

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

September 5, 2018

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on August 1, 2018, as recorded and transcribed.
3. REGULAR BUSINESS

- A. Belle Commons – Rezoning (2018-1965), Conditional Use Permit (2018-1966), Preliminary Development Plan (2018-1967), Preliminary Subdivision Plat (2018-1968), Final Subdivision Plat Sub-Area B (2018-1969) and public hearing has been postponed by the applicant until a later date.
- B. 2018-1988: A request by Mystic Golf and Games LLC., for approval of a Conditional Use Permit at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District).

Anticipated Process

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

- C. 2017-2057: A request by LND Troy Center, LTD for approval of a Development Plan Exemption for Troy Road Shopping Center on approximately 2.50 acres zoned B-3 (Community Business District) and located at 652 West Central Avenue.

Anticipated Process

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

- D. 2018-2050: A request by Source Point for approval of an Amended Final Development Plan for a Parking Lot Expansion for Source Point on approximately 11.41 acres zoned PO/I (Planned Office/Institutional District) and located at 800 Cheshire Road.

Anticipated Process

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

- E. 2018-2255: A request by Medrocck LLC for approval of a Final Subdivision Plat for Willowbrook Retail Development Phase 2 on approximately 3.324 acres zone B-4 PUD (General Business District with a Planned Unit Development District and located on the south side of US 36 and on the west side of South Houk Road.

Anticipated Process

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

- F. 2018-2053: A request by Delaware Development Plan LTD for a Concept Plan review for proposed revisions to Coughlin Crossings Sub-Area 5 and for Blue Sky Carwash in Sub-Area 6 on approximately 22.70 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located north of Meeker Way, east of US 23, west of Stratford Road and south of Elliot Estates Subdivision.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. No Commission Action Required

- G. 2018-2260: A request by the City of Delaware for approval of a Development Plan Exemption for a pedestrian connector between City Hall and 18 East William Street on approximately 0.40 acres and zoned B-2 (Central Business District) and located at 1 South Sandusky Street.

Anticipated Process

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

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: October 17, 2018
7. ADJOURNMENT

PLANNING COMMISSION
August 1, 2018
MOTION SUMMARY

ITEM 1. Roll Call

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

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

Staff Present: Jonathan Owen, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

Motion: Mr. Badger moved to change the sequence of the agenda to hear the Communities of Glenross after the Joshua Morgan case, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 18, 2018, as recorded and transcribed.

Motion: Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on July 18, 2018, as recorded and transcribed, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 3. ELECTION OF OFFICERS

A. Chairperson

Motion: Mr. Badger motioned to nominate Stacy Simpson as Chairperson, seconded by Mayor Riggle. There were no other nominations. Motion approved by a 7-0 vote.

B. Vice-Chairperson

Motion: Mr. Prall motioned to nominate George Mantzoros as Vice-Chairperson, seconded by Mr. Halter. There were no other nominations. Motion approved by a 7-0 vote.

ITEM 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

Mr. Schultz discussed the proposed plat and engineering is reviewing the sanitary/sewer line extensions.

b. Applicant Presentation

APPLICANT:

Andrew Wecker
50 North Sandusky Street
Delaware, Ohio

Josh Morgan
862 Township Road
Marengo, Ohio

Mr. Morgan discussed his plans to have new construction to conform to surrounding neighborhood.

c. Public comment (public hearing)

PUBLIC COMMENT:

Max Caldwell
1509 Bowtown Road
Delaware, Ohio

Mr. Caldwell voiced concerns of drainage needs that will be required with sidewalks and current standing water and draining issues in the surrounding area and his property. Mr. Efland discussed coordinating with the County regarding drainage issues.

d. Commission Action

Motion: Mr. Prall motioned to accept 2018-1589, along with all staff recommendations and conditions, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

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

Mr. Schultz informed the Commission that the proposed development encompasses 24.12 acres which is divided into two sub-areas. Sub-Area A will consist of multi-family housing on 20.972 acres and Sub-Area B will consist of commercial property and open space on 3.24 acres. Mr. Schultz discusses current zoning and the proposed plan. He provided information on access to the development and a secondary emergency access point. Information was provided regarding pedestrian connectivity and available parking spaces. Staff recommends a 10 foot mounding with 6 feet trees. He discussed the proposed apartments to be 3 stories high and materials. Information was provided on amenities for the development. Mr. Efland provided a letter of support by Chesrown. A discussion was held with the Commission regarding the materials proposed by the Application and recommendations for more natural materials on facades facing surrounding neighbors. Information was provided to the Commission regarding the Impact Traffic Study conducted by the Applicant.

b. Applicant Presentation

APPLICANT:

Steve Cuckler
94 North Sandusky Street
Delaware, Ohio

Joe Thomas
470 Olde Worthington Road

Delaware, Ohio

Mr. Thomas provided information on the different amenities being offered to tenants, the rent range and projected income of tenants. He discussed the inside amenities and square footage for both one and two bedroom units. He explained that first floor units will have handicap accessibility.

Mayor Riggle discussed the need for more affordable housing to support lower income workers.

A discussion was held regarding the water basins and expected flow of drainage.

c. Public comment (public hearing)

Wendy Caldwell
1509 Bowtown Road
Delaware, Ohio

Ms. Caldwell voiced a concern over the location of the emergency access drive being directly in line with her driveway. She voiced a concern over the high density and that the buffering was not high enough for a 3 story building. Ms. Caldwell also informed the Commission that she did not receive public notice in the form of a letter for the hearing, but did see the signage.

Chris Acker
90 Lackey-Old State Road
Delaware, Ohio

Mr. Acker read a written statement into the record regarding his concerns of the development. He voiced concerns related to continued construction and development and how it affects traffic and infrastructure needs. He voiced a concern over water run-off. He requested that the City consult with the Delaware County Soil and Water on how the development may affect surrounding farm land that reside in the County.

Nicki Acker
90 Lackey-Old State Road
Delaware, Ohio

Mrs. Acker voiced a concern regarding the traffic concerns in the area and where will the additional traffic be diverted during

improvements to the Point.

Diane Nutter
3273 Medoma Drive
Columbus, Ohio 43204

Ms. Nutter voiced concerns regarding the drainage issue and standing water issues in the area and how the development will impact these issues. She requested that the City consult with the Delaware County Soil and Water Conservatory District regarding these issues.

Holly Quaine
Delaware County Chamber of Commerce
32 South Sandusky Street
Delaware, Ohio

Ms. Quaine voiced her support for the development and discussed the needs for housing for workforce.

Mr. Efland discussed the concerns voiced regarding the fire access and will work with the Fire Chief to meet the standards. He discussed the preference to not have a gate on the emergency access due to delays in response time. Mr. Thomas was in agreement to move the access road a little to the east. Mr. Efland reviewed staff process on notification of public hearings. Mr. Thomas informed the Commission that he did meet with surrounding neighbors. Mr. Owens discussed the water drainage concerns and that the ponds will be controlled on the rate of water release. Mr. Thomas informed the Commission that he had met with Delaware City School Superintendent regarding the proposed development.

d. Commission Action

Motion: Mr. Prall motioned to approved 2018-1394, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1395, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1396, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 6-1 (Riggle) vote.

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

Mr. Schultz provided a presentation on the location of the property and the proposed development. He discussed the access point and the need to work with Village Gate for a proposed emergency access point. He discussed current zoning and allowances. He discussed the parking plan and amenities.

b. Applicant Presentation

APPLICANT:

Steve Cuckler
94 North Sandusky Street
Delaware, Ohio

Joe Thomas
470 Olde Worthington Road
Delaware, Ohio

c. Public comment (public hearing)

David Gordon
82 North Franklin St.
Delaware, Ohio

Ed Snodgrass
100 West Delaware Run
Delaware, Ohio

Mr. Gordon and Mr. Snodgrass voiced their opposition to the development and voiced concerns on the impact to their business located near the development. Mr. Gordon discussed that they have a current problem with traffic cutting through their property. Concerns were also voiced on if other property owners will be expected to make improvements, such as sidewalks. Mr. Gordon also voiced concerns on the density and how it was calculated.

Eddie Ambrose
527 Bowtown Road

Mr. Ambrose voiced concerns regarding the increase of traffic on Bowtown Road and the lack of road connection to the north from the development.

Mr. Owens reviewed the results of the Traffic Impact Study. Mr. Efland discussed that density is calculated by gross acreage. The Commission voiced concerns over the ability of Bowtown Road to handle additional traffic.

d. Commission Action

Motion: Mr. Badger motioned to approved 2018-1402, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion failed by a 3-4 (Badger, Riggle, Mantzoros, Simpson) vote.

Motion: Mr. Badger motioned to approved 2018-1403, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion failed by a 3-4 (Badger, Riggle, Mantzoros, Simpson) vote.

Motion: Mr. Badger motioned to approved 2018-1404, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion failed by a 3-4 (Badger, Riggle, Mantzoros, Simpson) vote.

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

Mr. Schultz reviewed the Approved Preliminary Development Plan and the Proposed Final Development Plan. He discussed the conditions and landscape plan. Information was provided that Sections 2-4 will be placed into the existing New Community Authority.

b. Applicant Presentation

APPLICANT:

Brian Prenger
EMHT
5500 New Albany Road
Columbus, Ohio

Mr. Prenger discussed the plans to construct the park area prior to Stage 3. He was in agreement with all other conditions.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approved 2018-1731, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1733, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1735, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1737, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 5. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the Comprehensive Planning Steering Committee.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: September 5, 2018

Mr. Efland informed the Commission that the October Planning Commission meeting will be held on October 17, 2018 due to a conference.

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the August 1, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 7:47 p.m.

Chairperson

Elaine McCloskey, Clerk

CASE NUMBER: 2018-1988
REQUEST: Conditional Use Permit
PROJECT: Mystic Golf & Games
MEETING DATE: September 5, 2018

APPLICANT/OWNER

David Sturman
328 Linwood Street
Delaware, Ohio 43015

REQUEST

2018-1988: A request by Mystic Golf and Games LLC., for approval of a Conditional Use Permit at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District).

PROPERTY LOCATION & DESCRIPTION

The existing tenant space is located at 1159 Columbus Pike in the southern portion of the Delaware Square Shopping Center. The subject property is zoned B-3 (Community Business District) as are the properties to the south. The property to the north is zoned B-4 (General Business District), the properties to the east are zoned B-3 and B-1 (Limited Business District), and the properties to the west, across Columbus Pike, are zoned R-2 (Single Family Dwellings).

BACKGROUND

The shopping center was constructed in 1989 per the Delaware County Auditor's Office. In 2013, the building received a Development Plan Exemption approved by the Planning Commission for renovations and upgrades for the building. These upgrades included: repairing and repaving the parking lot, installing new landscaping in the parking islands and in the planter beds, installing dry stack stone around the base of the building columns, renovating the "outdoor promenade", and general repairs to the face of the shopping center. The tenant space for the proposed indoor recreation and entertainment center is currently vacant, but was previously a furniture rental store called Aaron's Rentals and a restaurant prior to that.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-3 (Commercial Business District) which allows an indoor recreation and entertainment center with Conditional Use Permit approval by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The applicant would not be required to submit engineering drawings because the improvements are only interior renovations within an existing building.
- **BUILDING:** The indoor recreation and entertainment center would have to achieve compliance with all building code requirements and the applicant needs to obtain a building permit before starting construction.
- **ROADS AND ACCESS:** The site would have access from the existing curb cuts on US-23 and from the east off Stratford Road which is a private drive. Delivery trucks would have access to the back of the site from an access drive that runs along the east side of the Delaware Square Shopping Center.
- **BIKE PATHS/PEDESTRIAN ACCESS:** The interior development would not trigger any pedestrian improvements.
- **SITE CONFIGURATION:** The approximate 8,250 square foot tenant space is located within the southern portion of the Delaware Square Shopping Center. The building is existing and no exterior changes are being proposed at this time. The Delaware Square Shopping Center has over 340 parking spaces and this site would require 55 of those parking spaces as a major anchor tenant. Therefore, the existing parking lot will provide adequate parking for this use.
- **LANDSCAPING & SCREENING:** No additional landscaping would be required with the proposed indoor recreation and entertainment center.
- **SIGNAGE:** The applicant is not proposing specific building signage in this application but any signage would have to be within the sign band and be designed with individual channel cut letters, per the base zoning code.

- **LIGHTING:** The applicant is not proposing any new exterior lighting. Any such exterior lighting, if desired, would have to achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official.
- **CONDITIONAL USE PERMIT:** Indoor recreation and entertainment facilities shall comply with the general review criteria and the supplemental regulations for specific uses set forth in Chapter 1148. More specifically, in order to minimize any effects of the above, the Planning Commission may require additional noise reduction measures (per Section 1171.04 Performance Standards – see attached) to assure that the level of noise is no more than the prevailing noise levels of other permitted uses in the district. The proposal is confined within the building so exterior noise will not be an issue. Therefore, the proposal appears to achieve compliance with the general review criteria and supplemental regulations to allow for a Conditional Use Permit for the proposed use. The use will consist of indoor mini golf, games, and video simulators for golf, baseball, and other sports.

STAFF RECOMMENDATION (2018-1988 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Mystic Golf and Games LLC., for a Conditional Use Permit at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District) with the following conditions that:

1. This approval shall not constitute approval by the State of Ohio to occupy the space for the consumption / sale of alcoholic beverages. Such approval shall be obtained from the State, if desired.
2. Any signage shall achieve compliance with the zoning code.
3. Any lighting shall achieve compliance with the zoning code and shall be approved by the Chief Building Official.

GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

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

SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES

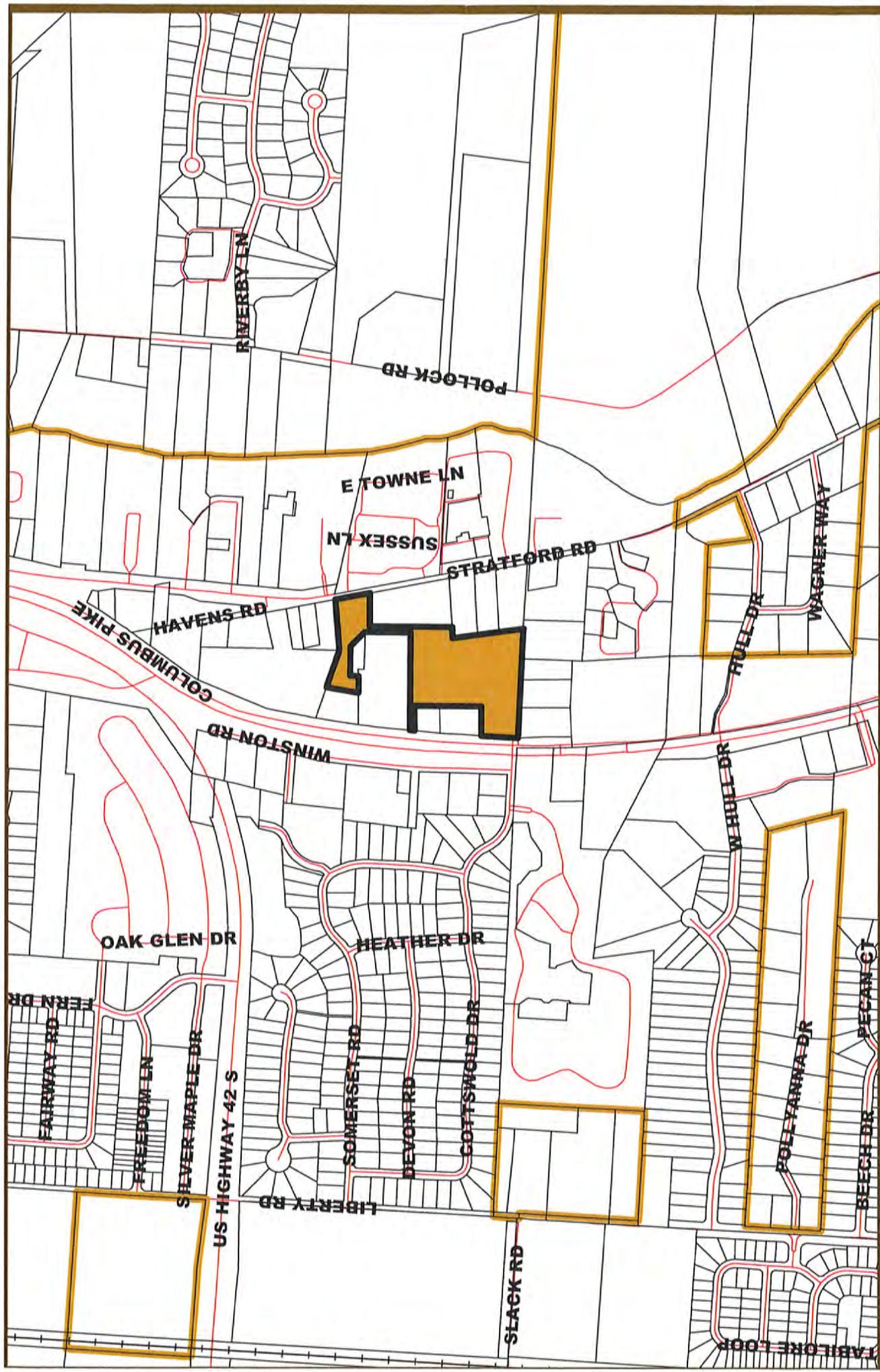
(m) Indoor Recreation and Entertainment: Indoor recreation and entertainment facilities, such as an indoor theater, bowling alley, arcade, billiard parlor, assembly hall or party center, shall comply with the noise standards set forth in Chapter 1171. In order to minimize any effects of the above, the Planning Commission may require additional noise reduction measures to assure that the level of noise is no more than the prevailing noise levels of other permitted uses in the district.

