small portion is zoned B-3 in the southwestern portion of the site. The current R-6 zoning allows the apartment development but requires a maximum density by right of 8.0 dwelling units per acre while conditionally permits up to 10 units per acre with a density bonus, the buildings a maximum height of 35 feet, a minimum one bedroom apartment size of 800 square feet and a minimum two bedroom apartment size of 950 square feet and 100% of all apartment elevations to be natural materials. The developer is requesting four changes to these requirements in exchange for the amenity package, the mix of uses, doubling of the open space to over 40% and including a 10 foot high mounding along Bowtown Road with robust landscaping, in part to help buffer existing single family houses uses along the north and east sides of the proposal. Differences to the base R-6 requirements include a maximum height of 42 feet (to the peak of the eave) for the three-story apartment buildings, one and two bedroom apartment sizes ranging from 678-933 square feet and the majority of each elevation would have vinyl siding and vinyl shake siding which is not considered a natural material per the zoning code although there are large sections of stone shown as well. Therefore the applicant is requesting a Planned Mixed Use Overlay District (PMU). The PMU requires a specific site plan and zoning text that is compatible with and provides a much better transition to the adjacent residents. 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 allow such use with increased development standards over a base zoning district in many respects. 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. The PMU approach 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 as discussed above under the current R-6 district. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan 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 developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City and County are reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

The developer is proposing a north/south access road at the current main traffic signal for Glenwood Commons on US 36/37 that would extend north and bisect with the proposed extension of Biltmore Drive to the east and west property lines per the City Thoroughfare Plan. Because the east and west property lines of the property are not at or near 90 degrees with adjacent properties, Biltmore Drive shall be extended to the east and west lines of the property as much as possible per the City Engineer with right of way dedicated to the City to stub to the property lines to the east and west respectively. The apartment development would have two full access curb cuts on Biltmore Drive and an emergency access only curb cut on Bowtown Road. The internal loop street network would be private streets built to public standards per the City Engineer. The commercial out lot would be permitted a full movement curb cut from Biltmore Drive and a right-in/right-out only curb cut from the proposed north/south connector road with exact locations of the curb cuts to be determined at Final Development Plan approval. In conclusion, the entire development would have to achieve

compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectivity are proposed within the development. A bike path would be proposed on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk would be required on the south side of Biltmore Drive. A sidewalk would typically be required on the east and west side of the north/south connector but staff is requesting a sidewalk on the west side only and a contribution in lieu of a sidewalk on the east side of the north/south access drive so a sidewalk can be extended to the Glenwood Commons site south of existing Kohl's traffic signal to provide connectivity north and south of US 36/37 (between the subject site and Glenwood Commons). The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities that would connect with the proposed bike path on Biltmore Drive. Also, a sidewalk would be required on the south side of Bowtown Road.
- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts proposed from Biltmore Drive that would extend into a private loop street configuration with apartment buildings, detached garages and parking spaces loaded on both sides of the looped street. Two north/south private streets bisect the loop street with two apartment buildings and four detached garages fronting the private street. The subject development has 480 parking spaces provided while 480 parking spaces are required (2 spaces per dwelling unit based on 240 proposed dwelling units). Of the 480 parking spaces, there are 420 street parking spaces and 60 parking spaces located in nine detached garages.

The 240 units in 10 buildings would be divided into 60 one bedroom units and 180 two bedroom units. This equates to 75% two bedroom units for the development. Each building would have 24 units and would be three stories in height (42 feet). The one bedroom and two bedroom units would range in size between 678 to 933 square feet. As mentioned above, the zoning code requires the minimum size for a one bedroom unit to be 800 square feet and 950 square feet for a two bedroom unit. A clubhouse with a pool deck is located just north of the entrance into the development with open space located just north of the pool. The plans indicate there is 10.3 acres of open space (approximately 30%) within the development but the majority of the open space is within required setbacks and passive without amenities. Staff recommends more amenities including pavilions, benches, dog park, recreational fields etc., and to ensure any field space is flat and does not provide stormwater drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface. A trash compactor is located in the southeastern portion of the site having been moved from the northwestern portion of site during staff level review. The trash compactor shall be enclosed by a brick or stone wall to match the buildings and have wood doors painted to match. A proposed detention basin is located on the northeastern portion of the site fronting Bowtown Road and a detention basin is located on the southeastern portion of the site fronting Biltmore Drive. The detention basins shall achieve compliance with any engineering requirements.

- **BUILDING DESIGN:** The proposed ten buildings would have identical elevations with the same architectural design style and color pallet. All the three story buildings would have a maximum height of 42 feet with the following building materials: 1). Precast limestone wainscoting; 2). Majority of the elevations would be vinyl siding and vinyl shake siding with some precast limestone, 3). The pitched roof would have asphalt shingles; 4). Aluminum handrails on the balconies 5). Standing seam metal roof over the main entrances into the building. If the base R-6 zoning code were applied it could require all elevations to have natural materials (brick, stone, fiber cement siding). Vinyl siding and vinyl shake siding are not considered a natural material. Any limestone on the buildings should be Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects. Staff recommends a blended approach in this case for apartment building elevations fronting Bowtown Road and proposed Biltmore Drive having the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. The idea would be to enhance the public facing side of all structures with additional brick and stone from that shown while allowing interior elevations to be different. Elevations that are completely interior facing could potentially have less natural material.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, foundation landscaping and significant perimeter mounding and

buffering. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive requires street trees and 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs) to be consistent with the zoning code and other recently approved projects. Along Bowtown Road the developer is proposing a 7-8 high mound with landscaping west of the emergency access road and a 6-7 high mound with landscaping east of the emergency access road that wraps around the eastern property line adjacent to the existing single family house to the east. Staff recommends that the several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner to provide a consistent year round buffer that is compatible to other multi-family uses adjacent to single family houses. The applicant has agreed to this approach verbally but plans were not able to be revised in time for submission. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house. The developer is planting trees along the eastern property line south of the proposed mound to supplement the existing tree row that straddles the property line in this area. The interior landscaping within the apartment development appears to achieve compliance with the code except for each parking island shall require a tree to create a public street tree appearance throughout the development. Also each building would have foundation plantings to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.

- **TREE REMOVAL & REPLACEMENT:** The developer provided a tree survey that indicates they are preserving 505 (23 trees) caliper inches of qualified trees (6 inches caliper or larger) and removing 68 (3 trees) caliper inches of trees. Therefore the developer is preserving significantly more trees than are being removed and achieves compliance with other previously approved PMU tree approvals, the proposed text in this case, and Chapter 1168 Tree Preservation Regulations.
- **GATEWAYS & CORRIDORS PLAN:** The applicant did not provide a signage plan but staff recommends a comprehensive sign plan that achieves compliance with the zoning code requirements, approved development text and the adopted Gateways and Corridors Plan with the Final Development Plan submittal.
- **LIGHTING:** The applicant did not provide a lighting plans plan but staff recommends a lighting plan that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official would be required with Final Development Plan submittal.
- **REFUSE SERVICE:** The developer is proposing a private trash compactor on the southeastern portion for the site. As mentioned above, the trash compactor shall be enclosed by a brick or stone to match the buildings and have wood doors painted to match and be buffered from the residential property to the east.

STAFF RECOMMENDATION (2018-1394 – ZONING TEXT AMENDMENT)

Staff recommends approval of a request by Metro Development LLC for a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions to the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted in Sub-Area 4 shall not exceed 240 dwelling units.
4. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

STAFF RECOMMENDATION (2018-1395 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Metro Development LLC for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

STAFF RECOMMENDATION (2018-1396 – PRELIMINARY FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Metro Development LLC for a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with 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 traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. The north/south access road and Biltmore Drive shall be constructed per the City Engineer.
4. The emergency only access road from Bowtown Road to the apartment complex shall be constructed per the City Engineer and Fire Department.
5. A bike path shall be conducted on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk shall be required on the south side of Biltmore Drive.
6. A sidewalk shall be constructed on the south side of Bowtown Road.
7. The developer shall make a payment in lieu of constructing a sidewalk on the east side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.
8. The density of the multi-family portion of the development (Sub-Area A) shall not exceed 240 units.
9. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
10. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
11. The apartment building elevations fronting Bowtown Road and proposed Biltmore Drive shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered from the residential property to the east.
13. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
14. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mounding with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

PLANNED MIXED USE DEVELOPMENT TEXT
METRO DEVELOPMENT
SEATTLE HOUSE APARTMENTS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Metro Development ("Developer") is proposing to rezone the approximate 24.212 acre site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot from R-6 (Multi Family Residential) and B-3 (Community Business District) to R-6 & B-3 PMU (Multi Family Residential and Community Business District with a Planned Mixed-Use Development District) for a 240-unit apartment development on approximately 20.972 acres, a 2.45 acre commercial/retail out lot along US37/SR36 and a 0.79 acre lot of open space just south of Biltmore Drive.



2. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent. It is the intent of the Developer to provide a planned multi-family and commercial out lot development with high quality site improvements, architectural design, signage and amenities. This Development Text represents the zoning requirements for this development as agreed upon between the Developer and the City.

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 street 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 street 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.
- (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) Per the submitted tree survey, the applicant indicated they are removing 68 caliper inches of trees (3 trees).
- (7) Per the submitted tree survey, the applicant indicated they are preserving 505 caliper inches of trees (23 trees).
- (8) Therefore, the applicant is preserving a significant amount of more trees than being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.

3. SITE PLAN

The project is located on an approximate 24.212 acres site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot. The applicant is proposing 240 apartment units on approximately 20.972 acres (Sub-Area A) and a 2.45 acre commercial out lot (Sub-Area B) of the southwestern portion of the site fronting US 36/37. The primary access point would be from a proposed north/south access road at the main Glenwood Common's traffic signal on US 36/37 that would extend north and bisect with the proposed Biltmore Drive that would extend to the east and west property line per the City Thoroughfare Plan. The developer is proposing 240 three-story apartment units in 10 apartment buildings that would be accessed by a looped internal private street network accessed from two Biltmore Drive full movement curb cuts. The apartment complex would include a clubhouse building, mail kiosk, and detached garages. Among the amenities, the developer plans to include a community swimming pool with outdoor

kitchen for residents, as well as internal walking paths through the open spaces. The one and two bedroom apartments would range from at least 678 up to 933 square feet respectively. Two retention basins would be located along Bowtown Road and Biltmore Drive extension on the east side of the property. Mail delivery will be in a community kiosk, and trash service would be at a centrally located compactor. Open space shall be provided that includes building and parking setback, as well as detention areas, equal to 42 %, or approximately 10.31 acres. An approximately 2.45 acre commercial out lot would be on the west side of the main north/south access road fronting US 36/37 just west of the main Glenwood Common's traffic signal. The commercial out lot would have full access from Biltmore Drive and limited access from the main north/south access road.

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. Uses are allocated between Sub-Area A (multi-family) portion of site and Sub-Area B (commercial out lot).

(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.

SUB- AREA A - Land Use Category	Uses
(a) Residential	
(1) Multi-Family (not to exceed 240 dwelling units) with accessory Club House, community pool, mail kiosk, trash compactor and detached garages.	P

SUB-AREA B - Land Use Category	Uses
(a) Office Professional Services	
1. Offices - Administrative, Business and Professional	P
2. Medical/Dental Offices health and allied services	P
3. Financial Institutions/Banks	P
(b) Retail and Services	
1. Retail and service establishments in a completely enclosed building	P
2. Restaurant-Table Service	P
3. Restaurant- Counter Service	P
4. Funeral Home and related facilities	C
5. Veterinary office (no outside run or kennel)	P
6. Self Service Storage	C
(c) Automotive and Transportation	
1 Gas Station	C
2 Automobile sales and rental	C
3 Automotive Service Station	C

4 Drive-thru associated with any principal permitted or conditionally permitted use	C
5 Car wash	C
6 Parking lots and garages	P
(d) Outdoor Display/Storage	
1 Outdoor Display	C
2 Outdoor Storage	C
(e) Community Facilities	
1.Places of Worship	P
2. Schools, public or private	C
3. Schools, trade, business or cultural arts	C
4. Library	P
5. Public cultural institutions and art galleries	P
6. Hospital	C
7 Day Care Center - child/adult	P
8. Nursing Home	P
9. Public Safety and Service Facility	C
(f) Recreation and Entertainment	
1 Outdoor recreation and amusement	C
2 Indoor recreation and amusement	C
3 Health Club	P

(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 area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely

camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

- iii. **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction.
- 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.

SUB-AREA A & B - 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 decks, canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

SUB-AREA A - Minimum Building Setbacks	
(1) Setback from Biltmore Drive Extension ROW	50 ft.
(2) Setback from Bowtown Road ROW	25 ft

(3) Setback from private street Apartment Building Garage Building Compactor Clubhouse Mail kiosk	20' 0' 0' 20' 20'
(4) Setback from parking spaces Apartment Building Garage Building Compactor Clubhouse Mail kiosk	15' main wall, 10' end wall 0' 0' 10' 10'
(5) Apartment Building to Apartment building (6) Garage/mail kiosk to main buildings	25 ft. minimum separation 20 ft. minimum separation

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from main north/south access road ROW	50 ft.
(2) Setback from 36/37 ROW	50 ft
(3) Setback from Biltmore Drive extension ROW	50 ft
(4) Setback from west property line	30 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.

SUB-AREA A - Minimum Parking Setbacks	
(1) Setback from adjacent property and/or ROW	50 ft.

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from ROW	20 ft.
(2) Setback from west property line	5 ft

E. Maximum Building Height. The maximum height of any building or structure in Sub-Area A shall be 42 feet as measured from finished floor elevation to the highest point of the structure and the maximum height of any building or structure in Sub-Area B shall be 45 feet as measured from finished floor elevation to the highest point of the structure.

F. Building Design

SUB-AREA A. The intent of this regulation to create a cohesive and unified design throughout the entire development, each multi-family building (dwellings and clubhouse building) 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) The architectural design/patterns of multi-family dwellings and the Clubhouse Building shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials, and building massing.
- (2) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- (3) The exterior materials shall be as shown in the Preliminary Development Plan Architectural Elevations. Stone (cultured or real) shall be used on the front, side, and rear elevations of each structure for at least a wainscoting and garage surrounds as determined in final form with an approved Final Development Plan and not inconsistent with the Architectural Elevations provided in the Preliminary Development Plan.
- (4) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- (5) As shown in the attached Architectural Elevations, all front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.

- (6) Treated lumber shall be painted or stained.
- (7) Any exposed foundation walls more than 12" high shall be faced with brick or stone.
- (8) Trim board around all comers, windows, and doors shall be a minimum of 3.5 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- (9) Frieze trim a minimum of 3.5 inches wide shall be required under all overhangs and gables as shown on the Architectural Elevations in the Preliminary Development Plan. The roofs shall have asphalt shingles.
- (10) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- (11) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The side elevations will not require windows.
- (12) Parking shall be provided at a minimum rate of 2.0 spaces per unit, and detached garages shall contain architectural elements consistent with the design of the apartment and development. Developer shall use white garage doors.
- (13) 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.

SUB-AREA B – The intent of this regulation is for the commercial building(s) to be consistent with other recently approved commercial buildings in the corridor and would have to achieve compliance with the following requirements:

- (1) Commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts.
- (2) Buildings shall be oriented to a street whenever possible.
- (3) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- (4) Exterior materials shall include brick, cultured stone, limestone, wood or similarly approved products on all elevations visible to the general public.
- (5) Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.
- (6) Painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials..

- (7) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view..
- (8) EIFS, Stucco, or similar products are prohibited as an exterior material, except as accents.
- (9) Treated lumber shall be painted or stained
- (10) All exposed foundation walls shall be faced with brick or stone.
- (11) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around except where shutters directly abut windows.
- (12) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.
- (13) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.
- (14) Primary Roofs shall have a minimum pitch of 6:12
- (15) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals and areas and shall be metal or wood painted or stained to match the primary building materials.
- (16) Rooftop or ground mounted mechanical equipment shall be completely screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

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

- (1) SUB-AREA A – Multi-Family
 - The apartment development shall have a minimum 480 parking spaces (360 surface parking spaces and 60 garage parking spaces).
- (2) SUB-AREA B – Commercial Out Lot

- The parking shall meet the minimum standards of Chapter 1161 Off-Street Parking and Loading Requirements.

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) SUB-AREA A – Multi-Family

- Street trees shall be required along Biltmore Drive and the north/south access road.
- The proposed landscaping of the Preliminary Development shall be required along with the following supplemental landscaping and mounding:
- The apartment frontage along Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.
- The parking islands within the apartment development shall be planted with street trees.
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

(2) SUB-AREA B – Commercial Out Lot

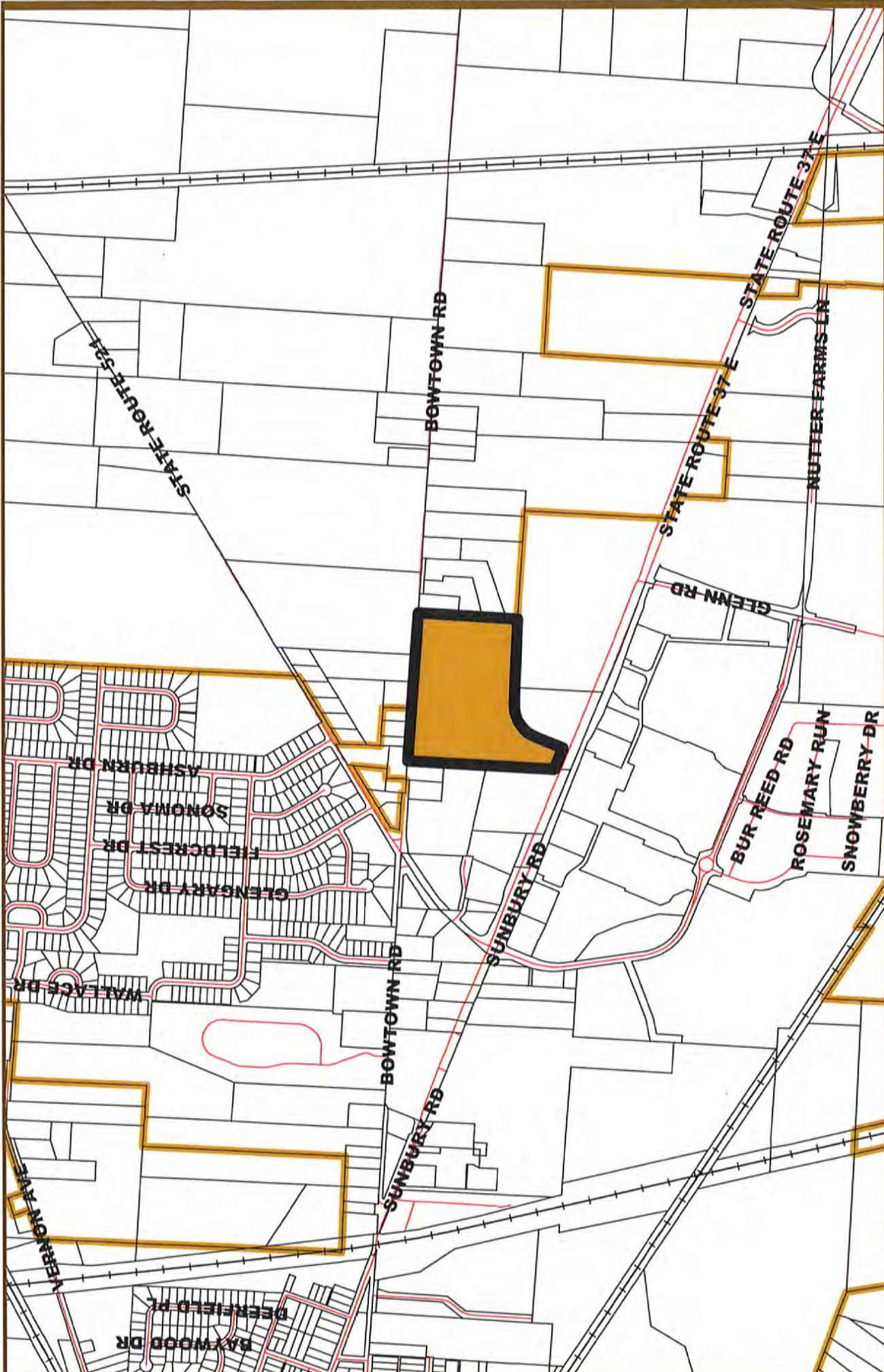
- The subject development shall comply with all the requirements of Chapter 1166 Landscaping and Screening for commercial uses along with the following supplemental requirements:
- The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

I. Lighting. Building, site, and accent lighting shall be provided in accordance with the current zoning and building code for the multi-family and commercial out lot development.

J. 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

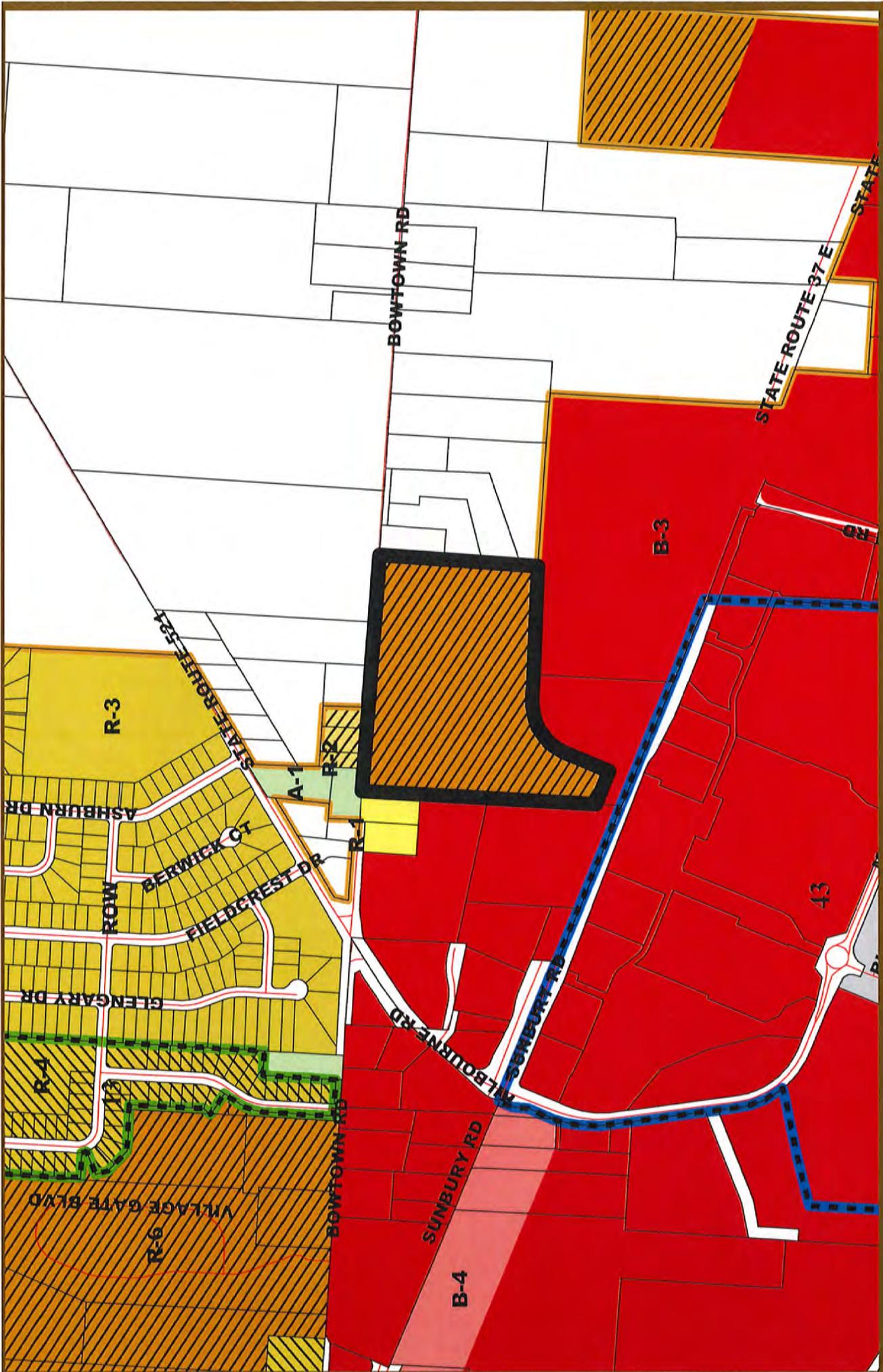
Development Plan for the multi-family and commercial out lot development.

