

**CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.**

AMENDED AGENDA

6:30 P.M. CITIZEN ACADEMY GRADUATION

7:00 P.M. REGULAR MEETING

June 10, 2019

1. ROLL CALL
2. INVOCATION – Reverend Adam Anderson, Old Stone Presbyterian Church
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held on May 13, 2019, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary of the Planning Commission meeting held on May 1, 2019, as recorded and transcribed.
 - B. Acceptance of the Motion Summary of the Civil Service Commission meeting held on May 1, 2019, as recorded and transcribed.
 - C. Acceptance of the Motion Summary of the Finance Committee meeting held on January 23, 2019, as recorded and transcribed.
 - D. Acceptance of the Motion Summary of the Airport Commission meeting held on October 18, 2018, as recorded and transcribed.
 - E. Acceptance of the Motion Summaries of the Historic Preservation Commission meeting held on January, 23, 2019 and February 27, 2019, as recorded and transcribed.
 - F. Establish June 24, 2019 at 7:30 p.m. as a date and time for a public hearing and second reading for Ordinance No. 19-35, an ordinance approving a Conditional Use Permit for the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District and Ordinance No. 19-37, an ordinance for approval of an alley vacation request by Ohio Wesleyan University of an alley for Ohio Wesleyan Village Student Housing located along the north side of Park Avenue just west of

Liberty.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. PRESENTATIONS
 - A. Proclamation recognizing Alzheimer Awareness Month presented to Lindsay Collins and Jessa Gary, Alzheimer's Association of Central Ohio
 - B. Short Cut Alley Presentation – Susie Bibler, Executive Director of Main Street Delaware and Zach Price, Main Street Delaware Board Member
 - C. Revised Traffic Calming Guide for Neighborhood Streets and Hull Drive Discussion – Bill Ferrigno, Public Works Director/City Engineer
9. CONSIDERATION of Liquor Permit (Relating to Stockholder Changes)
 - A. Cazadores Corp DBA El Vaquero, 33 Wootring Street and Patio, Delaware, Ohio 43015. Permit Classes: D5 & D6
10. SEVENTH READING of Ordinance No. 19-07, an ordinance amending Chapter 1121 and 1143 of the Planning and Zoning Code of the Codified Ordinances of the City of Delaware. (Massage Establishment Regulations)
11. 7:45 P.M PUBLIC HEARING AND SECOND READING of Ordinance No. 19-26, an ordinance approving a Rezoning Amendment for John & Tess Meeker for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street.
12. 7:45 P.M PUBLIC HEARING AND SECOND READING of Ordinance No. 19-27, an ordinance approving a Conditional Use Permit for John and Tess Meeker allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.
13. SECOND READING of Ordinance No. 19-28, an ordinance approving a Final Development Plan for John and Tess Meeker for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and located at 385 East William Street.

14. SECOND READING of Ordinance No. 19-32, an ordinance accepting the annexation of 100.648± acres of land more or less, description and map are attached hereto as Exhibits “A” and “B” for the annexation known as the Grden LLC Annexation by Michael R. Shade, Agent for the petitioners.
15. 8:00 P.M PUBLIC HEARING AND SECOND READING of Ordinance No. 19-29, an ordinance approving a Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).
16. 8:00 P.M PUBLIC HEARING AND SECOND READING of Ordinance No. 19-30, an ordinance approving a Conditional Use Permit for Grden LLC., allowing the placement of a PMU (Planned Mixed Used Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.
17. SECOND READING of Ordinance No. 19-31, an ordinance approving a Preliminary Development Plan for Grden LLC., for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.
18. SECOND READING of Ordinance No. 19-33, an ordinance amending the Employment Agreement with the City Manager, and declaring an emergency.
19. CONSIDERATION of Ordinance No. 19-34, an ordinance approving a Community Reinvestment Area Agreement with the Wesleyan Inn and the City of Delaware for investment in real property improvements on a building at 235 West William Street and declaring an emergency.
20. CONSIDERATION of Ordinance No. 19-35, an ordinance approving a Conditional Use Permit for the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I (Planned Office/Institutional District).
21. CONSIDERATION of Ordinance No. 19-36, an ordinance for Ohio

Wesleyan University approving a Combined Preliminary and Final Development Plan for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I (Planned Office/Institutional District).

22. CONSIDERATION of Ordinance No. 19-37, an ordinance for approval of an alley vacation request by Ohio Wesleyan University of an alley for Ohio Wesleyan Village Student Housing located along the north side of Park Avenue just west of Liberty.
23. CITY MANAGER'S REPORT
24. COUNCIL COMMENTS
25. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.
26. ADJOURNMENT

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

May 13

20

19

6:00 EXECUTIVE SESSION: Mrs. Keller motioned to enter into executive session at 6:01 p.m. This motion was seconded by Mr. Browning and approved by a 5-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, and Mayor Carolyn Kay Riggle (arrived at 6:06 p.m.). Absent from the discussion was Vice-Mayor Kent Shafer. Following the discussion at 6:46 p.m., it was moved by Mr. Rohrer that Council move into Open session, seconded by Mrs. Keller and approved by a 6-0 vote.

The regular meeting of Council held May 13, 2019 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer (exited at 7:08 p.m.), At-Large George Hellinger, and Mayor Carolyn Kay Riggle, who presided. Absent from the meeting was Vice-Mayor Shafer. The invocation was given by Pastor Michael Curtis of Second Baptist Church, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Lee Yoakum, Community Affairs Coordinator, Dean Stelzer, Finance Director, Dave Efland, Planning and Community Development Director, Ted Miller, Parks and Natural Resources Director, Bruce Pijanowski, Police Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

Motion to Excuse: Mr. Browning motioned to excuse Vice-Mayor Shafer, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on April 22, 2019, as recorded and transcribed.

APPROVAL of the Motion Summary of the work session meeting of Council held on April 1, 2019.

Motion: Mr. Browning motioned to approve the Motion Summary of the regular meeting of Council held April 22, 2019, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Mr. Browning motioned to approve the Motion Summary of the work session meeting of Council held April 1, 2019, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary of the Planning Commission meeting held on April 3, 2019, as recorded and transcribed.
- B. Acceptance of the Motion Summary of the Civil Service Commission meeting held on January 9, 2019, as recorded and transcribed.
- C. Acceptance of the Motion Summary of the Public Works/Public

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-6094 FORM NO. 10148

Held May 13 2019

Utilities meeting held on February 6, 2018, as recorded and transcribed.

- D. Establish June 10, 2019 at 7:45 p.m. as a date and time for a public hearing and second reading for Ordinance No. 19-26, an ordinance approving a Rezoning Amendment for John & Tess Meeker for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street and Ordinance No. 19-27, an ordinance approving a Conditional Use Permit for John and Tess Meeker allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.
- E. Establish June 10, 2019 at 8:00 p.m. as a date and time for a public hearing and second reading for Ordinance No. 19-29, an ordinance approving a Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000) and Ordinance No. 19-30, an ordinance approving a Conditional Use Permit for Grden LLC., allowing the placement of a PMU (Planned Mixed Used Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

Motion: Mr. Browning motioned to approve the Consent Agenda, seconded by Mr. Rohrer. Motion approved by a 6-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORT

Mr. Rohrer informed Council that he would need to excuse himself early to attend an event at Hayes High School.

ITEM 8: PRESENTATIONS

- A. Proclamation recognizing Hayes Bowling Team 2019 State Qualifiers Kelsey Rohrer and Dillon Murfield

Councilman Rohrer exited the meeting following the proclamation at 7:08 p.m.

- B. Traffic Calming Guide for Neighborhood Streets (Hull Drive Discussion) and Brief Update on Point Project – Bill Ferrigno, Public Works Director/City Engineer

PUBLIC PARTICIPATION:

Jim Bowers
176 Hull Court
Delaware, Ohio 43015

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

DEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held May 13 2019

Mr. Bowers discussed difficulty having cars stop properly at the 3 way intersection and concerns of having no safe place to cross. He voiced a concern over volume and not speed.

David Hague
180 Hull Court
Delaware, Ohio

Mr. Hague recommended that the City use Hull Drive as a pilot program.

Randell Hinderer
181 West Hull Dr.
Delaware, Ohio

Mr. Hinderer discussed concern over the volume of cars and recommended that the City try striping to street.

Council had a discussion over the cost of traffic calming measures and if the city or homeowners would be responsible to pay if the homeowners were requesting the calming measures. Mrs. Keller questioned if striping the road would reduce volume. She voiced a concern over the cost to strip the street if it will not produce the results of reducing volume. Mr. Ferrigno recommended to provide further traffic data.

ITEM 9: ORDINANCE NO. 19-07 [Sixth Reading]

AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

The Clerk read the ordinance for the sixth time. Council to take Ordinance No. 19-07 to a seventh reading.

PUBLIC PARTICIPATION:

Constance Piwtorak
161 Ash Street
Delaware, Ohio

Ms. Piwtorak discussed the practice of Thai Yoga and Massage and that they are not licensed by the State of Ohio but that it is an Eastern form of therapy with a holistic approach. Mr. Shulman discussed that the current ordinance could impact Thai Yoga.

Tiffany Taylor
6420 Clark Road
Sunbury, Ohio

Ms. Taylor discussed that as a licensed massage therapist how this ordinance can affect other types of businesses, such as, personal training and rolfing.

Mayor Riggle requested that staff look at the language in the ordinance. Mr. Efland discussed having more of a broad description that allows for background checks and yearly police inspections.

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-6094 FORM NO. 10148

Held May 13 20 19

ITEM 10: RESOLUTION NO. 18-29 [Fifth Reading]

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

The Clerk read the resolution for the fifth time.

APPLICANT:

Peter Griggs
1600 Dublin Road
Columbus, Ohio

Motion: Mr. Browning motioned to remove Resolution No. 18-29 from the table, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

Motion: Mr. Browning motioned to approve Resolution No. 18-29, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 11: ORDINANCE NO. 19-19 [First Reading]

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 13 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 21.436 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON EASTWIND ROAD, SILVER BRANCH DRIVE, STONE QUARRY DRIVE AND HARVEST MOON ROAD.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-19, seconded by Mr. Browning. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-19, seconded by Mr. Browning. Motion approved by a 5-0 vote.

ITEM 12: ORDINANCE NO. 19-20 [First Reading]

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 13 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 21.436 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON EASTWIND ROAD, SILVER BRANCH DRIVE, STONE QUARRY DRIVE AND HARVEST MOON ROAD.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-20, seconded by Mr. Browning. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-20, seconded by Mr. Browning. Motion approved by a 5-0 vote.

ITEM 13: ORDINANCE NO. 19-21 [First Reading]

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST FOR REDWOOD LIVING FOR THE PRESERVE AT QUAIL PASS PHASE 3 FOR 100 SINGLE FAMILY APARTMENT UNITS ON APPROXIMATELY

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held May 13 20 19

19.78 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED SOUTH OF MILL RUN CROSSING AND WEST OF GLENN ROAD.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-21, seconded by Mr. Browning. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-21, seconded by Mr. Browning. Motion approved by a 5-0 vote.

ITEM 14: ORDINANCE NO. 19-22 [First Reading]

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 6 CONTAINING 48 SINGLE FAMILY LOTS ON APPROXIMATELY 18.48 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON CROWNOVER WAY, LACHANCE LANE, MCNAMARA LOOP AND BRETS LANE.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-22, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-22, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 15: ORDINANCE NO. 19-23 [First Reading]

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 6 CONTAINING 48 SINGLE FAMILY LOTS ON APPROXIMATELY 18.48 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON CROWNOVER WAY, LACHANCE LANE, MCNAMARA LOOP AND BRETS LANE.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-23, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-23, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 16: ORDINANCE NO. 19-24 [First Reading]

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 7 CONTAINING 53 SINGLE FAMILY LOTS ON APPROXIMATELY 20.46 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON MCNAMARA LOOP, BRETS LANE AND

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-6094 FORM NO. 101-08

Held May 13 20 19

HAUGHTON LANE.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-24, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-24, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 17: ORDINANCE NO. 19-25 [First Reading]

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 7 CONTAINING 53 SINGLE FAMILY LOTS ON APPROXIMATELY 20.46 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON MCNAMARA LOOP, BRETS LANE AND HAUGHTON LANE.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-25, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-25, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 18: ORDINANCE NO. 19-26 [First Reading]

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR JOHN & TESS MEEKER FOR MEEKERS VENUE FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND EXTEND THE CURRENT PMU AT 377 EAST WILLIAM STREET TO 385 EAST WILLIAM STREET ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

The Clerk read the ordinance for the first time. The Clerk read the ordinance for the first time. A public hearing has been scheduled for June 10, 2019 at 7:45 p.m. Council to take Ordinance No. 19-26 to a second reading.

ITEM 19: ORDINANCE NO. 19-27 [First Reading]

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR JOHN AND TESS MEEKER ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

The Clerk read the ordinance for the first time. A public hearing has been scheduled for June 10, 2019 at 7:45 p.m. Council to take Ordinance No. 19-27 to a second reading.

ITEM 20: ORDINANCE NO. 19-28 [First Reading]

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8004 FORM NO. 10148

Held May 13 20 19

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR JOHN AND TESS MEEKER FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED AT 385 EAST WILLIAM STREET.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 19-28 to a second reading.

ITEM 21: ORDINANCE NO. 19-29 [First Reading]

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR GRDEN LLC., FOR WINTERBROOKE PLACE FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION (PARCEL #'S 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).

The Clerk read the ordinance for the first time. A public hearing has been scheduled for June 10, 2019 at 8:00 p.m. Council to take Ordinance No. 19-29 to a second reading.

ITEM 22: ORDINANCE NO. 19-30 [First Reading]

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GRDEN LLC., ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USED OVERLAY DISTRICT) TO BE ESTABLISHED FOR WINTERBROOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

The Clerk read the ordinance for the first time. A public hearing has been scheduled for June 10, 2019 at 8:00 p.m. Council to take Ordinance No. 19-30 to a second reading.

ITEM 23: ORDINANCE NO. 19-31 [First Reading]

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR GRDEN LLC., FOR WINTERBROOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES ZONED R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 19-31 to a second reading.

ITEM 24: ORDINANCE NO. 19-32 [First Reading]

AN ORDINANCE ACCEPTING THE ANNEXATION OF 100.648± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 600-325-8094 FORM NO. 10148

Held May 13 2019

The Clerk read the ordinance for the first time. Council to take Ordinance No. 19-32 to a second reading.

ITEM 25: ORDINANCE NO. 19-33 [First Reading]
AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 19-33 to a second reading.

ITEM 26: CITY MANAGER'S REPORT
Mr. Homan notified Council that the Ohio Public Works Commission has approved street resurfacing for Houk Road and North Union Street and this work will begin after July 1, 2019.

He discussed the concern voiced regarding high grass on Houk Road and information on the public meeting to be held at Conger Elementary regarding the Point Project.

ITEM 27: COUNCIL COMMENTS
Mr. Jones requested a copy of the video watched tonight regarding the Point.

Mrs. Keller praised Public Works staff regarding the positive feedback from the recycling video that was put on social media.

Mr. Browning praised Kim Gepper for her staff newsletter efforts and the progress report by Lee Yoakum.

Mayor Riggle provided information on Police Week and that she attended a ceremony at the police station. She presented Mr. Ferrigno a proclamation recognizing National Infrastructure Week.

ITEM 28: ADJOURNMENT

Motion: Mrs. Keller motioned to adjourn the meeting. The meeting adjourned at 9:11 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

**PLANNING COMMISSION
MAY 1, 2019
MOTION SUMMARY**

ITEM 1. Roll Call

Vice-Chairman Mantzoros called the meeting to order at 6:32 p.m.

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

Members Absent: Andy Volenik and Chairman Stacy Simpson

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

Motion to Excuse: Mr. Prall motioned to excuse Mr. Volenik and Chairman Simpson, seconded by Mr. Badger. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on April 3, 2019, as recorded and transcribed.