COMMISSION NOTES:

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

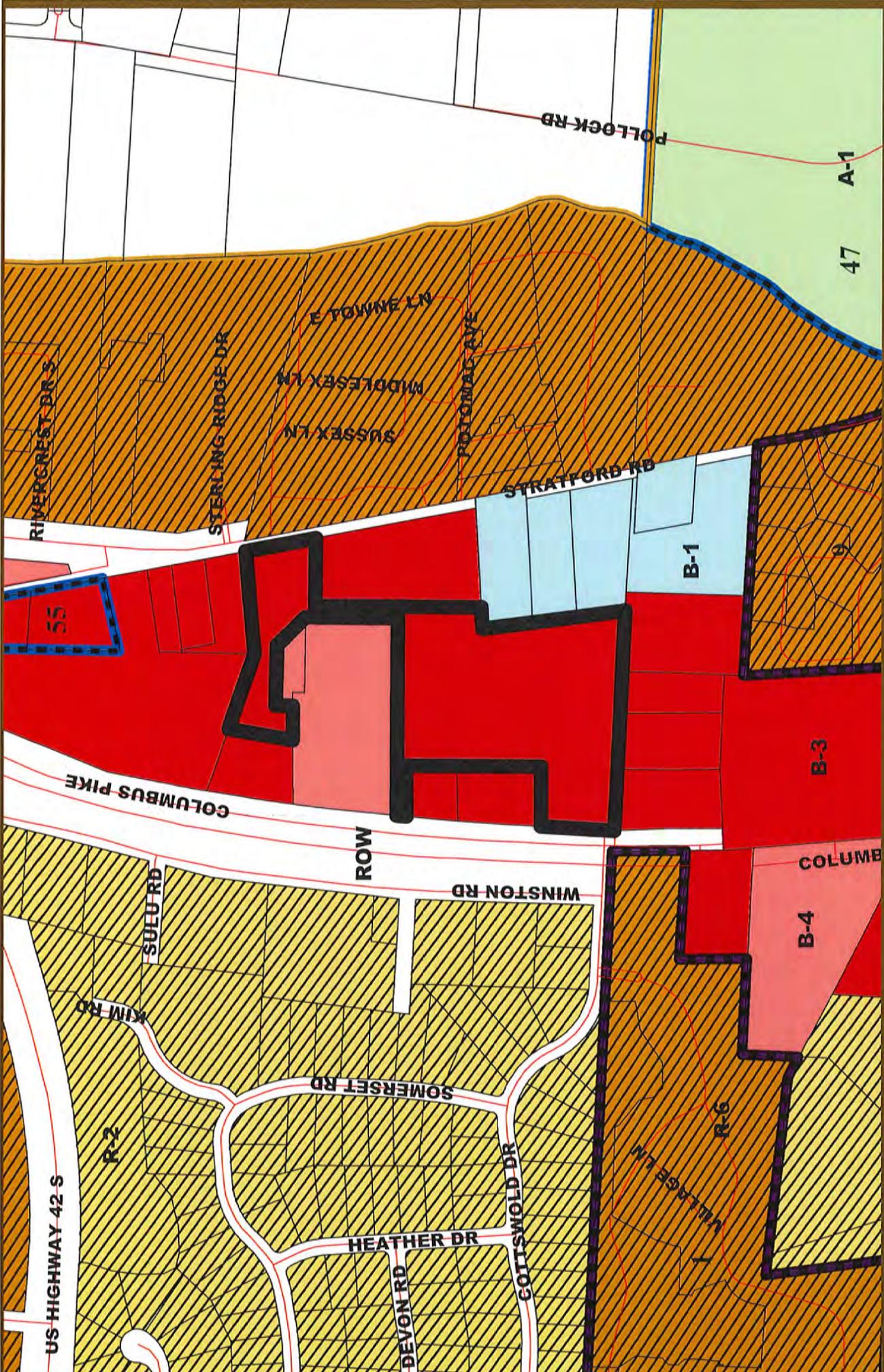
CONDITIONS/MISCELLANEOUS:

FILE: MYSTIC GOLF & GAMES
ORIGINAL: 08/30/18
REVISED:

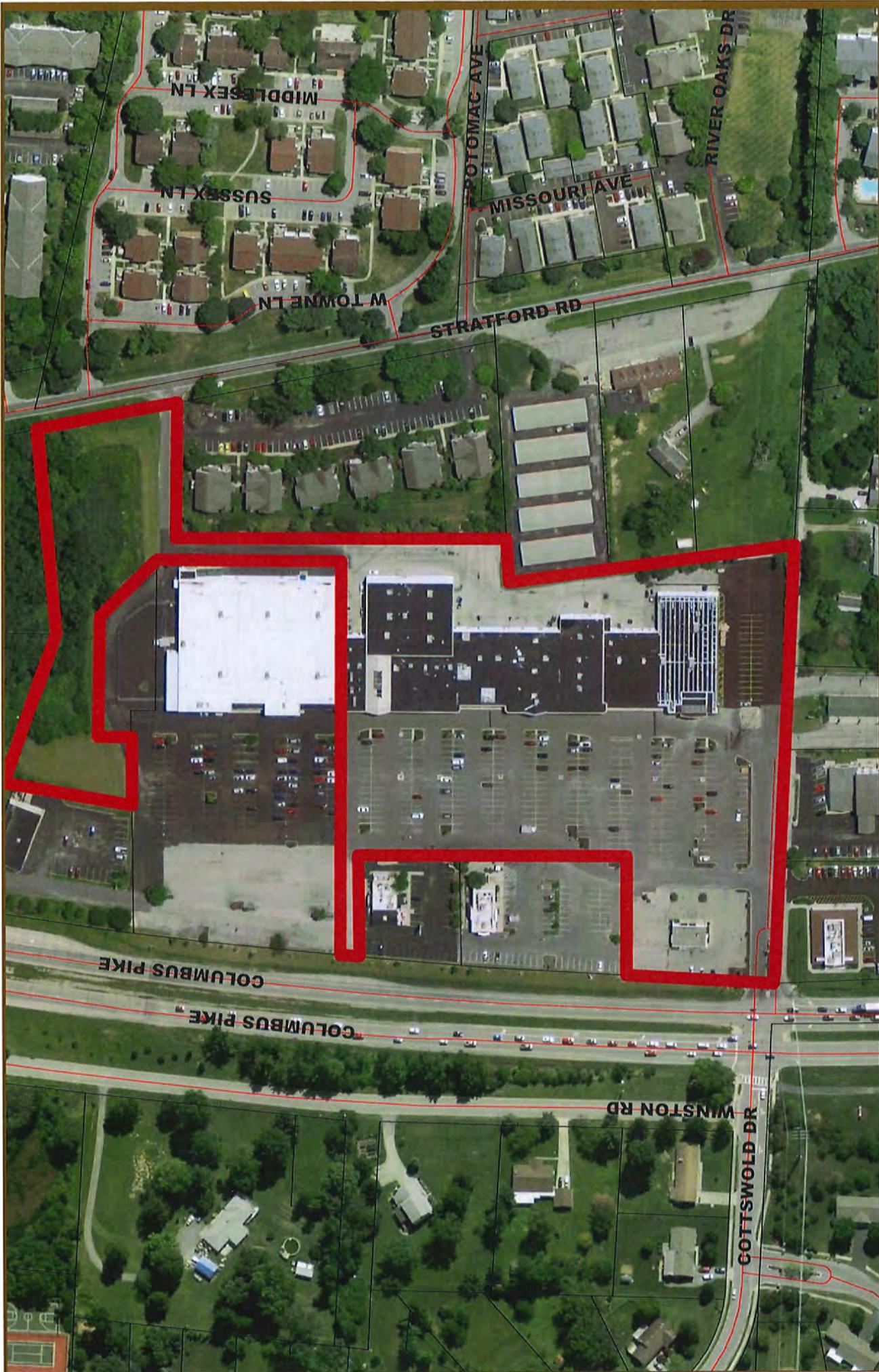


2018-1988
 Conditional Use Permit
 Mystic Golf & Games - 1159 Columbus Pike
 Location Map





2018-1988
Conditional Use Permit
Mystic Golf & Games - 1159 Columbus Pike
Zoning Map



2018-1988
Conditional Use Permit
Mystic Golf & Games - 1159 Columbus Pike
Aerial (2016) Map



- (c) Building components, such as windows, doors, eaves, and parapets, shall be composed on a facade of a building with harmonious proportions in relationship to one another and surrounding buildings.
- (d) Architectural features should be placed upon a facade of a building in a pattern that creates a building fenestration that has a constant rhythm and harmonious appearance.
- (e) A combination of materials, textures, colors, and finishes are preferred to create visual interest.
- (f) Entryways should be designed to enhance the ability of the general public to find their way into and around buildings and open spaces.
- (g) In areas that have predominant historic characteristics, such character should be a significant consideration in determining compatibility between proposed and existing structures. In such cases compatibility may be partially achieved by some repetition of basic elements such as color, materials and scale.
- (h) When existing buildings are to be renovated, the distinguishing qualities or elements of a property that contribute to the overall character should not be destroyed. Removal or alteration of distinctive architectural features should be avoided, except for those considered to be noncontributing.
- (i) Buildings adjacent to freeways shall be designed and landscaped to be visually attractive as viewed from the freeway.
- (j) Mechanical equipment which is located on the roof of a building shall either be located in a manner that such structure is not visible from the front lot line or shall be enclosed in a structure that matches the materials of the building or shall be covered or painted to blend with the building.

SECTION 1171.04 PERFORMANCE STANDARDS.

No land or structure in any district shall be used or occupied in any manner to create a dangerous or objectionable condition, substance or element, in such a manner or in such amount to adversely affect the adjoining premises or surrounding area. All uses shall comply with the following performance standards:

- (a) Americans with Disabilities Act. All uses shall comply with all applicable requirements of the Americans with Disabilities Act, and all other applicable federal, state, and county regulations.
- (b) Lighting and Glare. All exterior lighting and conditions that generate glare shall comply with the requirements of Section 1171.05.
- (c) Heat. No use shall generate heat that is perceptible without the aid of instruments at any point beyond the lot occupied by the use.
- (d) Noise. No use shall emit noise that exceeds the following decibel levels, when measured at the boundary of the property from which the sound or noise is emanating, (ORD 02-54 Passed June 10, 2002)
 - (1) For any A-1 or R District (ORD 02-54 Passed June 10, 2002):
 - A. 55 DBA between the hours of 10:00 p.m. and 7:00 a.m.
 - B. 60 DBA between the hours of 7:00 a.m. and 10:00 p.m.
 - (2) For any B, PO/I, or O District (ORD 02-54 Passed June 10, 2002):
 - A. 60 DBA between the hours of 10:00 p.m. and 7:00 a.m.
 - B. 65 DBA between the hours of 7:00 a.m. and 10:00 p.m.
 - (3) For any M-1 District (ORD 02-54 Passed June 10, 2002):
 - A. 65 DBA between the hours of 10:00 p.m. and 7:00 a.m.
 - B. 70 DBA between the hours of 7:00 a.m. and 10:00 p.m.
 - (4) For any M-2 District: 75 DBA at any time of the day. (ORD 02-54 Passed June 10, 2002).
 - (5) In addition, no use shall emit intermittent or shrill noises, which are perceptible at the nearest residential district.

- (e) Vibration. Vibrations, which are perceptible without the aid of instruments, shall not be permitted beyond the lot occupied by the use generating such vibration.
- (f) Smoke. No use shall emit smoke for longer than eight (8) minutes in any hour which is of a shade darker than Number 3 on the Standard Ringelmann Chart as issued by the U.S. Bureau of Mines.
- (g) Odors. No use shall emit malodorous gas or matter that is discernible on any adjoining lot or property.
- (h) Air Pollution. No use shall emit fly ash, dust, vapors or other substances that are harmful to health, animals, vegetation or other property or which can cause excessive soiling.
- (i) Fire Hazards. Flammable or explosive materials shall only be permitted in structures having incombustible exterior walls.
- (j) Storage Handling. Storage handling and use of flammable liquids shall comply with regulations as set forth in Bulletin No. 30-L of the National Fire Protective Association. Storage of other materials in yards or structures shall comply with other fire protective codes of the municipality and all parts shall be accessible to firefighting equipment.
- (k) Solid Waste. Solid waste, including empty packing crates and other excess materials, shall not be allowed to accumulate on a lot and shall be disposed of on a regular basis or enclosed within a wall or fence.
- (l) Liquid Waste. Liquid wastes shall be disposed of in appropriate containers and removed from the site on a regular basis. Liquid waste or sewerage shall not be discharged into a reservoir, stream or other open body of water or into a storm or sanitary sewer until treated so that the insoluble substances, such as oils grease, acids, alkalines and other chemicals in the waste do not exceed the amount allowed by other codes of the City, County, State or similar jurisdictional authority.
- (m) Noxious, toxic or corrosive fumes. Noxious, toxic or corrosive fumes or gasses shall not be emitted which shall be injurious to the property, vegetation or health of the people residing in any adjacent residential district.
- (n) Radioactive or Electrical Disturbances. Radioactive emissions or electrical discharges shall be confined to the use and lot from which they originate and shall not occur across any lot line.

SECTION 1171.05 EXTERIOR LIGHTING STANDARDS [MOVED TO CHAPTER 1158].

(ORD 04-92 Passed 6-14-04)

SECTION 1171.06 PERFORMANCE STANDARD COMPLIANCE.

- (a) Existing Uses. Whenever it is alleged that a use of land or structure creates or is likely to create or otherwise produce dangerous or objectionable elements, the Board of Zoning Appeals shall:
 - (1) Make a preliminary investigation of the matter and shall forward its report to Council, together with the allegation that there exists or are likely to be created such dangerous or objectionable elements.
 - (2) Request Council to authorize the employment of a competent specialist or testing laboratory for the purpose of determining the nature and extent of such dangerous or objectionable elements and a practicable means of remedying such condition.
 - (3) Upon receipt of the findings and recommendations of such specialist or laboratory, the Board may approve, partially approve subject to certain conditions, or disapprove the measures recommended therein and instruct the Director of Planning and Community Development to proceed with the enforcement of such measures in accordance with the provisions of Section 1125.02.
 - (4) The City shall bear the costs of various tests, consultant fees or other investigations which are required herein, provided that the owner of the use under investigation shall reimburse the City for all such expenses in the event that the operation of use of such



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2017-2057

REQUEST: Development Plan Exemption

PROJECT: Troy Road Shopping Center

MEETING DATE: September 5, 2018

APPLICANT/OWNER

LND Troy Center LTD
650 West Central Avenue
Delaware, Ohio 43015

REQUESTS

2017-2057: A request by LND Troy Center, LTD for approval of a Development Plan Exemption for Troy Road Shopping Center on approximately 2.50 acres zoned B-3 (Community Business District) and located at 652 West Central Avenue.

PROPERTY LOCATION & DESCRIPTION

The subject parcel located at 652 West Central Avenue encompasses 2.50 acres and is located on the north side of West Central Avenue between Troy Road and Grandview Avenue. The subject site is zoned B-3 (Community Business District) as are the properties to the east and west. The properties to the north are zoned R-3 (One Family Single Family District) and the properties to the south are zoned PO/I (Planned Office Intuitional District) and O (Office with text limitations).

BACKGROUND/PROPOSAL

The current owners purchased the Troy Shopping Center in 2016 and they are proposing to upgrade and modernize the exterior façade to project a modern image. The improvements would include a new sign band along the West Central Avenue and west elevations along with replacing the sporadic metal panel water table with a limestone water table to the match the existing limestone water table.

STAFF ANALYSIS

- **ZONING:** The building facade renovations require a Development Plan Exemption approved by the Planning Commission.
- **GENERAL ENGINEERING:** The engineering department indicated no formal engineering drawings are required because there are no site plan revisions proposed.
- **SITE CONFIGURATION:** As mentioned above, no site plan revisions are proposed so the curb cut access locations and parking lot configuration would remain unchanged.
- **BUILDING DESIGN:** The existing front building elevation was likely enlarged and incrementally renovated over the years and is mainly comprised of brick with some EFIS with a water table that includes a mixture of brick, limestone and metal panels. The owner is proposing a new EIFS sign band that would cover the existing brick sign band and would be installed along the front (south) and west elevations to modernize the shopping center. The proposed EFIS sign band would be extended above the current brick sign band at various heights to create a more aesthetically pleasing design with better proportions to emphasize primary and secondary tenant spaces. The sign band would have a prefinished metal coping with a built up EIFS cornice. The EIFS color would be a tan color to be approved by staff. In addition, a few of the tenant spaces have a metal panel water table and the water table would be replaced with limestone to match the existing limestone water table. The existing wrapped columns with a brick base would remain as constructed. Finally, the east and rear elevations would remain unchanged.
- **LANDSCAPING & SCREENING:** No additional landscaping is proposed or required with the proposal.
- **SIGNAGE:** The current building signage, which is a mix of interior illuminated channel letter and box signage and non-illuminate flat wall signs would be removed and replaced with temporary banner signs during the renovations. Upon completion of the renovations, the existing tenant signage would be reinstalled because of cost considerations of the owner and tenants of the shopping center. When new tenant space is leased, the new tenant shall be required to install backlit channel letter signs to be consistent with other recently approved similar projects. The sign area for each tenant shall achieve compliance with zoning code which currently allows 1 square foot of sign area per linear tenant frontage. Approval of this case will establish a formal comprehensive sign plan for this shopping center.

- **LIGHTING:** No additional lighting is proposed in the renovations.
- **DEVELOPMENT PLAN EXEMPTION:** Section 1129.06(k) of the Zoning Code authorizes the Director of Planning and Community Development to exempt small incidental construction, which does not result in an adverse impact to the site or surroundings, from the development plan review process. Should the Director make such a determination, the Planning Commission shall confirm or overturn the determination.

Section 1129.06(k) Development Plan Exemption. When a minor alteration is proposed to an existing building, structure, use or site arrangement the Director of Planning and Community Development may make a preliminary determination that such a proposal is not contrary to the Zoning Ordinance and will not result in any material adverse impact to the site or surrounding areas. In such case, the Director may further determine that such proposal is not subject to development plan review. Such determination shall primarily apply to small incidental construction on large zoning lots and when the proposed construction is substantially distant and screened from the adjacent roadways and property lines.

If the Director makes a determination that such a proposal is not a minor alteration, the proposal shall fully comply with the development plan review procedures in Chapter 1129.

- (1) When the Director of Planning and Community Development makes such preliminary determination of administrative approval, the proposal shall be placed on the agenda of the next regularly scheduled Planning Commission meeting. At such meeting, the Planning Commission shall, by motion and majority vote, either:
 - A. Confirm the Director of Planning and Community Development's preliminary determination, in which case, the Director may issue a certificate of zoning compliance; or
 - B. Overturn the Director of Planning and Community Development's determination and, in so doing, require that the proposal fully comply with the development plan review procedures in Section 1129.06.