- K. Roads.** The following roadway improvements shall be required per the City Thoroughfare Plan and City Engineer:
- (1) The north/south access road shall be constructed per the plan and City Engineer.
 - (2) The Biltmore Drive extension shall be constructed per the plan and City Engineer.
 - (3) The multi-family private street network shall be constructed to public standards per the City Engineer.
- L. Pedestrian/Bike Path.** The following multi use paths and sidewalk shall be required per the adopted Bicycle and Pedestrians Master Plan 2027:
1. A bike path shall be constructed on the north side of Biltmore Drive and a sidewalk would be required on the south side of Biltmore Drive.
 2. A sidewalk shall be constructed on the south side of Bowtown Road.
 3. The developer shall make a payment of in lieu of constructing a sidewalk on the west side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.
- M. 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 Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.



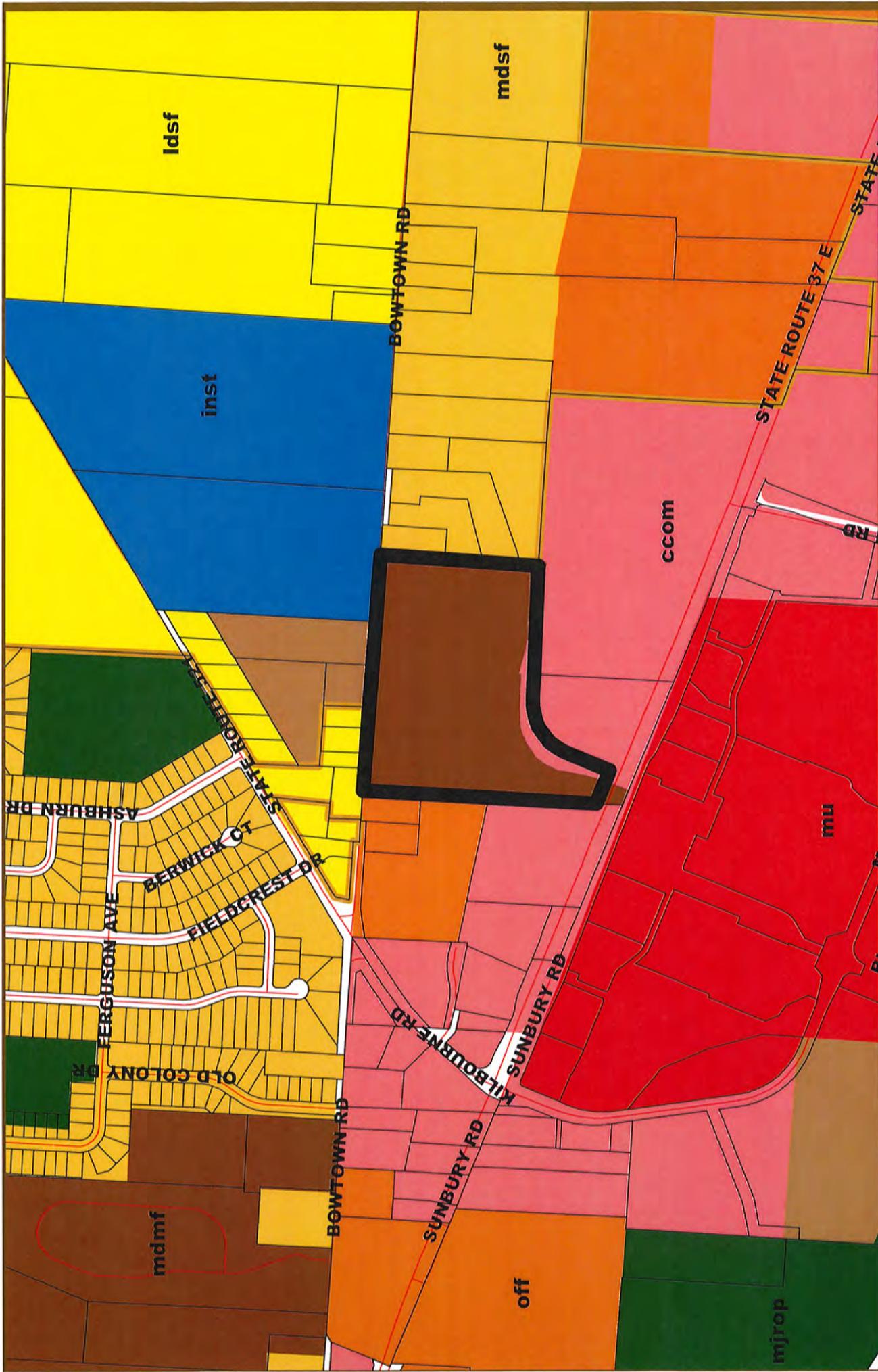
2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Location Map





2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Zoning Map





2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Comprehensive Plan Map



2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Aerial (2016) Map



REVISIONS

ILLUSTRATIVE PLAN

DEVELOPER
METRO DEVELOPMENT
470 OLIVE WASHINGTON ROAD, SUITE 100
WESTERVILLE, OHIO 43081

GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 250 WEST WILLOW ROAD, STE 250, WORTHINGTON, OH 43082. P-14-644-0430.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, AND INSTALLATION METHODS TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

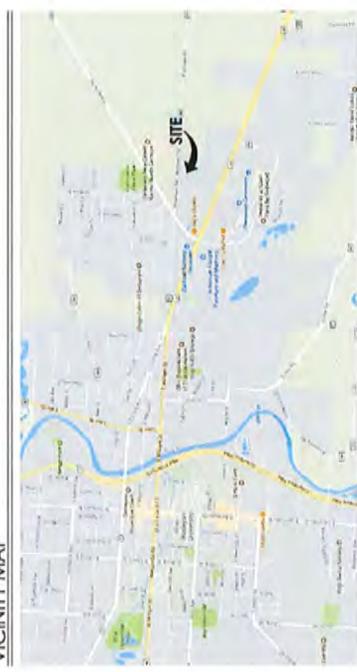
SEATTLE HOUSE
METRO DEVELOPMENT
470 OLIVE WASHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2414 24th Street
Columbus, OH 43215
www.parisplanning.com

DATE 6/16/18
PROJECT 17138
SHEET C-3

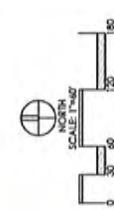


VICINITY MAP



SITE DATA

TOTAL SITE AC	# 24.312 AC
24+ - 3RD BUILDINGS	5 BUILDINGS / 120 UNITS
12+ - 4RD / 12+ - 5RD BUILDINGS	5 BUILDINGS / 120 UNITS
TOTAL UNITS	240 UNITS
GROSS DENSITY	# 9.91 DU/AC
EXISTING FCVAL	# 5.61P AC
NET DENSITY PROVIDED	# 10.00 DU/AC
NET DENSITY PROVIDED	# 10.10 DU/AC
OPEN SPACE REQUIRED	# 18.68 (ACLUDE)
OPEN SPACE PROVIDED PER BA STANDARDS (INCLUDES SETBACKS AND DETENTION BASINS)	# 4.25 AC (24.12)
OPEN SPACE PROVIDED PER BA STANDARDS (EXCLUDES SETBACKS AND DETENTION BASINS)	# 10.38 AC (43.54%)
PROPOSED BAUN, AC	# 1.91 AC
SURFACE PARKING SPACES	420 SPACES
GARAGE PARKING SPACES	48 SPACES
TOTAL PARKING	468 SPACES (2 SPACES / DU)



C-1

SHEET

PROJECT 17138

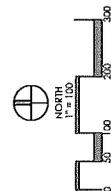
DATE 6/6/18

Paris Planning & Design
LANDSCAPE ARCHITECTS
243 N. 25th Street
P.O. Box 13184
Seattle, WA 98101
www.parisplanninganddesign.com

SEATTLE HOUSE
METRO DEVELOPMENT
216-1000
470 OLDE WASHINGTON ROAD
SUITE 100
WESTVILLE, OHIO 43082

EXISTING
CONDITIONS PLAN

REVISIONS



SOILS INFORMATION

- SoA: Blount sil loam, 0-2% slopes
- SoB: Blount sil loam, 2-4% slopes



REVISIONS

PRELIMINARY DEVELOPMENT PLAN

SEATTLE HOUSE
METRO DEVELOPMENT
4000 WESTERN AVENUE
WESTLYNNE, OHIO 43082

Faris Planning & Design
1400 Park Road
Columbus, OH 43218
Tel: 614.734.4444
Fax: 614.734.4444
www.farisplanning.com

DATE: 6/16/18
PROJECT: 17138
SHEET:

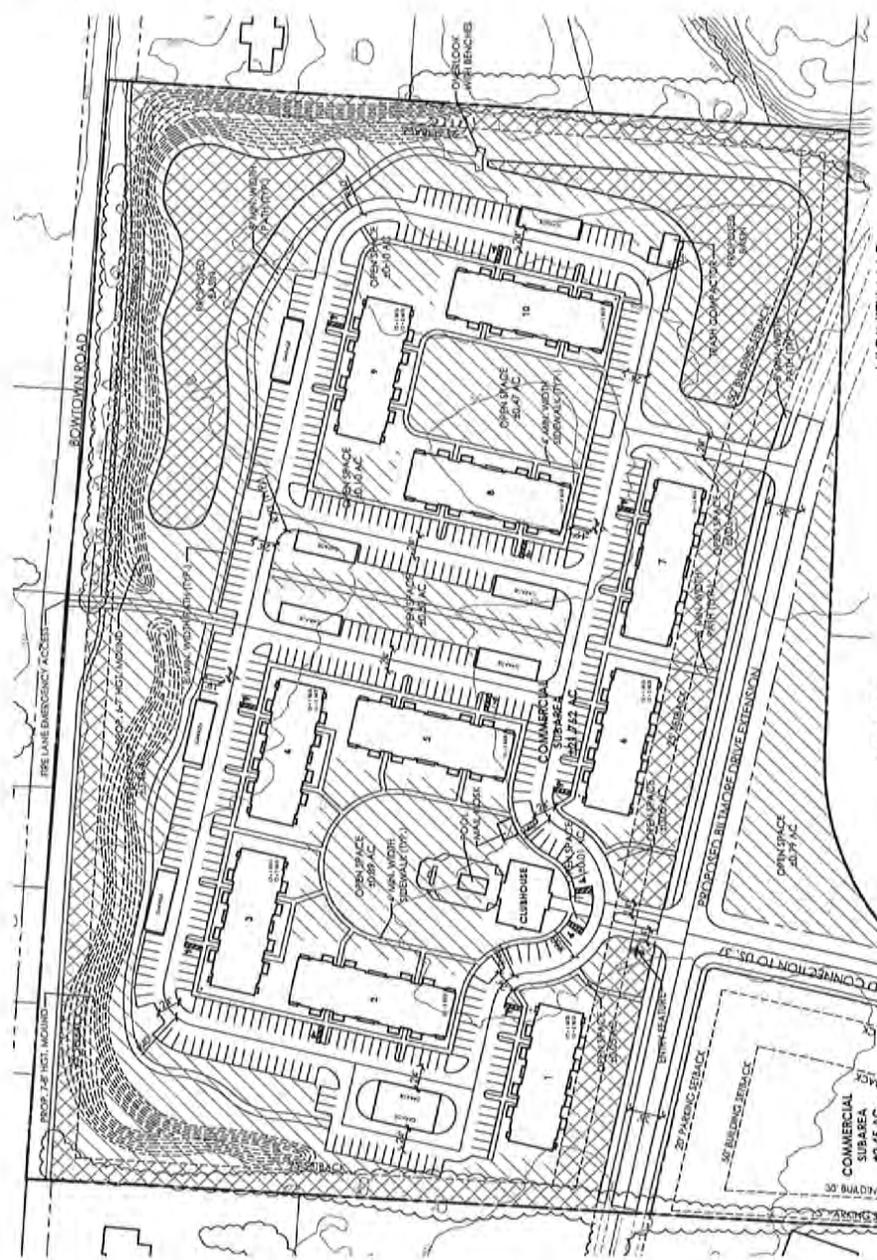
C-2

GENERAL LAYOUT NOTES

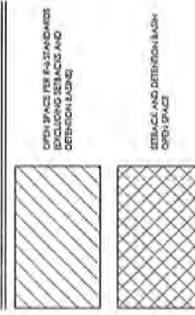
- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., 250 WEST WILSON AVENUE, SUITE 100, WORTHINGTON, OH 43082, 10/14/2014.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN, DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, AND DIMENSIONS TO THE LANDSCAPE ARCHITECT.
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DEVELOPER

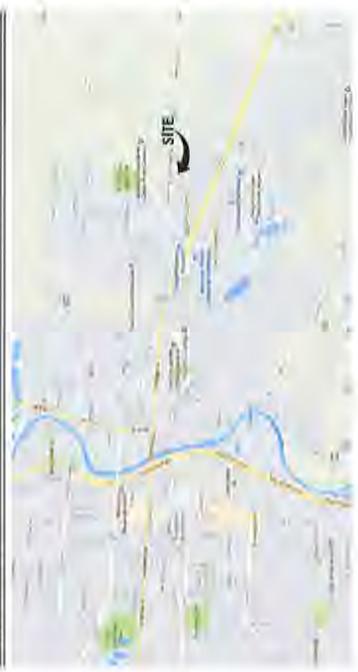
METRO DEVELOPMENTS
4000 WESTERN AVENUE, SUITE 100
WESTLYNNE, OHIO 43082



SITE DATA



VICINITY MAP



SITE DATA

TOTAL SITE AC	± 24.72 AC
COMMERCIAL SUBAREA	± 2.43 AC
RESIDENTIAL SUBAREA	± 21.29 AC
24'-3" WID BLDG/DR	5 BLDG/LOT / 150 UNITS
12'-2" WID / 12'-1" HED BLDG/DR	5 BLDG/LOT / 120 UNITS
TOTAL UNITS	300 UNITS
GROSS DENSITY	± 11.00 UNITS/AC
FLOORING PLAN	± 187,500 SF
NET DENSITY ALLOWED	± 10.00 UNITS/AC
NET DENSITY PROVIDED	± 11.38 UNITS/AC
OPEN SPACE REQUIRED	± 7.68 AC (60,000)
STANDARDS PROVIDED PER PLAN	± 4.55 AC (10,800)
STANDARDS EXCLUDES STRIP/ACCESS	± 1.30 AC (10,540)
PROPOSED E.O.W. AC	± 1.51 AC
SURFACE PARKING SPACES	430 SPACES
GARAGE PARKING SPACES	60 SPACES
TOTAL PARKING	490 SPACES (2 SPACES / 1 UN)

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 250 Old Winton Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6533 - 688-598-8808
 WWW.CECINC.COM



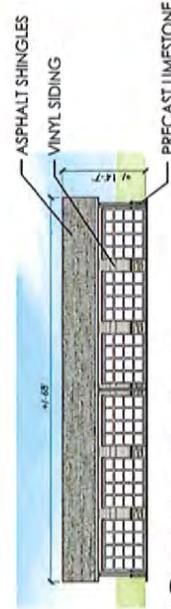
SEATTLE HOUSE
 METRO DEVELOPMENT
 CITY OF DELAWARE, OHIO
 DELAWARE COUNTY

DATE:	JUNE 2018
PROJECT NO.:	174-991
SCALE:	1" = 60'
DATE:	JUNE 2018
PROJECT NO.:	174-991
SCALE:	1" = 60'
DATE:	JUNE 2018
PROJECT NO.:	174-991
SCALE:	1" = 60'

PRE-DEVELOPMENT TRIBUTARY MAP
 SWM-1
 SHEET



LEGEND
 --- ON SITE AREA
 - - - OFF SITE AREA



5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



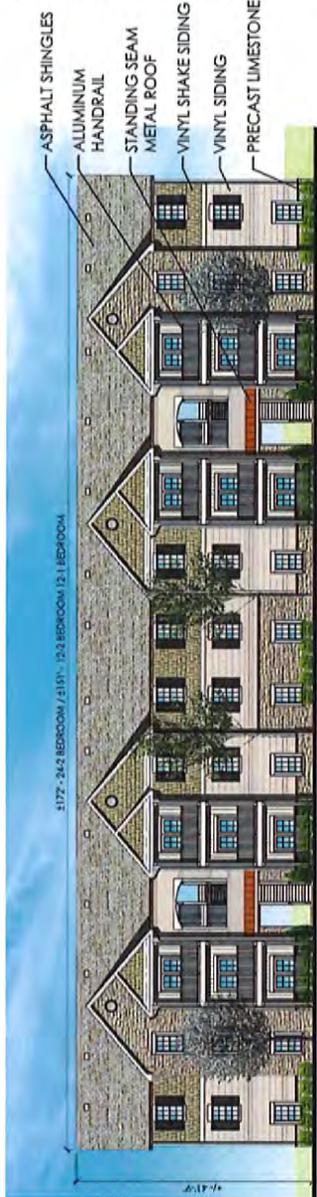
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



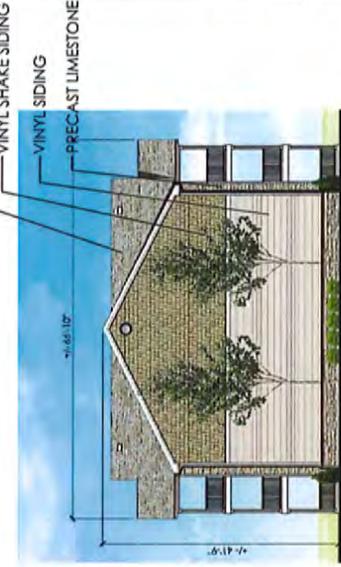
8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



1 TYPICAL 3 STORY BUILDING, FRONT ELEVATION
SCALE: 1"=10'



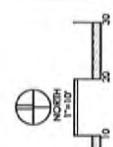
2 TYPICAL 3 STORY BUILDING, REAR ELEVATION
SCALE: 1"=10'



3 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



4 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



REVISIONS

SEATTLE HOUSE
METRO DEVELOPMENT
PROVIDENCE
430 CLODE WASHINGTON ROAD
SUITE 400
WESTVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + ARCHITECTURE
5011 CANTON CHURCH
SUITE 401
P.O. BOX 124
WESTVILLE, OHIO 43082
www.parisplanning.com

DATE	6/6/18
PROJECT	17198
SHEET	

F-1



ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL SIDING
 PRECAST LIMESTONE

1 CLUBHOUSE - FRONT ELEVATION
 SCALE: 1"=10'



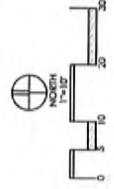
2 CLUBHOUSE - SIDE ELEVATION
 SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
 SCALE: 1"=10'



4 CLUBHOUSE - REAR ELEVATION
 SCALE: 1"=10'



F-2

SHEET

PROJECT | 17138

DATE | 6/16/18

Paris Planning & Design
 LAND PLANNING + LANDSCAPE ARCHITECTURE
 242 N. 42nd Street
 Columbus, OH 43215
 614.427.1144
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SEATTLE HOUSE
 METRO DEVELOPMENT
 470 CLOVE WOODBURN ROAD
 WESTERVILLE, OHIO 43082

CLUBHOUSE
 ELEVATIONS

REVISIONS



DESCRIPTION OF 18.426 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, Farm Lot 28, Section 4, Township 5, Range 19 and Farm Lot 18, Section 3, Township 5, Range 18, United States Military Lands and being out of a 24.212 acre parcel of land conveyed to Brighton Roads LLC of record in Official Record 537, Page 1476, all references to records being on file in the Office of the Recorder, Delaware County, Ohio, said 18.426 acre parcel being more fully described herein;

BEGINNING at a railroad spike found in the centerline of Bowtown Road (County Road 84), the northwest corner of said 24.212 acre parcel, the northeast corner of a 1.000 acre parcel of land conveyed to Carol Ann Ford, of record in Volume 690, Page 2684 and being the south line of a 0.920 acre parcel of land conveyed to Margaret A. & Bryan Holton, of record in Deed Book 1394, Page 1830

Thence, South 85°50'08" East a distance of 621.26 feet, with the north line of said 24.212 acre parcel, part of the south line of said 0.920 acre parcel, the south line of a 0.395 acre parcel of land conveyed to Stephen M. Stockdale, of record in Official Record 814, Page 302, the south line of a 0.654 acre parcel of land conveyed to Janet I. Davis, of record in Volume 813, Page 617, the south line of a 0.542 acre parcel of land conveyed to Michele L. & Christopher M. Jeunelot, of record in Deed Book 1371, Page 549 and part of the south line of a 8.311 acre parcel of land conveyed to Max C. & Wendy R. Caldwell, of record in Volume 381, Page 1482 and being in the centerline of said Bowtown Road to a point at an angle point in the north line of said 24.212 acre parcel, the south line of said 8.311 acre parcel and in the centerline of said Bowtown Road;

Thence, South 86°02'18" East a distance of 548.71 feet, with the north line of said 24.212 acre parcel and part of the south line of said 8.311 acre parcel and being the south line of a parcel of land conveyed to BD of ED City County JVS, to a point at the northeast corner of said 24.212 acre parcel the south line of said BD of ED City County JVS, the northwest corner of a 1.102 acre parcel of land conveyed to Dirk L. Rader & Cynthia S. Rader, of record in Official Record 565, Page 62 and being in the centerline of said Bowtown Road;

Thence, South 03°28'30" West a distance of 811.26 feet, with the east line of said 24.212 acre parcel, the west line of said 1.102 acre parcel, the west line of Lots 151 and 152 in Bowtown Subdivision, of record in Plat Book 18, Page 138 and the west line of a 5.152 acre parcel of land (Parcel 1) conveyed to Donna J. Bukovec, of record in Volume 660, Page 1596, to a point at the southeast corner of said 24.212 acre parcel, the southwest corner of said 5.152 acre parcel and being on the north line of a 9.695 acre parcel of land conveyed to Nutter Farm Inc., of record in Deed Book 371, Page 744;

Thence, North 86°49'59" West a distance of 19.11 feet, with the south line of said 24.212 acre parcel part of the north line of said 9.695 acre parcel to a point being on the south line of said 24.212 acre parcel and the north line of said 9.695 acre parcel;

Thence, through said 24.212 acre parcel the following three (3) courses:

1. North 68°24'19" West a distance of 216.93 feet to a point;
2. Thence 165.82 feet along the arc of a tangent curve to the left, having a radius of 1035.00 feet, a central angle of 09°10'47", the chord of which bears North 72°59'43" West, a chord distance of 165.65 feet to a point;
3. Thence, North 77°35'06" West a distance of 792.34 feet, to a point on the west line of said 24.212 acre parcel and on the east line of a 7.681 acre parcel of land conveyed to Jim Gill Properties LLC., of record in Deed Book 1403, Page 526;

Thence, North 03°23'34" East, with the west line of said 24.212 acre parcel, part of the east line of said 7.681 acre parcel and the west line of said 1.000 acre parcel, passing over a ¼" iron pin found at 300.00 feet, for a total distance of 594.16 feet, to the **TRUE POINT OF BEGINNING**, containing 18.426 acres of land. Which 9.288 acres lie within Farm Lot 18 and 9.138 acres lie within Farm Lot 28, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

For the purpose of this description a bearing of South 85°50'08" East was held on a portion of the centerline of Bowtown Road, and is based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in April of the year 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Robert W. Martin 4-2-18
Robert W. Martin, P.S. Date
Registered Surveyor No. 8114

APPLICANT/OWNER

Metro Development LLC
470 Olde Worthington Road
Westerville, Ohio 43083

REQUEST

2018-1402: A request by Metro Development LLC for approval of a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Bowtown Road just west of Village Gate Apartments.