Motion: Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on April 3, 2019, as recorded and transcribed, seconded by Mr. Prall. Motion approved with a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. Meekers Venue

- (1) 2019-0648: A request by John & Tess Meeker for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.
- (2) 2019-0649: A request by John & Tess Meeker for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.
- (3) 2019-0650: A request by John & Tess Meeker for approval of a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and located at 385 East William Street.

Anticipated Process

a. Staff Presentation

Mr. Efland discussed the plan to repurpose the church into a wedding venue and associated uses on the first floor and a single family owner occupied only dwelling unit on the second floor of the building. The venue would be for weddings, anniversary parties, birthday parties, graduation parties, and other events. He discussed that they would primarily use the venue for Friday and Saturday events, but that could be used during the week as needed. Mr. Efland reviewed the parking availability and that the applicants have received permission from the City of Delaware School District to utilize Conger Elementary School parking lot during times the district or school is not in use.

b. Applicant Presentation

APPLICANT:

John & Tess Meeker
6368 Worthington Road
Westerville, Ohio

Ms. Meeker discussed their plans to move into the second floor and occupy the building as a resident after their children graduate from high school.

Mr. Owens made a correction to staff condition 6 relating to sidewalk on East William Street.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0648, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0649, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0650, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

B. Communities at Glenross - Section 13

- (1) 2019-0651: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Communities of Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.
- (2) 2019-0653: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Communities of Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.

Anticipated Process

a. Staff Presentation

Mr. Selmek provided the background history of the development and recent approvals for Final Development Plans and Plats for Section 15 in 2018. He discussed the access to the property and that all streets would have sidewalks on both sides and be public. Pedestrian connectivity identifies a bike path along Winterbourne Drive. He reviewed the tree preservation plan.

b. Applicant Presentation

APPLICANT:

Bradley Holland
EMH&T, Project Manager
5500 New Albany Road
Columbus, Ohio

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0651, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0653, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

C. Belmont Place – Section 6 & 7

- (1) 2019-0655: A request by Glenn Road Capital LLC for approval of a Final Development Plan for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane.
- (2) 2019-0656: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane.
- (3) 2019-0659: A request by Glenn Road Capital LLC for approval of a Final Development Plan for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.
- (4) 2019-0660: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided information on the property and that development is located within the Delaware South NCA, Evans Residential TIF District, and Southern Point Commercial TIF District. He discussed the landscape plan and the requirement for mounding by the future commercial out lots to provide additional buffering. There will be no trees removed. He discussed the condition that prior to permits being approved the two existing homes along State Route 23 are to be demolished.

b. Applicant Presentation

APPLICANT:

Kevin McCauley
Glenn Road Capital LLC
6689 Dublin Center Drive

Dublin, Ohio

Joel Trewartha
Ryan Homes
8351 N. High Street
Columbus, Ohio

Mr. McCauley voiced no concerns on staff conditions and that they were waiting on the gas lines to be removed by Columbia Gas prior to the removal of the existing homes.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0655, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0656, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0659, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0660, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

- D. 2019-0665: A request by Redwood Living for approval of a Final Development Plan for The Preserve at Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and just west of Glenn Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the development plan which is located on the south side of Mill Run Crossing and just east of the City Wetland Park and west of Glenn Road behind the Glennwood Commons Shopping Center. He discussed that Phase 3 is located south of the Moody Ditch and south of Phase 1 and 2. Access to this phase would be from Glenn Road and

internally from Phase 1 and 2 across the Moody Ditch. He provided information on the emergency access point. This development would be required to participate in the Delaware North NCA.

b. Applicant Presentation

APPLICANT:

Todd Foley
100 Northwood Blvd.
Columbus, Ohio

Pat Rakoci
7300 E. Pleasant Valley Rd
Independence, Ohio

Mr. Foley informed the Commission that they are working with easement holders for permission to add mounding for buffering.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0665, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

E. Winterbrooke Place

- (1) 2019-0640: A request by Grden LLC for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).
- (2) 2019-0641: A request by Grden LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.
- (3) 2019-0642: A request by Grden LLC for approval of a Preliminary Development Plan for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-

Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff presentation and the current annexation process and zoning. He discussed the main access to the property, open spaces, amenities, and retention pond sites. The projected lot sizes were discussed, as well as tree preservation and natural material requirements. Mr. Owens discussed any improvements to Peachblow Road would be a decision by the County and that they are awaiting the completion of the traffic study. A discussion was held regarding the overhead easement for power lines and that AEP would not allow for water under the easement to allow for equipment to have access if needed.

Mr. Prall voiced a concern over the easement running across two properties. Mr. Halter voiced a concern over no fencing around retention ponds that are close to homes or the play areas and tot lots.

b. Applicant Presentation

APPLICANT:

Robert Grden
Grden LLC
1059 Wellington Blvd
Powell, Ohio

Mike Shade
Attorney at Law
P.O. Box 438
Delaware, Ohio

Jack Brickner
Planned Communities
110 Northwoods Blvd
Columbus, Ohio

Todd Faris
Faris Planning & Design
243 North 5th St, Suite 401
Columbus, Ohio

Mr. Grden reviewed the expected demographics to move into the development. He provided information on the expected income of homebuyers and the cost for the city to maintain the roads. Mr. Brickner discussed the location of the retention ponds and that they are required in the designated areas to help with drainage. Mr. Faris discussed the layout of the development and the plan to preserve the existing tree rows. He discussed that the Gundling property is surrounded by mature trees on their property and voiced a concern that mounding to the area could damage the roots to their trees.

Mr. Halter voiced a concern over the cost to the City to annex this property in the City.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Steve Elliott
Representative for John and Toni Gundling
200 Civic Center Drive, Suite 1200
Columbus, Ohio

Mr. Elliott submitted a letter of objection to the development. He discussed the intent to preserve the value of the Gundling's property. He requested more details regarding the traffic study impact that was not completed and the potential road to access OhioHealth. He requested signage along the bike path that stops at the Gundling's property as private.

Charlie Murphy
204 McNamara Loop
Lewis Center, Ohio

Mr. Murphy concerned that the current tree line could be removed and the potential road for OhioHealth access would be in his backyard.

John Truitt
252 McNamara Loop
Lewis Center, Ohio

Mr. Truitt voiced concerns over the potential road to access OhioHealth and requested additional buffering between his house and the proposed road. He voiced a concern of headlights shining into the back of his house.

Mr. Efland discussed room for additional buffering along the skinny pond area and that the tree line near McNamara Loop are on

OhioHealth property. He discussed that the OhioHealth Plan included a secondary access point at this location prior to other developments and that there is no confirmation if OhioHealth will utilize this point or not. He discussed working with developers from Belmont to add buffering.

Mr. Shade discussed that they are working with OhioHealth on the traffic MOU to this access area and that the easement will be between the City of Delaware and OhioHealth.

Mr. Efland requested that the applicant and Mr. Elliott work on the gap for the bike plan for potential connection, signage, or barricades.

Mr. Owens discussed the requirements for retention ponds and the benefits of a longer pond. He recommended not having too much mounding around the longer pond as it would reduce the width.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0640, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0641, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

Motion: Mr. Prall motioned to approve 2019-0642, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

- ITEM 4. PLANNING DIRECTOR'S REPORT
- ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION
- ITEM 6. NEXT REGULAR MEETING: June 5, 2019

ITEM 7. ADJOURNMENT:

Motion: Vice-Chairman Mantzoros moved for the Planning Commission meeting to adjourn. The meeting adjourned at 10:06 p.m.



Chairperson



Elaine McCloskey, Clerk

CIVIL SERVICE COMMISSION
Motion Summary
May 1, 2019

ITEM 1. ROLL CALL

Chairman Rybka called the meeting to order at 3:00 p.m.

Members Present: Councilman Jim Browning, City Council Liaison, Frank Hickman and Chairman John Rybka

Members Absent: Vice-Chairman Coss

Staff Present: Jessica Feller, Human Resource Manager and Bruce Pijanowski, Police Chief

Motion to Excuse: Chairman Rybka motioned to excuse Vice-Chairman Coss, seconded by Mr. Hickman. Motion approved by a 2-0 vote.

ITEM 2. PLEDGE OF ALLEGIANCE

ITEM 3. APPROVAL of the Motion Summary for the Civil Service Commission meeting held January 9, 2019, a recorded and transcribed.

Motion: Mr. Hickman moved to approve the Motion Summary for the January 9, 2019 Civil Service Commission meeting, seconded by Chairman Rybka. Motion approved by a 2-0 vote.

ITEM 4 UPDATE of Police Certified List

Motion: Mr. Hickman moved to accept the Police Certified List as presented, seconded by Chairman Rybka. Motion approved by a 2-0 vote.

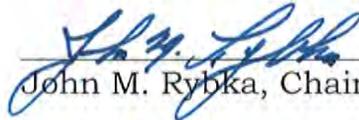
ITEM 5. PUBLIC COMMENTS

There was no public comment.

ITEM 6. COMMITTEE COMMENTS

ITEM 7. ADJOURNMENT

Motion: Mr. Hickman moved to adjourn the Civil Service Commission meeting, seconded by Chairman Rybka. The Civil Service Commission meeting was adjourned at 3:06 p.m.



John M. Rybka, Chairman



Elaine McCloskey, Clerk

**FINANCE COMMITTEE
MOTION SUMMARY
January 23, 2019**

ITEM 1. Roll Call

Chairman Hellinger called the Finance Committee meeting to order at 3:30 p.m.

Members Present: Vice-Mayor Kent Shafer, Vice-Chairman Chris Jones and Chairman George Hellinger

Staff Present: Dean Stelzer, Finance Director and Tom Homan, City Manager

ITEM 2. Approval of the Motion Summary for the meeting held July 30, 2018 as recorded and transcribed.

Motion: Vice-Mayor Shafer moved to approve the Motion Summary from July 30, 2018, as recorded and transcribed, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 3. Review of Financial Management Policies

Mr. Stelzer provided a copy of the current Financial Management Policies that were adopted in 2014. The amendments in 2014 discussed the reserve policy and policies in place for security issues. The reserve balance was set at 17% as it was estimated to be able to cover two months of annual expenditures. Also created was a general fund reserve of 5% of annual expenditures. Discussion at the past budget season is what is a balance budget and staff can incorporate into Finance Management Policies what is considered a balanced budget. Mr. Stelzer provided a copy of City of Columbus Financial Policies and read their guidelines for a balanced budget. He discussed the benefits to put in the policies the definition of a balanced budget including the carryover balance with language that explains structural balance and also incorporate into the policy if there is a year that appropriates more than the estimated revenue that a narrative is included with the budget presentation.

Vice-Mayor Shafer discussed the benefit of having the definitions to the policy. Chairman Hellinger questioned if it is possible to have a rolling 12 month budget that might better demonstrate the economic conditions. Mr. Stelzer discussed the challenge to understand long term planning. Mr. Stelzer to provide a draft to the Committee on definitions and revenue vs. expenditures.

ITEM 4. CIP Plan Amendments

Mr. Homan discussed having a further meeting in February to discuss possible changes to the CIP due to better estimates and to look at balances from 2018.

He discussed large projects that are out of to bid currently, such as, the East William Street improvements and resurfacing of East Central Avenue project. He also discussed that the County is considering increasing the Permissive License Fee.

Mr. Stelzer reviewed the results of the 2018 Budget. He discussed how when the budget is created in October it is based on projections for the remainder of the year and that he looks at what departments have appropriated for expenditures. He discussed the effects of the 27th pay period on the budget. Information was provided on revenues by the source. These 2018 revenues were compared to 2017. Mr. Stelzer discussed that staff is close to finalizing the Cemetery Master Plan and that there is a need for additional space. He discussed the need to open up space and provide aesthetic improvements. A discussion was held on the Business Master Plan for the Airport. Mr. Hellinger felt that the airport is more of a regional assist and should be County run.

The rates for storm sewers have not changed since early 2000's. Improvements can be needed for better curbs and gutters to minimize run off water. The Committee discussed the elimination of street sweeping in the fall. The Committee voiced that they have not received concerns from the public. Street sweeping does not have the capacity to remove the leaves and that there is more a challenge to clean the streets from the leaves. The street sweeper is not designed to vacuum the leaves. The leaves can cause storm sewer issues and cause blockage. Mr. Homan discussed that an analysis was completed to institute a leaf program.

ITEM 5. Staff Comments

ITEM 6. Member Comments

ITEM 7. Next Meeting Date

The Committee scheduled the next meeting for February 27, 2019 at 3:30 p.m.

ITEM 8. Adjournment

Motion: Chairman Hellinger moved to adjourn the Finance Committee meeting, The Finance Committee meeting adjourned at 5:15 p.m.


Chairman

Elaine McCloskey
Elaine McCloskey, Clerk

AIRPORT COMMISSION
October 18, 2018
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Christopher Acker, Walt Gaub, Timothy Smith Janie McIntire, John Lewis, and Councilmember Kyle Rohrer

Members Absent: Charlton Amidon

Staff Present: Joe Bullis, Public Works Superintendent, Kevin Piatt, Airport Operations Supervisor, and Bill Ferrigno, Public Works Director/City Engineer

Motion to Excuse: Councilman Rohrer moved to excuse Mr. Amidon, seconded by Ms. McIntire. Motion approved by a 6-0 vote.

ITEM 2. ELECTION OF OFFICERS

A. Chairperson

Motion: Mr. Lewis nominated Mr. Amidon as Chairman, seconded by Mr. Gaub. There were no other nominations. Motion approved by a 6-0 vote.

B. Vice-Chairperson

Motion: Mr. Lewis nominated Ms. McIntire as Vice-Chair, seconded by Mr. Gaub. There were no other nominations. Motion approved by a 6-0 vote.

ITEM 3. APPROVAL of the Motion Summary of the meeting of the Airport Commission held on April 19, 2018, as recorded and transcribed.

Motion: Mr. Lewis moved to approve the Motion Summary of the meeting of the Airport Commission held on July 19, 2018, as recorded and transcribed, seconded by Mr. Smith. Motion approved by a 5-0-1 (Rohrer) vote.

ITEM 4. PUBLIC COMMENTS

There was no public comments.

ITEM 5. UPDATE on Aircraft Maintenance Service RFP Process/Selection

Mr. Ferrigno reviewed the members on the RFP committee. He informed them that there were two applicants and that Shamrock Air Services was awarded

the RFP. He explained that the City will enter into contract negotiations with Shamrock for a five year period.

ITEM 6. UPDATE of Strategic Planning Process

PUBLIC PARTICIPATION:

Greg Heaton
Crawford, Murphy, & Tilley
8101 North High Street, Suite 150
Columbus, Ohio 43235

Mr. Heaton discussed the goals to maximize the airport and discussed his assistance with working with the committee on the RFP. A discussion was held on utilizing social media to receive increased public input.

ITEM 7. UPDATE on 5-year CIP for Airport Projects

Mr. Ferrigno informed the Commission that no state funding for pavement repairs around the T-Hangars were received. He discussed the CIP process and planned repairs.

ITEM 8. DISCUSSION on Minimum Operating Standards and Rules and Regulations

The Commission made staff aware that there was pages missing from the scanned document. The Clerk emailed out the complete Minimum Operating Standards. Mr. Ferrigno recommended that the Commission review and send any questions to Mr. Bullis via email. A discussion was held on standards for city owned and privately owned.

ITEM 9. REPORT on Tri-Motor Fly-In Event

Mr. Piatt informed the Commission that there were 426 rides booked during the event and that 684 gallons of fuel was used. A discussion was held regarding noise complaints from the event. He discussed how the event supports aviation and brings increased public awareness. Mr. Piatt explained that complaints are tracked, but that there are more complaints voiced during crop dusting.

ITEM 10. STAFF COMMENTS

Mr. Bullis thanked Commission members that participated in the RFP process.

Mr. Ferrigno recommended that the current T-Hangar rates remain the same to allow the process to be vetted during the strategic planning process. He recommended future rate changes occur in 2020.

Motion: Mr. Lewis motioned to maintain current rates through the 2019 lease, seconded by Councilman Rohrer. Motion approved by a 6-0 vote.