The Director finds, preliminarily, that this proposal with the conditions noted, is a minor alteration, with no adverse impacts to the site or surroundings, and is not contrary to the Zoning Code.

STAFF RECOMMENDATION – DEVELOPMENT PLAN EXEMPTION (2017-2057)

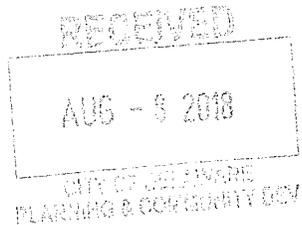
Staff recommends approval of a request by LND Troy Center, LTD for a Development Plan Exemption for Troy Road Shopping Center on approximately 2.50 acres zoned B-3 (Community Business District) and located at 652 West Central Avenue, with the following conditions that:

1. The proposed building renovation shall match the submitted building plans in construction materials, design, colors and shall be approved by staff prior to construction.
2. Temporary banner signage for each tenant shall be permitted during the renovations.
3. Upon completion of the renovations, the current existing tenant signage shall be reinstalled.
4. When new tenant space is leased, the new tenant shall be required to install backlit channel letter signage in accordance with the comprehensive sign plan.
5. The sign area for each tenant shall achieve compliance with zoning code which currently allows 1 square foot of sign area per linear tenant frontage and the comprehensive sign plan for the shopping center.

LND Troy Center, Ltd.

August 8, 2018

Lance Shultz
Planning & Community Development Department
City of Delaware
1 South Sandusky Street
Delaware, OH 43015



Dear Mr. Shultz,

Attached please find architects renderings of our proposed renovations to the exterior of Troy Road Shopping Center located at 652 West Central Avenue, Delaware.

Our intent is to upgrade and modernize the exterior façade so that it is in keeping with the newer developments in the area and projects a good, modern image.

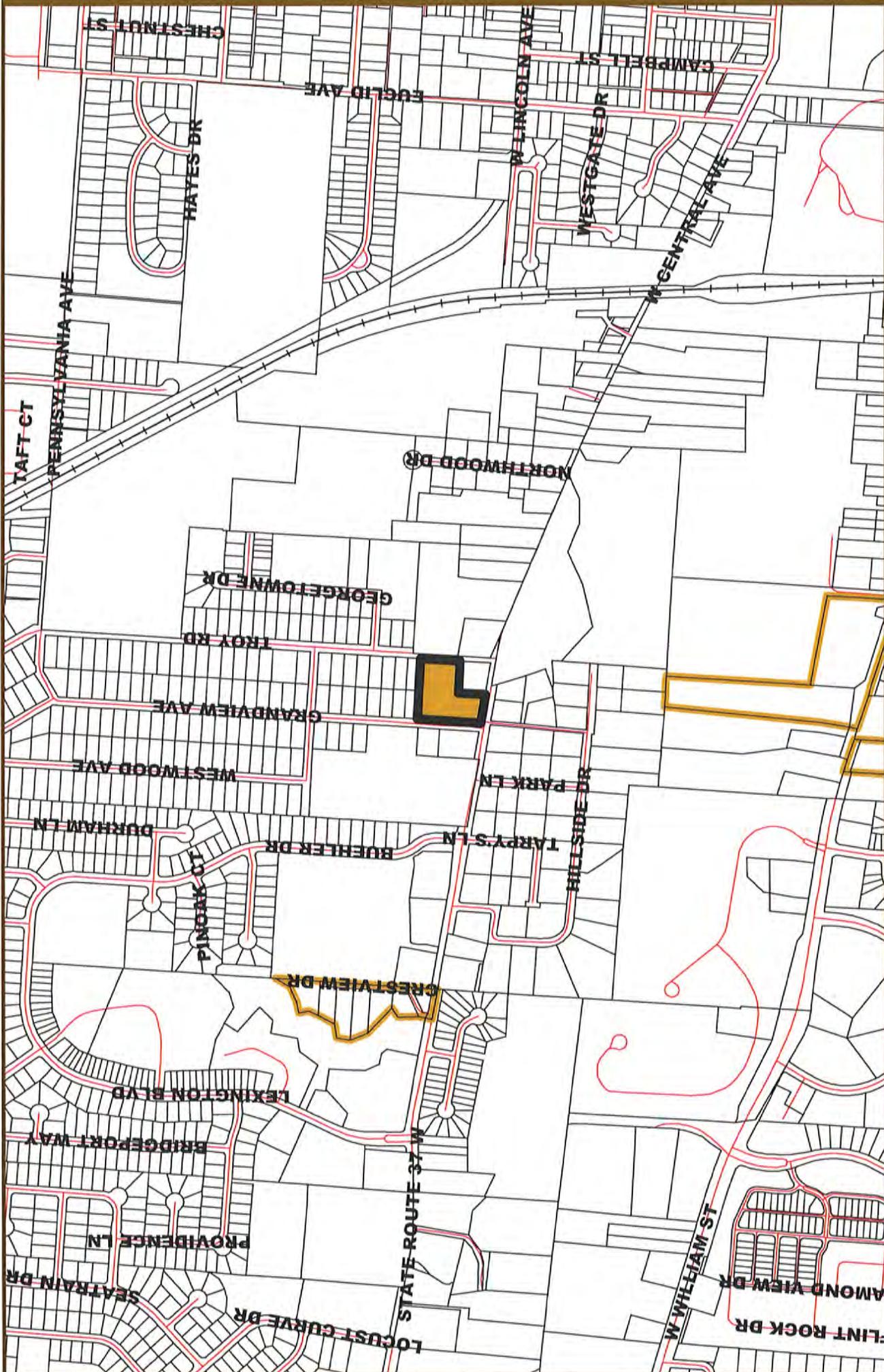
Regarding tenant signs, we will remove the existing signs and replace them with temporary banner signs during the renovations. Upon completion of the renovations, we will reinstall the existing signs. All new tenants will be required to install backlit channel letter signs.

Please feel free to contact me if you have any questions or would like to discuss further.

Best regards,

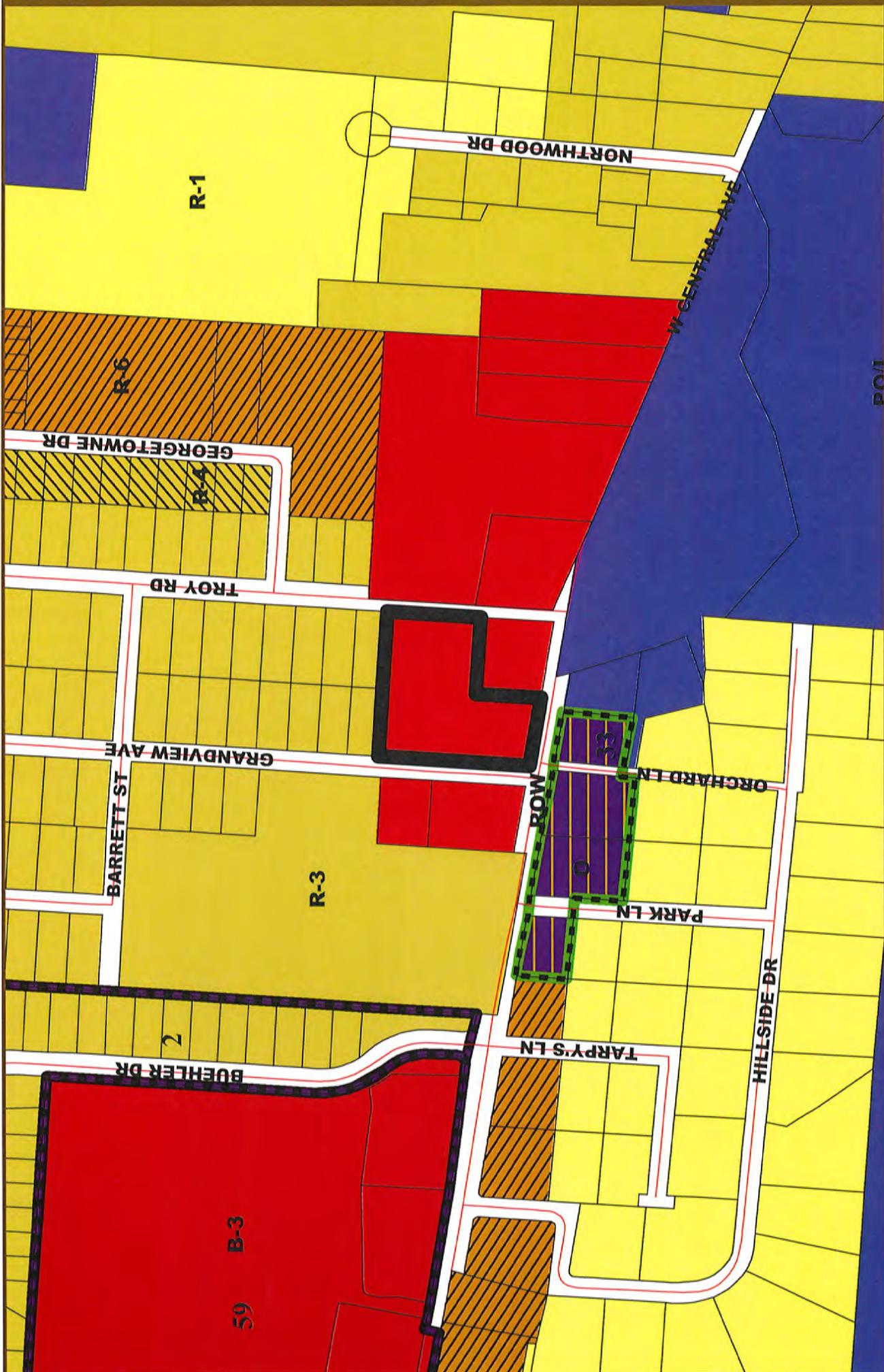
Errol D'Souza

Errol D'Souza
614-419-0005
edsouza@laurelsales.com



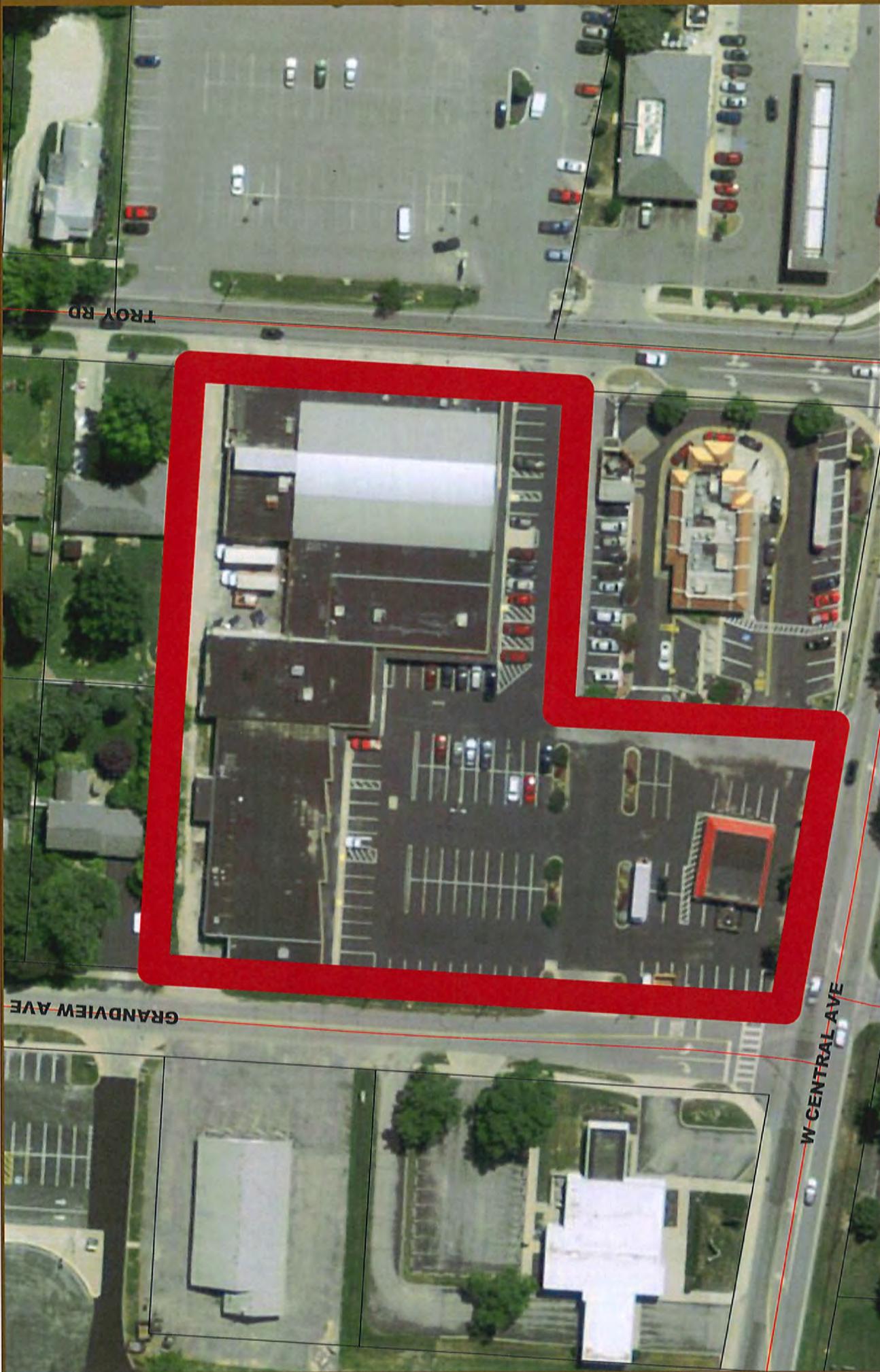
2017-2057
Development Plan Exemption
Troy Road Shopping Center - 652 West Central Avenue
Location Map





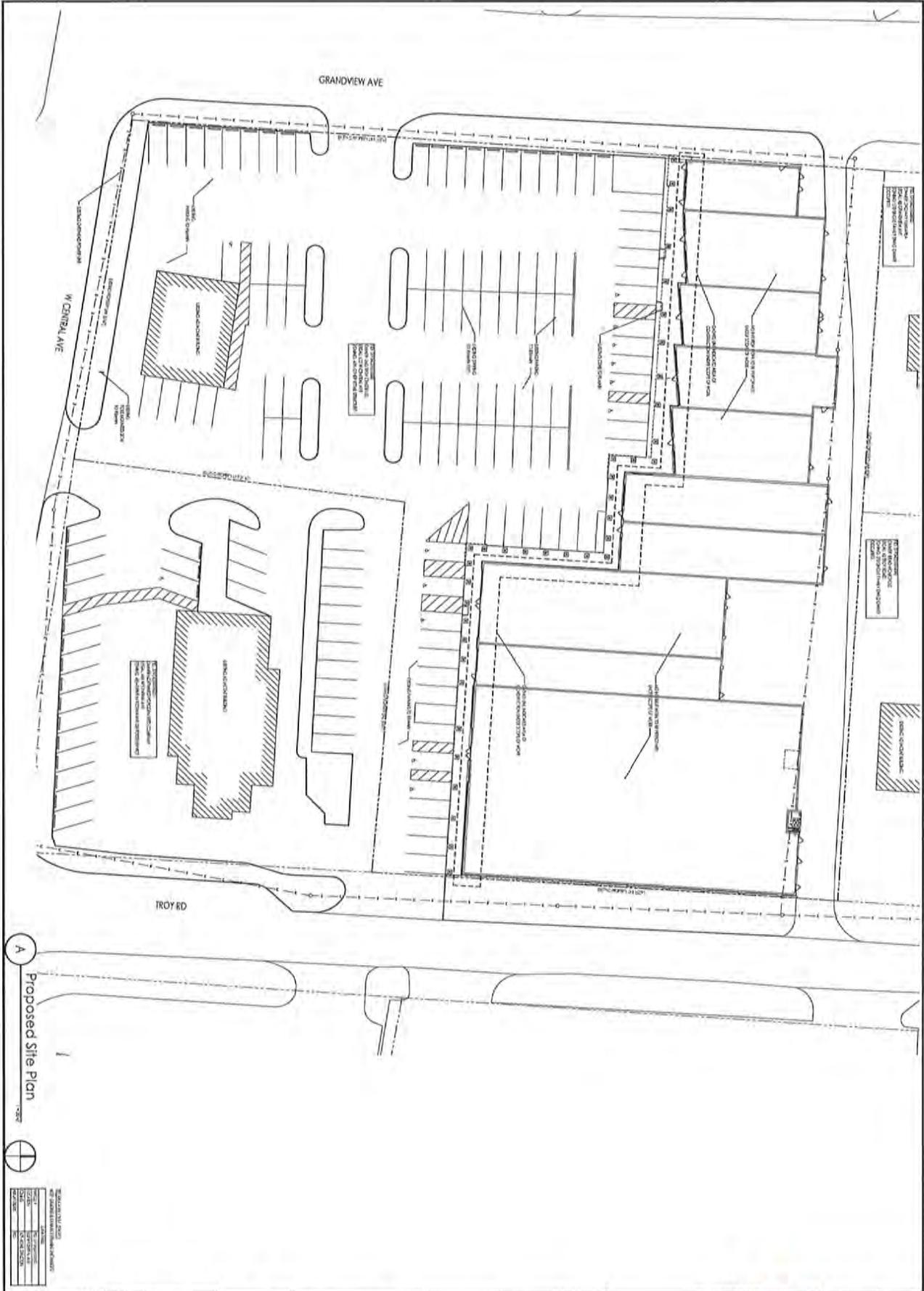
2017-2057
 Development Plan Exemption
 Troy Road Shopping Center - 652 West Central Avenue
 Zoning Map





2017-2057
Development Plan Exemption
Troy Road Shopping Center - 652 West Central Avenue
Aerial (2016) Map