2018-1403: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.

2018-1404: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments.

PROPERTY LOCATION & DESCRIPTION

The proposed development encompasses 16.70 acres located on the north side of Bowtown Road and just west of the Village Gate Apartments. The subject property is zoned R-6 (Multi-Family Residential District). The properties to the north are zoned R-6 in the City and FR-1 (Farm Residential) in the County, the properties to the south are zoned R-4 (Medium Density Residential District) and B-3 (Community Business District), the properties to the east are zoned R-4 and R-6, and the properties to the west are zoned R-3 (One-Family Residential District) in the City and FR-1 in the County.

BACKGROUND/PROPOSAL

The developer is proposing to construct 160 apartment units in 7 buildings with a clubhouse on 16.70 acres for a density of 9.58 dwelling units per acre. The site would be accessed from proposed Ferguson Avenue which would be extended from Bowtown Road per the City Thoroughfare Plan. The proposed full movement curb cut on Ferguson Drive would extend into an interior looped private street that would access the apartment units while a proposed emergency access point would be located through the Village Gate Apartments to the east. The apartment development would have a clubhouse, pool, passive open space and a walking path through the tree preservation area.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-6. The current R-6 allows the apartment development but zoning requires a maximum density of 8.0 dwelling units per acre (10 units per acre if a conditionally permitted density bonus is granted), the apartment buildings would be a maximum height of 35 feet, a minimum one bedroom apartment size of 800 square feet and a minimum two bedroom apartment size of 950 square feet, 100% of all apartment elevations would be natural materials and the Ferguson Avenue right-of-way would be setback 20 feet with appropriate screening from the single-family zoned property just west of Ferguson Avenue. The developer is requesting five changes from the R-6 requirements which include the apartment density to be 9.58 dwelling units per acre, a maximum height of 42 feet for the three-story apartment buildings, one and two bedroom apartment sizes ranging from 678-933 square feet, the majority of each elevation would have vinyl siding and vinyl shake siding which is not considered a natural material per the zoning code and the Ferguson Avenue right-of-way is setback approximately 12 feet from the adjacent single family zoned property. Therefore the applicant is requesting a Planned Mixed Use Overlay District (PMU) to allow these changes while increasing buffering, amenities and permanently preserving a large stand of trees on the north side of the property. The PMU requires a specific

site plan and zoning text that is compatible with and provides a reasonable transition to the adjacent residents. 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 allow such use with increased development standards over a base zoning district. 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. The PMU approach 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 in many ways than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development as discussed above under the current R-6 district. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan 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 developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City is reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City Engineer.

The developer is proposing to construct the southern leg of the Ferguson Avenue extension through the subject property that would initiate at Bowtown Road and would terminate at the adjacent property line to the west of proposed development per the City Thoroughfare Plan. Per the zoning code, Ferguson Avenue right-of-way would have to be setback a minimum 20 feet from the single family zoned property just off Ferguson Avenue. The remainder of the Ferguson Avenue extension would be development driven and constructed when the properties to the west and north are developed and potentially annexed into the City. Because the western property line of the subject property are not at or near 90 degrees with adjacent properties, Ferguson Avenue shall be extended to the west property line as much as possible per the City Engineer with right of way dedicated to the City to stub to the property western line. Also, the developer shall dedicate the appropriate right-of-way and make a payment in lieu to be determined by the City Engineer for the Ferguson Avenue extension along the northern portion of the property that would be constructed when the adjacent properties are developed. The apartment development would have one full access curb cut on Ferguson Avenue and a potential emergency access location through the Village Gate Apartments to the east. If this secondary emergency access through Village Gate Apartments cannot be achieved then the applicant shall provide the alternate emergency access shown on the east side of the preliminary plan or as approved by the City. The internal loop street network would be private streets built to public standards per the City Engineer. In conclusion, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectivity are proposed within the development. A bike path would be proposed on the east side of Ferguson Avenue and on the north side of Bowtown Road per the adopted Bicycle and Pedestrian Master Plan 2027 and a sidewalk would be required on the west side of Ferguson Avenue. The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities that would connect with the proposed bike path on Ferguson Avenue. Also, a bike shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrian Master Plan 2027.
- **SITE CONFIGURATION:** As mentioned earlier, there is one full movement curb cut proposed from Ferguson Avenue that would extend into a private loop street configuration with apartment buildings, detached garages and parking spaces loaded on both sides of the looped street. The subject development has 340 parking spaces provided while 320 parking spaces are required (2 spaces per dwelling unit based on 160 proposed

dwelling units). Of the 340 parking spaces, there are 298 street parking spaces and 42 parking spaces located in seven detached garages.

The 160 units in seven buildings would be divided into 80 one bedroom units and 80 two bedroom units. Six buildings would have 24 units and one building would have 16 units with all the buildings being three stories in height (42 feet) except building #4 (16 unit building) which is located on the southern portion of the site adjacent to the single family homes along Bowtown Road. The maximum building height in an R-6 district is 35 feet. The one bedroom and two bedroom units would range in size between 678 to 933 square feet. As mentioned above, the zoning code requires the minimum size for a one bedroom unit to be 800 square feet and 950 square feet for a two bedroom unit. A clubhouse with a pool and deck is located just east of the entrance into the development. The plans indicate there is 10.08 acres of open space (approximately 60%) within the development but the majority of the open space is within required setbacks and is passive without amenities. The 1.31 acre tree preserve located on the northern portion of the site has a gravel walking path looping through the preserve. Staff recommends more amenities including pavilions, benches, dog park, recreational fields and the like and to ensure any field space is flat and does not provide storm water drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface. A trash compactor is located in the northern portion of the site. The trash compactor shall be enclosed by a brick or stone wall to match the buildings and have wood doors painted to match. A proposed detention basin is located on the southern portion of the site just north of the existing single family house fronting Bowtown Road and a detention basin is on the northern portion of the site just south of the tree preserve. The detention basins shall achieve compliance with any engineering requirements.

- **BUILDING DESIGN:** The proposed seven apartment buildings and garages would have identical elevations with the same architectural design style and color pallet. All the three story buildings would have a maximum height of 42 feet with the following building materials: 1). Precast limestone wainscoting; 2). Majority of the elevations would be vinyl siding and vinyl shake siding with some precast limestone, 3). The pitched roof would have asphalt shingles; 4). Aluminum handrails on the balconies 5). Standing seam metal roof over the main entrances into the building. The based R-6 zoning code requires all elevations to have natural materials (brick, stone, fiber cement siding). Vinyl siding and vinyl shake siding are not considered a natural material. Any limestone on the buildings should be Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects. Staff recommends the apartment building elevations shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, foundation landscaping and perimeter mounding and buffering. The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to single family houses requires street trees and 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs) to be consistent with the zoning code and other recently approved projects. The developer is proposing a 5-6 high mound with landscaping on the north and west side of the single family house fronting Bowtown Road. The base zoning code requires a 6 foot high continuous visual screen this area. Staff recommends a 5-6 foot high mound with 6 high evergreen trees planted in a soldier course manner along the west side of Ferguson Avenue adjacent to the existing single family property fronting Bowtown Road effectively doubling the screen required by base code. Also, the developer is proposing a 5-6 foot high mound along the eastern property line adjacent to the Village Gate Apartments. The interior landscaping within the apartment development appears to achieve compliance with the code except for each parking island shall require a tree to create a public street tree appearance throughout the development. Also each building would have foundation planting to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The developer provided a tree survey that indicates they are preserving 4,861 (301 trees) caliper inches of qualified trees (6 inches caliper or larger) and removing 1,172 (82 trees) caliper inches of trees. Therefore, the developer is preserving significantly more caliper inches of trees than are being removed in this development. In addition, the City requested and the developer is proposing a tree preservation area on the northern 1.31 acres of the subject site. The tree preservation area 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 above proposal would achieve compliance with Chapter 1168 Tree Preservation Requirements, the approved development text and would be consistent with other recently approved developments.

- **GATEWAYS & CORRIDORS PLAN:** The applicant did not provide a signage plan but staff recommends a comprehensive sign plan that achieves compliance with the zoning code requirements, approved development text and the adopted Gateways and Corridors Plan with the Final Development Plan submittal.
- **LIGHTING:** The applicant did not provide a lighting plans plan but staff recommends a lighting plans that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official would be required with Final Development Plan submittal.
- **REFUSE SERVICE:** The developer is proposing a private trash compactor on the northern portion of the site. As mentioned above, the trash compactor shall be enclosed by a brick or stone to match the buildings and have wood doors painted to match and be buffered from the residential property to the east.

STAFF RECOMMENDATION (2018-1402 – ZONING TEXT AMENDMENT)

Staff recommends approval of a request by Metro Development LLC for a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Bowtown Road just west of Village Gate Apartments with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted shall not exceed 160 dwelling units.

STAFF RECOMMENDATION (2018-1403 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Metro Development LLC for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.

STAFF RECOMMENDATION (2018-1404 – PRELIMINARY FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Metro Development LLC for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments, with following conditions that:

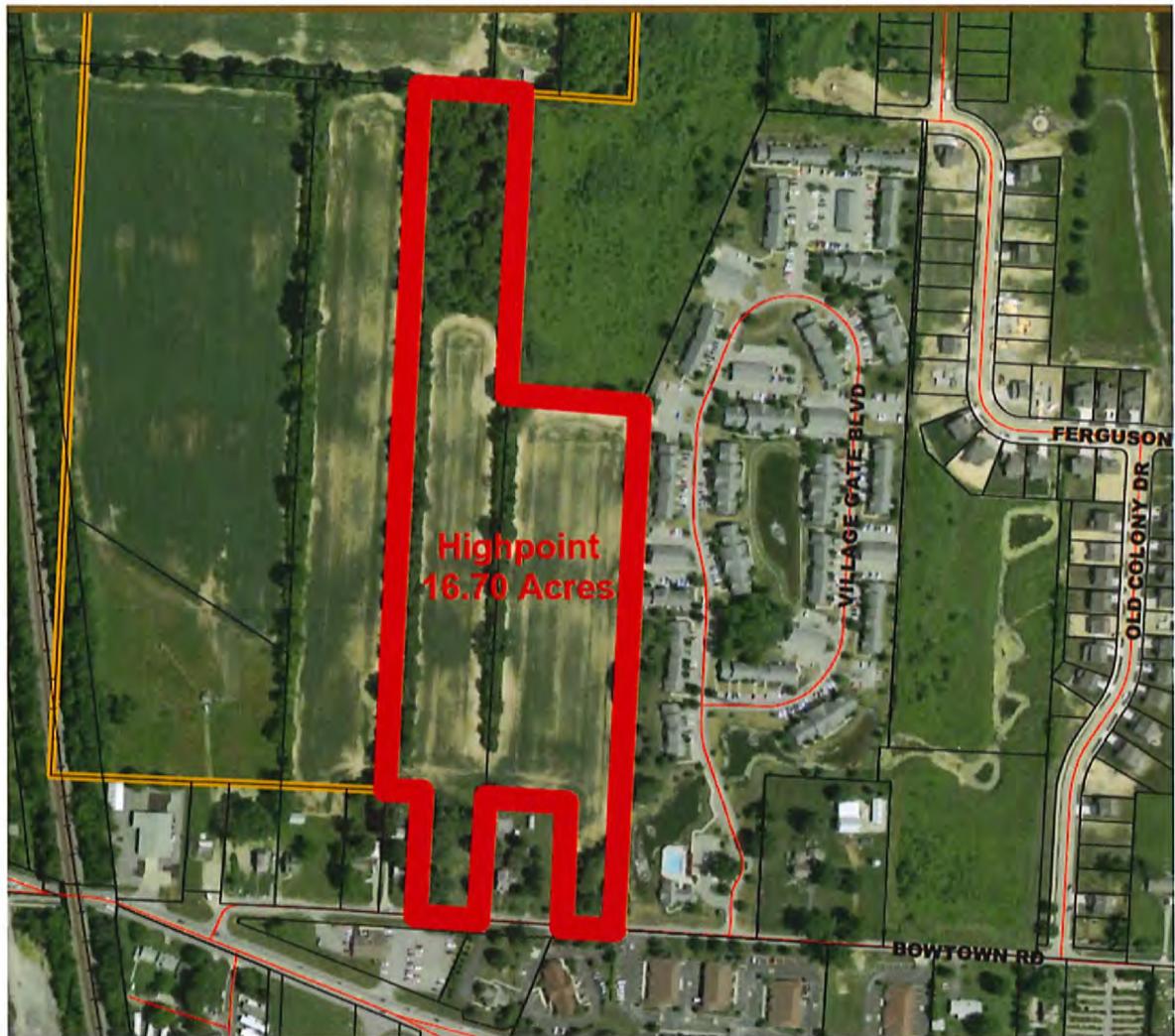
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. Ferguson Avenue from Bowtown Road shall be extended north to the adjacent property line per the City Engineer.

4. The developer shall dedicate the appropriate right-of-way and make a payment in lieu to be determined by the City Engineer for the Ferguson Avenue extension along the northern portion of the property that would be constructed when the adjacent properties are developed.
5. A bike path shall be constructed on the east side of Ferguson Avenue per the adopted Bicycle and Pedestrians Master Plan 2027 and a side walk shall be required on the west side of Ferguson Avenue.
6. A bike path shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrians Master Plan 2027.
7. The density of the multi-family portion of the development shall not exceed 160 units.
8. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
9. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
10. The apartment building elevations shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material on the public view side of the building. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
11. The Ferguson Avenue right-of-way shall be setback a minimum 20 feet from the residential property to the west,
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered form the residential property to the east,.
13. The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to a single family property shall have a 2-3 foot high undulating mound with landscaping (a mixture of deciduous trees, evergreen trees and shrubs)
14. A 5-6 foot high mound with landscaping and minimum 6 foot high evergreen trees planted in a soldier course manner shall be required along the east and west side of Ferguson Avenue adjacent to the existing single family properties fronting Bowtown Road
15. The parking islands within the apartment development shall be planted with street trees.
16. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
17. The open space within the apartment development shall have more amenities including pavilions, benches, dog park, recreational fields and the like and to ensure any field space is flat and does not provide stromwater drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface.
18. The tree preservation area shall be located within a permanent preservation easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the County.
19. Lighting plans that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official shall be required with Final Development Plan submittal.
20. A comprehensive sign plan that achieves compliance with the zoning code requirements, the approved development text and the adopted Gateways and Corridors Plan shall be required with the Final Development Plan submittal.
21. The private street names shall be submitted and approved by the City and other appropriate agencies.
22. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
23. An emergency access location shall be located through the Village Gate Apartments to the east if possible. If not possible another location shall be established and approved by the City Engineer and Fire Department prior to Final Development Plan submittal.

PLANNED MIXED USE DEVELOPMENT TEXT METRO DEVELOPMENT
HIGHPOINT PLACE APARTMENTS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Metro Development ("Developer") is proposing to rezone the approximate 16.7 acre site north of Bowtown Road and just west of Village Gate Apartments from R-6 (Multi-Family Residential) to R-6 PMU (Multi-Family Residential with a Planned Mixed-Use Development District) for a 160 unit apartment development.



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, architectural design, signage and amenities. This development text represents the zoning requirements for this development as agreed upon between the developer and the City.
- 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 street 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 street 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.
- (5) Other tree species considered by the City Arborist to be species of poor quality will be considered as such with a 0% replacement value.
- (6) Per the submitted tree survey, the applicant indicated they are removing 1,172 caliper inches of trees (82 trees).
- (7) Per the submitted tree survey, the applicant indicated they are preserving 4,861 caliper inches of trees (301 trees).
- (8) Therefore, the applicant is preserving a significantly more trees than being removed and achieves compliance with other recently approved PMU's and with Chapter 1168 Tree Preservation Regulations.
- (9) The applicant indicated they are encumbering the northern 1.31 acres of the parcel into a permanent tree preservation area.

3. SITE PLAN

The project is located on an approximate 16.7 acre site north of Bowtown Road and just west of Village Gate Apartments, with the primary access point from a proposed full movement curb cut from Ferguson Avenue extension which would be constructed as part of this development. The looped internal street network would be private streets but built to public standards. The developer is proposing 144 three story apartments and 16 two story apartments in 7 apartment buildings for a gross density of approximately 9.58 units per acre. The apartment complex would include a clubhouse building, mail kiosk, and detached garages. Among the amenities, the developer plans to include a community swimming pool with outdoor kitchen for residents, as well as internal walking paths through the open spaces. The one and two bedroom apartments would range from at least 678 up to 933 square feet. Retention basins will be located along Bowtown Road on the south side of the property and along the northern portion of the property. Mail delivery will be in a community kiosk, and trash service would be at a centrally located compactor. Also, open space shall be provided that includes building and parking setback, as well as detention areas, equal to 60 %, or approximately 10.08 acres. In addition, the developer is proposing a permanent tree

preservation easement to be encumbered along the northern 1.31 acre portion of the property.

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. Uses are allocated for the Multi Family portion of site.

(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-Multi Family	Uses
(a) Residential	
(1) Multi-Family (not to exceed 160 dwelling units) with accessory Club House, community pool, mail kiosk, trash compactor and detached garages.	P

(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:** Any facilities including installations known as small cell sites and Distributed Antenna Systems (DAS): Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.
- iii. **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction.
- 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 decks, 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 Ferguson Road Extension ROW	50 ft
(2) Setback from Bowtown Road ROW	25 ft
(3) Setback from other boundaries (project perimeter)	50 ft
(4) Setback from private street Apartment Building Garage Building Compactor Clubhouse Mail kiosk	20' 0' 0' 20' 20'
(5) Setback from parking spaces Apartment Building Garage Building Compactor Clubhouse Mail kiosk	15' main wall, 10' end wall and building corners 0' 0' 10' 10'
(6) Apartment Building to Apartment Building Garage/mail kiosk separation to main building	25 ft. minimum separation 20 ft. minimum separation

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 adjacent property (perimeter setback)	25 ft.
(2) Setback from ROW	25 ft.

E. Maximum Building Height. The maximum height of any building or structure shall be 42 feet as measured from finished floor elevation to the highest point of the roof.

F. Building Design. The intent of this regulation to create a cohesive and unified design throughout the entire development, each building (dwellings and clubhouse building) 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) The architectural design/patterns of multi-family dwellings and the Clubhouse Building shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials, and building massing.
- (2) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- (3) The exterior materials shall be as shown in the Preliminary Development Plan Architectural Elevations. Stone (cultured or real) shall be used on the front, side, and rear elevations of each structure for at least a wainscoting and garage surrounds as determined in final form with an approved Final Development Plan and not inconsistent with the Architectural Elevations provided in the Preliminary Development Plan.
- (4) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- (5) As shown in the attached Architectural Elevations, all front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.
- (6) Treated lumber shall be painted or stained.
- (7) Any exposed foundation walls more than 12" high shall be faced with brick or stone.
- (8) Trim board around all corners, windows, and doors shall be a minimum of 3.5 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- (9) Frieze trim a minimum of 3.5 inches wide shall be required under all overhangs and gables as shown on the Architectural Elevations in the Preliminary Development Plan. The roofs shall have asphalt shingles.
- (10) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- (11) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The side elevations will not require windows.
- (12) The detached garages shall contain architectural elements consistent with the design of the apartment and development. Developer shall use white garage doors.

- (13) 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.

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 apartment development shall have a minimum 320 parking spaces.

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) The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to a single family properties shall have a 2-3 foot high undulating mound with landscaping (a mixture of deciduous trees, evergreen trees and shrubs)
- (2) A 6 foot high mound with 6 foot high evergreen trees planted in a soldier course manner shall be required along the east and west side of Ferguson Avenue adjacent to the existing single family properties fronting Bowtown Road
- (3) The parking islands within the apartment development shall be planted with street trees.
- (4) All landscape plans shall be reviewed and approved by the Shade Tree Commission.