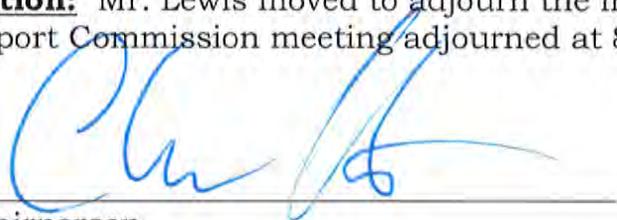
ITEM 11. MEMBER COMMENTS

Vice-Chair McIntire requested information on the airport usage during the fair and Jug Day. Mr. Piatt discussed that there was good traffic during this time related to the weather.

Mr. Lewis thanked staff for their work in the Tri-Motor Fly-In event. Mr. Smith and Vice-Chair McIntire reported that they had both participated in the event. Vice-Chair McIntire was informed by Tri-Motor that they were impressed with the public turn-out and that the event was well organized.

ITEM 12. ADJOURNMENT

Motion: Mr. Lewis moved to adjourn the meeting, seconded by Mr. Smith. The Airport Commission meeting adjourned at 8:23 p.m.


Chairperson


Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 23, 2019**

ITEM 1. Roll Call

Vice-Chairman Coleman called the Historic Preservation Commission meeting to order at 6:30 p.m.

Members Present: Cara Hering, Sherry Riviera, Stephanie Van Gundy, and Vice-Chairman Joe Coleman

Members Absent: Councilman Kyle Rohrer, Erinn Nicley, and Chairman Mark Hatten

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Councilman Rohrer, Mr. Nicley, and Chairman Hatten, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on November 28, 2018 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on November 28, 2018, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2018-3182: A request by Manos Properties LLC – Sandusky Street Lofts for a Certificate of Appropriateness for exterior improvements to 30 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the location of the property and current zoning. She provided pictures throughout the building's history, which was built in 1869 and housed for 65 years the Masonic Lodge. The current applicant purchased the building in 2018 and is planning to fix the upper two vacant levels for luxury loft apartments. To accommodate emergency and fire egress code requirements for the proposed living unit the third floor north side elevation has two boarded-up one-over-one double hung windows which will be replaced with black aluminum-clad windows in the same style. On the south side elevation, three boarded-up one-over-one windows on the third floor and one bricked in window

on the second floor will be replaced with black aluminum-clad wood windows in the same style. On the third floor east rear elevation, the lower 6 light window sash of the south-center window will be reinstated in the same style of the adjacent windows after removal the fire escape stairs and door. The second floor east rear elevation the request is to replace two of the three northern deteriorated four-over-four windows with one-over-one black aluminum-clad windows and the center window to be covered with black louvered wood shutters. The two southern deteriorated metal vents installed in the window openings will be replaced with one-over-one aluminum-clad windows. On the second floor east rear elevation there will be an entry door to open to a rooftop patio and provide egress for the tenants onto the patio and down to the rear parking area. Signage for the front and rear will be designed at a later time and will be sent for administrative approval.

APPLICANT:

Jim Manos
5973 Macewen Court
Dublin, Ohio

Mr. Manos informed the Commission the plan to have 8 luxury loft units with 4 lofts on each level. He discussed the planned material for the rear entry door to be wood clad. A discussion was held on the removal of the fire escape and that it will not be needed to meet fire code. Mr. Manos discussed that the building is currently gutted and the roof has been replaced. He discussed the relocation of the air conditioned units. He was agreeable to have the second floor windows be four over four instead of the proposed one-over-one aluminum clad windows. The Commission recommended that Mr. Manos provide an architectural drawing of the rooftop patio for administrative approval.

Motion: Ms. Riviera motioned to approve 2018-3182 a certificate of appropriateness with the following conditions 1, 2, 3 from the staff report, and adding four-over-four windows on the second floor east elevation and a more concise patio plan for administrative approval, seconded by Ms. Hering. Motion approved by a 4-0 vote.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Presentation by Justin Hegenderfer for Marvin Windows

PRESENTORS:

Justin Hegenderfer
Hegg Windows and Doors
659 East Lakeview Plaza
Worthington, Oh 43085

Dave Korzan
Hegg Windows and Doors
659 East Lakeview Plaza
Worthington, Oh 43085

Mr. Korzan discussed how aluminum clad windows are universally accepted in historic districts as it matches wood windows in style. Different brands of aluminum clad windows are designed similarly. Vinyl windows became more popular in the 1990's and have a very different appearance from wood or aluminum clad windows and did not maintain the historic look. He discussed this as a reason for aluminum clad windows being an acceptable option in a historic district. He discussed the introduction of fiberglass windows. He discussed different manufacturers of fiberglass windows. He discussed that fiberglass has better longevity and strength compared to the aluminum clad windows and maintains the historic integrity of the design of the building. He discussed a potential savings by using fiberglass over aluminum clad windows. Mr. Hegenderfer discussed the increased cost of aluminum clad products as it is not used as much as fiberglass windows. He discussed an approximate 15% difference in pricing.

A discussion was held on the acceptance of fiberglass windows by the Ohio Historic Preservation Office and how it affects tax grants. A discussion was held on standards of window brands for the City of Columbus. The Commission requested that staff provide information on list of windows allowed in the City of Columbus.

(2) Sidewalk Vestibules Design Standards

This discussion will occur at a later meeting.

ITEM 4. STAFF COMMENTS

Ms. Guenther informed the Commission that there was 46 cases in 2018 with, 34 of the cases for administrative approval.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: February 27, 2019

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 7:36 p.m.



Chairperson



Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 27, 2019**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:30 p.m.

Members Present: Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, Councilman Kyle Rohrer, Vice-Chairman Joe Coleman, and Chairman Mark Hatten

Members Absent: Cara Hering

Staff Present: Dianne Guenther, Development Planner and Lance Schultz, Zoning Administrator

Motion to Excuse: Mr. Nicley motioned to excuse Ms. Hering, seconded by Councilman Rohrer. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 23, 2019 as recorded and transcribed.

Mr. Coleman discussed a typo error on page two to change the word tow to two and to reflect an error on page 3 to reflect 15%.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 23, 2019, as recorded and transcribed, seconded by Ms. Van Gundy. Motion failed by a 3-0-3 (Nicley, Rohrer, and Hatten) vote.

ITEM 3. REGULAR BUSINESS

A. 2019-0148: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for proposed building improvements at 91 North Sandusky Street which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay.

Mr. Schultz reviewed the staff report. This building was placed on the U.S. National Park Service National Register of Historic Places in 1973 and is considered a Contributing Building in the City of Delaware Historic Northwest District. He discussed plans to upgrade the currently vacant building and re-occupy the facility for County offices. He discussed the need for routine exterior building maintenance and reconfiguration of the front lawn memorials. The proposed work included the existing sidewalk on the south and east side of

the courthouse which will be removed and reconfigured. Existing sidewalks along North Sandusky and East Central Avenue will not change. The monument plaza layout has been developed and approved by the County's Veterans Services Commission and will be reconfigured around the new east plaza. There will be replacement and upgraded mechanical and electrical equipment in a new utility enclosure on the west end of the building. This enclosure will have brick piers and stone caps with painted black wood fence panels between them. He discussed exterior maintenance work that also includes window painting and repair, masonry repointing and downspout repair. At the ground floor, for drainage and security improvements the two existing area wells with doors will be removed, filled and landscaped. Windows will be put back into the openings above grade to match the other pre-existing windows. A new well and door will be centrally created on the north side of the building. On the north side of the building the existing metal fire escape is proposed to be removed and the door will be replaced with a window that matches the adjacent windows.

APPLICANT:

Jon Melvin
Director of Facilities Management
101 North Sandusky Street
Delaware, Ohio

Mr. Melvin discussed the plan to revitalize the Veterans Memorials and plans for flag poles to honor each military service. Chairman Hatten requested that a complete material list be provided when available for administrative approval.

Councilman Rohrer informed the Commission that he would abstain from the discussion due to his employment with the County.

Motion: Mr. Nicley motioned to approve 2019-0148, as submitted and with staff recommendations, seconded by Ms. Riviera. Motion approved with a 5-0-1 (Rohrer) vote.

B. 2019-0196: A request by Sandusky Brothers LLC for a Certificate of Appropriateness for proposed building restoration at 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther reviewed the request by Sandusky Brothers LLC. She discussed that the subject building is considered a contributing structure in the Sandusky Street National Register Historic District. She reviewed with the Commission that the Applicant presented this project as an Informal Review at the August 22, 2018 Historic Preservation Meeting. The owner of the building is a partner in Triad Architects. The project will entail repair and restoration of the three exposed elevations, in addition to proposing new structural elements

to the building. The east elevation will have the removal of the non-historic cornice and remove the paint and restore the masonry and limestone lintels and sills. Window replacement of existing windows will be with new one-over-one wood aluminum clad windows matching the existing style. The project will reinstate the right-side entrance at the north storefront with a new accessible interior vestibule and entrance door to match existing materials. Ms. Guenther provided photographic evidence and informed the Commission that structural evidence was found of the right-side entrance of north storefront.

The applicant proposed to rebuild the historic eave and rake at main building roof to the rear elevation and replace gutters and downspouts. The rear metal fire escape is to be removed and existing windows replaced with new one-over-one wood aluminum clad windows. The entry door will be replaced to match historical style. Entry steps will be rebuilt and new fabric awnings installed.

The north side elevation masonry will remain, but be cleaned and repaired. Roof will be replaced with asphalt shingles.

The south side elevation improvements will replace windows with wood aluminum-clad windows to match existing style and the rubber roof with new roof with similar materials. An existing window will be removed and infill wall created for dumpster enclosure.

APPLICANT:

Zach Price
328 North Liberty Street
Delaware, Ohio

Mr. Price discussed his plan to remove the paint from the front brick if able. He voiced concerns about potential damage to the current masonry. He discussed the use of federal grants for funding and informed the Commission that the cornice material is plywood that was added to the building in the 1970's. He discussed the potential color scheme if unable to remove the paint from the masonry.

Motion: Vice-Chairman Coleman motioned to approve 2019-0196, with the staff recommendations and the following recommendations that the rear door meets the glazing standards of minimum 50% and maximum 75% glazing, the method of paint removal or treatment if removal is found unfeasible to be subject to administrative approval and that the rear entrance aluminum storefront finish be subject to administrative approval. This motion was seconded by Ms. Van Gundy. Motion approved with a 6-0 vote. Chairman Hatten requested a break at 7:21 p.m. and reconvened the meeting at 7:25 p.m.

C. DISCUSSIONS

(1) Fiberglass-Clad Windows

Ms. Guenther discussed the memo that was provided to the Commission regarding the proposed changes to the Architectural Standards for Downtown Delaware relating to the inclusion of fiberglass-clad windows. She reviewed the request to review the standards for potential changes was from the direction of the Commission. Vice-Chairman Coleman discussed that the presentation from January helped to explain the differences between the windows. A discussion was held on other historic districts that are allowing the use of fiberglass windows. He recommended that any further discussion or recommendations wait until there is a full Commission present. Mr. Nicley discussed the results of the survey that the Commission took on the look of the windows. Mr. Coleman recommended using the list approved by Columbus as a starting point, but that samples should be provided to ensure quality materials. Ms. Riviera was supportive of the addition of the fiberglass windows in the standards. Mr. Nicley discussed that the windows would have an energy efficient quality. Chairman Hatten voiced a concern that fiberglass-clad windows are not currently in the national or state standards.

Motion: Vice-Chairman Coleman motioned to leave the discussion for Fiberglass-Clad Windows on the agenda until such time there is full Commission membership participating to vote on whether to have the City staff adopt language changes or not, seconded by Mr. Nicley. Motion approved by a 6-0 vote.

(2) Sidewalk Vestibules Design Standards

Ms. Guenther reviewed the memo that was provided to the Commission in September of 2018 to determine standards for vestibules. She discussed that concrete guidelines can be difficult to set due to the uniqueness of each building. Chairman Hatten discussed the challenge of setting up standards relating to vestibules that are subjective. Vice-Chairman Coleman recommended that current vestibules are grandfathered in but that vestibules are not allowed in the Historic District. He voiced the difficulty in determining who should be allowed to have one and who should not. Mr. Nicley discussed the need to either allow the vestibules to all or to not allow them at all. He voiced concerns on setting regulations on who is allowed and who is not and how it can be interpreted by the public.

Motion: Mr. Coleman motioned to ask staff to write up changes to standards that would grandfather in current vestibules, but would prohibit future vestibules to be allowed in the standards, seconded by Ms. Van Gundy. The Commission held a discussion regarding the motion and if a motion is necessary when the vestibules are not currently

written in the standards to be allowed. Mr. Coleman withdrew this motion.

The Commission was in agreement to remove the discussion of sidewalk vestibules from future agendas and was in agreement that vestibules are not allowed in the standards. They agreed to have a future discussion if a vestibule is requested by an applicant in the future.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley informed the Commission that he will be unavailable to attend the March meeting.

ITEM 6. NEXT REGULAR MEETING: March 27, 2019

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Vice-Chairman Coleman. The Historic Preservation Commission meeting adjourned at 8:20 p.m.



Chairperson



Elaine McCloskey, Clerk



MEMORANDUM

TO: Mayor Riggle and Members of City Council
FROM: R. Thomas Homan, City Manager
CC: Bill Ferrigno, Public Works Director / City Engineer
DATE: June 6, 2019
RE: W. Hull Drive Improvements

I have reviewed the attached memorandum from Bill Ferrigno and concur with his recommendation to use Hull Drive as a pilot program for pavement narrowing striping, as depicted in the attached exhibit. While this measure will not impact volume, it will, in my opinion, help to reduce the speed along the street and address some, but not all, of the longstanding complaints the City has heard from residents of Hull Drive.