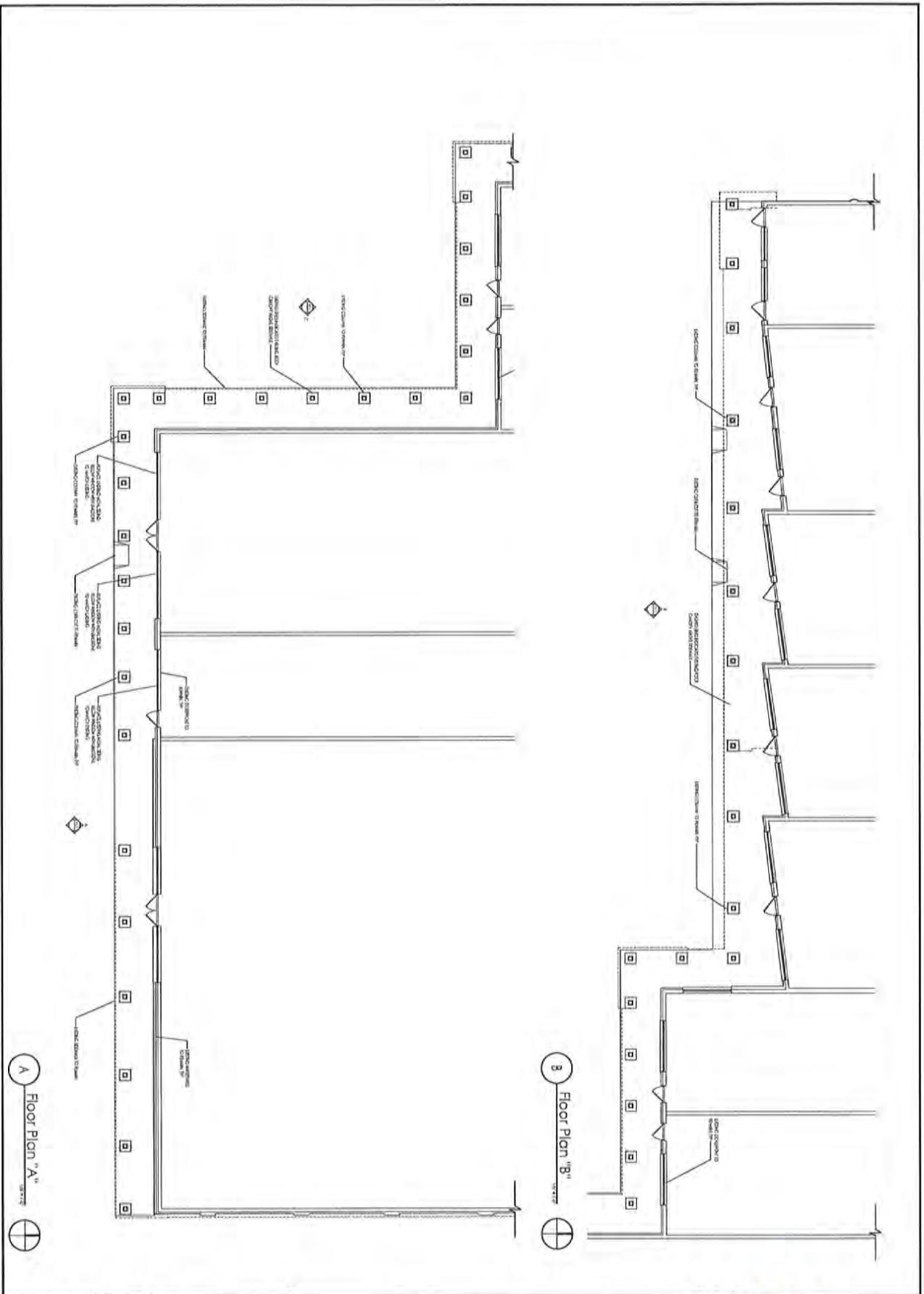


A
Proposed Site Plan

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		DAVIES DESIGN, INC. 4810 ALPHEA RD. #200 MARIETTA, OH 45750 (614) 426-1111 WWW.DAVIESDESIGN.COM
		PROJECT: EXTERIOR RENOVATION DATE: 10/2017 DRAWN BY: [Name] CHECKED BY: [Name]

EXTERIOR RENOVATION
TROY SHOPPING CENTER

652 W CENTRAL AVE
 Delaware, OH 43015

Key Plan and North Elevation

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

DATE: 10/2017

A1.1

MR. L. PITS



Tenant Sign

Tenant Sign

Tenant Sign

CASE NUMBER: 2018-2050

REQUEST: Amended Final Development Plan

PROJECT: Source Point

MEETING DATE: September 5, 2018

APPLICANT/OWNER

Source Point
800 Cheshire Road
Delaware, Ohio 43015

REQUEST

2018-2050: A request by Source Point for approval of an Amended Final Development Plan for a Parking Lot Expansion for Source Point on approximately 11.41 acres zoned PO/I (Planned Office/Institutional District) and located at 800 Cheshire Road.

PROPERTY LOCATION & DESCRIPTION

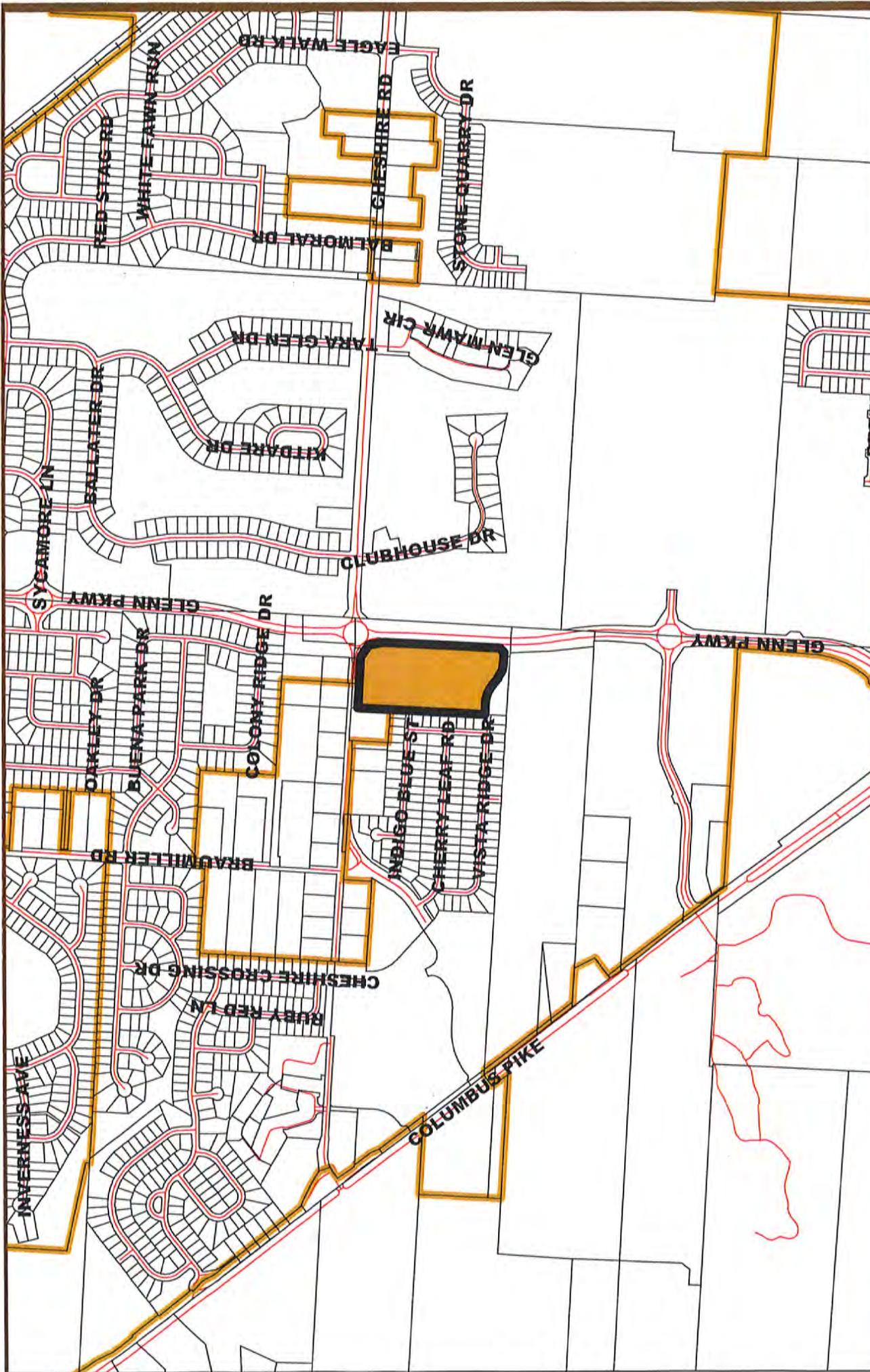
Source Point is located on the south side of Cheshire Road and west of Glenn Parkway. The properties to the north are zoned A-1 (Agricultural District) in the City and FR-1 (Farm Residential) in the township, the property to the south is zoned A-1, the property to the east is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned R-3 (One Family Residential) in the City and FR-1 in the township.

BACKGROUND/PROPOSAL

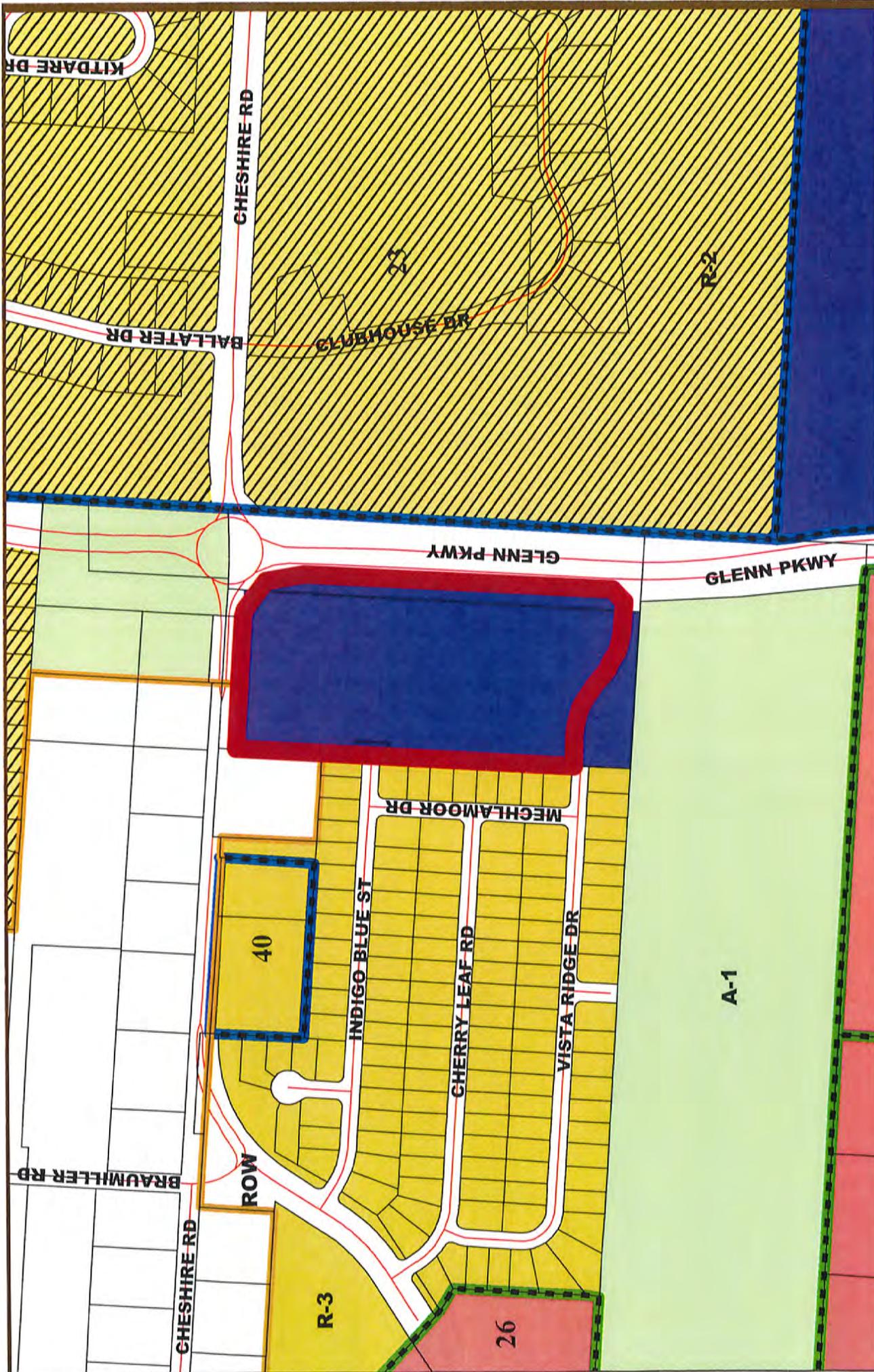
In 2006 City Council approved a Rezoning Amendment and Combined Preliminary and Final Development Plan for the Council of Older Adults which is now called Source Point for an approximate 60,000 square foot building on 13.928 acres. Now the applicant is proposing a 61 space parking lot addition for a total of 225 parking spaces to accommodate the patrons of Source Point.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is zoned PO/I which permits the subject use. The parking lot expansion would require an Amended Final Development Plan approval by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The engineering department indicated no formal separate engineering drawings are required because of the minimum site plan revisions but the revisions would require approval by the City Engineer. Any engineering drawings should be included with the building permit application for review.
- **ROADS AND ACCESS:** The access to the site would remain the same with full movement curb cuts from Cheshire Road and Glenn Parkway.
- **PEDESTRIAN CONNECTIVITY:** There is an existing bike path along the frontage of Glenn Parkway and Cheshire Road adjacent to the Source Point development. Therefore, the pedestrian connectivity would remain the same with the proposed parking lot expansion. The City would require a right of entry easement along the western portion of the site along Cheshire Road for the City to extend the bike path to the west in the future per the adopted Bicycle and Pedestrians Master Plan 2027. The City is currently pursuing a grant for such extension.
- **SITE CONFIGURATION:** The 164 space existing parking lot is located on the northeastern portion of the site and has curb cuts to Glenn Parkway to the east and Cheshire Road to the north. The applicant is proposing to add 48 parking spaces along the eastern portion of the parking lot with 41 parking spaces fronting Glenn Parkway and 7 spaces near the entrance to the building along Glenn Parkway. Also, the applicant is proposing to add 13 parking spaces along the western portion of the parking lot just south of the curb cut from Cheshire Road. In addition, 7 handicap spaces would be converted from 11 typical spaces near the main entrance on Cheshire Road. Therefore the total number of spaces would equal 225 parking spaces with the 61 additional parking spaces proposed. The remainder of the site would not be disturbed and would remain virtually unchanged.
- **TREE REMOVAL & REPLACEMENT:** The proposed parking lot expansion is not removing any qualifying trees (6 inches or larger) but would remove six smaller previously required trees and the applicant is proposing to replace those trees with 6 new trees along Glenn Parkway. Therefore the proposed parking lot



2018-2050
 Amended Final Development Plan
 Source Point - 800 Cheshire Road
 Location Map



2018-2050
 Amended Final Development Plan
 Source Point - 800 Cheshire Road
 Zoning Map



2018-2050
Amended Final Development Plan
Source Point - 800 Cheshire Road
Aerial (2016) Map





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



Project # _____ Case # _____

Planning Commission

- | | | |
|--|---|---|
| <input checked="" 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 type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Source Point Parking Lot Expansion Address 800 Cheshire Rd, Delaware, OH 43015
 Acreage 11.41 Square Footage N/A Number of Lots N/A Number of Units N/A
 Zoning District/Land Use POI Proposed Zoning/Land Use POI Parcel # 419-410-04-002-000

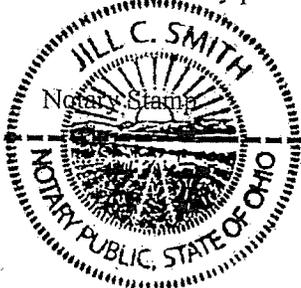
Applicant Name SOURCE POINT Contact Person KEMBERLY CLEWELL
 Applicant Address 800 CHESHIRE ROAD DELAWARE OH 43015
 Phone 740-203-2353 Fax 740-363-7588 E-mail KEMBERLY@MYSOURCEPOINT.ORG
 Owner Name ← Contact Person ←
 Owner Address ←
 Phone ← Fax ← E-mail ←
 Engineer/Architect/Attorney Hull & Associates Contact Person Amanda Spencer
 Address 59 Grant Street, Newark, OH 43055
 Phone 740-344-5451 Fax 740-344-8659 E-mail aspencer@hullinc.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 _____
Anna Waugh
 Agent Signature

Owner Printed Name _____
Eara Waugh, Director of Client Service
 Agent Printed Name

Sworn to before me and subscribed in my presence this 3 day of August, 2018



Jill C. Smith
 Notary Public
JILL C. SMITH
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires 10/28/2021

CASE NUMBERS: 2018-2255
REQUEST: Final Subdivision Plat
PROJECT: Willowbrook Retail Phase 2
MEETING DATE: September 5, 2018

APPLICANT/OWNER

Medrock LLC
3895 Stoneridge Drive
Dublin, Ohio 43016

REQUEST

2018-2255: A request by Medrock LLC for approval of a Final Subdivision Plat for Willowbrook Retail Development Phase 2 on approximately 3.324 acres zoned B-4 PUD (General Business District with a Planned Unit Development District) and located on the south side of US 36 and on the west side of South Houk Road.

PROPERTY LOCATION & DESCRIPTION

The subject lot is located south of US 36 and west of South Houk Road. The subject site is zoned B-4 PUD (General Business District with a Planned Development Use Development District) as are the properties to the east and south. The properties to the north are zoned R-4 PUD (Medium Density Residential District) in the City and FR-1 (Farm Residential) in the township. The property to the west is zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District).

BACKGROUND

In January 2008, City Council approved a Final Subdivision Plat for Willowbrook Retail Development for two lots totaling 2.409 acres (Ordinance 08-06). The applicant constructed a private drive from US 36 to South Houk Road with the subject two out parcels located north of the private drive fronting US 36. The total acreage north of the private drive equals approximately 8.77 acres including the aforementioned two lots totaling 2.409 acres. Now the applicant is proposing to subdivide the current approved site into a single 3.324 acre parcel for a potential out lot development in accordance with the approved development text. A potential medical office development may subsequently come through the development review process. The remaining 5.446 acres in this area would be divided into two current out lots.