I. Lighting. Building, site, and accent lighting shall be provided in accordance with the current zoning and building code

J. 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.

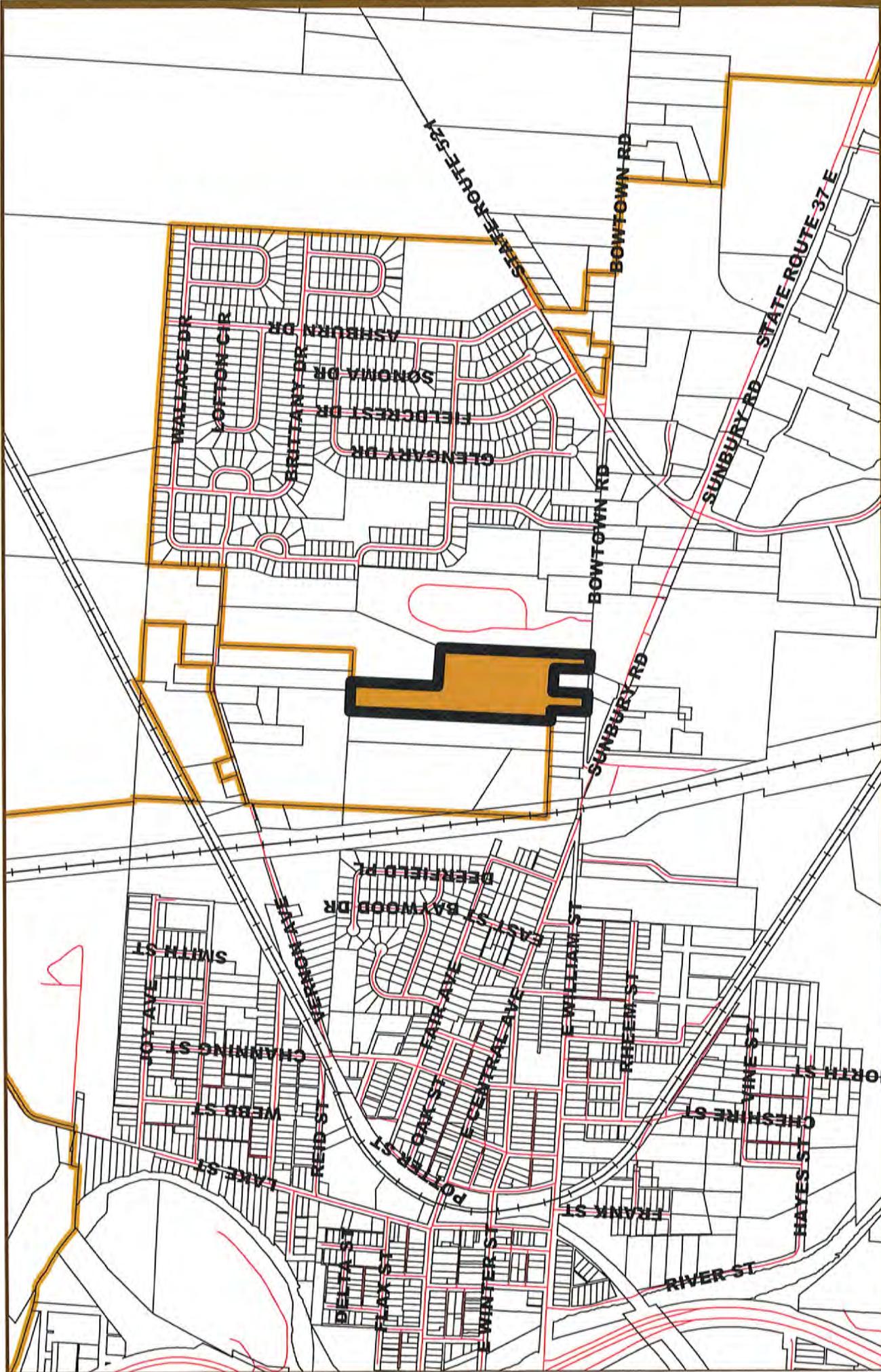
K. Roads. The following roadway improvements shall be required per the City Thoroughfare Plan and City Engineer:

- (1) The Ferguson Avenue extension shall be constructed per the Thoroughfare Plan and the City Engineer.
- (2) The private streets shall be constructed to public street standards per the City Engineer.
- (3) The applicant shall be responsible for the payment in lieu to be determined by the City Engineer of the Ferguson Avenue extension along the northern portion of the site to be constructed when the adjacent properties extend Ferguson Avenue per the City Thoroughfare Plan.

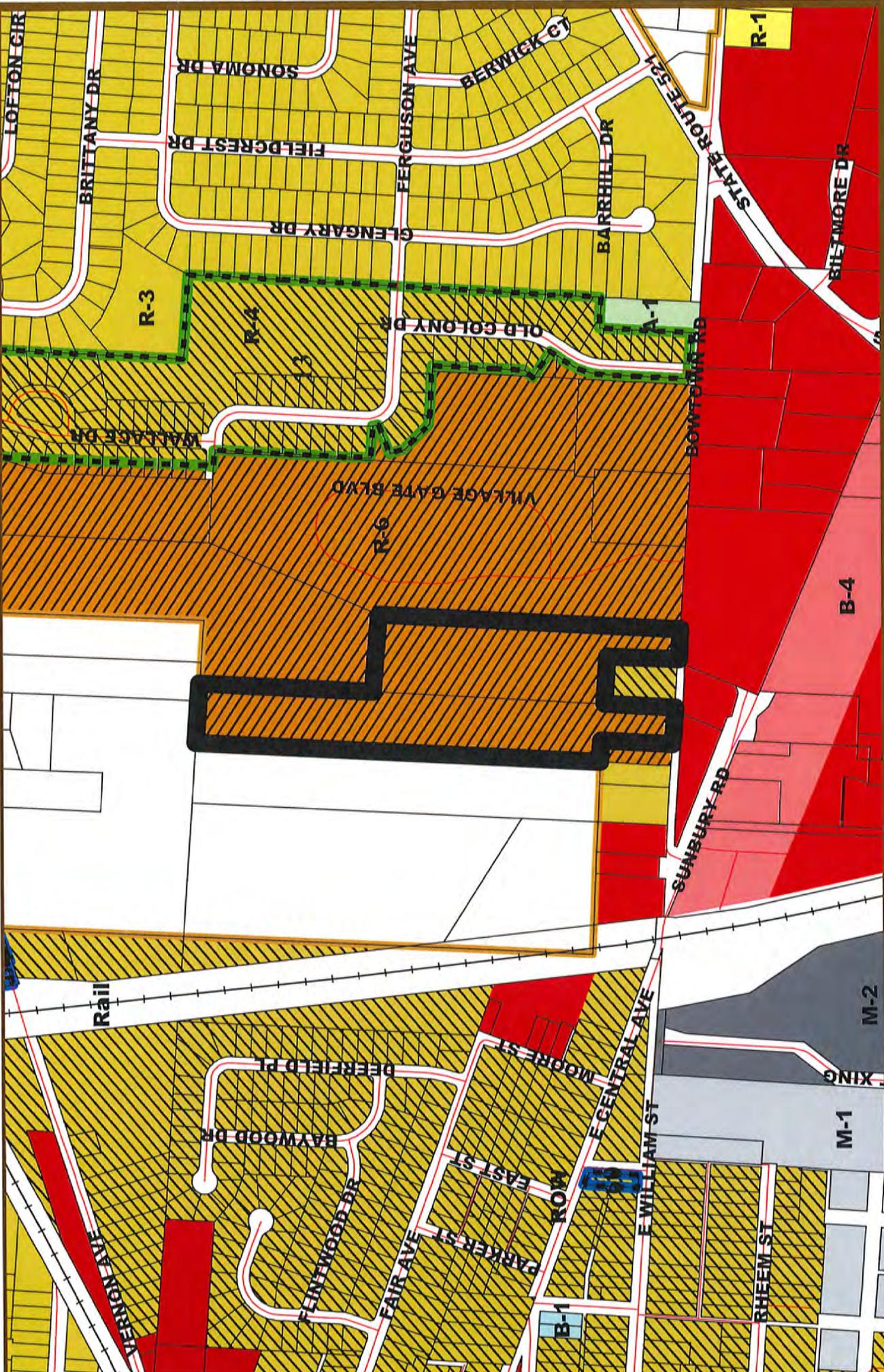
L. Pedestrian/Bike Path. The following multi-use paths and sidewalk shall be required per the adopted Bicycle and Pedestrians Master Plan 2027.

- (1) A bike path shall be constructed on the east side of Ferguson Avenue per the adopted Bicycle and Pedestrians Master Plan 2027 and a side walk shall be required on the west side of Ferguson Avenue.
- (2) A bike path shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrians Master Plan 2027.

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 Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

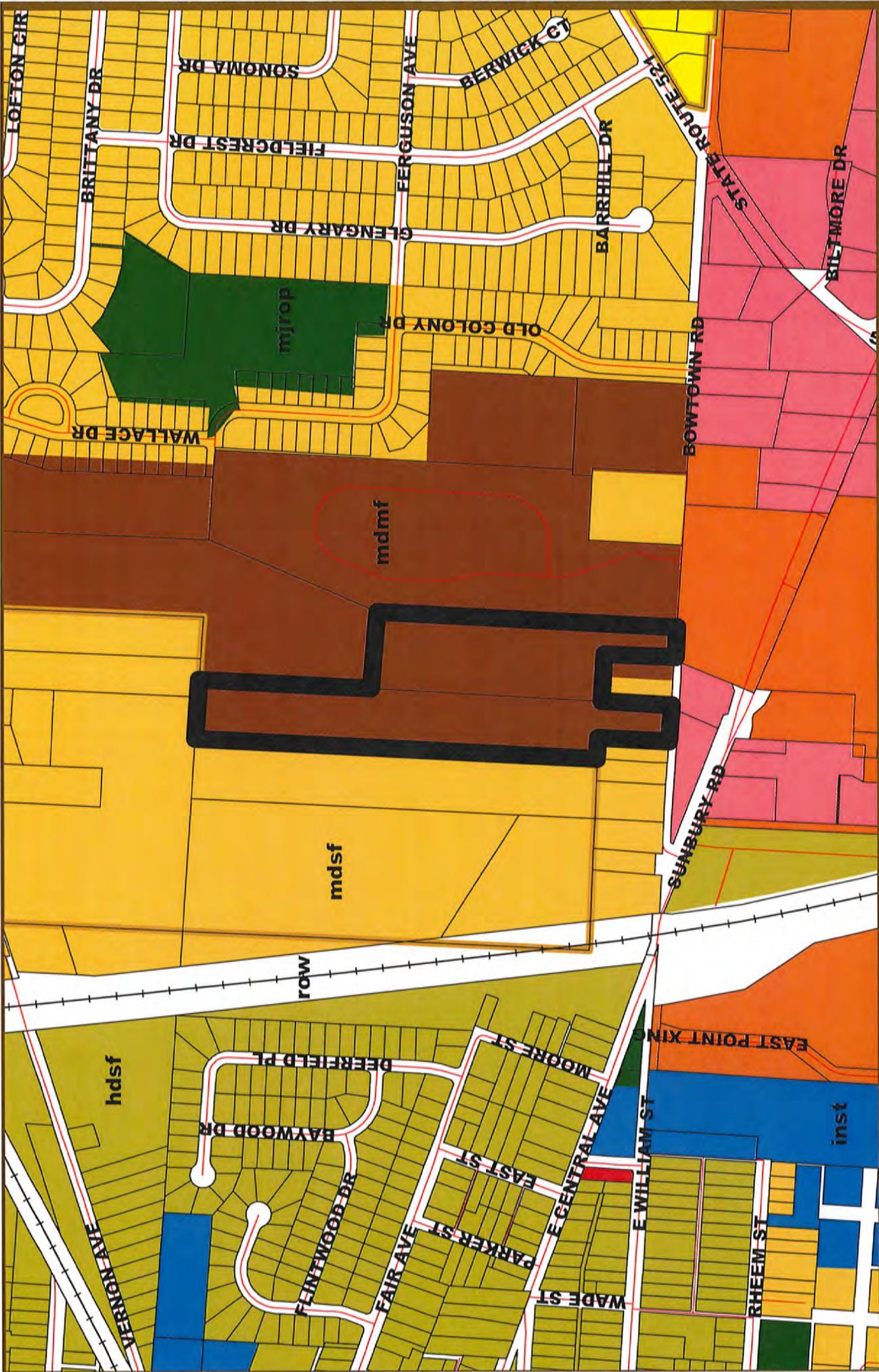


2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Location Map



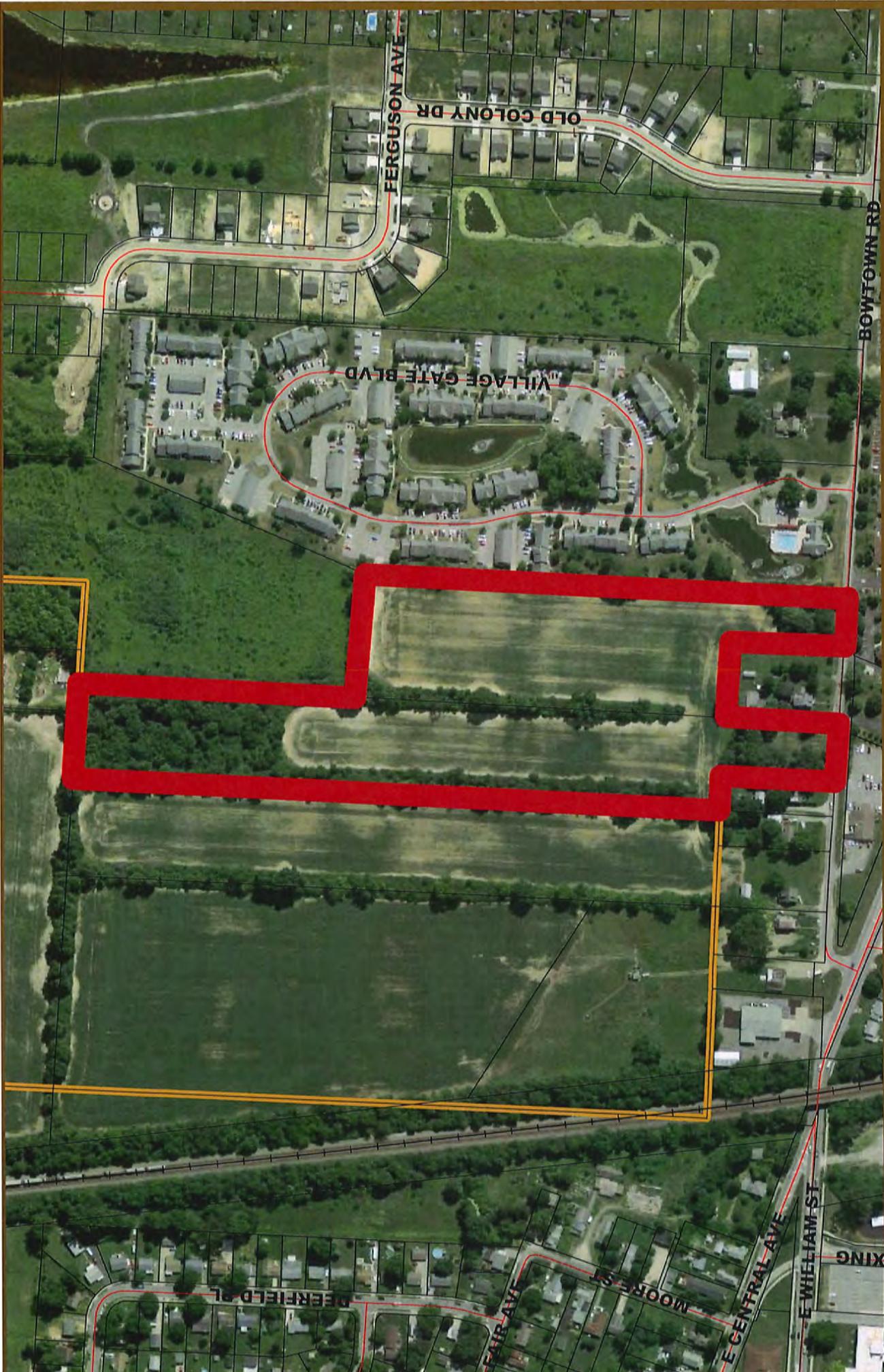
2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Zoning Map





2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Comprehensive Plan Map





2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Aerial (2016) Map



NO.	DATE	DESCRIPTION

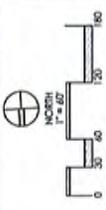
ILLUSTRATIVE PLAN

HIGHPOINT PLACE
METRO DEVELOPMENT
470 OLDE WORTHINGTON RD
WESTERVILLE, OHIO 43081

Farris Planning & Design
LANDSCAPE ARCHITECTURE
Landscape Architecture
3101 N. STATE ST.
COLUMBUS, OHIO 43215
www.farrisplanning.com

DATE	6/6/18
PROJECT	17138
SHEET	

C-3



GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 250 OLD WORTHINGTON ROAD, STE 250, WORTHINGTON, OH 43081. P: 614-544-6433.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN, DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, PLANTING, AND/OR OTHER DETAILS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DEVELOPER

METRO DEVELOPMENT
470 OLDE WORTHINGTON RD, SUITE 100
WESTERVILLE, OHIO 43081

VICINITY MAP



SITE DATA

TOTAL SITE AC	16.70 AC
24'-X-40' BLDG(S)	3 BLDG(S) / 77 UNITS
12'-X-40' / 12'-X-1-RED BLDG(S)	3 BLDG(S) / 77 UNITS
8'-X-20' / 8'-X-1-RED BLDG(S)	1 BLDG(S) / 10 UNITS
TOTAL UNITS	180 UNITS
GROSS DENSITY	11.08 UNITS/AC
EMERGENCY E.O.W.	4.17 AC
NET DENSITY ALLOWED	11.08 UNITS/AC
NET DENSITY PROVIDED	11.08 UNITS/AC
OPEN SPACE REQUIRED	4.08 AC (24%)
OPEN SPACE PROVIDED (PER 15% & 20% MINIMUMS EXCEPT FOR TRAILS AND DETENTION BASINS)	13.47 AC (80.77%)
OPEN SPACE PROVIDED (TRAILS AND DETENTION BASINS)	1.00 AC (6.00%)
PROPOSED E.O.W. AC	1.00 AC
SURFACE PARKING SPACES	298 SPACES
GARAGE PARKING SPACES	45 SPACES
TOTAL PARKING	343 SPACES (208 SPACES / 135)

REVISIONS	

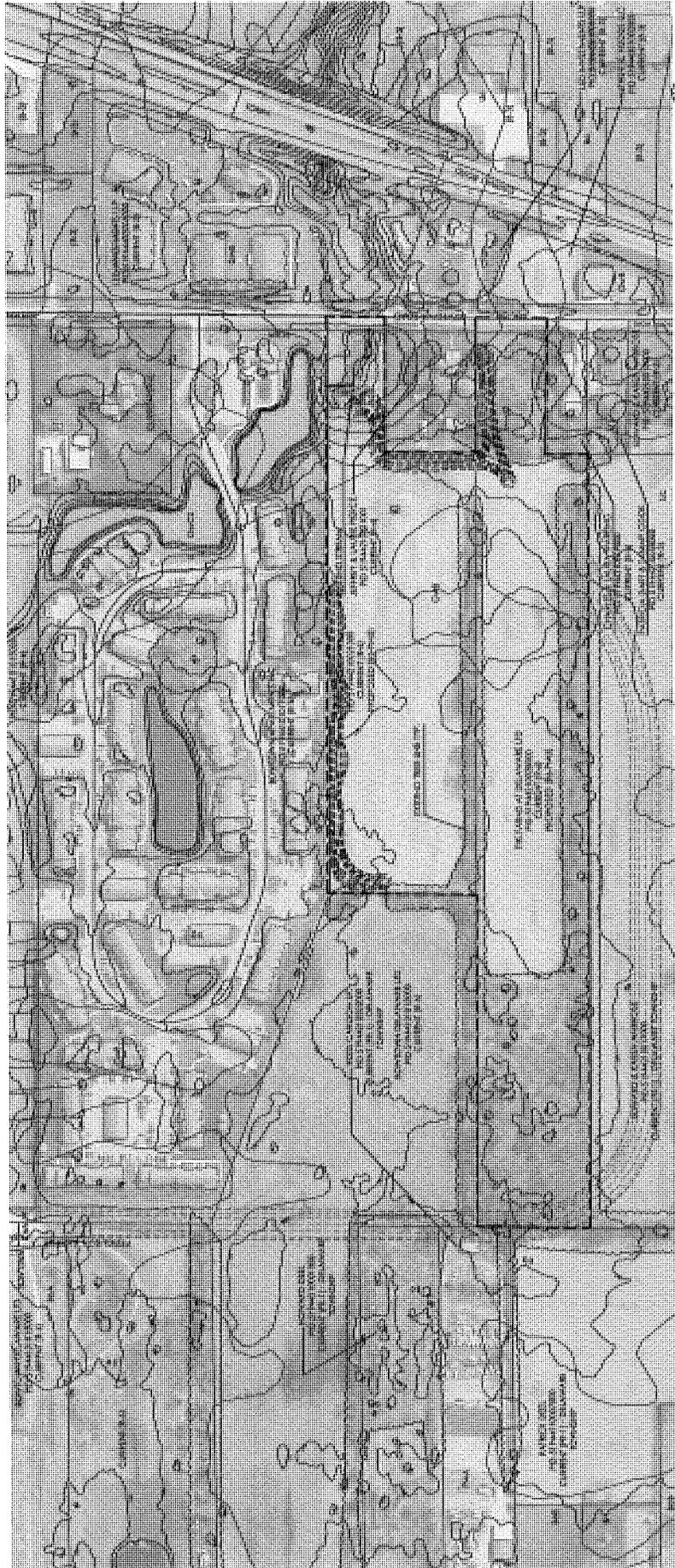
EXISTING
CONDITIONS PLAN

HIGHPOINT PLACE
METRO DEVELOPMENT
1470 OLDS WILSON DRIVE
SUITE 100
WESTERVILLE OHIO 43082

Paris Planning & Design
Landscape Architecture
5100 401
Columbus OH 43215
P (614) 421-1848
www.parisplanninganddesign.com