MEMORANDUM

TO: R Thomas Homan, City Manager

FROM: William L. Ferrigno, P.E., Director of Public Works/City Engineer

DATE: May 24, 2019

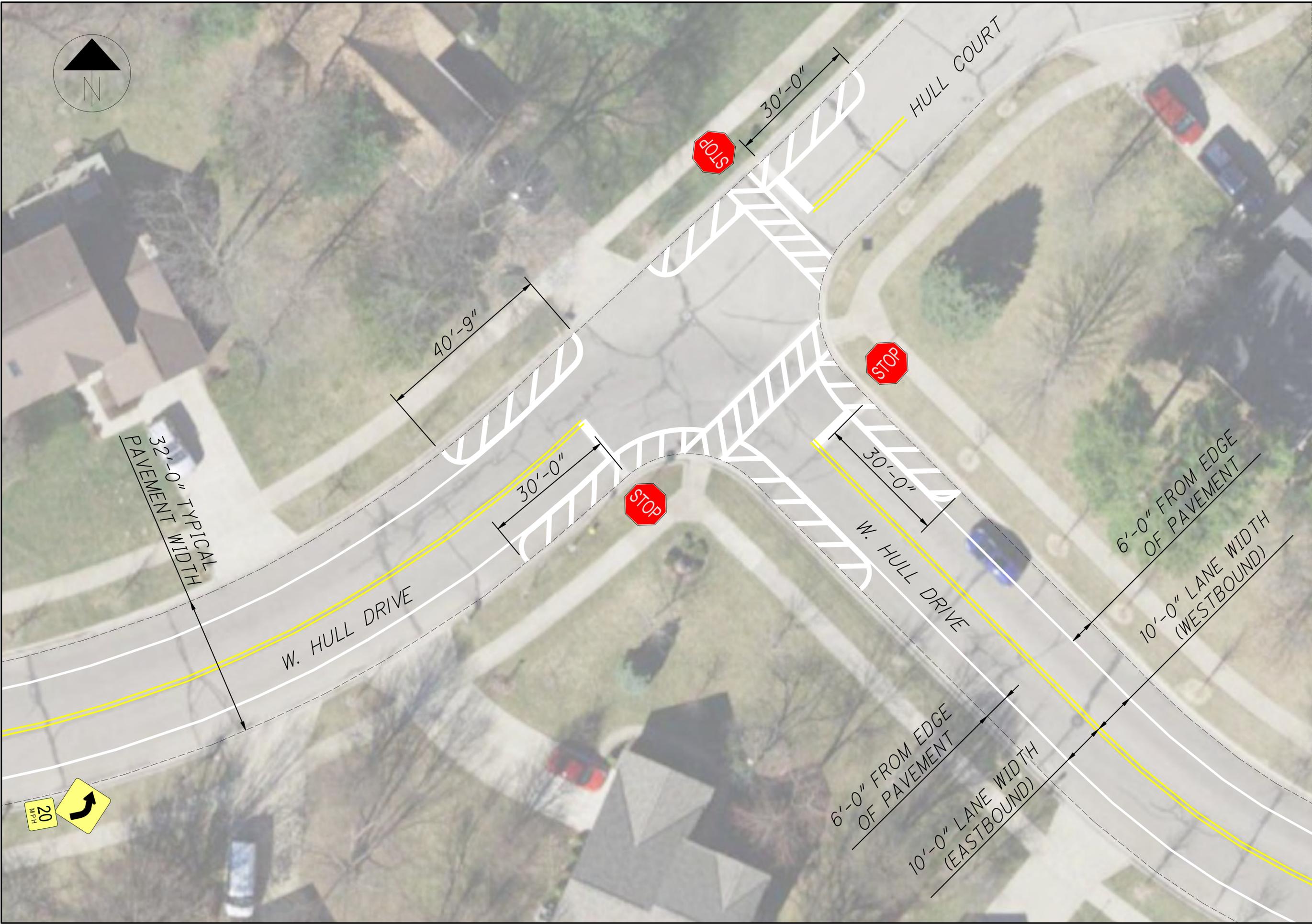
RE: Adoption of Traffic Calming Guide & Recommendations for W Hull Drive Improvements

The attached Traffic Calming Guide for Residential Streets has been prepared by staff of the Public Works Department, presented to City Council for review and comment on May 13th, and is now ready for adoption as part of the City's Technical Design Standards. The guide provides direction in properly evaluating and addressing the need for installing traffic calming measures on local and collector neighborhood streets to mitigate concerns over undesirable motor vehicle operation. It is my recommendation the guide be adopted as revised.

As part of the overall Traffic Calming work, a request by the Ravines at Stratford, aka West Hull Drive neighborhood, has been under consideration for the past year and a half to address traffic concerns. Both motor vehicle speeding and volume have been identified as issues by the residents, and more recently a focus on the number of vehicles failing to come to a complete rest at the stop sign controlled intersection of W Hull Drive and Hull Court. Numerous traffic studies and data collected confirm that W Hull Drive serves as a Collector street as originally planned for and designed, carrying an ADT of 2900 vehicles per day. 85% speeds vary from 29MPH to 31MPH indicating a low to moderate speeding concern. A proposed pilot project to test the impacts of limiting traffic access to W Hull Drive from the Delaware Community Plaza was ultimately deferred in favor of maintaining full public access to the collector street.

Though traffic volume will not be addressed by the addition of non-intrusive traffic calming measures, it is anticipated that the pavement narrowing striping proposed for the entire length of W Hull Drive as shown in the attached exhibit, may result in a mild drop of 2-3MPH in vehicle speeds. Additionally, increased compliance at the stop sign controlled intersection may be realized with the enhanced striping package proposed for that location. The cost of the improvements are estimated at \$7,500.00 and can be funded through the remaining balance of the annual long line striping funds included in the annual traffic maintenance budget. I recommend these improvements be completed this season as presented, and monitored for the next 12 to 24 months for effectiveness.

\\LESERVER\CITY SHARE\ENGINEERING\DEPARTMENT\TRANSPORTATION PROJECTS\HIGHWAY PROJECTS\HULL DRIVE (USP GROUP)\ACCESS MODIFICATIONS\PROJECT PLANS & EXHIBITS\HULL DRIVE STRIPING\STRIPING EXHIBIT FOR PUBLIC.DWG - 5/29/2019 5:56:18 PM



NO.	DATE	REVISIONS DESCRIPTION	APPROVED

W. HULL DRIVE TRAFFIC CALMING

W. HULL DRIVE & HULL CT. INTERSECTION



DATE ISSUED: 05/29/2019

SHEET 1 OF 1



Please

Traffic Calming Guide
for
Neighborhood Streets

Down

City of Delaware

Public Works Department

Revised May 30, 2019

TABLE OF CONTENTS

- 1.0 Introduction and Overview
- 2.0 Program Limitations
- 3.0 Development of Neighborhood Traffic Calming Plans
 - 3.1 Receipt of Initial Traffic Complaint
 - 3.2 Review Eligibility for Neighborhood Traffic Calming
 - 3.3 Data Collection & Analysis
 - 3.4 Draft Traffic Calming Plan
 - 3.5 Public Involvement Process
 - 3.6 Legislative Review & Approvals
 - 3.7 Implementation of Traffic Calming Plan
 - 3.8 Evaluation
- 4.0 Funding Strategies for Construction of Traffic Calming Measures
- 5.0 Non-Intrusive Traffic Calming Measures
- 6.0 Intrusive/Barrier Traffic Calming Measures
- 7.0 Recommended Applications of Traffic Calming Measures
- 8.0 Non-Compliant Traffic Calming Measures

Appendices

- Appendix A – Non-Intrusive Traffic Calming Measures
- Appendix B -- Intrusive/Barrier Traffic Calming Measures
- Appendix C – 85th Percentile Speed
- Appendix D – Criteria for Installation of Dynamic Speed Feedback Signs
- Appendix E – Multi-Way Stop Sign Policy

1.0 Introduction and Overview

The City of Delaware has long-standing policy for implementing traffic calming measures with the goal being safer streets and lower vehicular speeds in residential neighborhoods, near schools, and other areas with high numbers of pedestrians and bicyclists. In the past, policy has lumped regulatory measures with non-regulatory measures. Also, some older policy advocates traffic calming measures that have been deemed ineffective over the years or are outdated due to advances in technology. In the past, the use of the term “traffic calming measures” has been overly broad. Therefore, the purpose of this manual is to give City leaders new focus and direction in keeping City streets safer for all modes of travel. This manual replaces the City’s existing traffic calming policy and attempts to address the most frequently requested items from the public.

Speeding in residential neighborhoods is often times a concern among City of Delaware residents because of its effect on the livability of our streets and neighborhoods. In response to citizen concerns, the City of Delaware has developed the Neighborhood Traffic Calming Guide to more effectively work with neighborhoods in developing appropriate traffic solutions. The work represents a collaborative effort by the City of Delaware Police Department, Public Works Department, Parking and Safety Committee and Citizens to address speeding concerns on public streets.

The purpose of traffic calming is to address problems associated with neighborhood speeding, though the techniques and traffic calming measures can be extended to higher order major collector and minor arterial routes as well. Cut-thru traffic is often blamed as the source of neighborhood speeding problems, however it has been found that both neighborhood residents as well as motorists travelling through a residential area are equally likely to exceed posted speed limits. Therefore, the focus of this document is to provide guidance in mitigating vehicle speed regardless of origin or destination.

A successful traffic calming program requires involvement and cooperation from the impacted residents, travelling public, and local jurisdiction. Delaware’s Traffic Calming Guide employs an approach that incorporates Education, Encouragement, Enforcement, Engineering, and Evaluation in resolving traffic issues.

Public **Education** and **Encouragement** are recommended first steps for residents to help promote traffic calming in their neighborhoods. Motorists are made aware of community concerns and reminded of the importance of safe driving habits. Well informed motorists regarding safety concerns and traffic laws in neighborhoods, are more likely to follow the rules. The implementation of a yard sign campaign is an inexpensive means to remind all motorists of the posted speed limit and risks associated with speeding in a residential neighborhood. Speed feedback display units can be used to promote awareness and reinforce safe driving habits by showing actual travel speeds next to the posted speed limit. The community can also play a role through encouraging motorists to respect the speed

limits within residential areas and to consider alternative routes on higher level roads to help reduce the traffic load on a particular street.

Enforcement typically involves an increased presence of law enforcement to monitor and enforce the speed limits in neighborhoods. Enforcement efforts should be undertaken as much as possible prior to implementation of physical traffic calming devices. Citizens can call the City of Delaware Police Department at (740)203-1111 and report areas where speeding is perceived to be a problem and request enforcement.

There are cases where enhanced public **Education, Encouragement and Enforcement** need to be supplemented with additional measures to address traffic concerns such as continued complaints over excessive speeding, vehicular crashes and pedestrian incidents. In these cases **Engineering Analysis, Design and Follow-up Evaluation** may be initiated to further understand the issue and make recommendations to mitigate the undesirable behavior. In these cases engineering strategies can involve adding non-intrusive signage, pavement marking and geometric roadway features that result in lowered vehicle speeds on affected roads. These physical traffic calming measures are indiscriminate and affect all motorists; therefore, they are used after education, encouragement and enforcement strategies have been exhausted. More intrusive traffic calming measures are available if the volume of traffic must be adjusted, redirected or otherwise changed to address a particular safety concern within a neighborhood such as high crash history or congestion.

An **Evaluation** of traffic calming measures generally follows the installation of traffic calming measures to verify the effectiveness in addressing a particular traffic safety concern. Evaluation may involve community survey, social media feedback, additional speed studies, and traffic counts to determine the impacts a particular measure may have had on motorist behavior. Adjustments to traffic calming measures may be recommended based on the results of the evaluation.

2.0 Program Limitations

Traffic calming is a community-driven effort, however there are limitations as to the effectiveness that calming measures achieve, and those requesting improvements should have realistic expectations as to what those benefits are. Additionally, what may seem like obvious solutions are often not viable in accordance with accepted traffic regulations and codes.

- a) As a municipal organization, the City must abide by regulations set forth by our State and Federal government. The Ohio Manual of Uniform Traffic Control Design (OMUTCD) is a governing set of regulations adopted by the State of Ohio, which contains specific regulations regarding the use of public right of way, and specifically concerning pavement markings, signage and the management of traffic. The City of Delaware does not approve of any infrastructure modification or improvement that is not specifically permitted under the regulations of the OMUTCD.

- b) For the purposes of this guide, the recommendations are limited to implementation on publically owned local residential and collector streets.
- c) There is limited funding available for the construction of permanent traffic calming measures. If it is determined that permanent traffic calming measures are recommended, funding sources must be considered. Section 4.0 addresses recommended strategies for the funding of traffic calming measures in various situations.
- d) In some instances, the implementation of certain traffic calming measures can result in unintended consequences such as increased traffic in surrounding streets and neighborhoods, increased vehicle noise and pollution, sign clutter, tree removal, and the reduction or elimination of on-street parking.
- e) It has been found that the use of traffic calming measures is minimally effective in reducing vehicle speeds when the measured 85th percentile speeds are determined to be below 30 MPH. (See Appendix C for definition of 85th percentile speed)

3.0 Development of Neighborhood Traffic Calming Plans

The following process is followed when evaluating requests for the installation of proposed traffic calming measures on a neighborhood street.



3.1 Receipt of Initial Traffic Complaint

A request for the installation of traffic calming measures can be initiated by an individual, neighborhood group and/or by City staff. If the request is initiated by a neighborhood group, it is recommended that the neighbors designate a point-of-contact who will act as a liaison between City staff and other neighborhood residents. In any case, the consideration for, and the implementation of traffic calming measures should involve considerable neighborhood consensus building in the community. The neighborhood point-of-contact should submit, on behalf of the neighborhood, a formal written request to the City of Delaware Parking and Safety Committee explaining the concerns and to request traffic calming measures be implemented. Requests can be sent via email or through the City website.

Following initial receipt of a request for traffic calming, Public Works and Police staff will work with the neighborhood point-of-contact to define the specific nature of the complaint as well as the neighborhood study area. The study area may include more streets within a neighborhood than the street associated with the complaint. It is important to include an expanded study area because traffic calming measures installed on one street may have an impact on adjacent streets resulting in the shifting of a problem as opposed to mitigating it.

3.2 Review Eligibility for Neighborhood Traffic Calming

Traffic calming measures are generally most effective in residential areas to manage speeds along residential streets, and where there exists the highest interaction between pedestrians, cyclists, parked vehicles, and pets. Therefore, only streets meeting the following criteria are appropriate candidates for further consideration for implementation of the neighborhood traffic calming measures detailed in this guide.

- ✓ Streets with a posted speed limit of 25 mph
- ✓ Streets classified as a local or neighborhood collector street
- ✓ Streets with an ADT < 3500 vehicles per day
- ✓ Street is not a cul-de-sac
- ✓ Streets is not designated as primary emergency response route

3.3 Data Collection & Analysis

The following data is collected by Public Works and Police staff within the study area and used in analyzing the traffic characteristics, driving patterns and motorist behavior of a particular street in question.

- ✓ Vehicle Speeds to document the 85th percentile speeds
- ✓ Average Daily Traffic (ADT) volumes on all streets within the study area
- ✓ Turning movement counts at pertinent intersections that are within the study area during the peak hours 7AM-9AM, 11AM-1PM and/or 4PM-6PM (if applicable)
- ✓ Pedestrian counts at intersections if study area is near-by or adjacent to a school and/or park
- ✓ Accident history and rate of occurrence
- ✓ Roadway condition/geometrics
- ✓ Percent cut-through traffic

The collected data is reviewed to help identify observable safety issue such as excessive vehicle speeds, or conditions leading to the perception of speeding, and to make a determination as to what traffic calming measure(s) may be effective in addressing the issues. Staff will also identify the potential negative effects associated with the installation of traffic calming measures including impacts on the provision of emergency services, city refuse collection, highway maintenance and snow removal operations. Additional consideration is given to the impact on institutions such as, but not limited to, local schools, hospitals and emergency care facilities.

3.4 Draft Traffic Calming Plan

City staff will develop a Traffic Calming Plan that identifies strategies to help reduce speeding, and that employs the Educate, Encourage, Enforcement, Engineering and Evaluation approach. Traffic Calming measures may include non-intrusive/guidance strategies, more intrusive measures, or a combination of both. Non-intrusive strategies include educational programs, enforcement, signage, pavement markings, construction of islands, bump-outs, chicanes etc., all to influence the motorist behavior in a particular location. The more Intrusive measures generally involve construction of deterrents that limit vehicle direction of travel and access to particular street. Non-intrusive measures are most successful in managing vehicle speed while intrusive measures are implemented to control vehicle volumes. Both have advantages and disadvantages as further described in detail in the information provided in Appendix A and B.

3.5 Public Involvement Process

Following development of a draft traffic calming plan, staff will present the plan before the public and accept public input as to the proposal. City staff will prepare a summary describing the problem and potential solutions and make the information available to all interested parties via a combination of door hangers, mail service and other social media outlets. All interested parties are invited to attend a public discussion of the issue to be held during a regularly scheduled City Parking & Safety Committee meeting. Property owners within the study area, generally defined as those households and businesses fronting the affected segments of the project street(s), will receive additional information regarding the identified problem and potential traffic calming measures being considered. This includes, but not limited to, homeowners, businesses, apartment tenants and area schools. Adjustments to the plan may be considered based on public feedback.

3.6 Legislative Review & Approvals

The City Parking & Safety Committee will make a final recommendation as to the approval or denial of a proposed traffic calming initiative for a particular area. For those plans recommended for approval, the recommendation is taken before full City Council for consideration, and ultimate approval. Because the Neighborhood Traffic Calming policy is for guidance only, City Council may have to consider such things such as public acceptance and project construction and funding responsibilities before any improvements can be implemented.

3.7 Implementation of Traffic Calming Plan

Depending on the extent of the Neighborhood Traffic Calming Plan and the amount of funding available, the traffic calming measures may be implemented in phases and evaluated prior to considering full implementation. Construction of improvements may be by the property owners group, the city, or a combination of both entities. Some improvements can be installed any time of the year such as additional new signage, while others requiring changes to pavement markings, curb and roadway are generally restricted to the April through October construction season.