STAFF ANALYSIS

- **ENGINEERING:** The proposed single lot subdivision would not require any engineering drawings. Any subsequent development would require Preliminary and Final Development Plan approval which would require the appropriate engineering drawings.
- **ROADS, TRAFFIC & ACCESS:** Access to the subject out lot would be from the private drive with no access allowed from US 36 except for an existing right out only access curb on the eastern portion of the lot.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** There is an existing bike path along the south side of US 36 along the frontage of the subject out lot per the adopted Bicycle and Pedestrian Plan 2027.
- **LOT SIZE:** The subject lot would be 3.24 acres out of the approximate 8.77 acres located south of US 36 and north of the private drive. The land use and bulk area setbacks for the future out lot development would be per the approved Willowbrook Farm Tract PUD Retail Site PUD Text.
- **LIGHTING PLAN:** No lighting is proposed with the subdivision plat
- **LANDSCAPE PLAN:** No landscaping would be required with the subdivision plat. The applicant installed landscaping along the US 36 and South Houk Road per past approvals.
- **PARKS/OPEN SPACE:** No additional park or open space would be required with the proposed plat.
- **TREE PRESERVATION:** There do not appear to be any qualifying trees (6 inches in caliper or larger) on the subject lot.

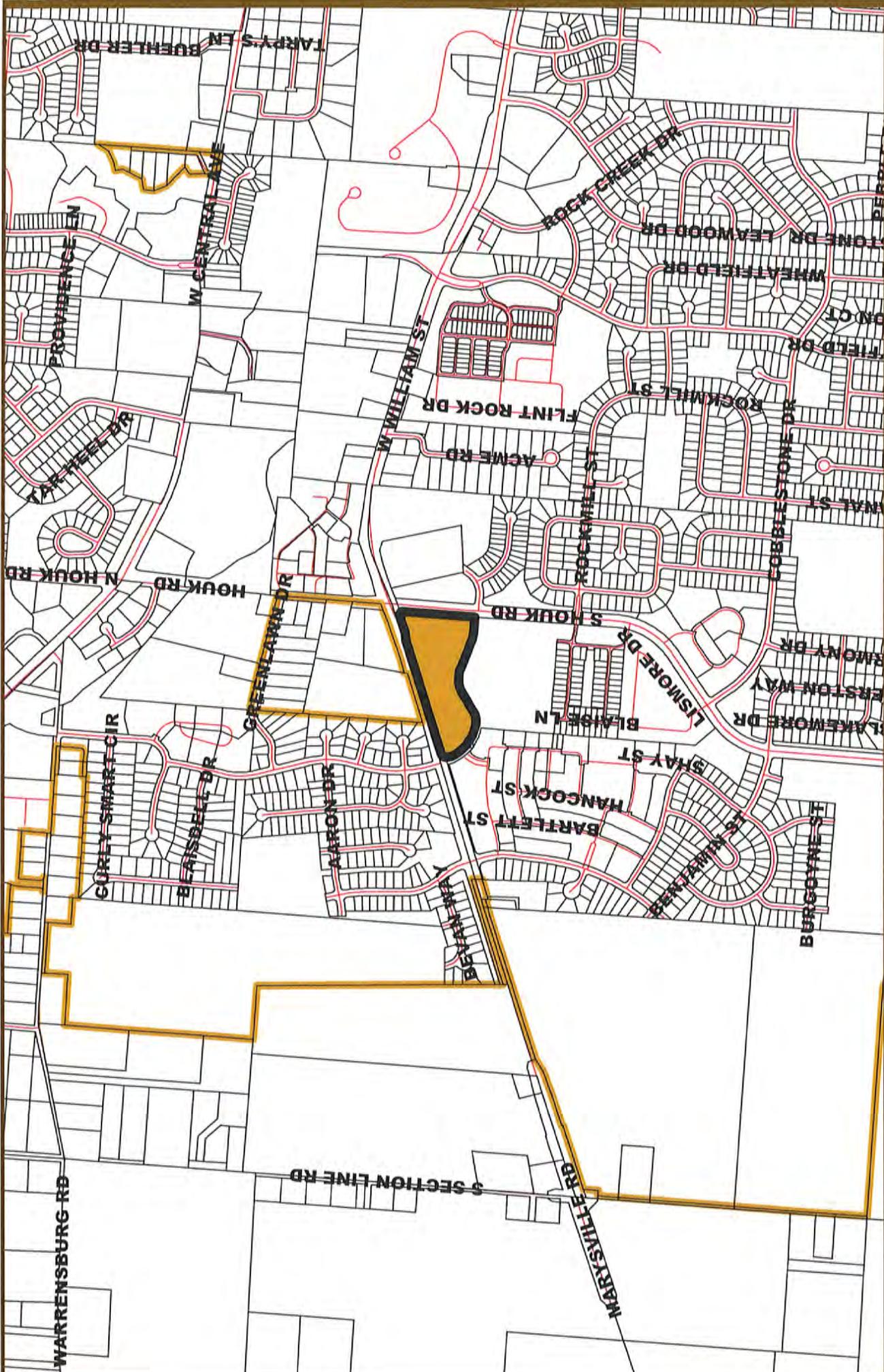
STAFF RECOMMENDATION – (2018-2255 FINAL DEVELOPMENT PLAT)

Staff recommends approval of a request by by Medrock LLC for a Final Subdivision Plat for Willowbrook Retail Development Phase 2 on approximately 3.324 acres zoned B-4 PUD (General Business District with a Planned Unit Development District) and located on the south side of US 36 and on the west side of South Houk Road.

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

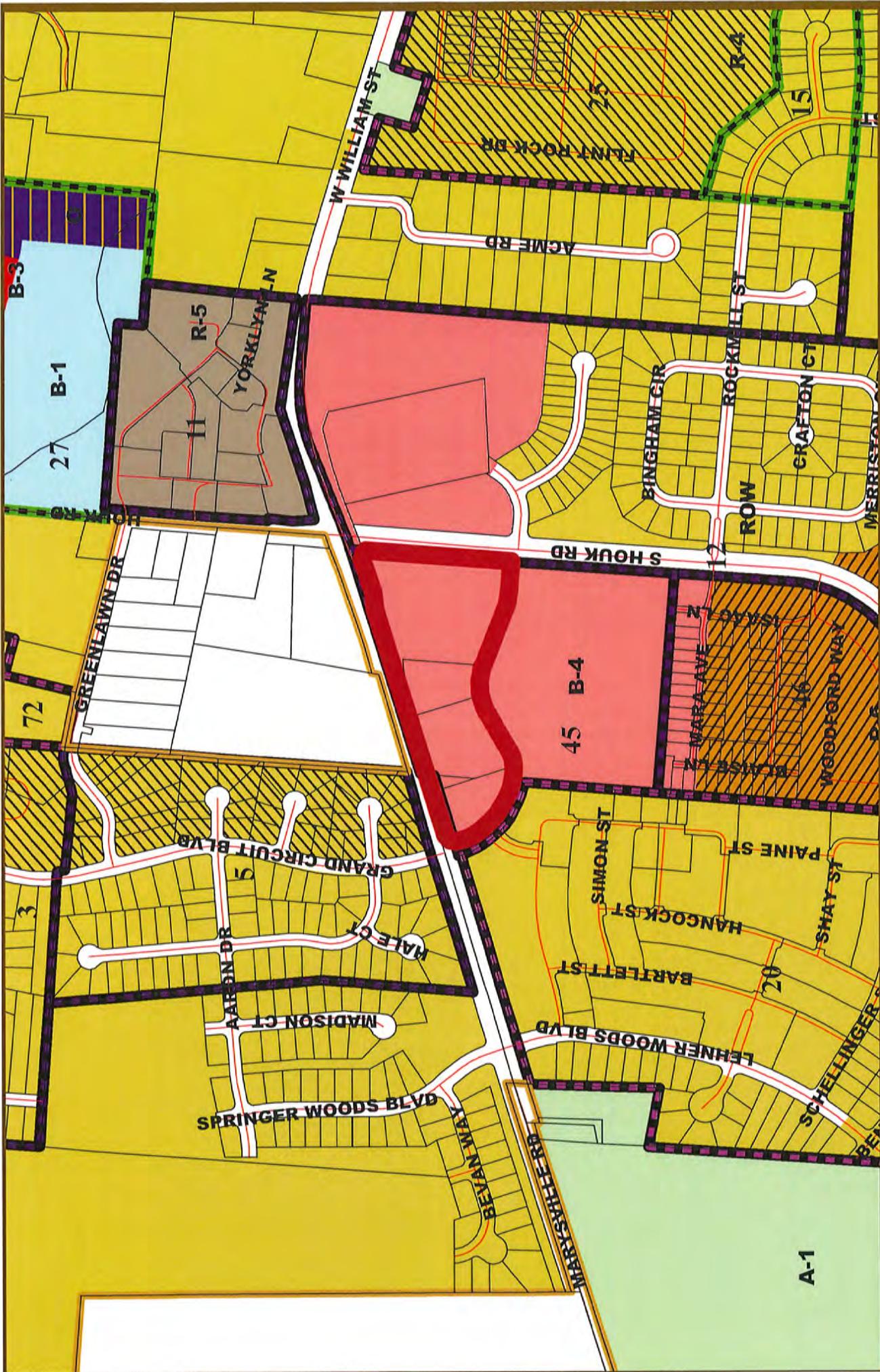
CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 08/27/18
REVISED:



2018-2255
 Final Subdivision Plat
 Willowbrook Retail Development Phase 2 - US 36 and South Houk Road
 Location Map





2018-2255
 Final Subdivision Plat
 Willowbrook Retail Development Phase 2 - US 36 and South Houk Road
 Zoning Map





2018-2255
Final Subdivision Plat
Willowbrook Retail Development Phase 2 - US 36 and South Hork Road
Aerial (2016) Map



WILLOWBROOK RETAIL DEVELOPMENT PHASE 2

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 20 (1218 acres) and Farm Lot 31 (2106 Ac.), Quarter Township 3, Township 5, Range 10, Meridian 14, of the Township of Delaware, County of Delaware, Ohio, the above described parcel being comprised of Lot 18324 of the subdivision entitled "Willowbrook Retail Development", as recorded in Official Record #51, Page 113, and part of that tract of land known as "Willowbrook Retail Development", as recorded in Deed Book 694, Page 248, Recorder's Office, Delaware County, Ohio.

The undersigned, MEDROCK, LLC, an Ohio limited liability company, by P. RONALD SABATINO, Manager, owner of the lands depicted herein, does hereby certify that this plan correctly represents in "WILLOWBROOK RETAIL DEVELOPMENT PHASE 2", a subdivision containing Lot 12507, does hereby accept this plan of frame.

In Witness Whereof, P. RONALD SABATINO, Manager of MEDROCK, LLC, has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
in the presence of

MEDROCK, LLC

By _____
P. RONALD SABATINO,
Manager

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, a Notary Public in and for said State, personally appeared P. RONALD SABATINO, Manager of MEDROCK, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said MEDROCK, LLC for the use and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____ Notary Public, _____ State of Ohio

PC Case No. _____ approved by the Planning Commission on this _____ day of _____, 20____.

Approved and accepted this _____ day of _____, 20____, by _____ Ordinance No. _____

Approved this _____ Day of _____, 20____
Ethan McCluskey, City Clerk,
Delaware, Ohio

Approved this _____ Day of _____, 20____
R. Thomas Homan, City Manager,
Delaware, Ohio

Approved this _____ Day of _____, 20____
Dwight Ebbel, ACPD, Planning and
Community Development Director,
Delaware, Ohio

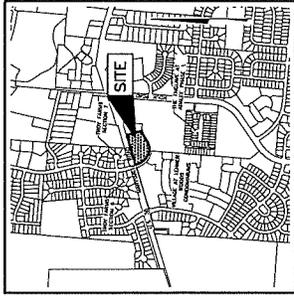
Approved this _____ Day of _____, 20____
Blake Jordan, Utilities Director,
Delaware, Ohio

Approved this _____ Day of _____, 20____
William L. Ferguson, P.E., Engineer,
Public Works Director,
Delaware, Ohio

Transferred this _____ day of _____, 20____
Auditor, Delaware County, Ohio

Filed for record this _____ day of _____, 20____ at _____, N.L.
Fee \$ _____
Recorder, Delaware County, Ohio

File No. _____
Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASE OF BEARINGS: The bearings shown herein are based on the State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was first referenced to said coordinate system by GPS observations of a traverse from a known station in the Ohio Department of Transportation's Vertical Reference Station network. The portion of the westerly right-of-way line of U.S. Route 36 (Marionville Road/Williams Street), having a bearing of South 89° 00' 00" East, was assumed to be known herein, and designated the "line of bearing" for this plan.

SOURCE OF DATA: The source of recorded survey data herein is the record of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pipes, three-eighths-inch inside diameter, thirty inches long, with a one-inch pin placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated herein, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the corners of the lots shown herein, and to be set on the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Upon installation, the top of the cap is to be marked (painted) to record the exact location of the point.

SURVEYED & PLATED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plan, and that the same is a true and correct representation of the actual points located.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7885 _____ Date _____

WILLOWBROOK RETAIL DEVELOPMENT PHASE 2

NOTE "A": Notice is hereby given to any holder of the plan for this development. The City of Delaware, through the Department of the City of Delaware, are the improvement plans for the development of said lots showing proposed lot divisions, proposed easements, proposed easements and other matters. These matters are subject to the approval of the subdivision and are to be incorporated into the final plan required with the building permit.

NOTE "B": The purpose of this plat is to show certain property rights of various assessment boundaries as of the time of filing. All the request of zoning and planning subdivisions and improvements of this plat shall be subject to the zoning and improvements of this plat as of the time of filing this plat for reference only. The limitations and development limitations of the zoning code as adopted by the City of Delaware shall apply to the development of this plat. The zoning code shall remain in effect until the zoning code is amended by the City of Delaware. The zoning code shall remain in effect until the zoning code is amended by the City of Delaware. The zoning code shall remain in effect until the zoning code is amended by the City of Delaware.

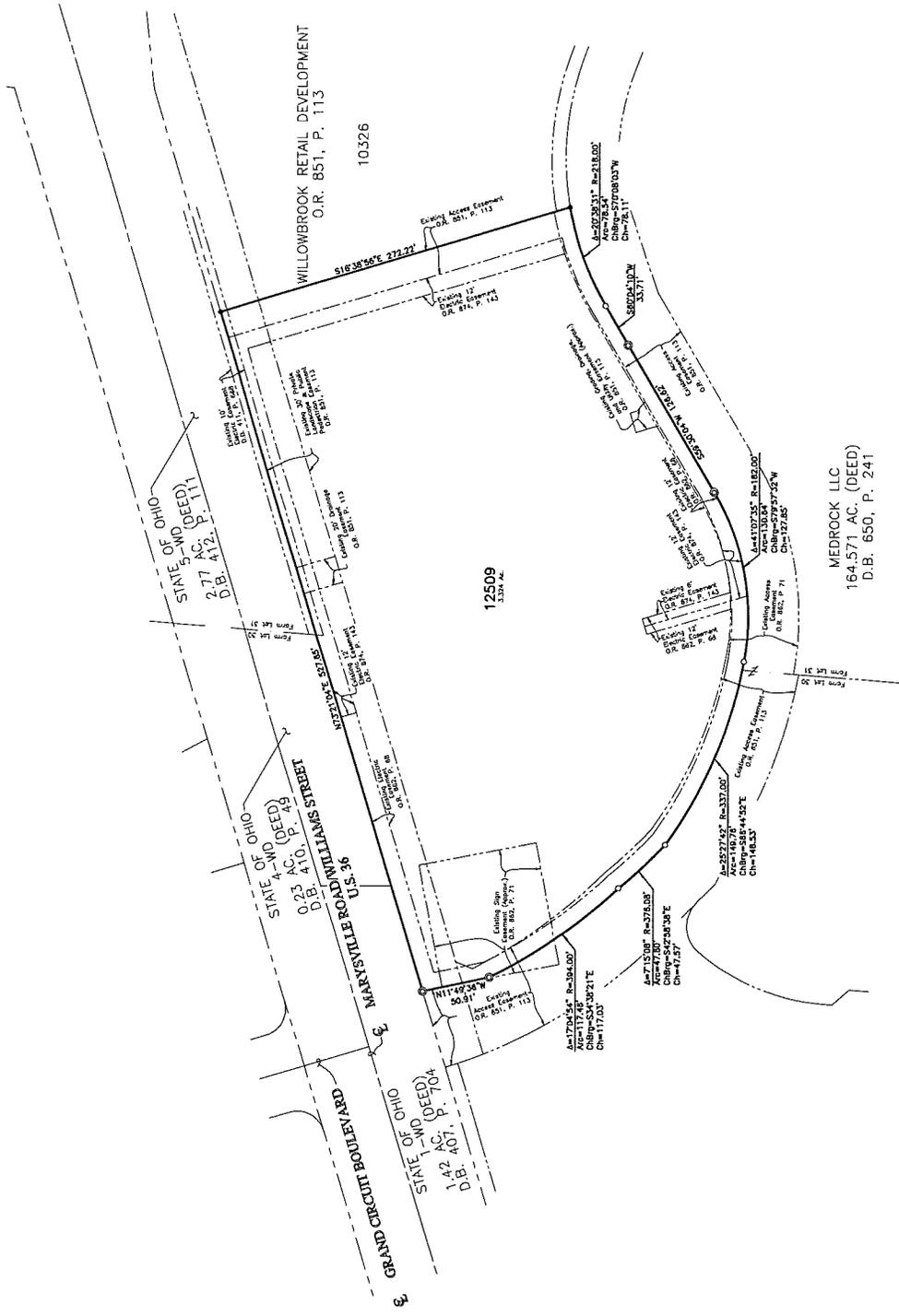
NOTE "C": All utilities within Willowbrook Retail Development Phase 2 shall be installed underground. Electric, telephone and gas lines shall be installed underground. Electric, telephone and gas lines shall be installed underground. Electric, telephone and gas lines shall be installed underground.

NOTE "D": - ACREAGE BREAKDOWN: Willowbrook Retail Development Phase 2 is out of the following Database County Parcel Number:

5193300201800	2,014 Ac.
4155500201800	1,100 Ac.
4155500202800	1,100 Ac.

NOTE "E": At the time of platting, all of the lots shown on this plat are within the 0.2% annual chance floodplain as determined by the Delaware Department of Natural Resources and Environmental Control, with an effective date of April 14, 2019.