DATE	6/6/18
PROJECT	17113B
SHEET	

C-1



SOILS INFORMATION

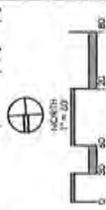
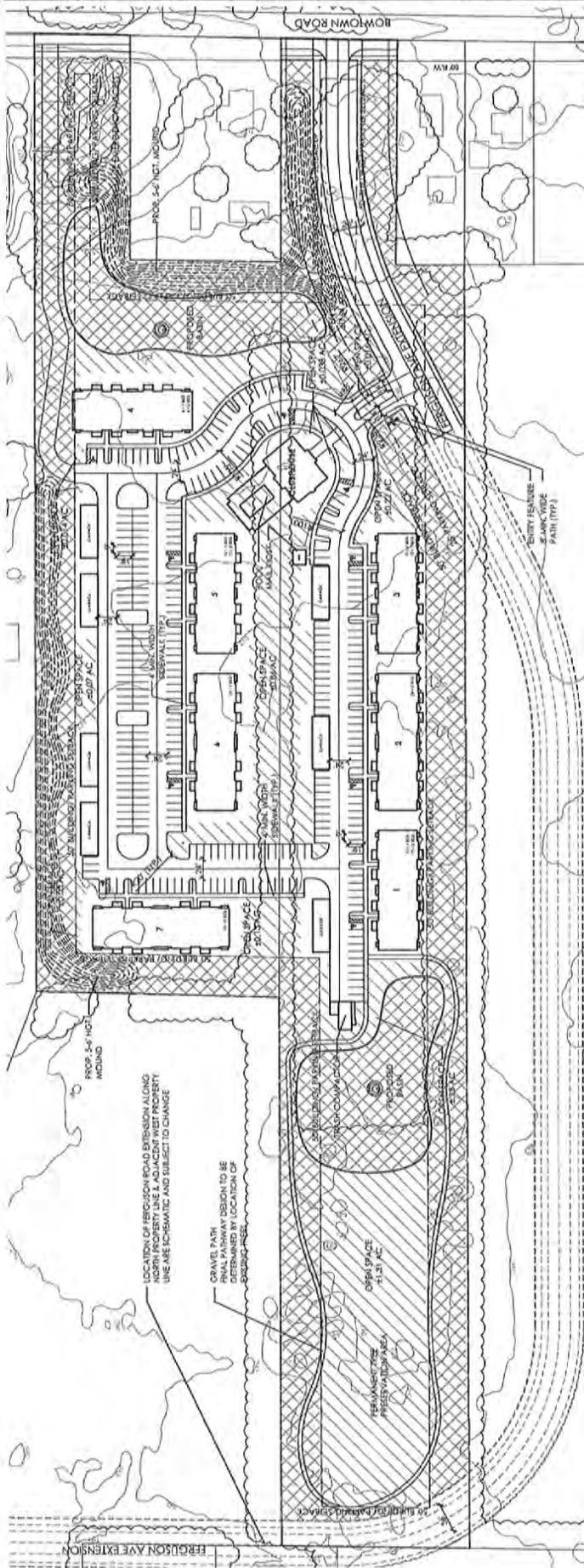
Cws: Claywood Bl loam, 2-4% slopes



REVISIONS	

PRELIMINARY DEVELOPMENT PLAN
 HIGHPOINT PLACE
 METRO DEVELOPMENT
 470 OLD WILSON BRIDGE ROAD, STE 250, WORTHINGTON, OH 43082
 WILSONVILLE, OHIO 43082

Paris Planning & Design
 LANDSCAPE ARCHITECTURE
 2385 MARKET STREET, SUITE 101
 COLUMBUS, OH 43215
 P: 614.461.7444
 WWW.PARISPLANNINGANDDESIGN.COM
 DATE: 6/6/18
 PROJECT: 171388
 SHEET: C-2



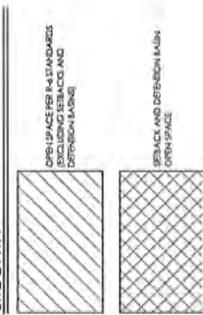
DEVELOPER

METRO DEVELOPMENT
 470 OLD WILSON BRIDGE ROAD, STE 250
 WILSONVILLE, OHIO 43082

GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 250 W. OLD WILSON BRIDGE ROAD, STE 250, WORTHINGTON, OH 43082, P. 614-649-8622.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DEFICIENCIES.
- IRON ON CONCRETE SHALL BE REPERFORATED TO 3/8" DIA. RODS.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LAYOUT, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES CAUSED BY ANY CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE DATA

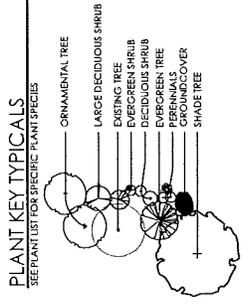
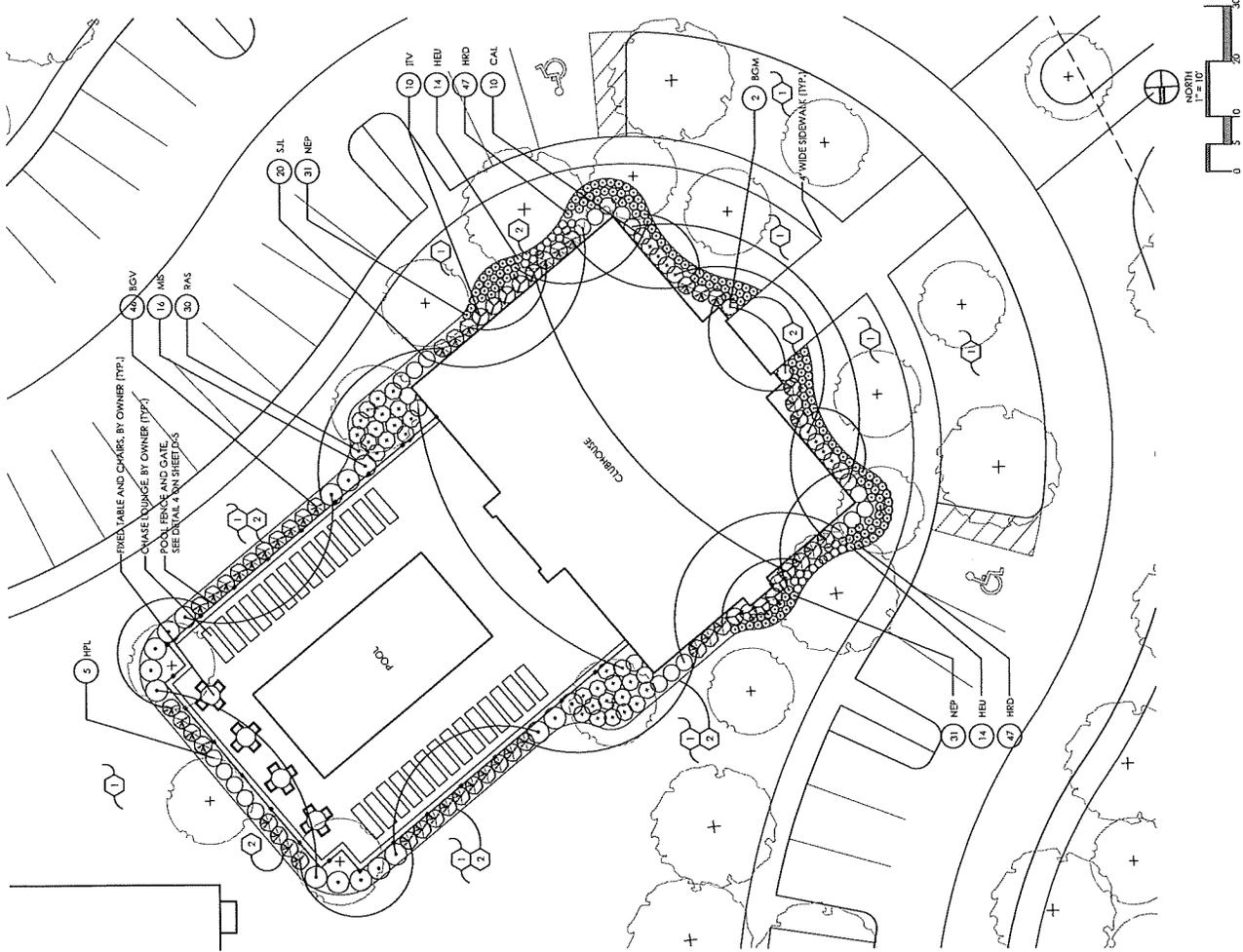


VICINITY MAP



SITE DATA

TOTAL SITE AC	81.670 AC
24'-30'0" BLDG	3 BLDGS / 72 UNITS
12'-30'0" / 12'-18'0" BLDG	3 BLDGS / 72 UNITS
8'-24'0" / 8'-18'0" BLDG	1 BLDG / 18 UNITS
TOTAL UNITS	140 UNITS
GROSS DENSITY	# 3.88 UNITS/AC
EXISTING F.O.W.	# 0.17 AC
NET DENSITY ALLOWED	# 0.20/AC
OPEN SPACES REQUIRED	# 6.68 (100%)
OPEN SPACES PROVIDED (PER AC OF BLDG)	# 10.08 AC (100%)
INCLUDE SETBACK AND DETENTION BASINS	# 23.47 AC (29.7%)
PROVIDED TO MAX	# 11.58 AC
UNPAVED PARKING SPACES	278 SPACES
GARAGE PARKING SPACES	43 SPACES
TOTAL PARKING	340 SPACES (1202 SPACES / 101)



- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE ISA STANDARD FOR NURSERY STOCK.
 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTORS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, WHICH HEDGES IN A CONTINUOUS BED.
 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SOODED.
 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

- CONSTRUCTION NOTES:**
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SITE	COND.	REMARKS
2	BCM	BUXUS S. GREEN MOUNTAIN	NO. 2	CONT.	
44	BCV	BUXUS GREEN VELVET	NO. 2	CONT.	
5	HPL	HYDRANGEA PANICULATA 'LIME LIGHT'	NO. 3	CONT.	
10	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	NO. 2	CONT.	
30	RAS	RHINE ARICATAICA 'GRO LOW'	NO. 1	CONT.	
20	SIL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT.	
PERENNIALS/ORNAMENTAL GRASSES					
10	CAL	CALAMAGROSTIS ACUTIFLORA 'LARI FORBITER'	NO. 2	CONT.	
20	HEU	HEUCHERA 'SOUTHERN COMFORT'	NO. 1	CONT.	
14	MS	MISCANTHUS SINENSIS 'VAREGATUS'	NO. 2	CONT.	
42	NEP	NERITIA 'FAASERHI' 'WALKER'S LOW'	NO. 1	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

REVISIONS

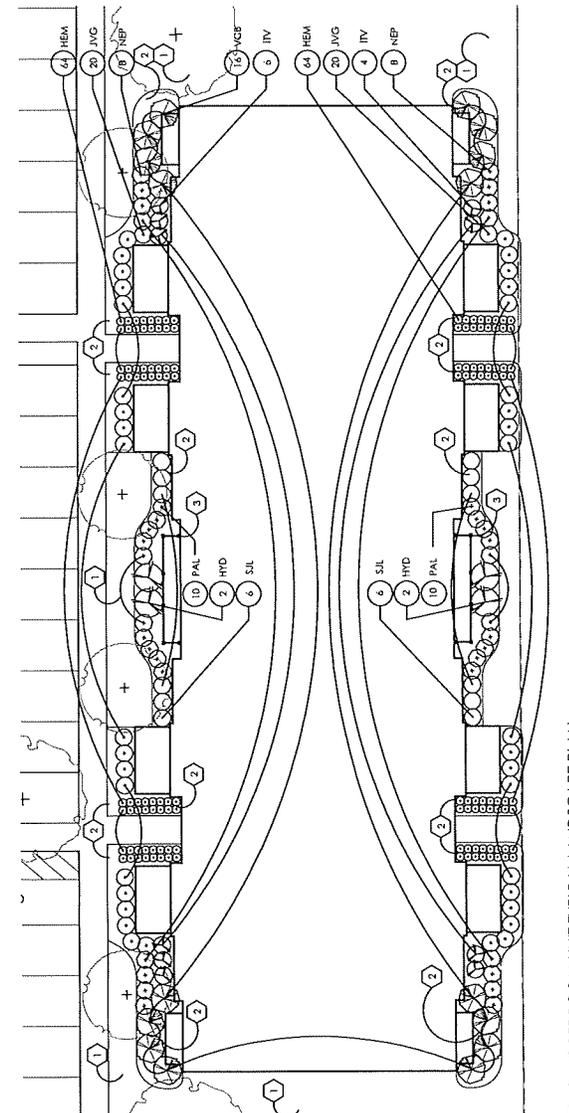
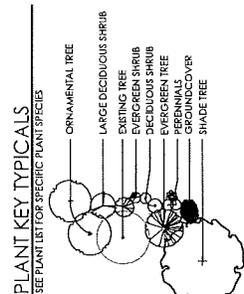
NO.	DESCRIPTION

HIGHPOINT PLACE
METRO DEVELOPMENT
4700 OLIVE WORTHINGTON ROAD
WESTLEYVILLE, OHIO 43082

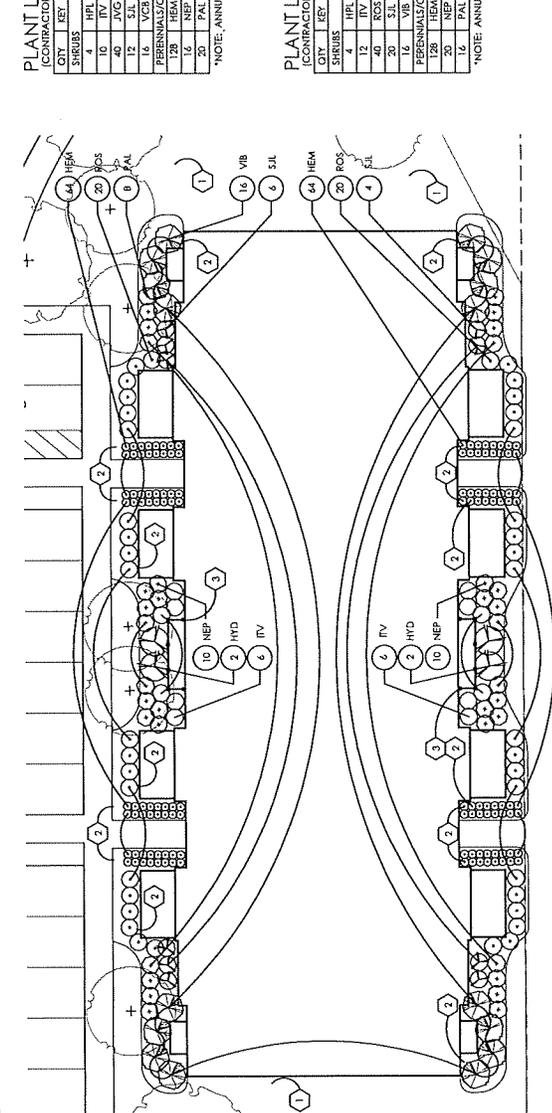
Paris Planning & Design
LANDSCAPE ARCHITECTURE
317-601-1100
2421 N. 55th STREET
P.O. BOX 142174
COLUMBUS, OHIO 43215

DATE: 6/6/18
PROJECT: 17138
SHEET:

D-2



1 24 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'



2 12 - 1 BEDROOM / 12 - 2 BEDROOM AND 8 - ONE BEDROOM / 8 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEES SHALL BE LOCATED BY CONTRACTORS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEES TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEES TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL 5. SHEET D-5, AND ARCHITECTS PLANS.

PLANT LIST - 24 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

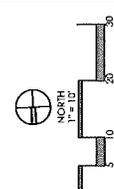
QTY	KEY	BOTANICAL NAME	SIZE	COND.	REMARKS
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	NO. 5	CONT	
10	IVY	HEPATICACA 'HAPPY RETURNS'	NO. 2	CONT	
40	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	NO. 1	CONT	
12	SIL	SPRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT	
20	SIL	SPRAEA JAPONICA 'LITTLE PRINCESS'	NO. 3	CONT	
16	HEM	HEMOCALLIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	
16	HEM	HEMOCALLIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COCS.

PLANT LIST - 12 - 1 BEDROOM / 12 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SIZE	COND.	REMARKS
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	NO. 5	CONT	
12	IVY	HEPATICACA 'HAPPY RETURNS'	NO. 2	CONT	
40	ROS	ROSA 'X. RADTIC'	NO. 1	CONT	
20	SIL	SPRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT	
16	VIB	VIBURNUM CARLESII	NO. 5	CONT	
16	HEM	HEMOCALLIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	
16	HEM	HEMOCALLIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COCS.



REVISIONS

LANDSCAPE ENLARGEMENTS

HIGHPOINT PLACE
METRO DEVELOPMENT

Paris Planning & Design
LANDSCAPE ARCHITECTURE
2412 19th Street NW
Suite 401
Washington, DC 20036
www.parisplanning.com

DATE	6/6/18
PROJECT	17138
SHEET	

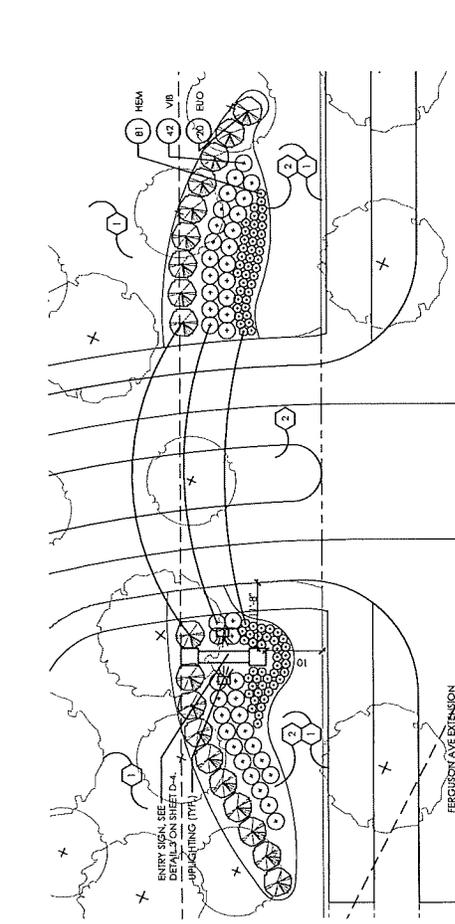
D-4

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, WHICH REDUCES IN A CONTIGUOUS BED.
5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDIED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

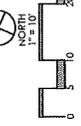
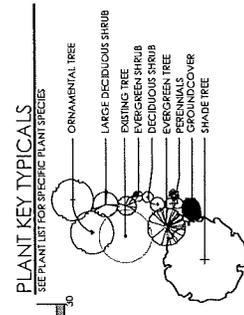
CONSTRUCTION NOTES:

1. LAWN AREA PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACE.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



1 TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'

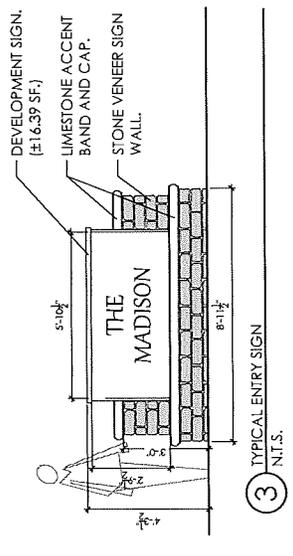
2 FERGUSON AVE EXTENSION LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

SHRUBS	QTY	KEY	BOTANICAL NAME	SITE	COND.	REMARKS
21	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	NO. 5	CONT.	
22	VIB	VIBURNUM CAVENSE 'COMPACTUS'	WINTERBURN CAMEL	NO. 2	CONT.	
		PERSONALS ORNAMENTAL GRASSES	COMPACT BURNING BUSH	NO. 3	CONT.	
81	HEM	HEBERGOCALIS 'HAPPY RETURNS'	HAPPY RETURNS DAVILIA	NO. 1	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



3 TYPICAL ENTRY SIGN
N.I.S.

REVISIONS	DATE	DESCRIPTION

SITE DETAILS

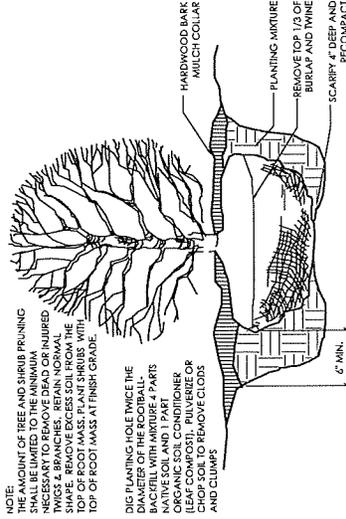
HIGHPOINT PLACE
METRO DEVELOPMENT

470 CLUE WORKSHOP ROAD
WESTERVILLE, OHIO 43082

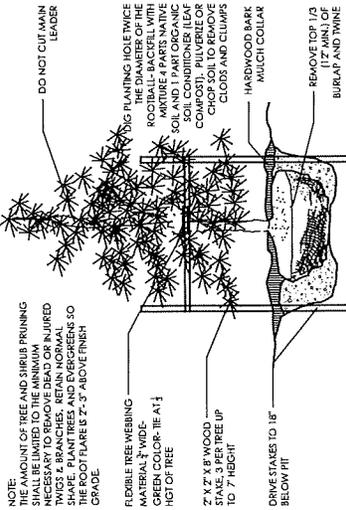
LAND PLANNING & DESIGN
Landscape Architecture
2425 N. STATE ST.
COLUMBUS, OH 43215
614.461.1844
www.landscapearchitecture.com

DATE	6/16/18
PROJECT	17138
SHEET	

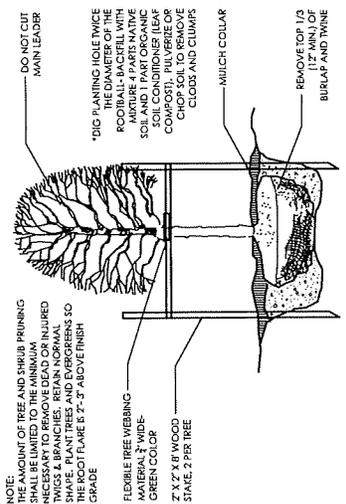
D-5



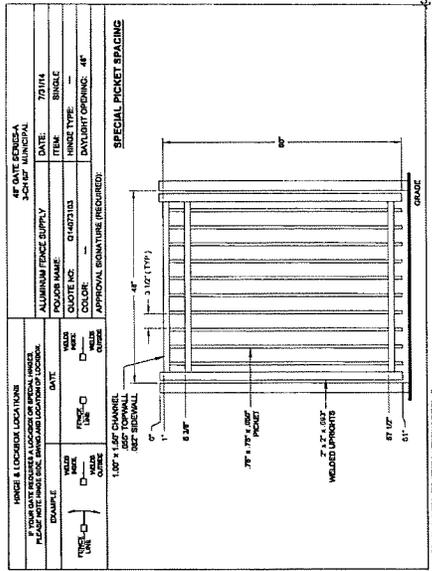
1 DECIDUOUS TREE
N.T.S. 01-1001



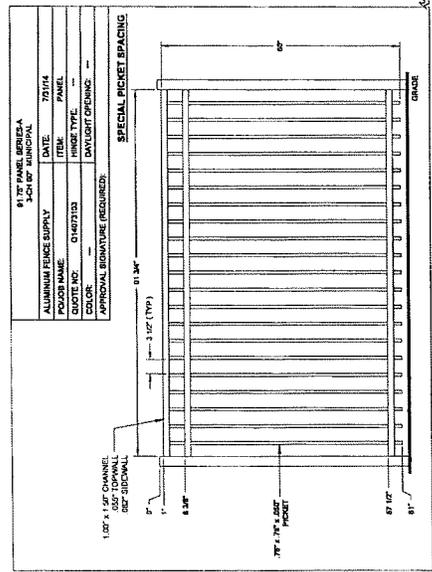
2 EVERGREEN TREE UNDER 7' HGT.
N.T.S. 01-1100