3.8 Evaluation

A follow-up evaluation will be conducted to ensure that the strategies implemented are effective. The evaluation includes additional traffic counts and speed studies after each set of measures has been implemented. If speeding has not effectively reduced, the City and neighborhood residents will have additional meetings to determine what further measures may be needed.

The City will also be reviewing unintended consequences such as redistribution of vehicle trips to other residential streets, increase in accident rates, or other traffic problems developing as a result of the implementation of the traffic calming plan. Depending on the severity of the unanticipated consequences, the City may modify the plan, reduce the plan, or eliminate it all together.

4.0 Funding Strategies for Construction of Traffic Calming Measures

Available funding for transportation system improvements is limited, and in many cases tied to the availability of outside revenues such as grants, safety program funds or other State sources. The value of traffic calming improvements are generally too low to make good candidate projects for grant programs, yet larger than what can typically be managed in the annual traffic maintenance operations budget at current funding levels. Nevertheless, as the need arises to make traffic calming improvements within the community, it would be helpful to have an established source of funding to allocate toward these efforts. Once a requested improvement has been identified, evaluated and approved for installation through the guidelines established in the Traffic Calming Guide, the cost of the improvement could be added to the next operations budget for funding consideration by council as part of the overall budget approval process. For improvements considered critical in nature addressing a high-risk situation, where prudence demands a immediate response, a recommendation could be made to Council to consider a supplemental appropriation so that the improvement could be made sooner. For low impact improvements, Council could require alternative funding arrangements such as specifying a neighborhood HOA provide some of all of the funding required to make an improvement. In all cases, the City should only fund projects that will have a positive and measurable impact on improving neighborhood safety as it relates to traffic calming.

4.0 Non-Intrusive Traffic Calming Measures

Non-intrusive traffic calming measures are most effective at increasing motorist's awareness of their surroundings, and have been shown to yield a drop in vehicle travel speeds of up to several miles per hour in the correct application. Non-intrusive measures however, generally do not result in a notable drop in traffic volume, though the more physical alterations could discourage a motorist from travel on a treated street. Non-intrusive measures may be most effective when implemented in combination e.g. establishing a neighborhood yard sign "Speed Watch" program concurrent with the introduction of new pavement striping.

The cost of non-intrusive measures vary widely and can range from a few hundred dollars to tens of thousands or more for complex modifications to roadway geometry. Details regarding the approved non-intrusive traffic calming measures utilized within the City of Delaware are found in Appendix A.



A note about the use of Stop signs – The use of Stop signs is not a recognized nor approved means to manage neighborhood speeding though it may seem like an obvious approach to “slow” motorists down. The reality is that unwarranted Stop signs can increase risk and safety concerns in areas where they have been placed, as motorists quickly realize the minimal chance of encountering side street traffic and end up “rolling through” an intersection. The result is a diminished respect for Stop signs. Improper installations have actually been shown to result in an increase in vehicle speed both ahead of and following a Stop sign installation. Appendix E describes the only permitted applications for multi-way Stop sign applications under very limited conditions.

6.0 Intrusive/Barrier Traffic Calming Measures

Intrusive barriers are most effective in diverting traffic away from any given street regardless of trip origin or destination, by directing motorists toward adjacent streets or alternative routes. These type of traffic calming measures may be helpful in addressing changes to traffic volumes that were not originally anticipated or otherwise previously present. In some cases the volume of traffic on a street exceeds that which can be associated just from the neighborhood. This often presents conflict as residents feel that they have certain rights to the management of the level of traffic using the public right of way fronting their respective properties, in contrast with the permissible use by non-resident motorists on the same street. In general, the implementation of intrusive barriers should be reserved to address safety issues such as high accident rates, continuous congestion, and intersection delay. See Appendix B for specific details of the Intrusive traffic calming measures utilized within the City of Delaware.



7.0 Recommended Applications of Traffic Calming Measures

The following table provides recommendations as to the use of certain traffic calming measures on local and collector streets as a function of 85% speed. Not all traffic calming measures are suitable for both local streets and collector roadways. Only those measures indicated with an 'X' are approved for the specified condition.

Recommended Application of Traffic Calming Measures						
Traffic Calming Measure	Local Street 85 th % Over Posted Limit			Collector Street 85 th % Over Posted Limit ADT>1500		
	0-5 MPH	6-10 MPH	11+ MPH	0-5 MPH	6-10 MPH	11+ MPH
Police Enforcement		X	X		X	X
Public Encouragement	X	X	X	X	X	X
Yard Sign Campaign	X	X	X	X	X	X
Enhanced Crosswalks		X	X	X	X	X
Pavement Striping		X	X	X	X	X
Speed Feedback Signs		X	X		X	X
Intersection Bump-outs		X	X		X	X
Curb Bump-outs			X			X
Chicanes			X			X
Median Islands			X			X
Chokers			X			X
Roundabouts			X			X
Speed Bumps			X			
Raised Intersections			X			
Time of Day Restrictions						X
One-Way Streets			X	Generally the application of 'Intrusive' traffic calming measures that restrict the use of a public road planned as a collector servicing local and regional traffic is not recommended		
Diverter Islands			X			
Turn Restrictions			X			

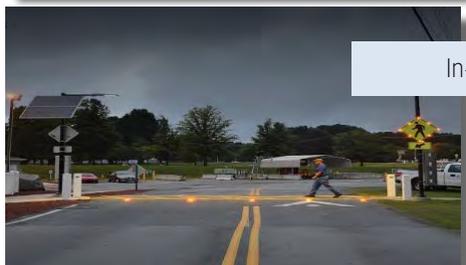
8.0 Non-Compliant Traffic Calming Measures (Not Permitted in Delaware)



Non-compliant crosswalk markings



Non-compliant crosswalk markings



In-pavement lighting



Non-compliant symbols/wording

Speed Limit

Appendix A – Non-Intrusive Traffic Calming Measures

Neighborhood Yard Signs

Yard signs are temporary plastic signs in the front yards of community residents, which serve as a vivid reminder to drive 25 mph within neighborhoods. The sign is connected with metal stakes, similar to an advertisement sign or political candidate’s sign, and is placed on private property at the discretion of the property owner. These signs may not be installed within the right-of-way of the adjacent street because they are not compliant with the Ohio Manual of Uniform Traffic Control Devices (OMUTCD), which regulates the types and designs of signs installed above or adjacent to all roads within the State of Ohio.

Advantages:

- Can be effective in reducing speeding by community residents. These signs are most effective when a community is supportive and promotes the need for speed reduction through other community educational efforts.
- Inexpensive to manufacture

Disadvantages:

- Impact may be reduced over time unless regularly reinforced. Moving the signs periodically may cause them to be continually noticed.



Dynamic Speed Feedback Signs

On occasion, local communities have sought to resolve their traffic speed issues and traffic diversion issues through the use of artificially reduced speed limits. Section 4511.12 of the Ohio Revised Code (ORC) establishes statutory speed limits and prescribes how those speed limits may be altered when an engineering study determines that they do not fit the road and traffic conditions.

Speed limit signs in and of themselves are rarely effective in reducing travel speeds and they should not be used as a standalone device. Experience has shown that drivers tend to travel at the speed that is most comfortable, based on the surrounding roadway environment. Speed limit signs may be installed to reinforce existing speed limits or to supplement other traffic calming devices. Speed limits set at levels less than those expected by drivers eventually lead to increased disregard of the signed speed limit.



Dynamic speed feedback signs provide a real-time display of a driver's vehicular speed at a particular location where speeding has been documented to be a problem. These signs are used in conjunction with a regulatory speed limit sign to give drivers an immediate confirmation of their actual speed in comparison to the legal speed limit. The dynamic speed feedback signs serve to supplement regular enforcement of speed limits alerting drivers to specific driving behavior. Although residential streets carry the lowest volume of traffic and are subject to the fewest accidents, they are often the subject of the most complaints regarding neighborhood speeding. Residents observe vehicles being driven at speeds perceived as "too fast" and conclude the need for increased local speed enforcement or for the installation of all Way Stop Signs along the route. In many cases, the speeds perceived as excessive by residents while standing in their yards are the same that they operate their vehicles at while driving.

Advantages:

- Studies have shown these signs produce 10-20% reductions in speeding violations, along with an increase in compliance with the posted speed limit.
- Can be cost effective when compared with the construction of physical traffic calming measures to reduce speed.

Disadvantages:

- Expensive initial cost with continuous maintenance and repair costs.
- Impact may be reduced over time unless regularly enforced by local police.

Pavement Striping

Pavement striping means of controlling speed includes measures to effectively narrow the travel lanes to encourage lower speeds, to emphasize pedestrian crossings or to supplement signing regulations (such as existing stop signs). Striping which can be used in traffic calming includes centerlines, edge lines, crosswalks and stop bars. Pavement striping options can vary depending on the type of striping being used; therefore, the application of each type of striping treatment is as follows:



Centerline Striping: Centerline striping is primarily used for residential streets without existing centerlines. In many cases, a centerline stripe can be effective in channeling traffic and thereby reducing speeds. There are also other specialized striping techniques that can be used to draw attention to lane markings, such as the addition of reflective pavement markers where appropriate.



Edge Line Striping: Edge line striping is also effective in residential areas to narrow the lanes and/or provide additional delineation for other uses. Reducing the lane width has the potential for reducing speed by creating a narrower traffic lane. The area between the edge of the road and the lane marking can often be used for parking or as a bike lane, depending on the resulting shoulder width.



Enhanced Crosswalks: At high volume pedestrian crossings, striped crosswalks might be appropriate to channelize pedestrians and notify motorists of pedestrians crossing the street. Crosswalks alone may not provide the desired level of protection or call sufficient attention to a pedestrian to allow them to safely cross the street. Depending on the need, there are a variety of crosswalk options that may be used at intersections to identify the safest place to cross. These includes enhanced diagonal ladder-style striping and possibly the use of textured pavements to increase the visibility by the motorist and encourage slowing down.



Advantages:

- Centerline striping can be effective in reducing sideswipe accidents, as it channelizes traffic in its own lane.
- Centerline striping can be combined with edge lines to create narrower travel lanes, which subsequently help to slow traffic.
- Edge line striping may increase bicycle and pedestrian safety by moving vehicular traffic closer to the centerline providing more shoulder space for bicycles and pedestrians.
- Crosswalks provide a visible pedestrian crossing, increasing pedestrian awareness and safety.

Disadvantages:

- Periodic maintenance of striping.
- Striping can lose its effectiveness in reducing speed over time as regular users of the street become more comfortable with the physical space they have available to operate.
- Crosswalks used without other traffic control devices may lure pedestrians into a false sense of security.
- Appearance of the road with paint striping may cause residents to feel that the road is a higher classification than a local residential street.
- Potential loss of on-street parking in order to provide 10 foot minimum lane width for vehicular traffic which doesn't leave adequate width for an 8 foot wide parking aisle on both sides of the street.

Choker Islands

A choker narrows the travel lanes of a road by bringing the existing curbs closer to the centerline of the road. The typical two-lane choker is 20-foot wide (curt-to-curb) at its most narrow point. Chokers should extend toward the centerline beyond any parking lanes. While the typical curb to curb width of a two-lane curb extension is significantly less than most streets, there is sufficient width for vehicles to pass each other. As a result, speed reductions will be modest.

The length of a choker can vary depending on the location of driveways and curbside parking. By bringing the curbs closer together, chokers may also present a favorable location to install a mid-block crosswalk (either raised or level with the roadway) because crossing distances are reduced, motor vehicle speeds are lower, and the combination of design elements will draw greater visual attention to the crossing location.



Chokers can be created by either curb extensions or edge islands. Edge islands are less aesthetic but leave existing drainage channels open. They also make it possible to provide bicycle bypass lanes on streets without curbside parking. If motor vehicle volumes are large, chokers can be hazardous to bicyclists, who get squeezed by passing motorists. In such cases the bicycle bypass lanes should be considered.

Advantages:

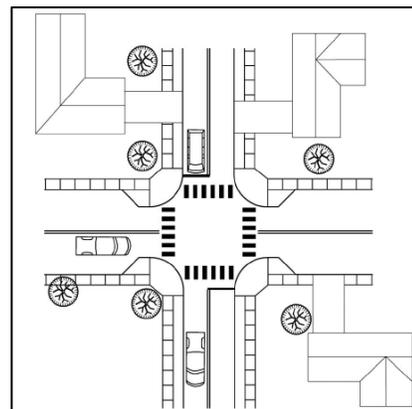
- Reduced speeds in area of choker.
- Minimal impact to driving comfort.
- Where provided, shorter crossing distances for pedestrians.
- Protects adjacent on-street parking spaces.
- Provides landscaping opportunity.
- Can accommodate emergency vehicles.

Disadvantages:

- Only a modest reduction in vehicle speeds can be expected, unless chokers are used in conjunction with other speed reduction measures.
- Loss of some on-street parking spaces.

Corner Bump-Outs

Corner extensions are chokers installed at intersections. Reduced curb radii can reduce speeds on approaches that are not stop controlled and decrease pedestrian crossing distances. Operational analyses should always be performed when corner extensions are constructed to ensure that the intersection will operate acceptably with respect to queues and delays.



Advantages:

- Reduces speeds through the intersection area.
- Shorter crossing distances for pedestrians.
- Provides landscaping opportunity.
- Can accommodate emergency vehicles for through movements.

Disadvantages:

- Loss of on-street parking spaces.
- Potentially high cost, if there are significant utility and drainage impacts.
- Forces bicyclists into travel lanes at intersections.
- Can make right turns by large vehicles more difficult.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Median Islands (Center Island Narrowing)

Center island narrowing is achieved by placing an island in the centerline of the roadway at the entry point to a neighborhood or midblock which narrows the lane width on either side of the island. The visual appearance of the narrowed lanes will encourage drivers to slow down. In addition to slowing traffic, center island narrowing provides opportunities to provide a pedestrian refuge area (if at a pedestrian crossing location), landscaping, or installation of entrance features or gateway signs. To be most effective, the islands should be raised islands. Median treatments often incorporate textured pavements on the island itself, particularly for median islands without raised concrete islands, where textured pavements are essential in helping draw attention to the island.



Advantages:

- Reduced speeds.
- Shorter crossing distances for pedestrians.
- If sufficiently wide enough (6-foot minimum), islands can provide a refuge area for pedestrians in the middle of the roadway.
- Provides a visual break in the streetscape and reduces the wide open appearance.
- Provides landscaping opportunity.
- Creates visual cues to drivers at entrance of a residential neighborhood.
- Little impact on emergency vehicles.

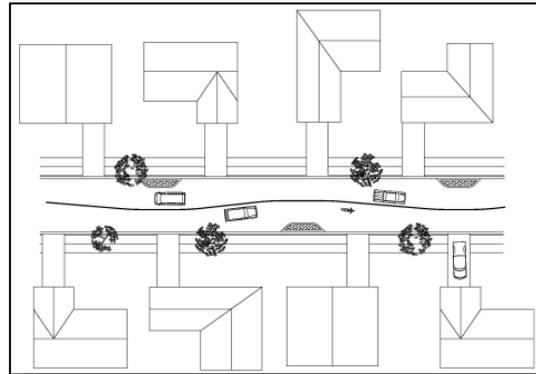


Disadvantages:

- Only modest speed reduction can be expected from standalone installations.
- Loss of on-street parking spaces.
- May force bicyclists into travel lanes at lane narrowing points.
- May impact driveways.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Chicanes

Chicanes are a series of curb extensions or narrowing of the roadway that alternate from one side of the street to the other, forming an S-shaped and curvilinear roadway alignment. The purpose of a chicane is to introduce horizontal curvature to the road, breaking up the “runway effect” of wide, straight streets.



Advantages:

- Speed reductions.
- Accommodates large vehicles and has little effect on emergency response times.
- Provides a visual break in the streetscape and reduces the wide open appearance of the street.
- Provides landscaping opportunities.