NOTE "F": At the time of platting, electric, telephone and cable service providers within the development are required to provide service to the development. The development is required to provide service to the development. The development is required to provide service to the development. The development is required to provide service to the development.





APPLICANT/OWNER

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

REQUEST

2018-2053: A request by Delaware Development Plan LTD for Concept Plan review for proposed revisions to Coughlin Crossings Sub-Area 5 and for Blue Sky Carwash in Sub-Area 6 on approximately 22.70 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located north of Meeker Way, east of US 23, west of Stratford Road and south of Elliot Estates Subdivision.

PROPERTY LOCATION & DESCRIPTION

The approximate 77 acre site is located east of US 23, west of Stratford Road, north of Meeker Way and south of Chesrown Chevrolet and Elliot Estates Subdivision. The zoning to the north is A-1 PMU in the City and FR-1 in the Township, to the south is B-4 PMU (General Business District with a Planned Mixed Use Overlay District) in the City, to the east is FR-1 in the Township and to the west B3 (Community Business District), R-3 (One-Family Residential District) and R-4 (Medium Density Residential District) in the City and FR-1 in the Township.

BACKGROUND/PROPOSAL

In November 2016, the Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, an Amendment to the Comprehensive Plan, Preliminary Development Plan and Preliminary Subdivision Plat for the proposed mixed use development.

In May 2017, Planning Commission and City Council approved a Final Development Plan for Phase 1 (Infrastructure), a Final Subdivision Plat and Street Vacation to subdivide the site and initiate construction for the subject development. The developer is currently performing the site work associated with the Final Development Plan approval which includes the construction of the public spine road, main trunk utilities including storm water basins, the bike path and the northern landscape buffer adjacent to Elliot Subdivision.

Now the developer is proposing a concept review of a land use revision to Sub-Area 5 pertaining to the location of Reserve Area A (storm water basin) and Lot 4 and concept review in Sub-Area 6 of a proposed Blue Sky Car Wash on a portion of Lot 2.

SUB-AREA 5 – Concept Revision

STAFF ANALYSIS

- **PROPOSED REVISION:** Per the approved Final Subdivision Plat by City Council on May 22, 2018, Reserve A (3.59 acres) is located on US 23 just south of the main entrance and was approved for a detention basin and preservation area for trees and Lot 4 (2.69 acres) is located on Meeker Way just west of the main spine road was approved as an out lot in Sub-Area 5 that could be used for a variety of uses such as office, bank, retail, restaurant, etc. per the approved development text. The developer is proposing to convert Reserve A into an out lot for a potential office use and convert Lot 4 into a reserve area for a detention basin. With this conversion, Lot 3 of the approved Preliminary Development Plan would potentially scaled back in size, even perhaps to a single restaurant use rather than originally contemplated strip center use. However, it could still be possible without a text amendment, to utilize the out lot for any combination of uses allowed.
- **SITE CONFIGURATION:** Reserve A (3.69 acres) would be converted into a two story 42,000 square foot office building with 241 parking spaces with a single access curb cut from the main spine road. The existing trees in this area would be removed (staff has suggested retaining as many trees as possible) and the proposed detention relocated to a new storm water detention basin on Lot 4 (2.69 acres) which would replace the proposed retail out lot on that subject lot. An alternative plan is shown as well which is more of a mixed use building option. The applicant seeks feedback on each alternative as well as the needed amendment to the zoning text which would have to indicate which uses would be permitted, limited, combined and accessory

for this area if a change is made to the original Sub-Area 5 requirements, With the conversion of Reserve A to an office use, Lot 3 would likely be revised to a 7,900 square foot restaurant use with a 2,400 square foot outdoor patio with 162 parking spaces (the approved Preliminary Development Plan that identified an 18,000 square foot retail strip center with the associated parking).

- **STREAM PRESERVATION:** The approved Final Subdivision Plat identifies conservation easements within Reserve A. The proposal would have to achieve compliance with all state and local rules and regulations regarding the regulation of water courses within the site shall apply as they are in effect at the time of permitting. Along with all the proposed revisions, any retention basin locations would have to meet the minimum setback and barrier requirements per the City Engineer. Under this concept, Reserve A would not likely need conservation easements as a result.
- **ROADS AND ACCESS:** The access to Reserve A (office building) would be from a single curb cut from the main spine road while the access to Lot 3 would be from a single curb cut from the main spine road. To ensure appropriate emergency access to both Lot 3 and Reserve A, the parking lot of the subject lots would need to be connected with at least two access roads at a location to be determined by the Fire Department and City Engineer. The proposed access to Lot 4 from the spine road would be eliminated because it would be converted to a detention basin. The proposed access curb cut locations to Lot 3 and Reserve A would have to be approved by the City Engineer.
- **PEDESTRIAN CONNECTIVITY:** Per the approved Final Development Plan, a bike path would be located on the east side of the spine road north of the roundabout and a sidewalk south of the roundabout. The proposed revisions to Sub-Area 5 would not change the proposed bike path network but staff would recommend a private sidewalk should be constructed between the revised Reserve A (42,000 square foot office building) and the revised Lot 3 (7,900 square foot restaurant) to connect these two complementary uses with pedestrian access.
- **TREE REMOVAL & REPLACEMENT:** Per the approved development text, the developer has an overall replacement fee of \$407,200 (4,072 caliper inches) or replanting on the site or adjacent sites (above current landscaping requirements) or combination of the aforementioned options which is required upon any individual Final Development Plan approval and per an agreed upon schedule should development not occur. The elimination of Reserve A, which includes several qualifying trees, would require a survey of the additional trees being removed that would need to be added to the tree balance. The additional tree fee or plantings should be paid or planted upon Final Development Plan approval of what is today Reserve A. The remainder of the Tree Removal and Replacement agreement would remain in full effect.
- **LANDSCAPING & SCREENING:** The revised out lots shall require shade trees, interior parking lot landscaping, foundations plantings and perimeter landscaping per the approved development text and zoning code during the Final Development Plan approval process.
- **LIGHTING:** The applicant would have to submit a lighting plan for each out lot as developed that achieves compliance with the approved development text and the zoning code that would need to be approved by the Chief Building Official during the Final Development Plan approval process.
- **BUILDINGS:** The subject development has extensive design standards approved by Planning Commission and City Council that is generally best described as a Pennsylvania Dutch style which includes stone end walls, vertical clapboard, board and batten, cement board siding and pitched standing seam metal roofs. The design requirements intent is to create a cohesive and unified design throughout the entire development with all buildings being consistent in overall design, color materials, and architectural pattern and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes dormers, detailed and well defined cornices on flat roof structures, columns, awnings or other elements as determined through the Final Development Plan process. The proposed concept buildings on Reserve A and Lot 3 appear to achieve compliance with the building design requirements. The proposed 42,000 square foot two story office building on Reserve A would emulate a barn structure with dormers and stone end walls while the proposed single story 7,200 square foot restaurant use emulates a barn like structure with dormers, stone end walls and the like.
- **ZONING PROCESS REQUIREMENTS:** If the applicant pursues the above revisions to Sub-Area 5, a Development Text Amendment, an Amended Preliminary Development Plan and Final Development Plan as

well as an Amended Final Subdivision Plat would need to be approved by the Planning Commission and City Council.

SUB-AREA 6 – Blue Sky Carwash

- **SITE CONFIGURATION:** The applicant is proposing a conceptual Blue Sky Car Wash on part of Lot 2 which is a 5.66 acre out lot located on the eastside of US 23 between the northern two traffic signals into the Coughlin Crossings development. This is within Sub-Area 6 – US 23 Quad of the overall development. The site would encompass approximately 1.0 acres in the center of Lot 2 with future out lots to the north and south of the proposed car wash. The proposed car wash would have two curb cuts from the spine road that would be shared with the future out lots to the north and south. The car wash would have a counter clockwise orientation with the entrance lane into the carwash on the northern portion of the site. The 34 parking spaces with vacuums would be located on the southern portion of the site. A proposed dumpster would be located on the eastern portion of the site near the entrance. Also it appears a retaining between US 23 and the western portion of the site would be required based on the grades on the conceptual plan. If such wall is needed, the retaining wall with exposure to the public should be faced with limestone that matches the building.
- **ROADS AND ACCESS:** As mentioned above, the proposed car wash would have two curb cuts from the spine road that would be shared with the future out lots to the north and south. The developer shall execute a cross access easement agreement to ensure access from the proposed subject lot to the out lots to the north and south of the proposed carwash. The proposed curb cut locations would have to be approved by the City Engineer.
- **PEDESTRIAN CONNECTIVITY:** Per the approved Final Development Plan Phase 1 (Infrastructure), a bike path is required on the east side of the spine road north of the roundabout and there would be a sidewalk on the east side of the spine road south of the roundabout. Therefore, there will be not sidewalks on the west side of spine road adjacent to the Blue Sky Car Wash per previous approvals.
- **TREE REMOVAL & REPLACEMENT:** If any qualifying trees (6 inches in caliper or larger) are removed in the development of Blue Sky Carwash, the applicant shall have to replace them per the approved development text in Ordinance 16-98.
- **LANDSCAPING & SCREENING:** The proposed development shall require shade trees, interior parking lot landscaping, foundations plantings and perimeter landscaping per the approved development text and zoning code during the Development Plan approval process. The applicant is proposing landscaping along the southern property line to screen the vacuum area from the adjacent to site and public as much as possible.
- **LIGHTING:** The applicant would have to submit a lighting plan for the proposed development that achieves compliance with the approved development text and the zoning code that would need to be approved by the Chief Building Official during the Final Development Plan approval process. The applicant would install gooseneck fixtures per the approved development text.
- **SIGNAGE:** The proposed building would be allowed building signage but ground signage for individual out lots is prohibited per the approved development text. The applicant is proposing building signage on all the elevations and the building signs would be externally illuminated or backlit.
- **BUILDINGS:** As mentioned above, the subject development has extensive design standards approved by Planning Commission and City Council. The applicant is proposing design elements that are generally compatible with the approved design standards given the proposed use. Some of the design features upgrades from a typical Blue Sky Car Wash design includes: 1.) Stone columns would be added to the entrance canopy; 2.) The canopy would be constructed of hardie plank material and changed from blue to a neutral color; 3.) Building caps will be made more prominent and will all be similar in size and shape; 4.) Stone columns will be added at the tunnel entrance facing US 23; 5.) The west corner of the south elevation will be stone; 6.) The starburst material on the east and west elevations will be switched from storefront and aluminum mullions to a softer EIFS finish; 7.) All building materials, except for the tunnel will be switched to board and batten, hardie plank and stone; 8.) A clear glass skylight tunnel will be switched to an opaque material.
- **ZONING PROCESS REQUIREMENTS:** If the applicant pursues the subject development, a Preliminary Development Plan and Final Development Plan would need to be approved by the Planning Commission and City Council. As the proposed car wash is a standalone use and not accessory to the principal use (such as

DELAWARE DEVELOPMENT PLAN, LTD. COUGHLIN'S CROSSING

Connie J. Klema

P.O. Box 991

Pataskala, Ohio 43062

614 374 8488

cklemaattorney@gmail.com

August 28, 2018

Dear Planning Commission Members:

I am happy to be back with the next step of our development.

The plans and designs for Coughlin's Crossing began with the neighbors, the Historical Society and the City meeting with us to create a mixed-use design for property that would become part of the City of Delaware---an addition to a downtown that serves the community with commercial, retail, office and residential uses. This property design grew up in its neighborhood---with homes along the Stratford corridor, offices and apartments along the park and commercial and retail uses along US23.

It's taken us several years to get from where we were to where we are. From the start of the process, we have had a captive audience of people and companies that want to be in Coughlin's Crossing---from doctors to restaurant owners, from retailers to residents, they all want the "community", every part of it.

We have learned more as we've progressed with the construction and as those people and companies seeing the site shaping up come to us with their business needs. We are here tonight to give you an update as to the status of our roadways and sites, conceptual renderings of buildings and architecture we want to develop, and ideas and site needs that we need to address so we can begin serving the community.

The construction of an 80+ acre site goes through numerous stages of excavation that better reveal attributes of the site that can be used to improve the visual appeal and access to the different areas of the community. As we progressed with developing our access points on US23 and Meeker and extended our interior drives through the site, we learned more about how the site "fits" and "flows" with US23, Meeker Way, and the surrounding community.

Our development plan provided a retail/commercial building site at the west corner of the Meeker entry and a pond/water feature on the east. This main entrance is visually seen when on US23 and on Meeker.

This entrance provides a view and access to the residential and office uses on the east by Stratford, and the retail/commercial uses on the west by US23. We determined this entry should be more substantial in appearance and not have a retail center at its corner. We are requesting the retail/commercial building site on its west corner be swapped with a pond/water feature—making the entry way one that brings you through the ponded areas into a community with tree lines and visual access to all uses. This modification not only highlights the Meeker entrance but also addresses the storm water more efficiently.

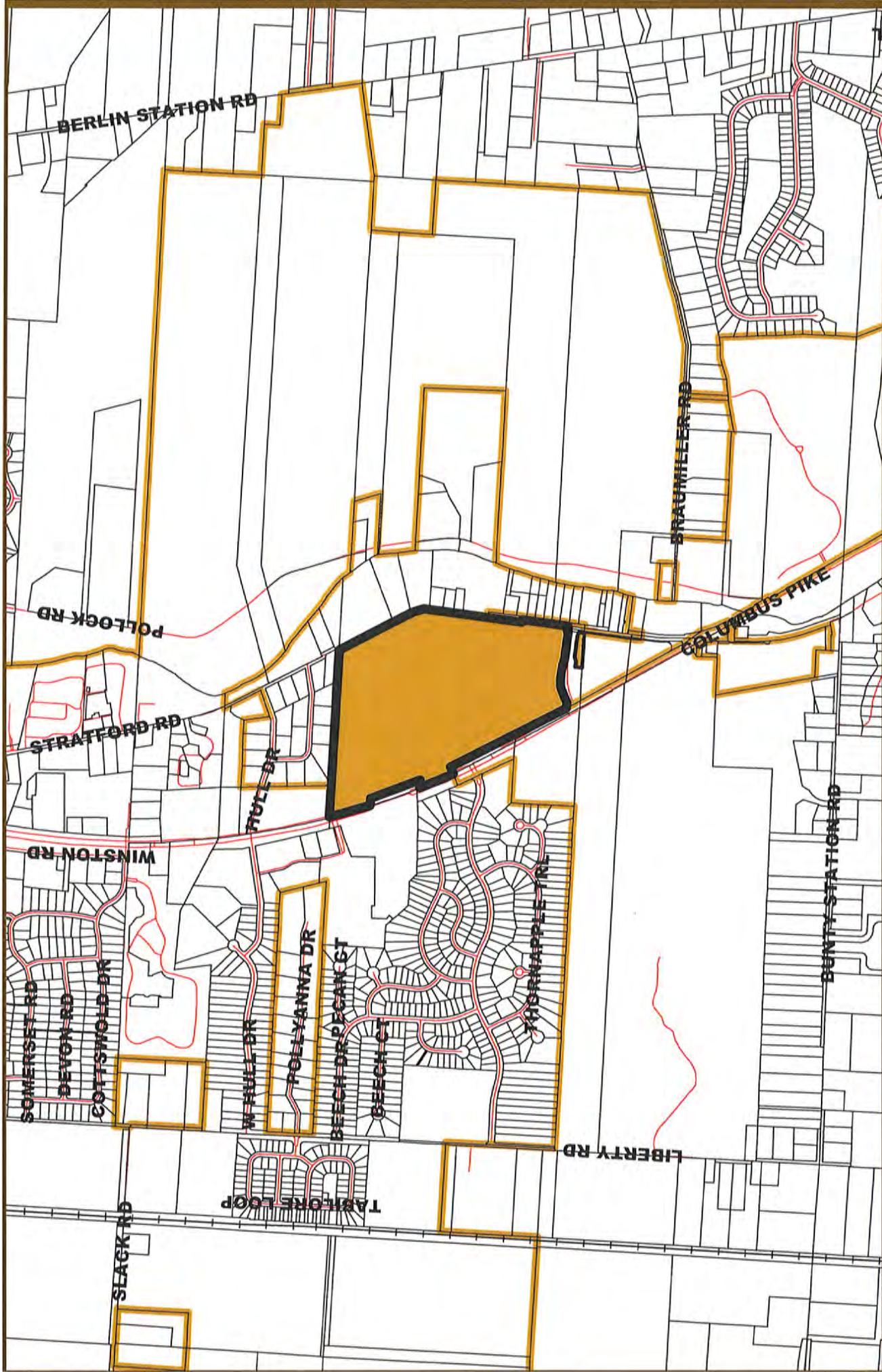
At the US23 main entrance into the retail/commercial portion of our development our plan provided a storm water basin on its south and retail sites on its north and at its terminus. This access on US23 is where retail and commercial uses need to be seen and accessed. We confirmed with engineering that the storm basin area could be relocated and address storm water more efficiently at our entry at Meeker where it will become the pond entry feature. We are requesting the retail site we had at the Meeker access be relocated to our commercial access at US23 and be permitted to have office uses in addition to retail/commercial. This access will serve to accommodate the high traffic that comes and goes from the retail/commercial and office uses that serve the community.

Regarding to our proposed conceptual building designs, we have developed designs for offices, a retail center, and a car wash that is anxious and excited to be in our community---Blue Sky. Blue Sky committed to go outside of what is typically required by the franchise and to design a building that follows our architectural guidelines. While the US23 retail sites are in the high-retail portion of our development, their design and visual appeal will be in step with our design standards while still accommodating retail needs and requirements.

I look forward to discussing our site with you.