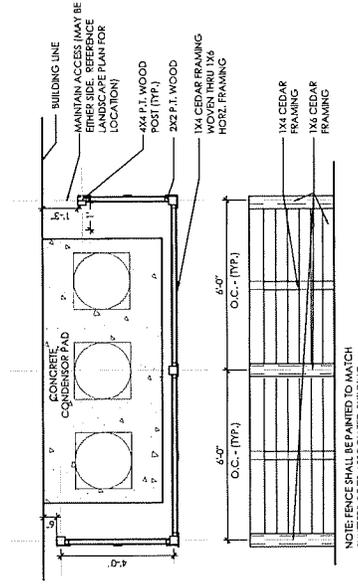
3 SHRUB PLANTING DETAIL
N.T.S. 01-1800



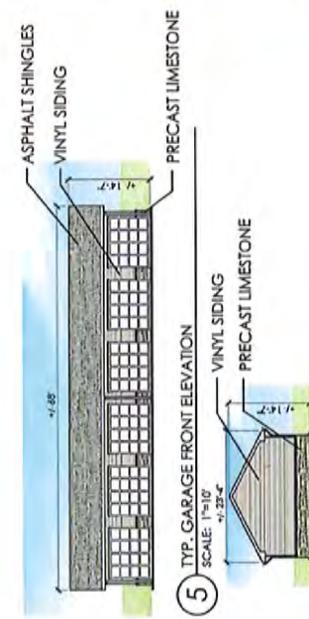
4 POOL FENCE AND GATE DETAIL
SCALE: N.T.S. 01-1001



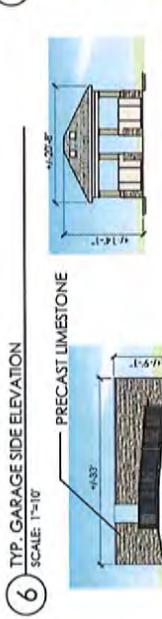
5 A/C CONDENSOR SCREENING FENCE
N.T.S. 01-1100



6 A/C CONDENSOR SCREENING FENCE
N.T.S. 01-1100



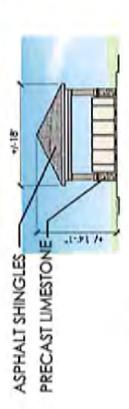
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



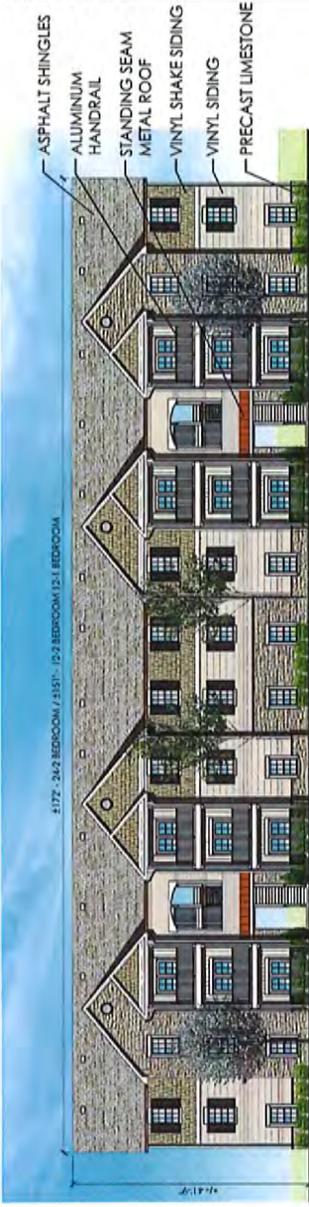
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



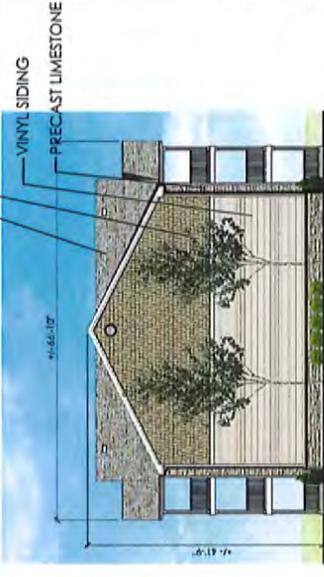
1 TYPICAL 3 STORY BUILDING, FRONT ELEVATION
SCALE: 1"=10'



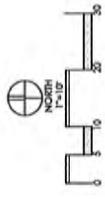
2 TYPICAL 3 STORY BUILDING, REAR ELEVATION
SCALE: 1"=10'



3 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



4 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



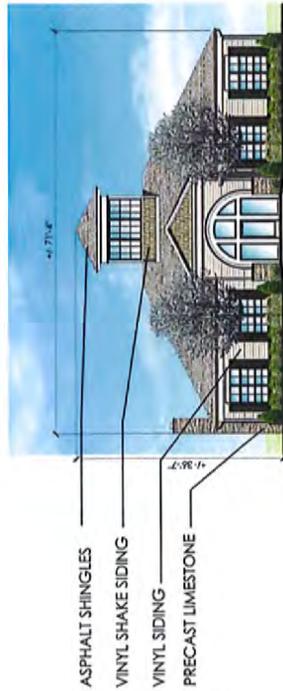
REVISIONS

HIGHPOINT PLACE
METRO DEVELOPMENT
470 OLD WASHINGTON ROAD
SUITE 200
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + ARCHITECTURE
4340 PULASKI
SUITE 401
COLUMBUS, OHIO 43215
P (614) 487-1944
WWW.PARISPLANNING.COM

DATE	6/6/18
PROJECT	17138
SHEET	

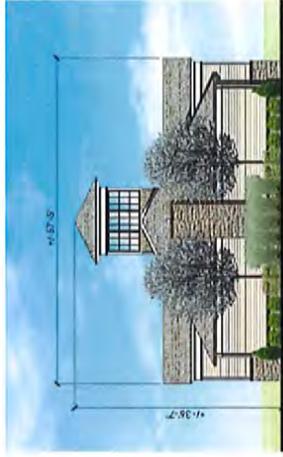
F-1



1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



2 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



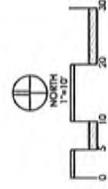
5 2 STORY BUILDING, FRONT AND REAR ELEVATION
SCALE: 1"=10'



4 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'



6 2 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



REVISIONS		

ILLUSTRATIVE BUILDING & CLUBHOUSE ELEVATIONS

HIGHPOINT PLACE
METRO DEVELOPMENT
470 CLOVE WOODMONT ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING * LANDSCAPE ARCHITECTURE
Suite 401
13414 The Street
Columbus, OH 43215
p (614) 457-1844
www.parisplanning.com

DATE	6/6/18
PROJECT	17138
SHEET	

F-2



DESCRIPTION OF 15.211 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, Farm Lots 15 and 16, Quarter Township 4, Township 5, Range 19, United States Military Lands and being 14.395 acres out of a 7.267 acre parcel of land conveyed to The Farms at Delaware LTD, of record in Official Record Volume 293, Page 302, and being 0.816 acres out of a 9.521 acre parcel of land conveyed to The Farms at Delaware LTD, of record in Official Record Volume 206, Page 306, all references to records being on file in the Office of the Recorder, Delaware County, Ohio, said 15.211 acre parcel being more fully described herein;

BEGINNING at a point in the centerline of Bowtown Road (County Road 84), the southeast corner of said 7.267 acre parcel and being the southwest corner of a 22.000 acre parcel of land conveyed to Bowtown Apartments, LTD., of record in Deed Book 646, Page 757 and the north line of a parcel of land conveyed to LED Investments LLP, of record in Official Record Volume 787, Page 1261;

Thence, North 86°10'44" West a distance of 121.69 feet, with the south line of said 7.267 acre parcel, the north line of said LED Investments LLP parcel and the centerline of said Bowtown Road to a point at a southwest corner of said 7.267 acre parcel and being the southeast corner of a 1.212 acre parcel of land conveyed to Laurie A. Pierce and Jeffrey S. Pierce, of record in Official Record Volume 822, Page 2279;

Thence, North 03°08'45" East, with the west line of said 7.267 acre parcel and the east line of said 1.212 acre parcel, passing over a ¾" iron pipe found (capped "Pomeroy") at 29.98 feet, for a total distance of 278.89 feet, to a ¾" iron pipe found (capped "Pomeroy") at a common corner of said 7.267 acre parcel and said 1.212 acre parcel;

Thence, North 86°08'35" West a distance of 189.24 feet, with a south line of said 7.267 acre parcel and the north line of said 1.212 acre parcel to a ¾" iron pipe found (capped "Pomeroy") at a common corner of said 7.267 acre parcel and said 1.212 acre parcel and also being on the east line of said 9.521 acre parcel;

Thence, South 03°09'23" West a distance of 249.01 feet, with a east line of said 9.521 acre parcel and the west line of said 1.212 acre parcel to a ¾" iron pipe found on a east line of said 9.521 acre parcel, the west line of said 1.212 acre parcel and being the north Right-of-Way line of said Bowtown Road;

Thence, through said 9.521 acre parcel the following five (5) courses:

1. North 86°07'29" West a distance of 11.80 feet, to a point;
2. Thence 46.75 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 89°17'12", the chord of which bears North 41°28'53" West, a chord distance of 42.16 feet, to a point;
3. Thence, North 03°09'43" East a distance of 56.71 feet, to a point;
4. Thence 255.29 feet along the arc of a tangent curve to the left, having a radius of 529.00 feet, a central angle of 27°39'02", the chord of which bears North 10°39'48" West, a chord distance of 252.82 feet, to a point;
5. Thence, North 24°29'19" West a distance of 281.73 feet, to a point on the west line of said 9.521 acre parcel, a 9.674 acre parcel of land conveyed to Edward J. Ambrose and Karen L. Ambrose, of record in Deed Book 572, Page 147, the west line of the City of Delaware and the east line of Delaware Township;

Thence, North 03°09'43" East a distance of 1178.73 feet, with of the west line of said 9.521 acre parcel, the east line of said 9.674 acre parcel, the west line of said City of Delaware and the east line of said Delaware Township to a point on the west line of said 9.521 acre parcel, the east line of said 9.674 acre parcel, the west line of said City of Delaware and the east line of said Delaware Township;

Thence, through said 9.521 acre parcel the following two (2) parcels:

1. Thence 176.86 feet along the arc of a non-tangent curve to the right, having a radius of 246.00 feet, a central angle of $41^{\circ}11'37''$, the chord of which bears North $73^{\circ}11'11''$ East, a chord distance of 173.08 feet, to a point;
2. Thence, South $86^{\circ}13'01''$ East a distance of 69.75 feet, to a point on the east line of said 9.521 acre parcel and the west line of a parcel of land conveyed to Bowtown Delaware, LTD., of record in Official Record Volume 30, Page 913

Thence, South $03^{\circ}09'23''$ West a distance of 655.11 feet, with the east line of said 9.521 acre parcel, the east line of said Bowtown Delaware, LTD. Parcel to an iron pipe found on the east line of said 9.521 acre parcel, the northwest corner of said 7.267 acre parcel and being the southwest corner of said Bowtown Delaware, LTD. Parcel;

Thence, South $85^{\circ}55'19''$ East a distance of 310.12 feet, with the north line of said 7.267 acre parcel and the south line of said Bowtown Delaware, LTD., to a $\frac{3}{4}$ " iron pipe found at the northeast corner of said 7.267 acre parcel, the southeast corner of said Bowtown Delaware, LTD., and being a northwest corner of said 22.000 acre parcel;

Thence, South $03^{\circ}06'50''$ West a distance of 1192.61 feet, with the east line of said 7.267 acre parcel and the west line of said 22.000 acre parcel to the **TRUE POINT OF BEGINNING**, containing 15.211 acres of land. Which 14.395 acres lie in Farm Lot 16 and 0.816 of an acre lies in Farm Lot 15. Subject to all easements and documents of record. All iron pins set are $\frac{5}{8}$ " solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

For the purpose of this description a bearing of North $86^{\circ}10'44''$ West was held on a portion of the centerline of Bowtown Road, and is based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in April of the year 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Robert W. Martin

4-3-18

Robert W. Martin, P.S.
Registered Surveyor No. 8114

Date

COMMUNITY IMPACT ASSESSMENT – *The Madison*

- (a) Site Specific Information.
- (1) Legal description. A metes and bounds, plat and other legal description of the property including:
- A. Reference to the appropriate plat book and recitation of the name(s) and owner(s) of record.
 - B. Current land assessment.
 - C. Adjacent parcels including ownership.
 - D. A recitation of all covenants, existing and proposed to run with the land.
- (2) Location and access. A narrative description of the tract, its size in acres and location with respect to bordering roads and natural features.
- (3) Adjacent land use. A brief description of land uses and known planned uses adjacent to the tract. Land assessment data shall be provided for the adjacent parcels.
- (4) Existing site land use. A statement of the current uses on the tract including a land use map indicating locations.
- (5) Maps charts and illustrations. Submission of a location map and recent aerial photographs is required. Inclusion of other maps, charts and illustrations may be appropriate depending upon the size, scope and extent of the development. Determination of any special requirements should be discussed with the staff of the Department of Planning and Community Development.

RESPONSES FOR 1 THROUGH 5: The lot that the proposed development is being planned on is Delaware County Parcels #: 519442100200000, 5194421002100. A Legal Description and Boundary Survey are provided on Exhibits B-1 and B-2. An Existing Conditions Plan is located on Exhibit C-1 and includes the owners, zoning of the adjacent parcels, and an aerial of the current conditions. Exhibit C-2 shows the proposed development regarding the adjacent properties and includes a Vicinity Map.

- (6) Environmental Impacts.
- A. Topography and drainage. A brief description of the tract with respect to such matters as relief, flood hazards, existing outfalls and canals, natural watercourses on or abutting the property in the project. This section should include any prior groundwater studies and a site drainage map should be included.

RESPONSE: The site is relatively flat with most of the drainage being sloped to the southern end of the site. There is a stream that is located at the southeast corner of the site; however, it will be undisturbed by the development. The stream location can be found on Exhibit C-1.

B. Vegetation. A description of the types, quantities and location of trees and unique vegetation features, and anticipated impact of project on tree preservation requirements. The primary emphasis should be placed upon the general mass of major vegetation groups.

RESPONSE: The site contains a mixture of wooded areas and fields previously used for farming. Tree clusters are located through the middle of the site, the northwest corner, and the southwest corner. Existing tree rows also exist along the property lines. The site was designed to preserve existing trees to the greatest extent possible.

C. Soils. A listing of the soil type existing within the tract and an analysis of any impacts or constraints to development associated with soils of these types, for example, structural stability, drainage, corrosiveness, etc. A soil map for the project area should be included.

RESPONSE: Soils on the site are Blg1A1 and Gwg1B1. The Blg1A1 soil is blount silt loam, Ground Moraine, 0-2% slopes. Gwg1B1 soils are blount sil loam, Ground Moraine, 2-6% slopes. The soil map can be found on Exhibit C-1 – Existing Conditions Plan.

D. Ecology. A description of the tract's environmental setting, together with a discussion of any environmental changes, alterations to ecological systems and/or irreversible effects of natural resources associated with the proposed development.

RESPONSE: The previous use for the land being developed was farming. There are several clusters of wooded areas being preserved to the greatest extent possible. A stream is also located on the southeast corner of the site and will be undisturbed by the development.

(7) Air and noise pollution. A statement of any overall site activity which may generate, create, cause or sustain air or noise pollution including the identification of point and/or complex sources, both during and after construction.

RESPONSE: Air and noise pollution will be kept to a minimum. Noise will be controlled through a signed lease agreement between the apartment owner and tenant. Air pollution will be limited to vehicles of residents and visitors.

(8) Sanitary sewers and storm drainage. Information should be provided relating to the proximity of sewer lines and site drainage, the method of tying into the existing sewer lines, the quantity and quality of sewage/drainage expected to be generated and the treatment facility proposed to handle the generated sewage/drainage.

RESPONSE: Sanitary sewers are being proposed to tie into the City of Delaware's sanitary system upon approval. Storm drainage will be piped to proposed detention basins located on site.

(9) Traffic and parking. A description of proposed means of compliance with transportation, traffic and parking requirements, and the availability of mass transit. This description should also include a discussion of pedestrian and vehicular traffic circulation within and adjacent to the

development and the location of bus stops, weather shelters, etc., the proposed method of parking, projected traffic counts (average and peak). All parking proposals shall reflect consideration of storm runoff, tree preservation (as canopy and shade) and erosion prevention.

RESPONSE: Transportation is highly encouraged throughout the site. Sidewalks are provided to each building and along adjacent parking stalls. Vehicular circulation is continuous throughout the site. Access is located along the proposed Ferguson Avenue extension to Bowtown Road. Internal parking, between surface and garage, will be available at a rate of 2.02 spaces per unit.

(10) View interference. A brief statement as to the impact of proposed structures regarding traditional view to and through the property.

RESPONSE: No views will be interfered with as the property contains clusters of existing trees and open fields.

(11) Historical sites. A statement concerning any historic sites or buildings on the project site or on land adjacent to the project site should be included.

RESPONSE: No historical sites or buildings are located on the site.

(12) Compatibility.

A. A general discussion of the significant architectural and aesthetic characteristics of the proposed development including overall character of design, height, bulk, open space, etc., together with an evaluation of the compatibility, or lack thereof, with existing developments on adjoining sites.

RESPONSE: Architecture will consist of vinyl siding, stone veneer, and other high-end materials. Open spaces will have grass along with an assortment of vegetation. Existing trees in and surrounding the property will also be preserved to the greatest extent possible.

B. A statement detailing the compatibility of the project to the adopted plans and planning policies of the City, as well as the extent of compatibility to any other applicable plans or planning policies affecting the City (for example, regional plan).

RESPONSE: The developer is willing to work together with the city to meet the planning policies.

(b) Impact on Public Services.

(1) Tax effect. A statement interpreting and evaluating the extent to which the proposed development will add to the tax base of the City.

RESPONSE: Metro will have two leasing agents on site, leasing/property manager and full time maintenance personnel. Residents of the community will add additional income to the city's tax base, and the improvement of what is now vacant land will add to the real estate tax base for public schools and county social

services. The current market value of Farms at Delaware is \$512,800, which generates \$1,014 annually in real estate taxes; current construction estimates for the community would total approximately \$14,855,659, which would generate \$328,831 annually in real estate taxes.

(2) Police and fire. A short statement of anticipated requirements for police and/or fire services or general increased personnel and equipment.

RESPONSE: There is no anticipation of additional load to the existing police and fire departments other than emergency services.

(3) Schools. A short statement of anticipated additional load on existing school facilities including arrangements for transporting students. This statement shall include documentation indicating that coordination has occurred with the applicable board of education.

RESPONSE: There will be minimal impact on student enrollment in the Delaware City Schools. If 10% of the tenants have children, there would only be an additional 17 students to enroll.

(4) Parks and recreation. A statement which satisfies any requirements for parks and recreational areas which will be necessary because of the proposed development.

RESPONSE: No additional parks or recreational areas will be necessary for the proposed development. Open spaces are provided throughout the development along with pedestrian connections to travel beyond the site.

(5) Traffic control. The vehicular traffic impact on public facilities shall be discussed. Special emphasis shall be placed on ingress and egress to the site as well as on the necessary temporary road and/or traffic signal improvement.

RESPONSE: No additional traffic control signals will need to be installed for the proposed development.

(c) General Requirements.

(1) Financial interest. A statement as to the total estimated project value, the corporate identity and the principal officers, as well as any involvement by any elected or appointed public official.

RESPONSE: Construction cost for this project is estimated at \$14,855,659. Metro Development is Ohio Limited Liability Company and Donald R. Kenney is the sole member.

(2) Coordination. A statement of what coordination efforts have been made with other public agencies providing services to the project site and should include a status report of such activities. These services would include health services, mass transit and other necessary services.

RESPONSE: Metro Development will be coordinating with the City of Delaware Engineer to design and construct a portion of a public street that will connect numerous communities along Bowtown Road.

(3) Economic impact. The CIA shall indicate the need for both this type of project and for additional private or public supporting facilities that may arise as a result of the proposed development. Both short-term (during construction) and long-term economic implications of the proposed project on the City, County and region shall be discussed.

RESPONSE: The short term economic impact will be the creation of construction jobs for a period of 18 months. Metro anticipates four full-time employees on the site post-construction. Long-term impact will be high quality housing that will attract larger employers to the region.

(4) Construction scheduling. CIA's shall set forth reasonably accurate construction completion schedules for the proposed project.

RESPONSE: The proposed development is to be completed within 18 months from the start of construction. Start date will take place at the issuance of building permits by the City of Delaware.

(5) Adjacent development. CIA's shall indicate how all undeveloped lands adjacent to the proposed project could be developed in compliance with existing community land use controls and how logical connections could be made to and through the proposed development as well as to services such as water and sewer facilities.

RESPONSE: Adjacent properties include a large multi family development to the east, Village Gates of Delaware. Other adjacent properties include undeveloped land and single-family homes. Across Bowtown Road are two businesses.

(6) Alternatives. A statement of the alternatives considered and the alternatives available for the proposed project, together with a discussion of the impact for each alternative shall be provided. Where alternatives are available with less significant impacts than the proposed project, the reasons for choosing the proposed project over such other alternatives shall be described.

RESPONSE: Many area developers have looked at this project for a multi-housing development, but as the current zoning stands the density is too little to sustain a quality community.



“Metro Development LLC has constructed more than 40,000 multifamily homes during the past 45+ years. Metro has created developments of all sizes to fit the needs of the specific communities in which it is building, as well as, the unique characteristics of the individual site.

Columbus, Ohio is a historically stable rental market, which has contributed to the success of our property development projects. Other factors that contribute to our successful property development initiatives include desirable locations, efficient floor plans, exceptional amenities, and superior services.