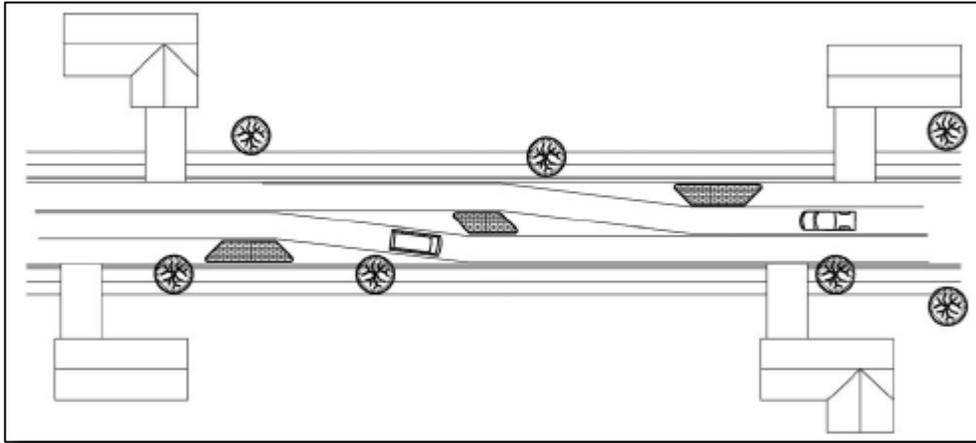
Disadvantages:

- Loss of on-street parking spaces.
- Bicyclists have less space to occupy the road through the narrowed portions.
- Some aggressive/careless drivers may view chicanes as an “obstacle course”, leading to sharp cornering, braking and acceleration to negotiate the islands and curb extensions.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Lateral Shifts

A lateral shift is a variation of the typical chicane. It has the same dimensions and details as the typical chicane, but because the roadway alignment shifts only one, has a crossing approximately 5 mph higher than a chicane of the same dimensions.

The typical lateral shift separates opposing traffic by means of a center island. Without a center island, some drivers may cross the centerline to minimize the deflection of their travel path. With the center island, drivers cannot veer into the opposing lane as easily, thus improving the safety and effectiveness of the later shift.



Advantages:

- Feasible method of reducing vehicle speeds on higher classified collector roads.
- Accommodates larger vehicles and has negligible effect on emergency response times.
- Provides visual break in the streetscape and reduces the wide open appearance of the street.
- Lane shifts discourage high speeds by forcing horizontal deflection.
- Provides landscaping opportunities.



Disadvantages:

- Loss of on-street parking spaces.
- Narrows pavement surface requiring consideration for providing space bicycles.
- Curb extensions can become expensive if drainage system adjustments are required.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow remov

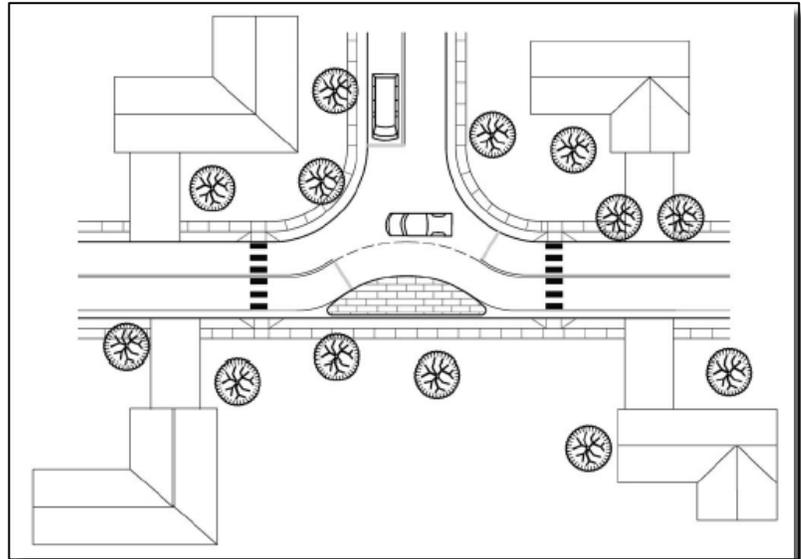


Realigned Intersections

Realigned intersections create changes in the horizontal alignment at the approaches to T-intersections. Curbed islands are used to convert the straight approaches of the through street into a curving street within the intersection. Realigned intersections may provide conditions where warrants are met for additional traffic controls (i.e. all-way stop, etc.).

Advantages:

- Reduced speeds.
- Shorter crossing distances for pedestrians.
- Accommodates large vehicles and has negligible effect on emergency response times.
- Reduces straight line of sight and enhances visual breaks in the streetscape.
- Provides landscaping opportunities.



Disadvantages:

- Loss of on-street parking spaces.
- Narrows pavement surface requiring consideration for providing space bicycles.
- Curb extensions can become expensive if drainage system adjustments are required.
- May create congestion and increase delay on the major street during the peak periods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.



Roundabouts

Roundabouts are becoming more accepted as an intersection design that can often address capacity and safety issues in a more effective manner than installing a traffic signal or all way stop condition. Depending on the traffic operational issue and size of the intersecting roads, roundabouts can be designed in three general sizes: full roundabouts, mini-roundabouts and neighborhood traffic circles.

Full roundabouts are primarily found on higher functional classification roads such as collectors and arterials. They are the largest size and are designed to handle higher volumes and speeds. The full roundabout is typically sized to accommodate trucks and buses circulating around the central island and the central island is non-traversable. Full roundabouts generally do not fit within the footprint of residential collector and local roads, therefore, the City of Delaware reserves their use for the larger, higher classified roads and are not installed as a traffic calming measure.

Mini-roundabouts and neighborhood traffic circles are small roundabouts with traversable central islands and are appropriate as a traffic calming measure to solve certain traffic calming issues. While they are similar in design, neighborhood traffic circles are smaller and, therefore, are slightly different in the way vehicles operate through them. The Federal Highway Administration's (FHWA) report [Mini-Roundabouts](#) defines the difference between mini-roundabouts and neighborhood traffic circles as follows:

Mini-roundabouts are distinguished from neighborhood traffic circles primarily by their traversable islands and yield control on approaches, which allows them to function as other roundabouts do. Neighborhood traffic circles are typically built at the intersections of local streets for reasons of traffic calming and/or aesthetics. They typically are operated as two-way stop-controlled intersections and frequently do not include raised neighborhood traffic circles, left-turning vehicles must turn in front of the central island, potentially conflicting with other circulating traffic.

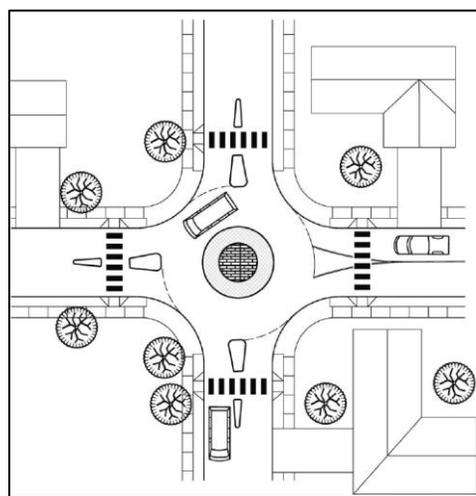
Mini-roundabouts are typically intended for use on residential streets with operating speeds of 30 mph or less. Mini-roundabouts, with yield cross speeds of 20 mph or less, typically require only minor modification to existing intersections. Depending on the width of the intersection and the diameter of the circular island, large vehicles (emergency vehicles and buses) may not be able to negotiate the turn around the central island. In order to facilitate those vehicles, mini-roundabouts are typically designed to include mountable concrete aprons, and with a fully traversable raised central island, so that large vehicles may be permitted to turn left over the circular island rather than going around it.



Neighborhood traffic circles have many of the same features of a mini-roundabout, except they are installed in smaller intersections and are designed to avoid modification of an existing intersection. In neighborhood traffic circles most vehicles larger than a passenger car must travel over at least a portion of the central island to make a left turn. Therefore, due to their small size, typically neighborhood traffic circles do not raise any portion of the central island and are installed without diverter islands on the approaches.

Advantages:

- Improved safety: a traditional four-legged intersection has 16 potential vehicle/pedestrian conflict points and 16 potential vehicle/vehicle conflict points for a total of 32 conflict points. A mini-roundabout or a neighborhood traffic circle has only 8 potential vehicle/pedestrian conflict points and only 4 potential vehicle/vehicle conflict points for a total of only 12 potential conflict points.
- Reduced speeds.
- Little right-of-way is needed for construction of a mini-roundabout and no right-of-way is required for a neighborhood traffic circle.
- Provides traffic calming and traffic control for two streets simultaneously.
- Lower maintenance cost than traffic signals.
- May reduce cut-through traffic volumes.
- Mini-roundabouts can be implemented at modest cost.



Disadvantages:

- Emergency response times may be affected if designed for too low a speed.
- May require additional street lighting.
- Potential loss of on-street parking spaces on intersection approaches.
- The raised island of a mini-roundabout can force bicycles and cars closer together increasing the possibility of conflicts.
- May require curb ramps to be relocated further back along the approaches to the mini-roundabout or neighborhood traffic circle.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.



Speed Bumps

Speed humps are elongated mounds installed across the pavement. Individual designs may vary slightly, but typically they are approximately 3-4 inches high, parabolic in shape and between 12 and 14 feet in length. The profile of a 3 inch high speed hump is gentle enough to provide a comfortable ride when traversed at a speed of approximately 20-25 mph. At high speeds, it becomes more uncomfortable for motorists to drive over the speed humps. To reduce speeds over a longer distance, a number of speed humps can be installed. ITE's *Guidelines for the Design and Application of Speed Humps and Speed Tables* recommends a spacing of 260-feet to 500-feet for the series of speed humps to be effective.

The guidelines further recommend that "The first speed hump in a series is normally located in a position where it cannot be approached at high speed from either direction. To achieve this objective, it is typically installed within 200 feet or less of a small-radius curve or stop sign, if installed on a street with significant downgrade, at the top of a hill".

Advantages:

- Speed reduction for vehicles without increasing accident rates.
- Less need for additional enforcement.
- Possible reduction in cut-through traffic.
- Provides visual reinforcement to discourage speeding.
- Durable and long life span.



Disadvantages:

- Emergency response time may be affected. Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulance with patient.
- Degraded physical driving comfort for auto and truck users.
- Potential increased noise due to vehicle braking and accelerating and the vibration of loose items in truck beds or trailers.
- May impede bicyclists due to the changes in vertical grades.
- Requires a sufficiently long stretch of road to install a series of devices.
- May divert traffic to other streets.
- May result in some motorists speeding up between speed humps.
- Requires additional signage and pavement markings.
- Motorcycles may bypass the speed humps via drainage gutters without slowing.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Note: The City does not currently permit the use of speed bumps on collector streets or primary emergency response routes.

Speed Table/Raised Crosswalk

Speed tables or raised crosswalks are similar in nature to speed humps. They span the full width of the street like speed humps and contain a level area on top of the hump like speed cushions, often marked with a crosswalk. Typically, they are longer than both speed humps (typically 22 feet long) and have a longer flat section in the middle of the devices.

When a speed table is designated as a crosswalk through the use of striping or pavers, it is known as a raised crosswalk. While a 3-inch height is preferable, raised crosswalks can be higher than a speed hump, to ensure that they are level with the adjacent sidewalk/curb. If mid-block pedestrian crossings are an issue, the use of a raised mid-block crosswalk may be an appropriate treatment to lower vehicle travel speeds where pedestrians enter the street. It should be noted that mid-block pedestrian crossings should only be considered per the guidelines established in the City's "Crosswalk Installation & Enhancement Guide".

Advantages:

- Speed reduction for vehicles without increasing accident rates.
- Little need for additional enforcement.
- Possible reduction in cut-through traffic.
- Provides visual reinforcement to discourage speeding.
- Raised crosswalks improve pedestrian safety.
- Relatively low implementation cost.

Disadvantages:

- Emergency response time may be affected. Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulance with patient.
- Degraded physical driving comfort for auto and truck users.
- Potential increased noise due to vehicle braking and accelerating and the vibration.
- May impede bicyclists due to vertical grades.
- May divert traffic to other streets.
- Requires additional signage and pavement markings.
- Motorcycles may bypass the speed humps via drainage gutters without slowing.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.



Note: The City does not currently permit the use of speed tables on collector streets or primary emergency response routes.

Raised Intersections

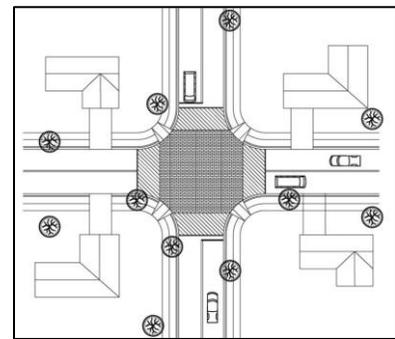
A raised intersection is similar to a raised crosswalk, except that the raised section covers an entire intersection, including crosswalks. Approach ramps are provided on all street approaches, resulting in calming of traffic on both intersecting streets. Raised intersections are especially



applicable in dense urban areas, where installation of speed humps would result in a larger loss of on-street parking than that of the installation of a raised intersection. A typical installation would be at a signal controlled or all-way stop controlled intersection with large volumes of pedestrians. Raised intersections reinforce the stop condition, or in the case of signalized intersections, the need to slow down and watch for pedestrians.

Advantages:

- Supports speed and accident reduction.
- Reduced need for enforcement.
- Possible reduction in cut-through traffic.
- Visual reinforcement to discourage speeding.
- Minimizes impact to on street parking.
- Raised crosswalks improve pedestrian safety.



Disadvantages:

- Emergency response time may be affected. Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulance with patient.
- May divert traffic to nearby streets.
- Generally requires a major, costly redesign of storm drainage systems.
- Increased difficulty for turning large vehicles.
- Degraded physical driving comfort.
- Requires additional signage and pavement markings.
- Can require major utility relocations.
- High design and construction costs.
- Potential increased noise due to vehicle braking and accelerating and the vibration of loose items in truck beds or trailers.
- Obstruction to distracted motorist.
- Impede snow removal.

Note: The City does not currently permit the use of raised islands speed bumps on collector streets or primary emergency response routes.

Appendix B – Intrusive Traffic Calming Measures

Partial Closures

Partial closures are barriers that block travel in one direction for a short distance on otherwise two-way streets. They are also sometimes called partial closures or one-way closures. When two partial closures are placed across from one another at an intersection, the result is a semi-diverter that blocks through movement on a cross street. In some cases, a path can be built behind the measure to accommodate bicycle and pedestrian traffic and separate them from vehicular traffic.

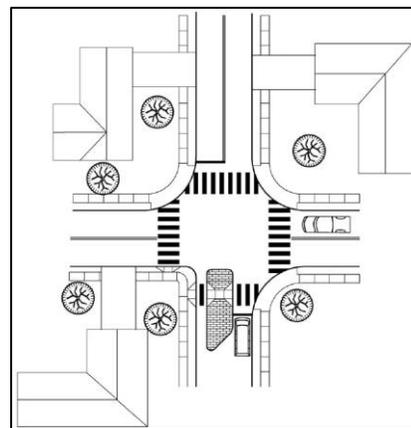


Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts straight street sight lines for motorists and narrows the pavement width through the closure island, which may reduce speed in the open direction.
- Reduces crossing distances for pedestrians.
- Provides landscaping opportunity.

Disadvantages:

- Restricts residents' access by increasing their travel path and time for some movements.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Potential for wrong-way travel.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

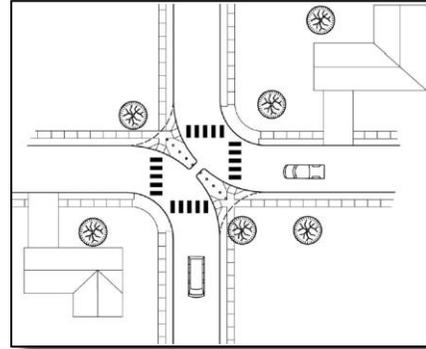


Diagonal Diverters

Diagonal diverters are barriers placed diagonally across an intersection blocking the through movement. They are also called full diverters and diagonal road closures. Diagonal diverters can have an at-grade pass through that allows bicycles and pedestrians to navigate along the original street alignment. The islands should be signed or landscaped with vertical elements to draw motorists' attention, so that they see the measure on their approach.

Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts sight lines for motorists with potential for a reduction in speed approaching and through the diversion curve.
- Provides a landscaping opportunity.



Disadvantages:

- May increase travel distance and time for residents of the street for certain trip patterns.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Intersection Barriers

Intersection barriers are raised islands located along the centerline of a street and continuing through an intersection to block the through movement at a cross street. They also prevent cars on the cross street from turning left at the intersection. Intersection barriers are also referred to as intersection diverters or, occasionally, as island diverters. Intersection barriers differ from center islands in that they are intended to force or prevent a turning movement rather than narrow the road like a center island.



Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts straight street sight lines for motorists.
- Eliminates left turn and angle crashes at intersections.

Disadvantages:

- May increase travel distance and time for residents of the street.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Forced Turn Islands/Restrictions

Forced turn islands are raised islands on approaches to an intersection that force a vehicle to turn right at an intersection and block through movements. They are sometimes called forced turn channelization, pork chops or right turn islands.

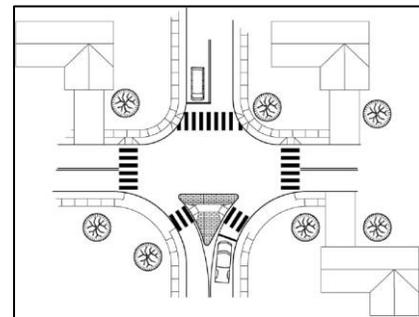


Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts sight lines for motorists.

Disadvantages:

- May increase travel distance and time for residents of the street.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.



One-Way Streets

Making a street one-way involves limiting the direction of travel on a street to one direction only through regulation and signing. In many communities, an individual street carries a much larger traffic burden than other streets within the same community. Sometimes a larger traffic volumes on these streets is due to the design of the street layout within the subdivision, or in some cases, it is the result of a particular route being used by traffic attempting to avoid congestion on the surrounding highway system. When these situations occur, often the simplest and easiest solution is to distribute the additional traffic burden to other streets. This can be achieved in some cases by designating the high volume street as a one-way street and then designating a parallel street one-way in the opposite direction.



One-way streets may be used on any classification of street (local, collector or arterial) where traffic engineering studies indicate that operational improvements can be achieved by the implementation of a one-way street system. For use on local roads, as a traffic calming solution, the use of a one-way system is appropriate when the traffic volume on the single street exceeds the highest traffic volumes on any other street within the subdivision by 100% or more and the street is not intentionally designed to serve as the collector road for the subdivision. It is also important for the traffic volumes on the high volume street to be generally balanced in both directions and the geometric design features on the high volume street and the parallel street to be approximately the same. When such conditions exist, community streets may be a candidate for a one-way street system.

It should be noted that some streets within subdivisions are intended to be higher volume collector streets for the community and are thus wider than the standard subdivision street. Generally, these streets also have a limited number of properties with direct driveway access. In subdivisions with this type of higher volume collector street, using a one-way street system to divert traffic to a parallel street, which is narrower and provides driveway access to many more properties, would not be appropriate.

Advantages:

- One-way streets can reduce the traffic volumes on the higher volume street by 40% to 60%
- One-way streets may discourage cut-through traffic from using subdivision streets to avoid congestion on the adjacent roadway network.
- If supported by the community, a one-way street system is fairly easy to implement.
- A one-way street system is a low cost solution to traffic problems arising from cut-through traffic and high traffic volumes.

Disadvantages:

- A one-way street system will shift some volume on traffic (to be estimated by an engineering study) to a parallel street, increasing, in some cases significantly, the traffic volumes on that second street.
- Residents on the parallel street may not be willing to share the reduction of the traffic burden on the higher volume street.
- Traffic speeds may increase as traffic volumes decrease on the higher volumes street and motorists no longer need to contend with opposing traffic.
- Increased circulation and travel time will be required for residents with homes along the one-way streets to access their properties.

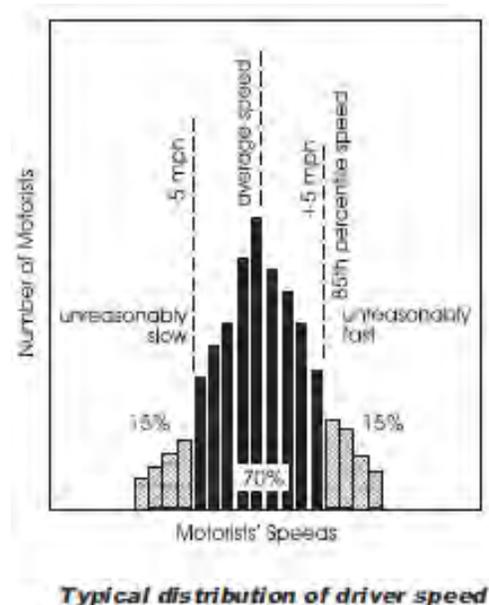


Appendix C – 85th Percentile Speed

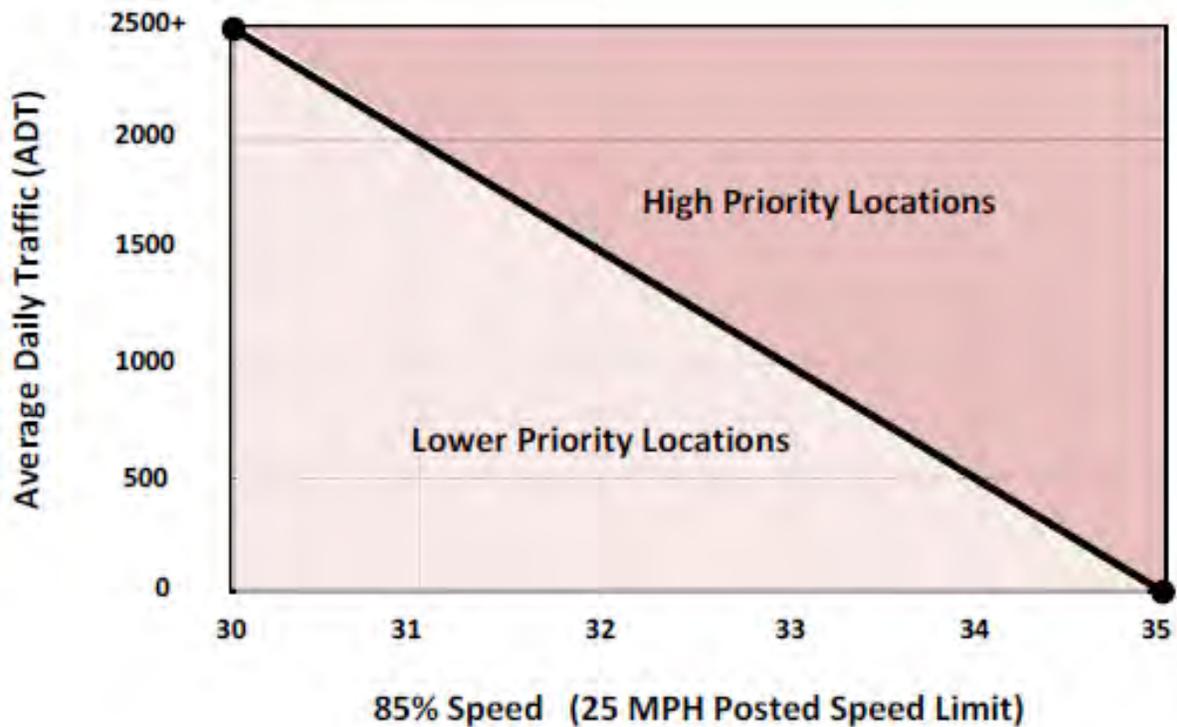
Determination of 85th Percentile Speeds: By definition, the 85% speed is the speed at which 85 percent of all motorists are travelling at or below, or the speed that separates the bottom 85% of vehicle speeds from the top 15%. The 85th percentile speed statistic is of particular interest in planning because the 85th percentile speed is often located at the upper end of a range of speeds that includes the majority of motorists who select “safe and proper speeds”.

The most widely accepted method by state and local agencies is to set the speed limit at the nearest 5 mph increment to the 85th percentile speed. For instance, if the 85th percentile speed were measured at 27 mph, then the speed limit on the road would typically be set at 25 mph.

Studies have shown that crash rates are lowest around the 85th percentile speed. Drivers traveling significantly faster or slower than this speed are at greater risk of being in an accident. It is not high speeds alone that relate to crash risk, it is the variation of speed within the traffic stream. Other considerations such as accidents and real dangers not perceivable by drivers may suggest a need for a lower speed limit. Since speed limits are generally set using the 85th percentile speed, it is expected that 15 percent of the vehicles will exceed the speed limit on a regular basis.



Appendix D – Criteria for Installation of Dynamic Speed Feedback Signs



- 85th Percentile Speed shall be greater than 30 MPH on a street with posted speed limit of 25 MPH.
- Limited to one (1) set of DSFS units per street and locations to be determined by City.
- Street within a School Zone that contains school flashers and where the 85th percentile speed is greater than 5 mph over the school zone posted speed limit during restricted hours. The signs would only be permitted to be active while the school zone flashers are in operation.
- Streets where crash data suggests that frequent and reoccurring accidents can be clearly linked to excessive vehicle speed may be considered.
- City may periodically re-evaluate the vehicle speeds on streets with DSFS to determine if the presence of the units remains effective; and may relocate the unit to an alternate location to improve efficacy.
- All recommended installations are subject to the availability of funding.

Appendix E – Multi-Way Stop Sign Policy

Multi-way stop signs are intersection controls established for certain operating conditions. As with speed limits, drivers must recognize the need for the controls or they will eventually begin to ignore the control that they deem unnecessary. In the case of stop signs, that would mean disregarding the sign and potentially posing a risk to another motorist or pedestrian. Studies on the use of stop signs as a standalone, non-construction, traffic calming solution for speed control, indicate that drivers will actually exceed speed limits between signs to make up for lost time if they feel that the stop signs serve no other purpose than to slow traffic down.

Where Multi-way Stop Control can be Useful

The OMUTCD states “Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops includes pedestrians, bicyclists and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.”

Criteria for Warranted Multi-Way Stop Control

Section 2B.07 of the OMUTCD gives criteria for a multiway stop sign installation. The following is from the OMUTCD:

The decision to install multiway stop control should be based on an engineering study.

The following criteria should be considered in the engineering study for a multiway STOP sign installation:

- a. Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
- b. Five or more reported crashes in a 12-month period that are susceptible to correction by a multiway stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
- c. Minimum volumes:
 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and
 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but
 3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.

- d. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

- a. The need to control left-turn conflicts;
- b. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
- c. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to safely negotiate the intersection unless conflicting cross traffic is also required to stop; and
- d. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.

Location Evaluation Procedures and Considerations

On occasion, local communities have sought to resolve their traffic speed and traffic diversion issues through the use of multi-way stop signs. Numerous studies conducted by transportation agencies and universities have consistently shown the use of this method as standalone, non-constructive solution for traffic calming are counterproductive. Based on past research and the resulting national and state policies, the City of Delaware will not create safety hazards along City maintained roads by installing unwarranted multi-way stop signs as a standalone traffic calming solution unless the following policy requirements are met per Resolution No. 03-79:

- a. Request for additional stop sign be presented to the City in writing from the neighborhood group or appointed representative.
- b. A signed petition be presented demonstrating neighborhood support for additional stop signs by at least 75% of property owner with property fronting the affected streets for a distance of at least five-hundred feet in all directions of the intersection.
- c. The intersection being considered is located on streets defined as residential, low-volume local streets with a traffic county of less than 2000 vehicles per day.
- d. A current speed study indicates the recorded 85th percentile speed be at least 5 mph in excess of the posted speed limit.
- e. A thorough evaluation of the intersection by the Public Works Director/City Engineer, Fire Chief, Police Chief, and City Attorney find no specific reason to prohibit the installation of the additional stop sign.
- f. That the City retains the ability to remove the additional stop sign if any unforeseen negative impacts to traffic or public safety result from the installation.
- g. Favorable recommendation of the requested stop sign by the Parking and Safety Committee and approval by City Council, or by approval of City Council by a vote of at least five members in favor of the requested installation if not being favorably recommended by the Parking and Safety Committee.

Advantages:

- Provide orderly traffic flow.
- Reduce the severity and frequency of right angle and left turn crashes.
- Relatively inexpensive and quick to implement.

Disadvantages:

- Potential for increased speeds between controlled intersections.
- Some other types of crashes could increase.
- Increases delay to all legs of the intersection.
- Works best with only single lane approaches.
- Total intersection capacity is limited.
- Can interrupt the progressive flow of traffic on a route causing increased delay and stopping.

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
8606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

13475120005 PERMIT NUMBER		STCK TYPE	CAZADORES CORP DBA EL VAQUERO 33 WOOTRING ST & PATIO DELAWARE OHIO 43015
ISSUE DATE			
01 17 2019 FILING DATE			
D5 D6 PERMIT CLASSES			
21 TAX DISTRICT	022 B	F22412 RECEIPT NO.	

FROM 05/22/2019

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 05/22/2019

RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/24/2019

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B STCK 1347512-0005

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015**

1ck #1051 \$100

For Questions call
(614) 644-3162
Office Hours -
8:00 a.m. - 5:00 p.m.

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
<http://www.com.ohio.gov/liqr>



APPLICATION FOR CHANGE OF CORPORATE STOCK OWNERSHIP
PROCESSING FEE \$100.00 CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING TRANSFER(S) OF STOCK

Permit Holder Name Cazadores Corp	Liquor Permit Number(s) 1347512-0005
Permit Premises Address 33 Wootring St. & Patio Delaware, OH 43015	+022412
Email Address:	
Attorney's Name, Address and Telephone Number (If represented)	
Is Stock Traded on a National Exchange? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If YES, give Name of Exchange and Symbol

2019 MAR 16
OHIO DIVISION OF LIQUOR CONTROL
PH 12:13

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

SECTION A: PREVIOUS 5% OR MORE STOCKHOLDERS			Number of Shares Issued For Stock Transfer Only (NOT Percentages)
Name	BIRTHDATE	Social Security Number/FTI#	
1) Efrain Murillo Quezada			21.67
2) Fernando Morales			21.66
3) Sergio Morales Munoz			21.66
4) Servando Radilla			11.67
5) See Attachment A			
SECTION B: REVISED 5% OR MORE STOCKHOLDERS			Number of Shares Issued For Stock Transfer Only (NOT Percentages)
Name	BIRTHDATE	Social Security Number/FTI#	
1) Efrain Murillo Quezada			21.67
2) Fernando Morales			21.66
3) Sergio Morales Munoz			21.66
4) Servando Radilla			11.67
5) Arnulfo Lopez			11.67
NOTE: If any Stockholder is a business entity, that entity must list it's federal tax identification number (FTI #) above.		TOTAL NUMBER OF SHARES ISSUED	

LIST THE TOP FOUR OFFICERS OF THE CAPTIONED CORPORATION. IF AN OFFICE IS NOT HELD, PLEASE INDICATE BY WRITING "NONE"	Social Security Number	Birthdate
1) CEO/President Servando Radilla		
2) Vice-President Efrain Murillo Quezada		
3) Secretary None		
4) Treasurer None		



Delaware Police Department Liquor Permit Report

DPD Report Number L-19-07		Investigating Officer Det. Sgt. Mike Bolen	
Applicant (Primary Shareholder) Efrain M. Quezada		Company Name: Cazadores Corp DBA: El Vaquero 33 Wootring St. & Patio	
Common Name EL VAQUERO		Address 33 Wootring St. Delaware, OH 43015	
Applicant Phone Number 614-403-6889		Applicant E-Mail Address:	
<input checked="" type="checkbox"/> Existing Business	Type of Business Restaurant	Notification Type: STCK (Change of corporate stock ownership)	Date of Report 5/30/19
<input type="checkbox"/> New Business (Supplement Attached)			
Permit Type			
<input type="checkbox"/> C1/C2X Beer only in original sealed container for carry out only. <input type="checkbox"/> C2 Wine and mixed beverages in sealed containers for carry out. <input type="checkbox"/> D1/D2X Beer only for on premises consumption or in sealed containers for carry out. <input type="checkbox"/> D2 Wine and mixed beverages for on premises consumption or in sealed containers for carryout. <input type="checkbox"/> D4 Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am. <input checked="" type="checkbox"/> D5 Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. <input checked="" type="checkbox"/> Other <input type="checkbox"/> D6 Sale of intoxicating liquor on Sunday between the hours 10:00am or 11:00am and midnight.			