Sincerely,


Corrie J. Kleina



2018-2053
 Concept Plan Review
 Coughlin's Crossing Sub-Area 5 & 6
 Location Map



2018-2053
 Concept Plan Review
 Coughlin's Crossing Sub-Area 5 & 6
 Zoning Map



2018-2053
Concept Plan Review
Coughlin's Crossing Sub-Area 5 & 6
Aerial (2016) Map



SUBAREA DATA

01A STRATFORD NORTH	8.46 ACRES
ACREAGE	...
BUILDING AREA	...
PARKING PROVIDED	...
01B STRATFORD NORTH	3.34 ACRES
ACREAGE	7,800 SF (EXIST.)
BUILDING AREA	22 SPACES
PARKING PROVIDED	...
02A STRATFORD SOUTH	7.30 ACRES
ACREAGE	25 UNITS @ 1,500 SF AVG.
BUILDING AREA	1 GARAGE PER UNIT
PARKING PROVIDED	...
02B STRATFORD SOUTH	9.84 ACRES
ACREAGE	40,400 SF (1ST FLOOR RETAIL)
BUILDING AREA	+/- 40 RESIDENTIAL UNITS
PARKING PROVIDED	317
03 NORTHERN QUAD	12.22 ACRES
ACREAGE	98,700 SF
BUILDING AREA	478 SPACES
PARKING PROVIDED	...
04 CENTRAL QUAD	10.00 ACRES
ACREAGE	87,200 SF
BUILDING AREA	453 SPACES
PARKING PROVIDED	...
05 SOUTHERN GATEWAY	11.60 ACRES
ACREAGE	15,000 SF
BUILDING AREA	112 SPACES
PARKING PROVIDED	...
06 US 23 QUAD	11.65 ACRES
ACREAGE	...
BUILDING AREA	...
PARKING PROVIDED	...



1 SUBAREA PLAN
SCALE 1" = 100'-0"





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



DELAWARE DEVELOPMENT PLAN, LTD.
PROPOSED MASTERPLAN
08.08.2016

ms consultants, inc.
engineers, architects, planners

Mannik Smith Group
ARCHITECTURAL ADVISORY

archall
ARCHITECTURAL ADVISORY



think create. do

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

DELAWARE DEVELOPMENT PLAN
SITE PLAN
08.08.2018
archall

proposed site plan

think. create. do.



Facade and Massing // Proposed Building, Sub Area 5

DELAWARE DEVELOPMENT PLAN
MASSING AND FACADE STUDY
AUGUST 08, 2018

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think. create. do.



Facade and Massing // Proposed Building, Sub Area 5

DELAWARE DEVELOPMENT PLAN
MASSING AND FACADE STUDY
AUGUST 08, 2018

think. create. do.



Facade and Massing // Option 2 Proposed Building, Sub Area 5

DELAWARE DEVELOPMENT PLAN
MASSING AND FACADE STUDY
AUGUST 08, 2018

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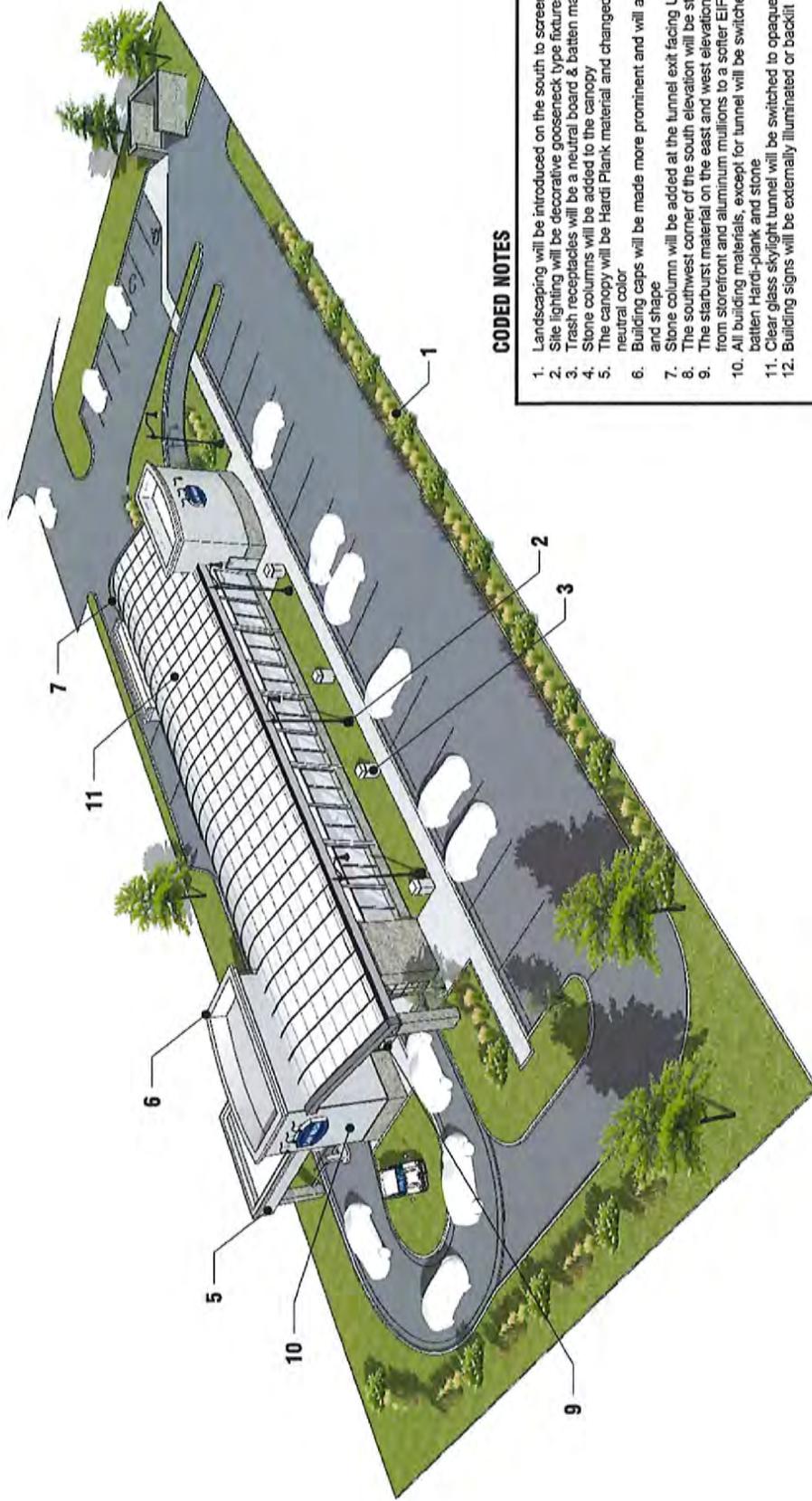
think. create. do.



Facade and Massing // Option 2 Proposed Building, Sub Area 5

DELAWARE DEVELOPMENT PLAN
MASSING AND FACADE STUDY
AUGUST 08, 2016

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CODED NOTES

1. Landscaping will be introduced on the south to screen vacuum area
2. Site lighting will be decorative goose-neck type fixtures
3. Trash receptacles will be a neutral board & batten material
4. Stone columns will be added to the canopy
5. The canopy will be Hardi Plank material and changed from blue to neutral color
6. Building caps will be made more prominent and will all be similar in size and shape
7. Stone column will be added at the tunnel exit facing US Route 23
8. The southwest corner of the south elevation will be stone
9. The starburst material on the east and west elevations will be switched from storefront and aluminum mullions to a softer EIFS finish
10. All building materials, except for tunnel will be switched to Board and batten Hardi-plank and stone
11. Clear glass skylight tunnel will be switched to opaque material
12. Building signs will be externally illuminated or backlit

think. create. do.



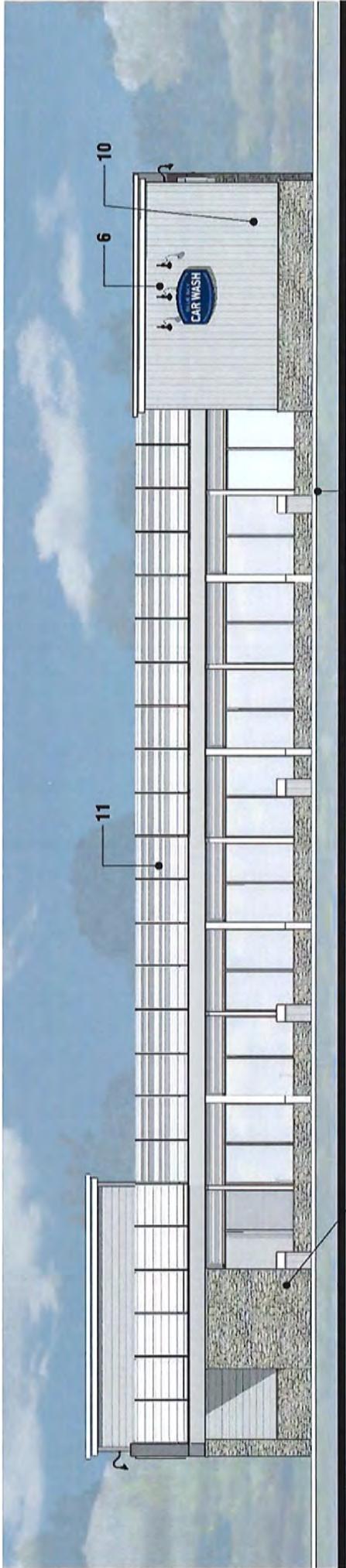
PERSPECTIVE // FROM MAIN ROAD

BLUE SKY CAR WASH
MATERIAL AND SITE STUDIES
ARCHITECTURE

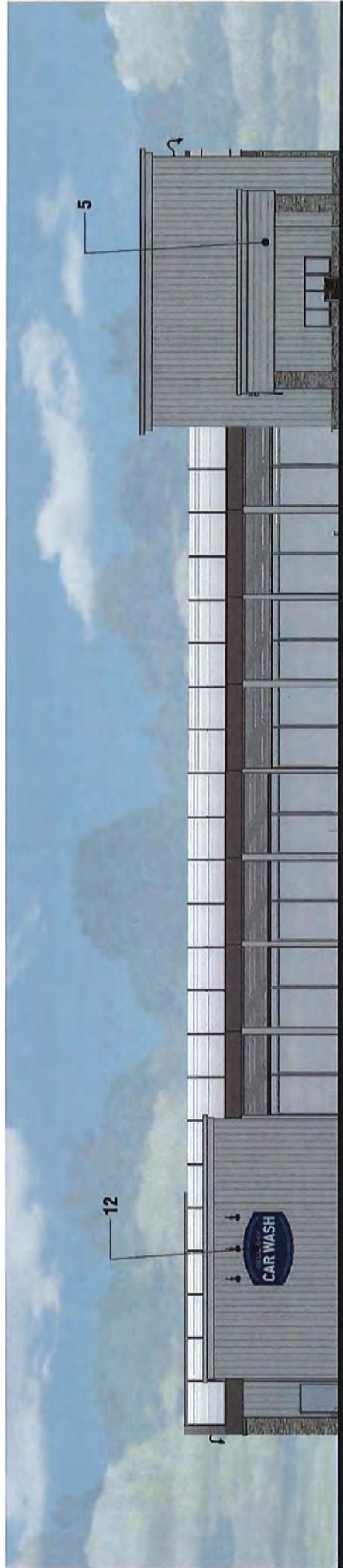


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think. create. *do.*



ELEVATION // SOUTH
SCALE: 3/32" = 1'-0"



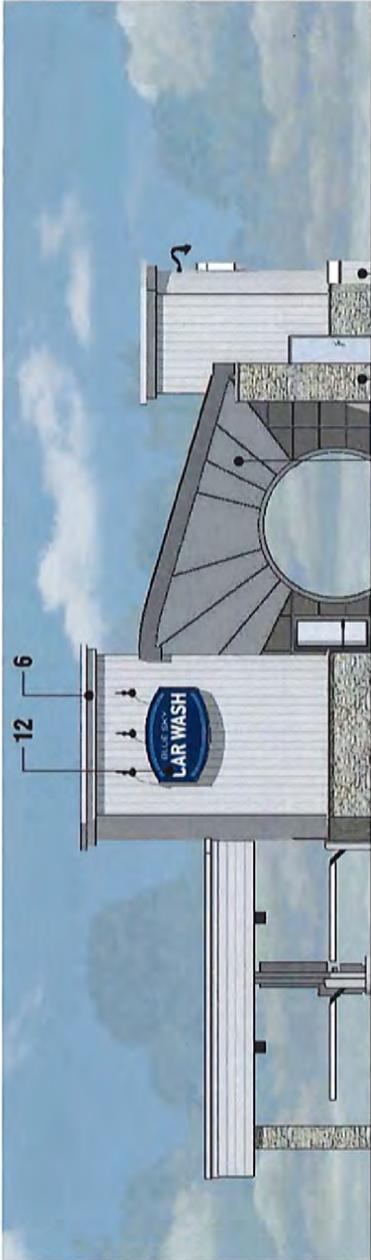
ELEVATION // NORTH
SCALE: 3/32" = 1'-0"

BLUE SKY CAR WASH
MATERIAL AND SITE STUDIES
03.02.2018

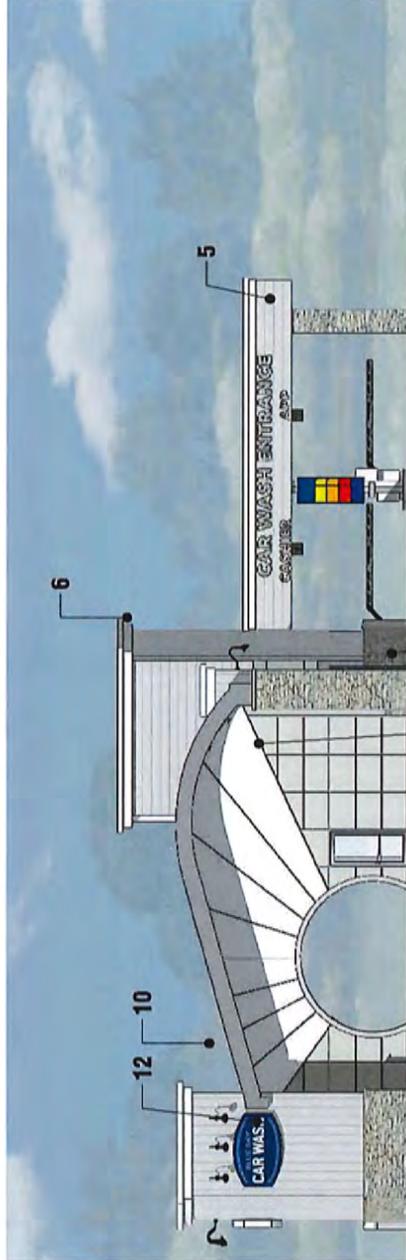


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ELEVATION // WEST
SCALE: 3/32" = 1'-0"

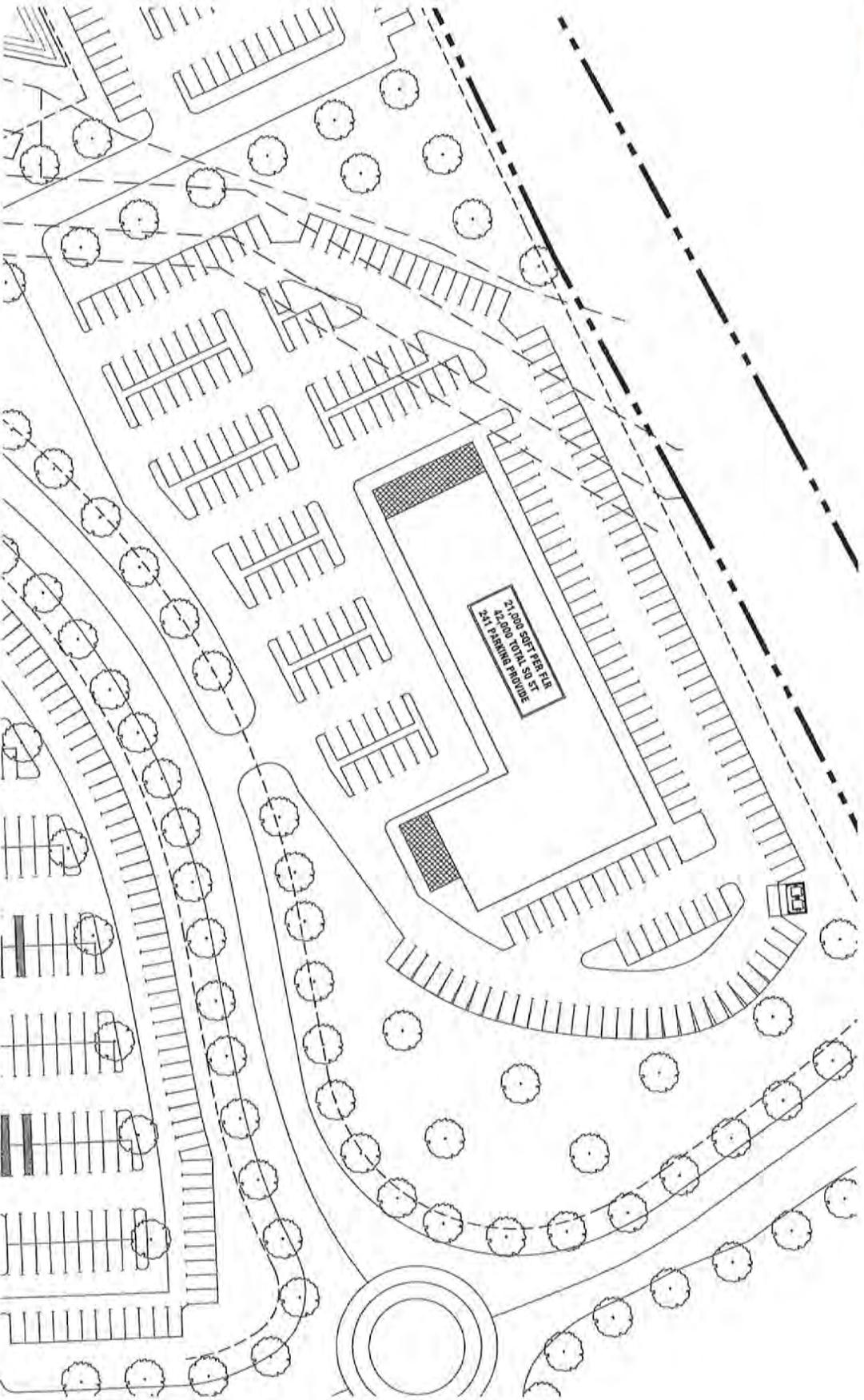


ELEVATION // EAST
SCALE: 3/32" = 1'-0"