Our team of experts manages and supervises every aspect of property development from location selection and land acquisition to construction and leasing, and we're committed to quality every step of the way.

Metro has more than 1500 units under construction at any given time ensuring residents and the surrounding communities will have a high quality project meeting the unique needs of our client base while adding value to the communities in which we operate.”



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2018-1731, 1733, 1735 & 1737

REQUEST: Multiple Requests

PROJECT: Glenross North Sections 2-4

MEETING DATE: August 1, 2018

APPLICANT/OWNER

Glenross North LLC
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS

2018-1731: A request by Glenross North LLC., for approval of a Final Development Plan for Glenross North Sections 2-4 containing 127 single family lots on approximately 65.81 acres located just east of Glenn Parkway and north of the Glenross Golf Club on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District).

2018-1733: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 2 containing 48 single family lots on approximately 28.726 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Irvine Loop, Delano Drive, Sycamore Lane, Irvine Way and Blackmore Drive.

2018-1735: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 3 containing 44 single family lots on approximately 17.930 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Blackmore Drive, Windley Court and Melick Drive.

2018-1737: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 4 containing 35 single family lots on approximately 19.157 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Melick Drive and Irvine Way.

PROPERTY LOCATION & DESCRIPTION

The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of The Glenross Golf Club Subdivision. The zoning to the south and east is R-2 PRD (One Family Residential District with a Planned Residential Development District), to the west is R-2 with text limitations (The Estates at Braumiller) and to the north is FR-1 in the Township.

BACKGROUND/PROPOSAL

In 2015, the subject 100 acre site received City Council approval for an Annexation, Rezoning, Conditional Use Permit, Preliminary Development Plan, and Preliminary Subdivision Plat. The developer is proposing a single family residential development similar to The Glenross Golf Club which is located just south of the subject property. The proposal would consist of 196 single family lots on approximately 100 acres for a density of 1.96 units per acre with 22.4% open space (22.4 acres) and would be developed in four sections. In 2016, a Final Development Plan and Final Subdivision Plat was approved for Section 1 which contained 69 single family lots on approximately 34.187 acres with the site work completed and houses being constructed. Now, the developer is proposing a Final Development Plan and Final Subdivision Plats for Sections 2-4 which contains 127 single family lots on approximately 65.81 acres. Section 2 would consist of 48 single family lots while Sections 3 and 4 would consist of 44 and 35 single family lots respectively.

STAFF ANALYSIS

- **ZONING:** Staff recommended and the developer agreed to rezone the property to R-2 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space to be consistent with The Glenross Golf Club R-2 PRD (Planned Residential District Zoning). While there are certain benefits to the Applicant, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high quality standard.
- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The proposed density of 1.96 units per acre is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan.

- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. In addition, all retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer. Also, this area is subject to the South East Highland Sanitary Sewer additional capacity fee of \$3,200 per dwelling unit.
- **ROADS AND TRAFFIC:** The proposed main access point would be from an existing roundabout on Glenn Parkway and internally the development would connect into the stubbed streets of The Glenross Golf Club subdivision to the south at Silverwood Drive and to the east at Balmoral Drive. Access to Sections 2-4 from Section 1 would be through Irvine Way, Melick Drive and Blackmore Drive with the street network connecting all the sections. Section 3 would extend east to the railroad tracks and Section 4 would have a stub street to the property to the north and extend west to Glenn Parkway. Glenn Parkway would not be extended north of the Section 1 (as constructed) per the City Engineer. However, the appropriate Glenn Parkway right-of-way shall be granted by the development per the Pre-Annexation Agreement to extend to the northern boundary of Section 4. The City would extend Glenn Parkway north when funding is available. All the streets would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development is subject to a single family lot transportation fee at the time of building permit issuance of \$1,000 per dwelling unit.
- **SITE LAYOUT:** The proposed layout is focused on a 7.0 acre central park located in the heart of the development in Section 2 with lots fronting across the street from the active park with amenities. An outer loop street with typical double loaded streets extends out from the central park with smaller loop streets to the east adjacent to the railroad tracks, to the west to Glenn Parkway, to the north to the vacant property and to the south connecting into The Glenross Golf Club. The main entrance street from Glenn Parkway would have a retention pond feature on the north side of the street and an open space on the south side of the street. A second retention basin in Section 4 is proposed on the extreme northwestern portion of the development along future extended Glenn Parkway while a 2.3 acre open space is proposed along the railroad tracks to the east in Section 3. A landscape buffer with mounds and trees would span from the north to the south retention basins buffering the adjacent homes from Glenn Parkway and adjacent to the railroad tracks to the east.

In Sections 2-4, the developer is proposing 127 single family lots with 72 of the lots being 80 x140 (minimum 11,200 square feet) and 55 lots being 70 x140 (minimum 9,800 square feet). To be consistent with the setbacks of The Glenross Golf Club, the 80 foot lots would require 30 foot front yard setbacks, 10 foot side yard setbacks and 35 foot rear yard setbacks while the 70 foot lots would require 30 foot front yard setbacks, 7.5 foot side yard setbacks (total 15 feet) and 35 foot rear yard setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story plus 200 square feet per bedroom in excess of two bedrooms. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size. Furthermore all the lots abutting The Glenross Golf Club are minimum 80 foot wide lots to be consistent with the existing 80 foot wide lots in The Glenross Golf Club.
- **DESIGN:** As mentioned above, staff recommends the proposed subdivision have similar architectural standards as The Glenross Golf Club for consistency and the applicant has agreed to implement development text that would mirror The Glenross Golf Club architectural standards which are: 1. A uniform mailbox and post with reflective numbers are required; 2. The exterior elevations of each house excluding garage doors, entrance doors, gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding; 3. All houses shall have a minimum 2 car attached garage; 4. All houses shall have dimensional shingles; 5. All houses shall have a roof pitch of not less than 6/12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.

In the radial park, the approximate 1,248 square foot private pool building would include restrooms, an equipment room and a walkway that would create a signature barn like structure in the central park. The barn like structure would have a manufactured stone wainscoting, cedar shake siding, a gabled roof and a cupola rounding out the elevation. A clock would be located on the gable on the front elevation and window on the

rear elevation. Staff believes the pool house is aesthetically in keeping with the subdivision and a nice addition to the subdivision. This would be owned, used and maintained by the homeowners association.

- **PARKLAND AND OPEN SPACE:** The development has 22.4 acres (almost 22.4%) of open space and parkland (14 acres or 62.5% of open space and 8.4 acres or 37.5% of parkland) which achieve compliance with development text. The 7.0 acre central park (Reserve B) is centrally located and would be programmed with a pool, pool building, active multi-purpose fields, passive pedestrian walking paths, a tot lot, a gazebo, benches, trash receptacles and a 20 space parking lot. The radial park would be constructed in Section 2 of the development. The majority of the open space is located in three reserves. Reserve D (12.9 acres – in Sections 1 and 4) is located adjacent to Glenn Parkway in the form of retention ponds, landscaped mounds, setbacks and entrance features. Reserve E (2.3 acres in Section 3) is located on the extreme northeastern portion of the development in the form of a 10-12 foot high mound with evergreen trees to buffer the residents from the railroad tracks. The buffering should be at least equivalent to the mounding just south of the development in the Communities at Glenross Subdivision. Reserve C (0.2 acres) connects a public street to the radial central park (Reserve B). Staff recommends the following upgrades to the radial park: 1. A bicycle rack shall be added; 2. A few benches shall be added between the north/south path between the fields; 3. The play structure shall have additional ADA compliant components added to what is shown; 4. Under drains shall be added to the fields and playground area; 5. The playground area shall include a raised border with opening(s) to accommodate ADA access; 6. The swing set structure shall include “U” shaped ends for stability and longevity; 7. Drainage shall be directed away from the pathways and active fields spaces; 8. A north/south pathway between the pool and tot lot shall be added.
- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping and park landscaping. The applicant has installed a minimum 3-6 foot high mound with landscaping and a three rail fence adjacent to Glenn Parkway along Section 1 of the development. The aforementioned mound, landscaping and fence shall be extended north along the western lots of Section 4 that would be adjacent to future Glenn Parkway when it is extended north. Per the Preliminary Development approval in Section 3, the applicant is proposing a 10-12 foot high mound with landscaping adjacent to the railroad tracks to be consistent with the mounding at the Communities at Glenross Subdivision just south of the subject development. In Section 2, the landscaping includes street trees in the radial park along with trees around the pool building and playground area. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The developer constructed an 8 foot wide asphalt bike path along the length of Glenn Parkway in Section 1 per the adopted Bicycle and Pedestrians Plan 2027. Sidewalks would be provided on both sides of all public streets in the subdivision (including the interior loop of the radial park) and along with a pedestrian path extending eastward from the active park to connect the eastern portion of the subdivision. Staff is requesting pedestrian crossing at this location to keep pedestrians from going all the way to a street intersection to safely cross the street.
- **TREE PRESERVATION:** The applicant provided a tree survey that identifies all trees a minimum 6 inches in caliper that are to be preserved and removed in Sections 2-4. In Section 2, the applicant is removing one tree that contains 68 caliper inches. Therefore, the applicant would have to pay a \$6,800 (\$100 x 68 caliper inches) tree removal fee prior to construction drawing approval to achieve compliance with Chapter 1168 Tree Preservation Regulations. In Section 3, the applicant is removing four trees that contain 72 caliper inches. Therefore, the applicant would have to pay a \$7,200 (\$100 x 72 caliper inches) tree removal fee prior to construction drawing approval to achieve compliance with Chapter 1168 Tree Preservation Regulations. In Section 4, the applicant is removing one tree that contains 52 caliper inches. Therefore, the applicant would have to pay a \$5,200 (\$100 x 52 caliper inches) tree removal fee prior to construction drawing approval to achieve compliance with Chapter 1168 Tree Preservation Regulations.

- **LIGHTING PLAN:** A lighting plan has been submitted for Sections 2-4 and would have to be reviewed and approved by the Chief Building Official and achieve compliance with the zoning code prior to Final Subdivision Plat construction drawing approval for each Section.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in four sections from south to north. Section 1 site work has been completed and currently houses are being constructed. Section 2 which includes the radial park is located just north of Section 1 and would be constructed next with Section 3 located east of Section 2 and Section 4 located west of Section 2 constructed in sequential order.

STAFF RECOMMENDATION – (2018-1731 FINAL DEVELOPMENT PLAN)

Staff recommends approval of request by by Glenross North LLC., for a Final Development Plan for Glenross North Sections 2-4 containing 127 single family lots on approximately 65.81 acres located just east of Glenn Parkway and north of the Glenross Golf Club on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The required amount of Glenn Parkway right-of-way per the City Engineer shall be granted by the developer to extend to the northern boundary of Section 4.
3. The Final Development Plan shall achieve compliance with the approved Preliminary Development Plan.

STAFF RECOMMENDATION – (2018-1733 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Glenross North LLC., for a Final Subdivision Plat for Glenross North Section 2 containing 48 single family lots on approximately 28.726 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Irvine Loop, Delano Drive, Sycamore Lane, Irvine Way and Blackmore Drive, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All the lots adjacent to the The Glenross Golf Club shall have a minimum rear yard lot width of 80 feet.
3. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
4. The proposed radial park in Section 2 shall have the following upgrades: 1. A bicycle rack shall be added; 2. A few benches shall be added between the north/south path between the fields; 3. The play structure shall have additional ADA compliant components added to what is shown; 4. Under drains shall be added to the fields and playground area; 5. The playground area shall include a raised border with opening(s) to accommodate ADA access; 6. The swing set structure shall include “U” shaped ends for stability and longevity; 7. Drainage shall be directed away from the pathways and active fields spaces; 8. A north/south pathway between the pool and tot lot shall be added
5. A street tree plan shall be submitted and approved by the Shade Tree Commission.
6. The applicant shall pay a \$6,800 (\$100 x 68 caliper inches) tree removal fee prior to construction drawing approval to achieve compliance with Chapter 1168 Tree Preservation Regulations.
7. The tree lines along the east and south property lines shall be preserved.
8. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.
9. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary

sewer charge for the Southeast Highlands trunk sewer of \$3,200 per edu, the single family lot transportation fee in this area at the time of building permit issuance of \$1,000 per dwelling unit, and dedication of right-of-way for the future expansion of Glen Parkway.

10. The engineering drawings for the radial park area shall be submitted and approved by the Engineering Department prior to any building permit approval.

STAFF RECOMMENDATION – (2018-1735 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Glenross North LLC., for a Final Subdivision Plat for Glenross North Section 3 containing 44 single family lots on approximately 17.930 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Blackmore Drive, Windley Court and Melick Drive with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All the lots adjacent to the The Glenross Golf Club shall have a minimum rear yard lot width of 80 feet.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. A 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. The applicant shall pay a \$7,200 (\$100 x 72 caliper inches) tree removal fee prior to construction drawing approval to achieve compliance with Chapter 1168 Tree Preservation Regulations.
8. The tree lines along the east and south property lines shall be preserved.
9. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.
10. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of \$3,200 per edu, the single family lot transportation fee in this area at the time of building permit issuance of \$1,000 per dwelling unit, and dedication of right-of-way for the future expansion of Glen Parkway.

STAFF RECOMMENDATION – (2018-1737 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Glenross North LLC., for a Final Subdivision Plat for Glenross North Section 4 containing 35 single family lots on approximately 19.157 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Melick Drive and Irvine Way with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The required amount of Glenn Parkway right-of-way per the City Engineer shall be granted by the developer to extend to the northern boundary of Section 4.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved

development text and per applicable sections of the current zoning code.

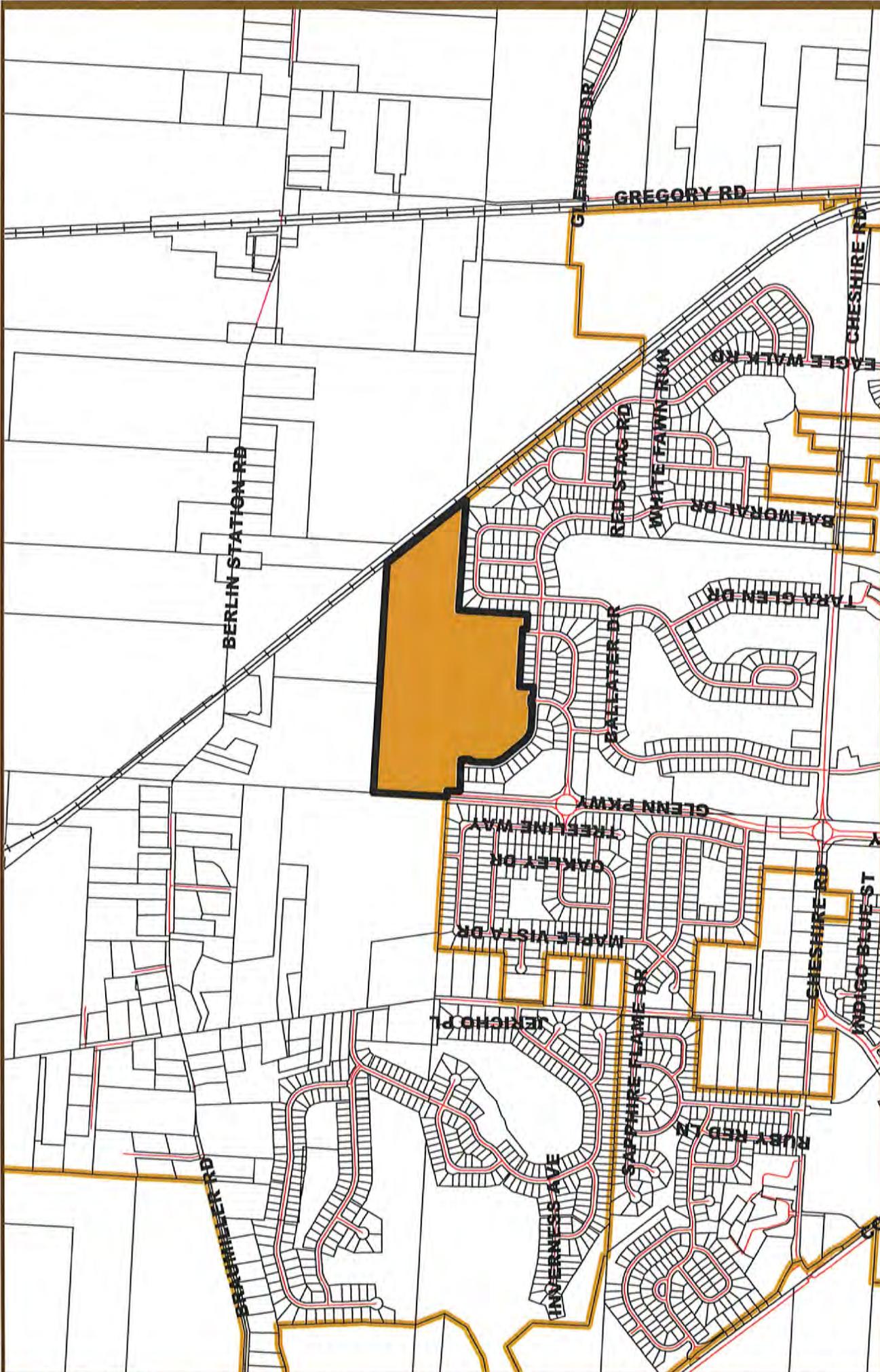
5. A minimum 3-6 foot high mound with landscaping and a three rail fence shall be extended north of Section 1 (current location) along the western portion of lots in Section 4 (lots 12445-12449) that would be adjacent to future Glenn Parkway when it is extended north to match the existing mound just south in Section 1. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. The applicant shall pay a \$5,200 (\$100 x 52 caliper inches) tree removal fee prior to construction drawing approval to achieve compliance with Chapter 1168 Tree Preservation Regulations.
8. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each phase.
9. The tree lines along the east and south property lines shall be preserved.
10. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.
11. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of \$3,200 per edu, the single family lot transportation fee in this area at the time of building permit issuance of \$1,000 per dwelling unit, and dedication of right-of-way for the future expansion of Glen Parkway.

COMMISSION NOTES:

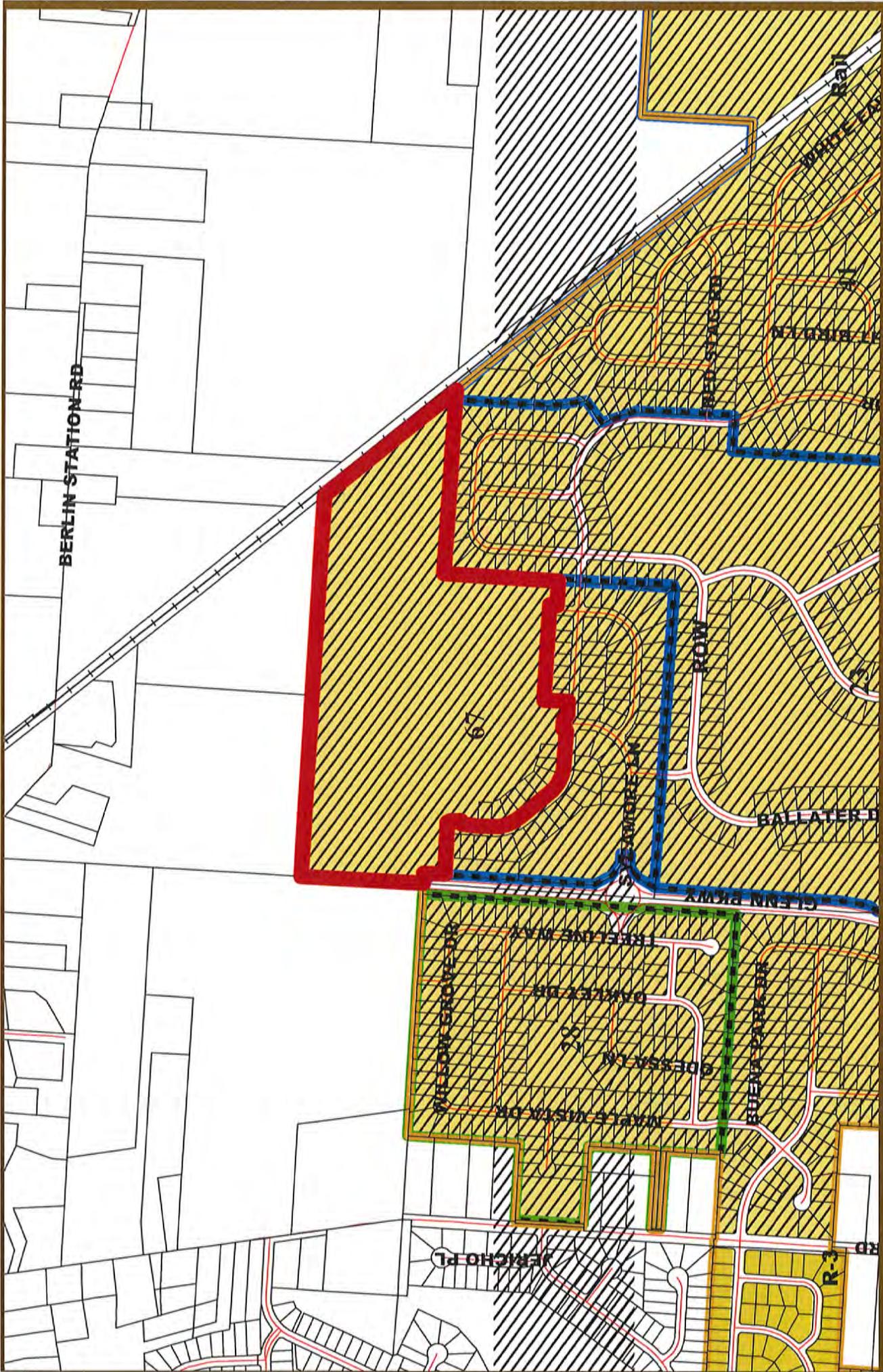
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 07/27/18



2018-1731, 1733, 1735, 1737
 Final Development Plan & Final Subdivision Plat
 Glenross North - Sections 2-4
 Location Map



2018-1731, 1733, 1735, 1737
 Final Development Plan & Final Subdivision Plat
 Glenross North - Sections 2-4
 Zoning Map





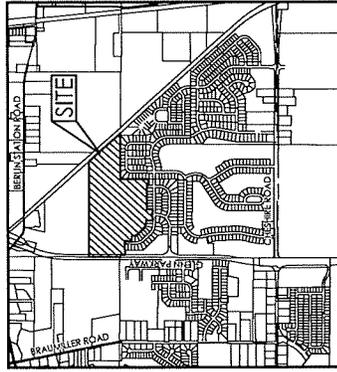
2018-1731, 1733, 1735, 1737
Final Development Plan & Final Subdivision Plat
Glenross North - Sections 2-4
Aerial (2016) Map