BLUE SKY CAR WASH
MATERIAL AND SITE STUDIES DESIGN



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1

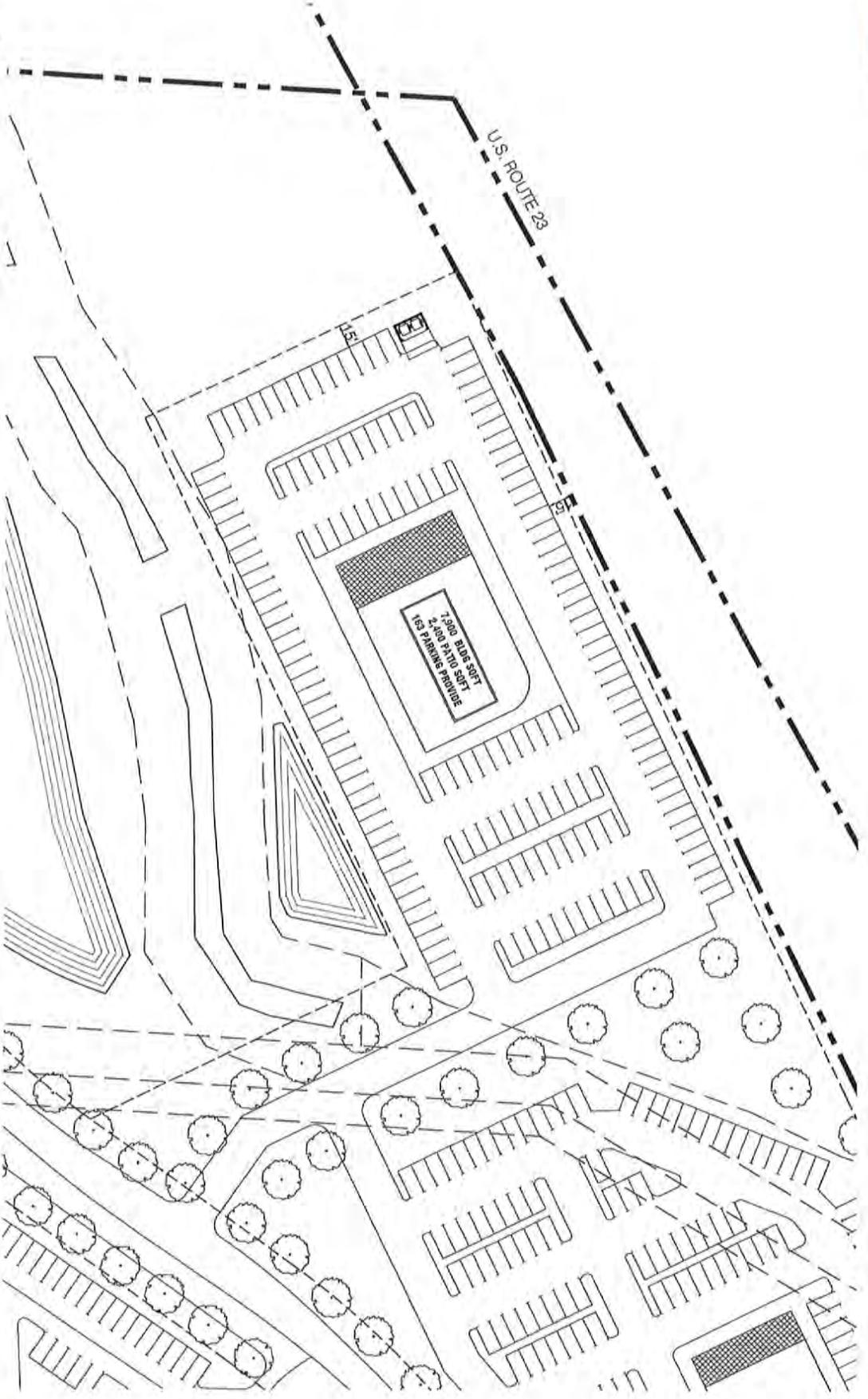
proposed site plan sub-area 5 south

SCALE: 1" = 60'-0"

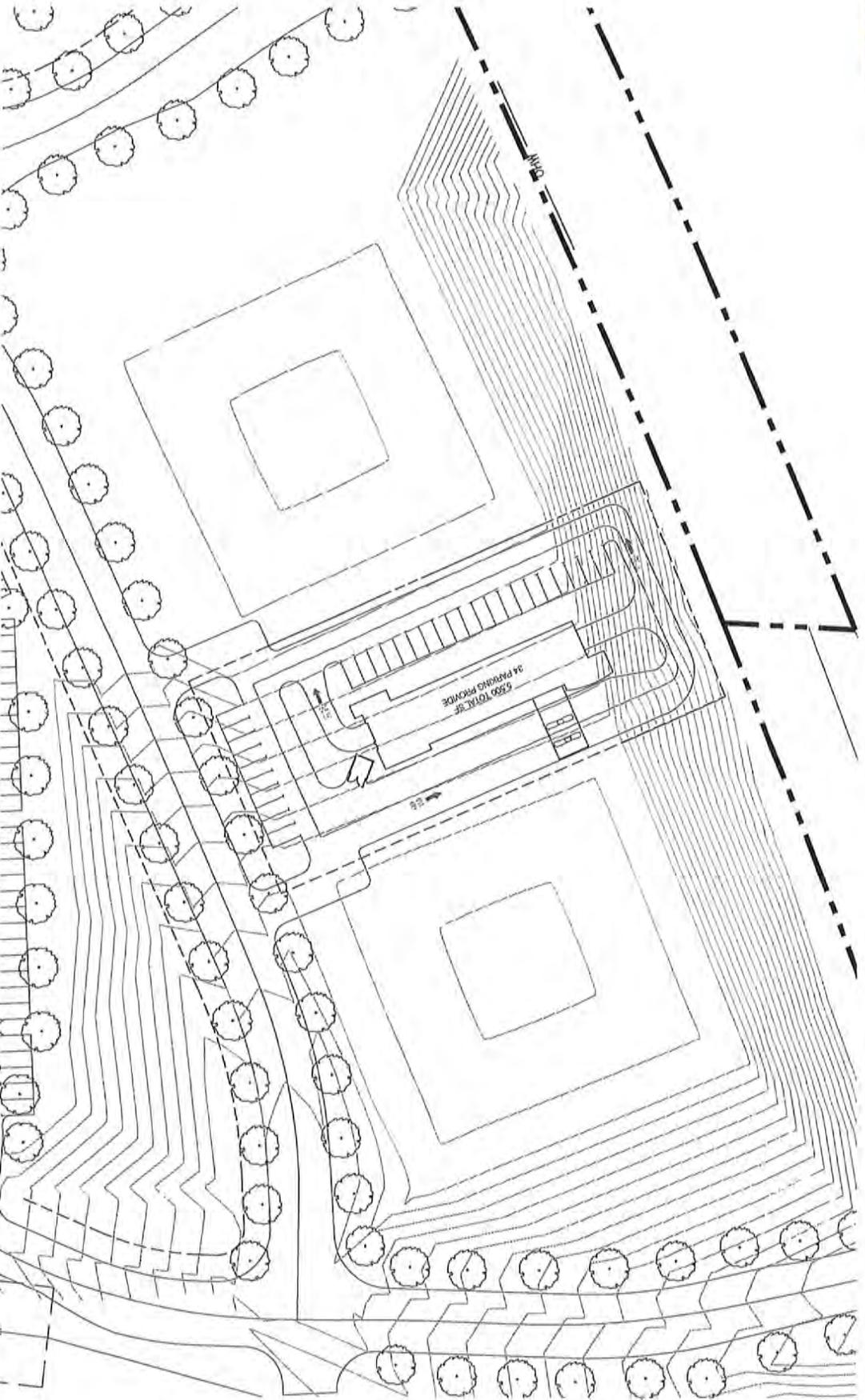
DELAWARE DEVELOPMENT PLAN

SITE PLAN
AUGUST 16, 2013

archall
ARCHITECTS & PLANNERS



1 proposed site plan sub-area 5 north
SCALE: 1" = 80'-0"



1

proposed site plan sub-area 6
SCALE: 1" = 60'-0"

DELAWARE DEVELOPMENT PLAN
SITE PLAN
AUGUST 16, 2018

archall
ARCHITECTURAL ASSOCIATES



CASE NUMBERS: 2018-2260
REQUEST: Development Plan Exemption
PROJECT: City Hall Pedestrian Connector
MEETING DATE: September 5, 2018

APPLICANT/OWNER

City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

REQUESTS

2018-2260: A request by the City of Delaware for approval of a Development Plan Exemption for a pedestrian connector between City Hall and 18 East William Street on approximately 0.40 acres and zoned B-2 (Central Business District) and located at 1 South Sandusky Street.

PROPERTY LOCATION & DESCRIPTION

The project site is located at 1 South Sandusky Street, on the southeast corner of the intersection of Sandusky Street and William Street. The zoning of the property is B-2 (Central Business District), as are the surrounding properties to the north, south, east and west.

BACKGROUND/PROPOSAL

The City has leased the basement and first floor of the City Hall Annex (the adjacent former Gazette Building at 18 East William Street) to COhatch for a private office development. However, the City is advancing the redevelopment of the second floor for needed City office space. In order to prepare the second floor for eventual use as City hall office space, and to provide federally-required ADA accessibility to this floor without impinging upon the first floor tenant space, the City of Delaware is proposing an elevated pedestrian connector between the two buildings, thereby creating a connected City Hall Campus.

STAFF ANALYSIS

- **ZONING:** The construction of the pedestrian connector requires a Development Plan Exemption approved by the Planning Commission. The Historic Preservation Commission approved the design and building materials of the pedestrian connector in August.
- **GENERAL ENGINEERING:** Because there are minimal site plan revisions with the proposed pedestrian connector, no engineering drawing would be required.
- **UTILITIES:** All utility lines in the driveway between City Hall and 18 East William will be placed underground and the utility poles removed
- **ROADS AND ACCESS:** The access to City Hall would remain the same and there would not be any change in the parking configuration of the site.
- **BUILDING DESIGN:** The pedestrian connector will traverse the driveway between the buildings, starting from the existing window area of the 2nd floor stairwell landing at the City Hall building, across the top of the rear first story roof area of the former Gazette building, and ending at the existing rear 2nd floor roof-level entry door of the former Gazette Building. The connector will also act as a handicapped accessible ramp and walkway between the buildings. More specifically, the existing City Hall window will be removed and the opening enlarged. Steel columns will be installed vertically to support the elevated connector. Steel beams will be run horizontally across the driveway and connect to each building. A concrete-over-metal walkway and ramp with handrails will be installed across the driveway and onto the first story roof of the Gazette Building to terminate at the existing rear second floor entry door. The connector will be enclosed on the sides with windows and exposed steel beams per the HPC approvals. The roof will be flat and covered with roof membrane. The affected brick areas on both buildings will be repaired and flashed to prevent water infiltration. The dimensions are approximately 9' high, by 6'8" wide with a 4 foot pedestrian path, and approximately 45 feet long from entrance to entrance. There will be a fourteen foot (14') clearance between the bottom of the connector and the driveway surface.
- **LANDSCAPING & SCREENING:** No additional landscaping is proposed nor would be required with the pedestrian connector.
- **TREE PRESERVATION:** No trees would be removed in the construction of the pedestrian connector.

- **SIGNAGE:** No additional signage is requested in this proposal.
- **LIGHTING:** No additional lighting is proposed in the construction of the pedestrian connector.
- **DEVELOPMENT PLAN EXEMPTION:** Section 1129.06(k) of the Zoning Code authorizes the Director of Planning and Community Development to exempt small incidental construction, which does not result in an adverse impact to the site or surroundings, from the development plan review process. Should the Director make such a determination, the Planning Commission shall confirm or overturn the determination.

Section 1129.06(k) Development Plan Exemption. When a minor alteration is proposed to an existing building, structure, use or site arrangement the Director of Planning and Community Development may make a preliminary determination that such a proposal is not contrary to the Zoning Ordinance and will not result in any material adverse impact to the site or surrounding areas. In such case, the Director may further determine that such proposal is not subject to development plan review. Such determination shall primarily apply to small incidental construction on large zoning lots and when the proposed construction is substantially distant and screened from the adjacent roadways and property lines.

If the Director makes a determination that such a proposal is not a minor alteration, the proposal shall fully comply with the development plan review procedures in Chapter 1129.

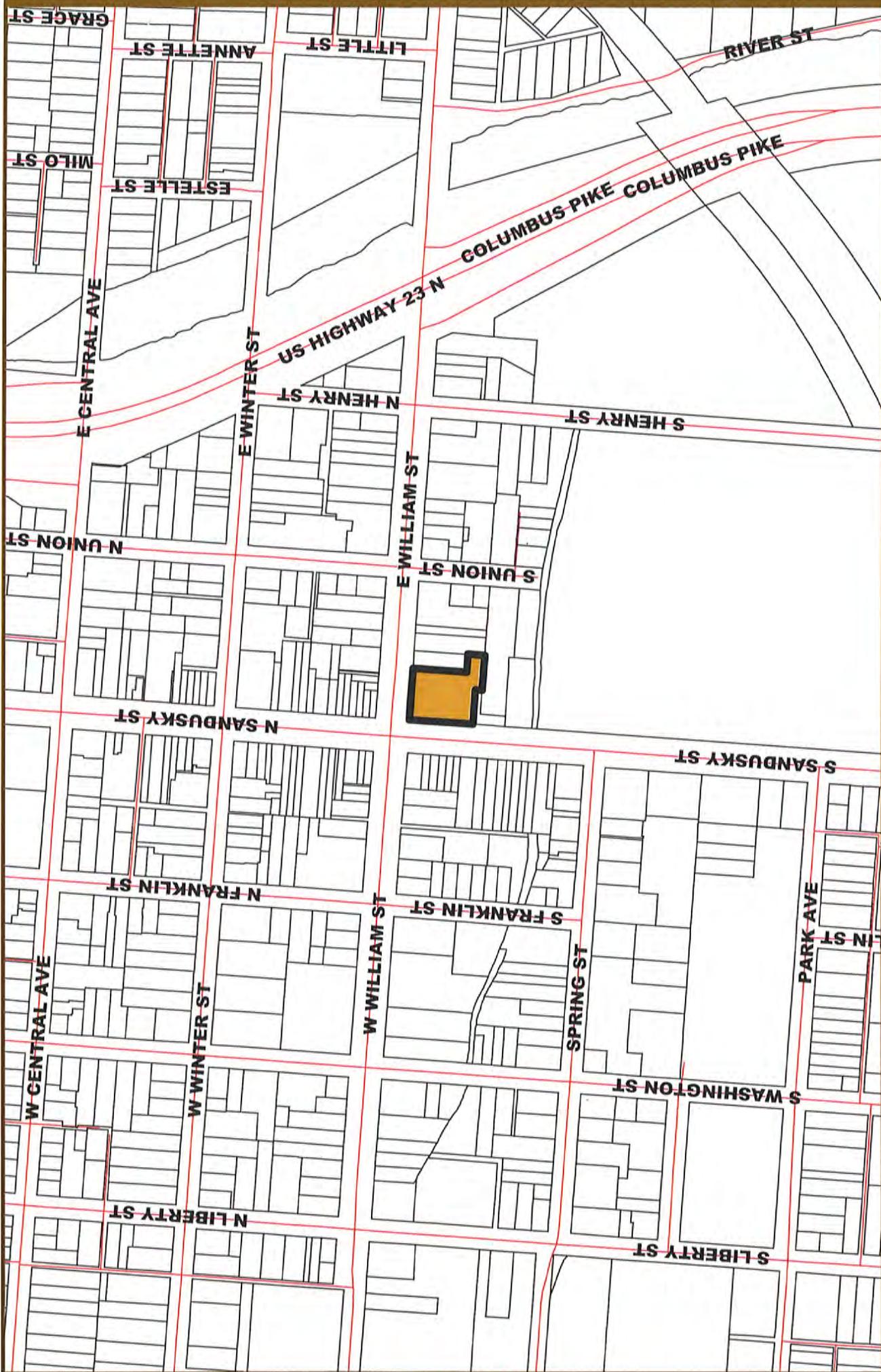
- (1) When the Director of Planning and Community Development makes such preliminary determination of administrative approval, the proposal shall be placed on the agenda of the next regularly scheduled Planning Commission meeting. At such meeting, the Planning Commission shall, by motion and majority vote, either:
 - A. Confirm the Director of Planning and Community Development's preliminary determination, in which case, the Director may issue a certificate of zoning compliance; or
 - B. Overturn the Director of Planning and Community Development's determination and, in so doing, require that the proposal fully comply with the development plan review procedures in Section 1129.06.

The Director finds, preliminarily, that this proposal with the conditions noted, is a minor alteration, with no adverse impacts to the site or surroundings, and is not contrary to the Zoning Code.

STAFF RECOMMENDATION – DEVELOPMENT PLAN EXEMPTION (2018-2260)

Staff recommends approval of a request by the City of Delaware for a Development Plan Exemption for a pedestrian connector between City Hall and 18 East William Street on approximately 0.40 acres and zoned B-2 (Central Business District) and located at 1 South Sandusky Street, with the following condition:

1. The proposed pedestrian connector shall be constructed per the submitted plans as approved by the Historic Preservation Commission.



2018-2260
Development Plan Exemption
Pedestrian Connector - City Hall & 18 East William Street
Location Map



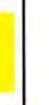


2018-2260
 Development Plan Exemption
 Pedestrian Connector - City Hall & 18 East William Street
 Zoning Map





Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2018-2260
 Development Plan Exemption
 Pedestrian Connector - City Hall & 18 East William Street
 Historic District Map

EST. 1808
 CITY OF
DELAWARE
 OHIO



E WILLIAM ST

S SANDUSKY ST



2018-2260
Development Plan Exemption
Pedestrian Connector - City Hall & 18 East William Street
Aerial (2016) Map







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



Project # _____

Case # 2018-2260

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 checked="" type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Pedestrian Bridge - City Hall Address _____

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

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

Applicant Name City of Delaware Contact Person Jackie Walker

Applicant Address 1 S. Sandusky St.

Phone _____ Fax _____ E-mail _____

Owner Name _____ Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney _____ Contact Person _____

Address _____

Phone _____ Fax _____ E-mail _____

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

Jackie Walker
Owner Signature

Jacqueline M Walker
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Notary Stamp

Notary Public