GLENROSS NORTH SECTION 2, 3 & 4 FINAL DEVELOPMENT PLAN

PREPARED FOR:
GLENROSS NORTH, LLC
 148 WEST SCHROCK ROAD
 WESTERVILLE, OHIO 43081

SUBMITTAL: JUNE 29, 2018



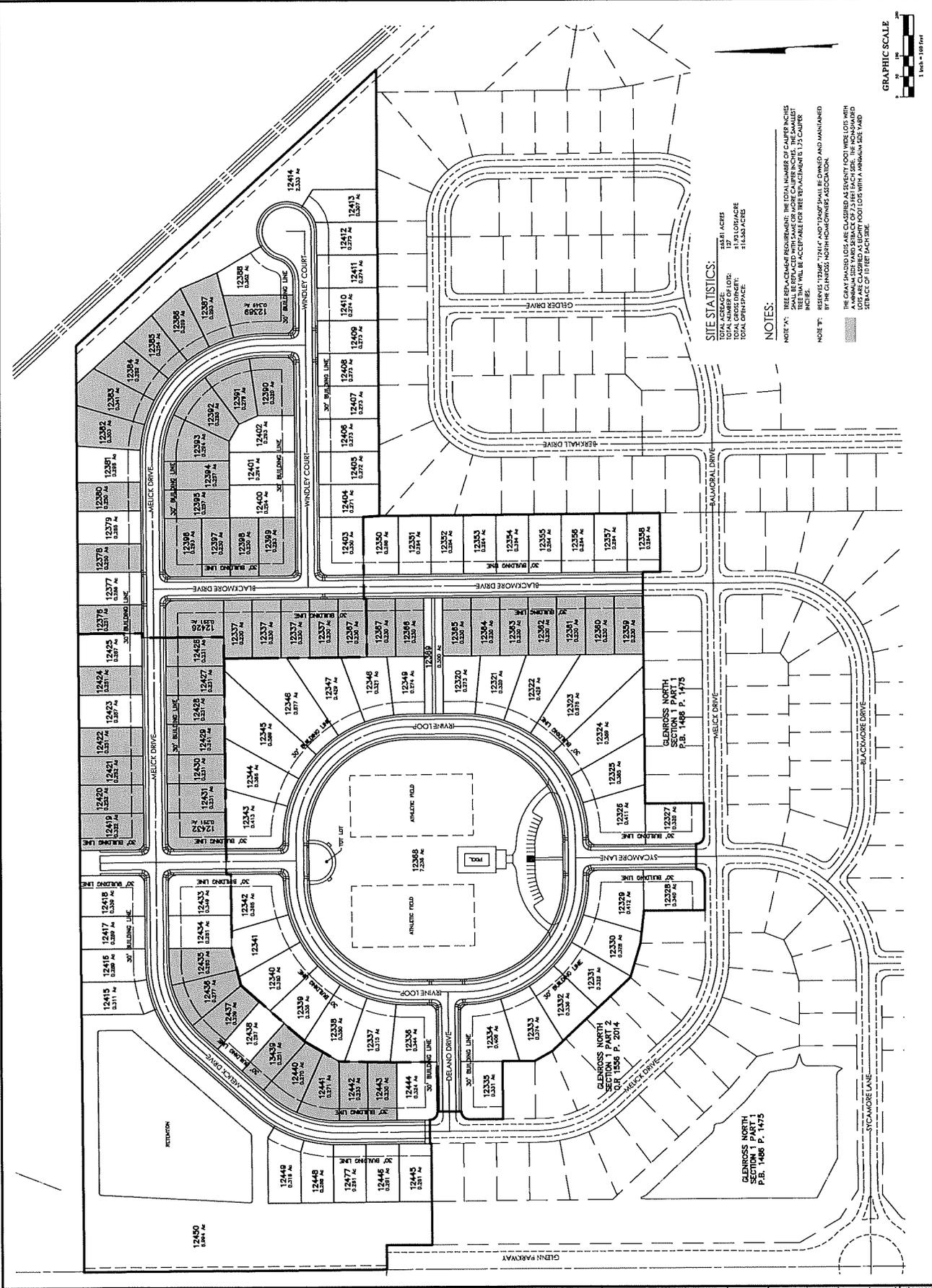
LOCATION MAP
 NO SCALE

INDEX OF DRAWINGS

FINAL PLATS:	SHEET 1 & 2
SECTION 2:	SHEET 3 & 4
SECTION 3:	SHEET 5 & 6
SECTION 4:	SHEET 7
SITE PLAN:	SHEET 8
ILLUSTRATIVE SITE PLAN:	SHEET 9 & 10
TREE INVENTORY AND REMOVAL PLAN:	SHEET 11
LANDSCAPE PLAN:	SHEET 12
STREET TREE PLAN:	SHEET 13
BUFFER ENLARGEMENTS:	SHEET 14
LANDSCAPE ENLARGEMENTS:	SHEET 15
LANDSCAPE DETAILS:	SHEETS 16-21
STREET LIGHTING PLAN:	
ARCHITECTURAL PLAN (CLUB HOUSE):	

CIVIL ENGINEER &
 LANDSCAPE ARCHITECT

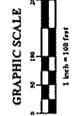


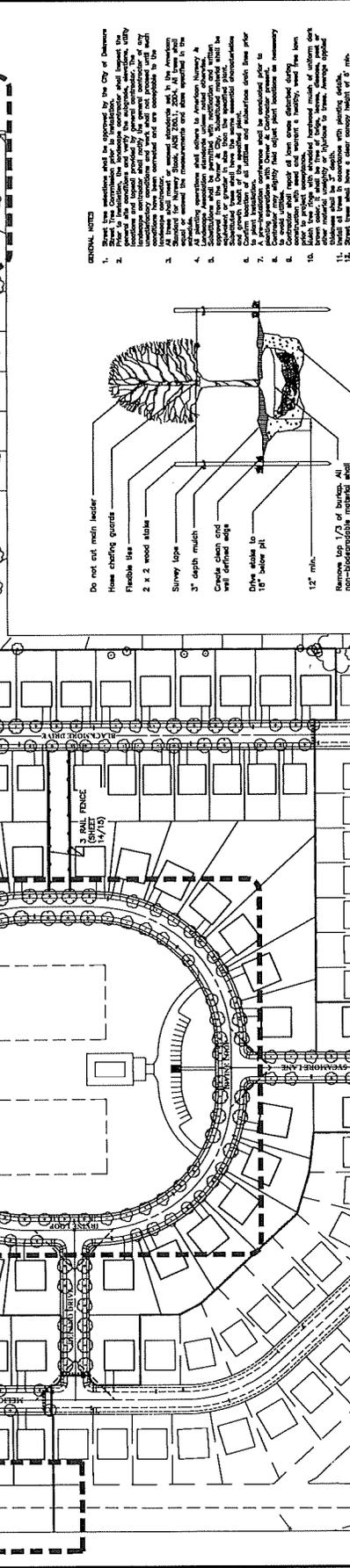
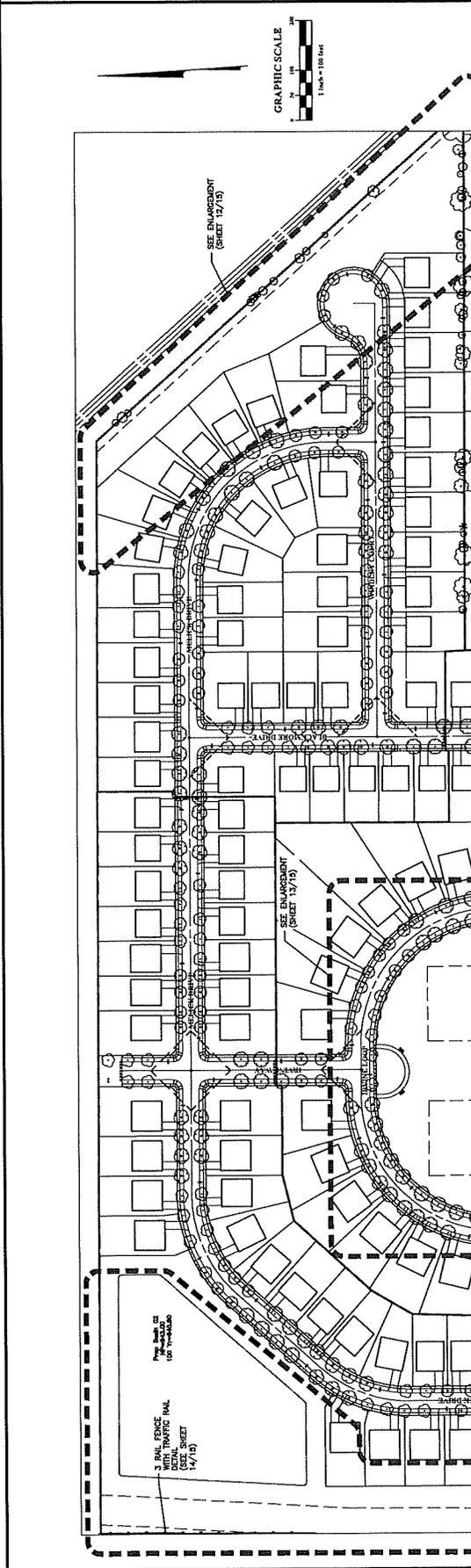


SITE STATISTICS:
TOTAL ACRES: 127.00
TOTAL NUMBER OF LOTS: 114
TOTAL SQUARE FEET: 11,540,000
TOTAL CORNERS: 114

NOTES:

- NOTE #1: TREE REPLACEMENT REQUIREMENT: THE TOTAL NUMBER OF CALIPER INCHES OF TREES TO BE REPLACED SHALL BE EQUAL TO THE TOTAL NUMBER OF CALIPER INCHES OF TREES TO BE REMOVED. THE REPLACEMENT TREES SHALL BE ACCEPTABLE FOR TREE REPLACEMENTS 1.75 CALIPER INCHES.
- NOTE #2: RESERVE "TEMP" "TANK" AND "TAMP" SHALL BE OWNED AND MAINTAINED BY THE GLENROSS NORTH HOMEOWNERS ASSOCIATION.
- NOTE #3: THE GRAY SHADDED LOTS ARE CLASSIFIED AS SEVENTY FOOT WIDE LOTS WITH A MINIMUM SIDE YARD SETBACK OF 3.5 FEET EACH SIDE. THE NON-SHADDED LOTS ARE CLASSIFIED AS SEVENTY FOOT WIDE LOTS WITH A MINIMUM SETBACK OF 10 FEET EACH SIDE.





- GENERAL NOTES**
1. Street line conditions shall be approved by the City of Delaware.
 2. Prior to installation, the contractor shall verify the location and depth of all existing utility lines and shall provide the City with a copy of the utility map.
 3. All trees shall be removed and replaced with new trees of the same or better quality.
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 15. All trees shall be removed and replaced with new trees of the same or better quality.
 16. All trees shall be removed and replaced with new trees of the same or better quality.
 17. All trees shall be removed and replaced with new trees of the same or better quality.
 18. All trees shall be removed and replaced with new trees of the same or better quality.

1. DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Tree shall be contained in the tree hole.
No trees shall be placed within 10' of a hydrant.

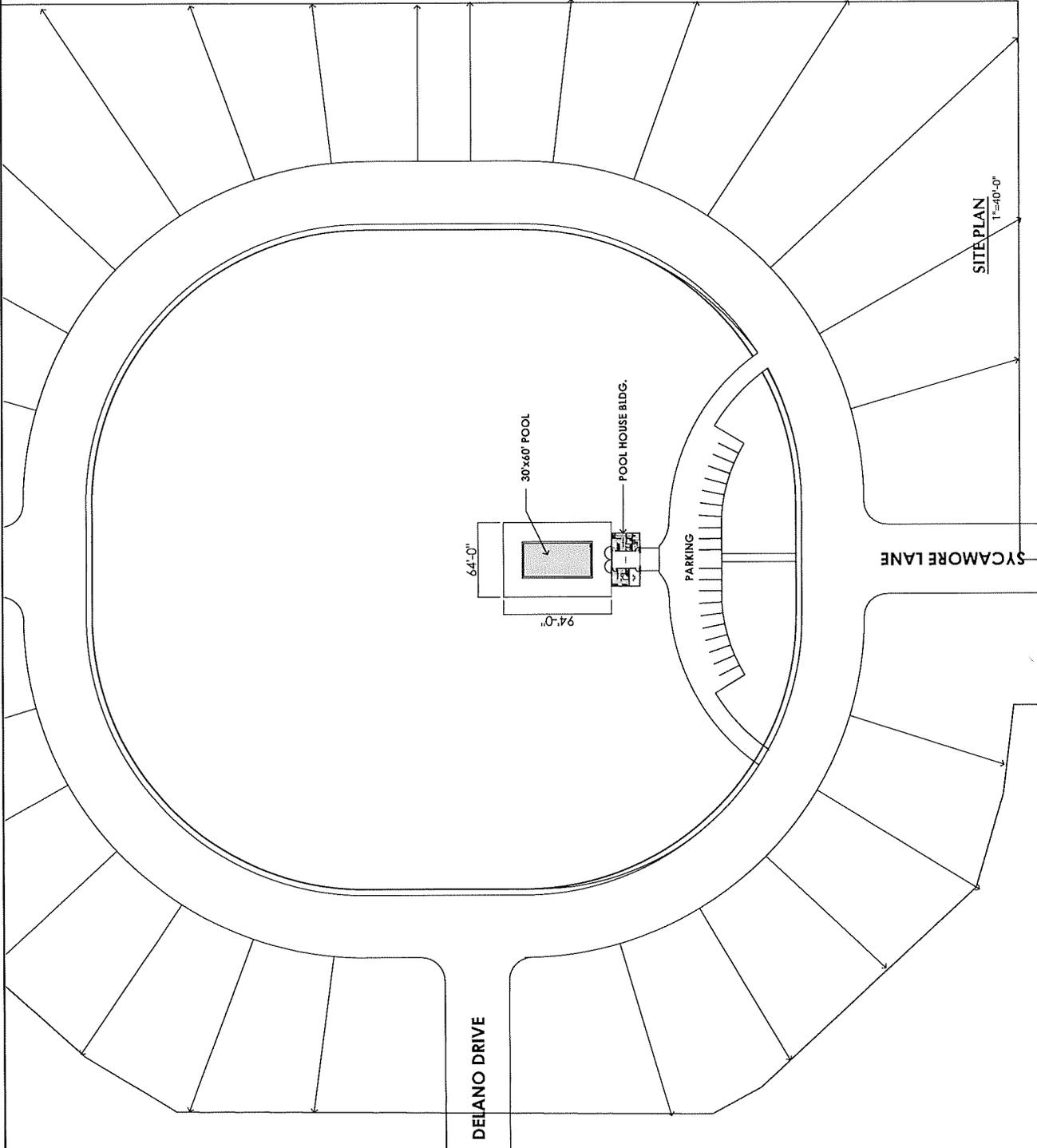
PLANT SCHEDULE OVERALL

INDEX	SIZE	SPECIES/COMMON NAME	COMMON NAME	SIZE	CONDITION
79	1/2"	Myrica aspidifolia	Black Tupelo	2" Cal.	DB40
81	2"	Quercus rubra	Northern Red Oak	2" Cal.	DB40
85	2"	Thuja americana 'Boulevard'	Boulevard Ligustrum	2" Cal.	DB40
83	2"	Ulmus sp. 'New Horizon'	New Horizon Elm	2" Cal.	DB40

RA

ENGINEERING COMPANY

DATE	ISSUE	DATE	ISSUE
12/18/77	PRELIMINARY SET		
12/28/77	UPDATED SET		
GLEN ROSS SWIM CLUB			



SITE PLAN

1"=40'-0"

DELANO DRIVE

SYCAMORE LANE

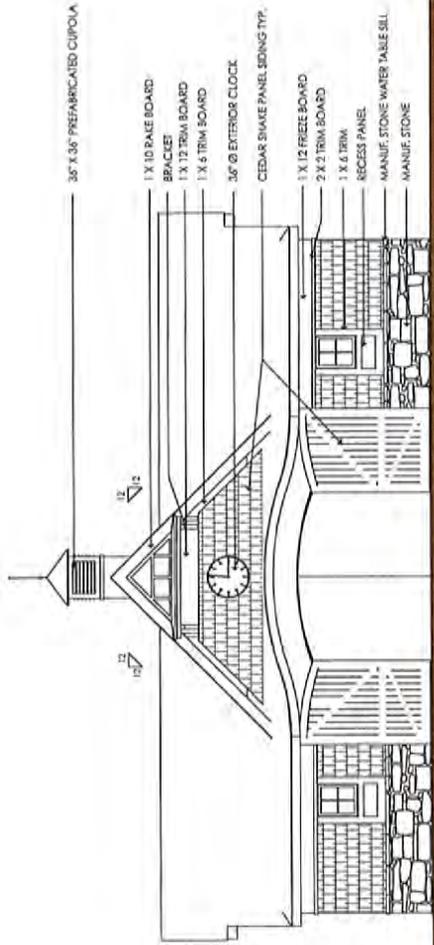
PARKING

POOL HOUSE BLDG.

30'x60' POOL

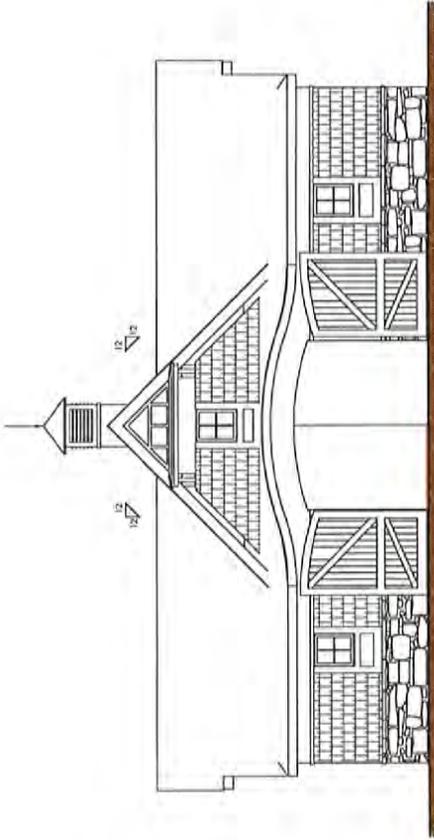
64'-0"

94'-0"

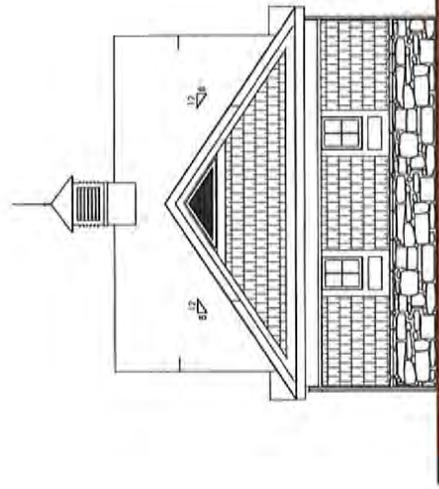


FRONT ELEVATION
1/4" = 1'-0"

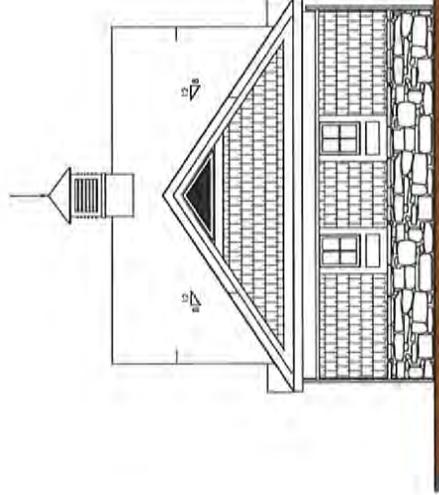
- 3/5" X 3/5" PREFABRICATED CUPOLA
- 1" X 10 RALE BOARD
- BRACKET
- 1" X 12 TRIM BOARD
- 1" X 4 TRIM BOARD
- 3/5" Ø EXTERIOR CLOCK
- CEDAR SHAKE PANEL, SIDING TYP.
- 1" X 12 FRIEZE BOARD
- 2" X 1 TRIM BOARD
- 1" X 4 TRIM
- RECESS PANEL
- MANUF. STONE WATER TABLE SILL
- MANUF. STONE



REAR ELEVATION
1/4" = 1'-0"



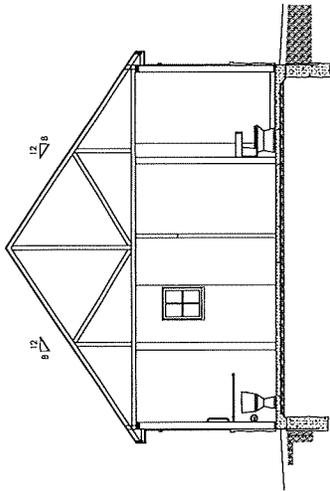
RIGHT ELEVATION
1/4" = 1'-0"



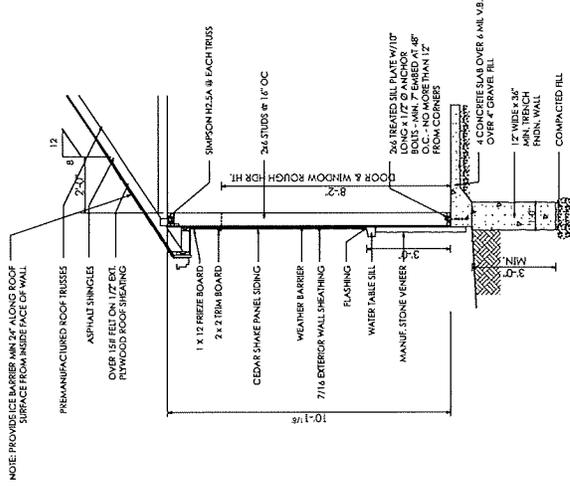
LEFT ELEVATION
1/4" = 1'-0"

REVISION COMPANY

DATE	REV.	DATE	BY
12/14/17	REVISION 01		
12/14/17	UPDATES 02/17		
GLEN ROSS SWIM CLUB			



BUILDING SECTION
1/4"=1'-0"



NOTE: PROVIDE CEILING BARRIER ALONG ROOF SURFACE FROM INSIDE FACE OF WALL

WALL SECTION
1/4"=1'-0"

RH

BUILDING COMPANY

DATE	SCALE	DATE	REVISION
12/18/17	PRELIMINARY		
12/28/17	UPDATED ROSET		
GLEN CROSS SWIM CLUB			