Location Information

Churches, Libraries and or schools within 500 feet <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	School, church or library objection <input type="checkbox"/> Yes (Supplement Attached) <input type="checkbox"/> No Note: Objections are only permitted for <i>new permits</i> .
Police Calls for Service in past 12 months: 11	Number of Police Reports in past 12 months:
Calls for Service <i>excluding calls not related to the business</i> in past 12 months: 13	Location is excessive drain on Police Resources: <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No
Nuisance Abatement Pending <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Accessible by Law Enforcement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Site compliance checked by Dept. of Commerce <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *Last checked in 2001	Private Club (Restricted Access Door) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Applicant Information

Records Checked <input type="checkbox"/> Ohio Law Enforcement Gateway <input checked="" type="checkbox"/> Delaware Police Department Database	Record located for Liquor Law Violation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant has an active warrant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criminal History Checked by Dept. of Commerce <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Local Record on file <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Contact made with Applicant <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Problem History with DPD <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No	

Determination on Objection

<input checked="" type="checkbox"/> The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.
--

<input type="checkbox"/> The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code. <ul style="list-style-type: none"> <input type="checkbox"/> Site does not conform to local building, safety and health codes (excluding zoning). <input type="checkbox"/> Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served. <input type="checkbox"/> Physical location causes a public nuisance. <input type="checkbox"/> Site has been officially classified as a nuisance according to State Law. <input type="checkbox"/> Conviction of a crime by the applicant that relates to operating a liquor establishment. <input type="checkbox"/> Past improper operation of a location with a liquor permit. <input type="checkbox"/> Misrepresentation of material fact on the application. <input type="checkbox"/> Addiction of the applicant to alcohol or narcotics. <input type="checkbox"/> Formal objection by specific types of other locations to which the site is in certain proximity. <input type="checkbox"/> Conviction of the applicant of food stamp or WIC fraud. (Supplement Attached)
--



Delaware Police Department
Liquor Permit Report

Supplement

Supplement Type

- New Business Description
- Police Department Objection
- Community Objection
- Other :

On 5/28/19, the Ohio Division of Liquor Control notified the city of Delaware that a change in stockholder application had been requested for liquor permit# 13475120005. This permit is currently held by the Cazadores Corp. DBA El Vaquero 33 Wootring St & Patio. The Cazadores Corp has applied for the change of corporate stock ownership with the Ohio Department of Commerce - Division of Liquor Control. The only change to the liquor permit will be an additional minor stockholder with Cazadores Corp.

Efrain Murillo Quezada has been the longtime primary stockholder with Cazadores Corp and this liquor permit. I contacted him by phone and discussed the permit. Mr. Quezada confirmed there will be no changes to the permit other than the additional minor stockholder, Arnulfo Lopez. Mr. Quezada also advised there will be no changes to the business nor does he intend on applying for any additional liquor permits for this location. I checked CHIEFS on all stockholders and found nothing of concern. Minor stockholders Servando Radilla (2009) and Fernando Morales (1999) each had one OVI arrest.

I contacted Ohio Division of Liquor Control and learned the last site compliance check at the 33 Wootring St. permit location took place in 2001. The location was cited in 2002 for "sale at reduced prices after 9am." There was no other history with the Ohio Division of Liquor Control.

Det. S. J. [Signature] 5/30/19
Investigating Officer Signature Date

Capt. [Signature] 5/30/19
Supervisor Signature Date



FACT SHEET

AGENDA ITEM NO: 10

DATE: 06/10/2019

ORDINANCE NO: 19-07

RESOLUTION NO:

READING: SEVENTH

PUBLIC HEARING: YES
March 25, 2019 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

BACKGROUND:

6/4/19 Update:

Based on feedback provided at the last Council meeting, the attached draft makes the following changes:

1. States holders of a certificate of zoning compliance for a licensed massage establishment are subject to inspection by the City at any time to ensure people working there have the necessary certification.
2. If an individual providing massage does not have the license, the certificate is revoked and they must cease operations.
3. Adds a mechanism for Council to consider granting a certificate of zoning compliance for an establishment that performs a type of massage that is not licensed by the state (provided it falls within the district that allows licensed establishments. This process has some additional criteria that Council would use to evaluate the request including a background check as well as other requirements. Establishments getting a certificate in this manner are also subject to inspection at any time.
4. Adds application for certificate of zoning compliance for massage establishments to the Fee Schedule, with a one-time fee of \$150.

Staff believes these changes will discourage illegitimate businesses while providing an avenue for non-therapeutic massage businesses to get approval.

5/13/19 Update:

On 5/1 staff and the Mayor and Vice Mayor met with Sgt. Mark Rapp, Director of the Central Ohio Human Trafficking Task Force. Based on this meeting, the draft before Council has been amended to add the ability to inspect an establishment holding a certificate of occupancy for massage to ensure the employees hold the proper certificate. In addition, pending any testimony at the meeting, staff recommends passing this ordinance to provide a barrier to entry for potential illicit businesses. Staff will then turn to drafting further legislation adding a criminal offense for certificate holders who employ unlicensed individuals.

4/8/19 Update:

Following concerns raised by Council Members that the zoning approach would not impose enough regulatory framework to effectively combat human trafficking, Vice Mayor Shafer is reaching out to a law enforcement expert to brief Council on human trafficking.

4/3/19 Update:

Following Council's amendments, the "under the supervision of" language has been struck. All individuals providing massage treatments must be State-licensed as massage therapists, or hold a State license from the State Cosmetology / Barber Board, Board of Nursing, Occupational / Physical Therapy and Athletic Trainers Board /Chiropractic Board, or State Medical Board of Ohio.

Regarding the concern of individuals living in Massage Establishments, language was added requiring certification that providers do not live within the Massage Establishment to obtain a certificate of zoning compliance. Additionally, of the four districts where Licensed Massage Establishments will be a permitted use, only the B-2 district allows any sort of residential use, so individuals living in the Massage Establishments would be already be in violation of the Planning and Zoning Code within the B-1, B-3, and B-4 districts.

3/19/19 UPDATE:

At the March 11, 2019, City Council meeting, Council heard from District 19 Senator Andrew Brenner, who mentioned co-sponsoring S.B. 105 to regulate massage establishments. S.B. 105 was recently introduced to the Ohio Senate,

and as of March 19, 2019, has not been assigned to a committee or been analyzed by the Legislative Service Commission.

S.B. 105's main change is to expand the definition of "massage therapy" requiring a state license. Previously, R.C. 4731(D) defined "massage therapy" as:

"any treatment of disorders of the human body by the manipulation of soft tissue through the systematic external application of massage techniques including touch, stroking, friction, vibration, percussion, kneading, stretching, compression, and joint movements within the normal physiologic range of motion; and adjunctive thereto, the external application of water, heat, cold, topical preparations, and mechanical devices."

This definition does not encompass so-called "relaxation massages" that are not for treatment of disorders. S.B. 105 would broaden the definition of State-regulated massage therapy to any of the following:

"(1) The manual application of compression, stretch, vibration, or mobilization of the body's organs and tissues, including the components of the musculoskeletal system, peripheral vessels of the circulatory system, and fascia;

(2) Directed, assisted, resistive, or passive movements of the joints within the normal physiologic range of motion;

(3) The external application of water, heat, cold, topical preparations, and mechanical devices."

This definition is similar to that proposed in our ordinance, which was adopted from Westerville Ordinance 759.01(f).

S.B. 105 requires that township regulation of massage establishments include a requirement that all "massage therapy," as defined in the amended R.C. 4731.04, be performed by state license-holders, and that their licenses must be displayed in the establishment. S.B. 105 also expands the amount of shareholders of a massage establishment who would need to register with a township, if a township has enacted such a requirement.

With regards to municipalities, S.B. 105 likewise mandates that if a municipality elects to regulate massage therapy as defined in the amended R.C. 4731.04, the municipality must require massage therapy to be performed by a state licensed individual.

Importantly, these mandates are dependent on whether or not a township or municipality elects to regulate massage establishments, a choice that remains at local discretion.

3/11/2019:

Pursuant to R.C. 715.61, the City of Delaware can regulate massage establishments. Various municipalities in Ohio have adopted regulatory frameworks of various levels of complexity, as detailed in the memorandum prepared by staff and disseminated to Council on September 7, 2018. Following Council's directive to explore regulatory options via the City's zoning code, staff has developed the following ordinance. "Licensed massage establishments" are specifically defined as a permitted use within the B-1 Limited Business, B-2 Central Business, B-3 Community Business, and B-4 General Business districts in 1143.02 of the Planning and Zoning code. This is where they previously were a permitted use as "health and allied services," and does not expand or contract the districts where they are permitted. To receive the necessary certificate of zoning compliance from the City's planning and community development department to commence this use under Ordinance 1127.02, an applicant must certify that massage treatments will be provided by an individual licensed by the State Medical Board of Ohio to practice "massage therapy" or under the supervision of such a licensee. This new ordinance specifically excepts massage treatments that may be provided incidentally to medical or chiropractic treatment, so as not to over-regulate unrelated businesses.

REASON WHY LEGISLATION IS NEEDED:

While most massage establishments are legitimate businesses, massage establishments can unfortunately provide a convenient "front" for illegal activities and human-trafficking. By requiring that new massage establishments provide proof of State licensure to practice massage therapy, before being issued a certificate of zoning compliance, this ordinance adds an extra layer of scrutiny to deter illegal activity, within an established regulatory framework.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval

ATTACHMENT(S)

Public Hearing Notification

Business Owner Statement

Letter received 5/9/19 from William Pitworak

ORDINANCE NO. 19-07

AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

WHEREAS, the City of Delaware has both the duty and authority to enact ordinances to protect the health, safety, and welfare of those within its borders; and

WHEREAS, massage services are offered independently or as part of medical or cosmetological services which require appropriate regulations to insure the health, safety, and welfare of citizens and avoid nuisances; and

WHEREAS, pursuant to R.C. 715.61, “Any municipal corporation may regulate and license...all persons engaged in the trade, business, or profession of ... massaging”; and

WHEREAS, Council has determined it to be in the best interest of the health, safety, and welfare of the community to ensure that businesses that offer massage services are operated by individuals who have undergone State licensure; and

WHEREAS, multiple divisions of the State of Ohio already provide comprehensive health and safety requirements as part of occupational licenses that are relevant to massage services, including (but not limited to) the state medical board’s licensing and regulation of massage therapy in accordance with R.C. 4731.15 and related sanctions.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Delaware, State of Ohio:

SECTION 1. That Chapter 1121.02 of the Planning and Zoning Code is amended as follows.

1121.02 – Definitions.

(b)(96.1) MASSAGE means the use of any method on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, pressing, compressing, percussing, stretching, rotating, heating, cooling, or stimulating of, the external soft parts of a living human body, which may be performed with direct or indirect human contact, or with the aid of an apparatus, appliance, or other tool or object. Massage does not mean any form of Adult Entertainment Business as defined and regulated elsewhere within this code.

(b)(96.2) MASSAGE TREATMENT means providing for a fee or any consideration whatsoever any of the following services:

(1) Massage;

(2) The application of liniments, antiseptics, oils, powders, creams, lotions, ointments, hot or cold liquids or solid objects, or other similar treatments.

(b)(96.3) LICENSED MASSAGE ESTABLISHMENT means any establishment having a fixed place of business where a person or entity advertises the availability of, offers, provides, or permits to be carried on, massage treatments. Prior to issuance of a certificate of zoning compliance for a licensed massage establishment, the applicant must certify to the City that all individuals providing massage treatments reside at separate addresses then the proposed licensed massage establishment and that all massage treatments shall be provided by individuals licensed by the State Medical Board of Ohio pursuant to R.C. 4731.15 to practice “massage therapy.” Holders of a certificate of zoning compliance for a licensed massage establishment are subject to inspection by the City at any time for the purpose of ensuring individuals providing massage treatments hold the appropriate license. If an individual providing massage treatments does not hold the appropriate license, the certificate of zoning compliance shall be revoked and the use shall cease and desist immediately.

(A) A “Massage establishment” does not include any establishment where massage treatment is provided as a portion of services provided by individuals licensed by, any of the following:

(1) The Ohio State Cosmetology and Barber Board or its predecessors pursuant to R.C. 4709 or 4713;

(2) The State of Ohio Board of Nursing pursuant to R.C. 4723;

(3) The Ohio Occupational Therapy, Physical Therapy, and Athletic Trainers Board pursuant to R.C. 4755;

(4) The Ohio State Chiropractic Board pursuant to R.C. 4734;

(5) The State Medical Board of Ohio pursuant to R.C. 4730 or R.C. 4762; except those licensed pursuant to R.C. 4731.15 to practice “massage therapy.”

SECTION 2. That the permitted use schedule of Chapter 1143.02 of the Planning and Zoning Code is amended as follows.

(b) Office and Professional Services	B-1 Limited Business	B-2 Central Business	B-3 Community Business	B-4 General Business
(1) Offices—administrative, business and professional	P	P	P	P
(2) Financial institutions, banks	P	P	P	P
(3) Medical and dental offices, health and allied services	P	P	P	P
(4) LICENSED MASSAGE ESTABLISHMENTS	P(a)	P(a)	P(a)	P(a)
P = Principal use permitted by right C = Conditional use A = Accessory use Blank = Use not permitted				
(a) SUBJECT TO CERTIFICATE OF ZONING COMPLIANCE REQUIREMENTS ENUMERATED IN 1121.02(b)(96.3)				

SECTION 3. That Section 1125.05 of the Planning and Zoning Code is amended as follows:

(b)(9) Consider applications requesting a certificate of zoning compliance for a massage establishment providing a type of massage not licensed by the State which falls within a Zoning District as provided in Chapter 1143 in which Licensed Massage Establishments are permitted. Holders of a certificate of zoning compliance issued in this manner are subject to inspection by the City at any time. Council may grant, deny, or condition the certificate. In evaluating an application for a certificate, Council shall review the particular facts and circumstances of each proposed certificate using the following criteria and shall find adequate evidence that the use as proposed satisfies the following requirements:

- i. That the owner and all individuals providing massage treatments shall be subject to and submit background checks.**
- ii. That the operating hours are in keeping with the surrounding uses, general area, and will not adversely impact adjacent uses.**
- iii. That the business shall complete the required income tax registration forms.**



March 7, 2019

Business Name
Address
Delaware, OH 43015

Dear Business Owner;

Please be advised that a public hearing will be held regarding the attached legislation regarding massage operations. You may either choose to attend the meeting or you may email your comments to Elaine McCloskey, Clerk of Council prior to the public hearing in order to have your comments read into the record.

PUBLIC HEARING NOTICE

WHEN: Monday March 25, 2019 at 7:30p.m.

WHERE: City of Delaware City Hall, 1 South Sandusky Street,
Delaware, Ohio
Second Floor Council Chambers

EMAIL: Elaine McCloskey, Clerk of Council
emccloskey@delawareohio.net

PHONE: 740-203-1010

Massage Therapy Innovation, LLC
Cheri A. Clem, Licensed Massage Therapist
Address: 58 N Franklin St, Delaware, OH 43015
Phone: (740) 272-0602

The Hair Studio & Day Spa
Address: 33 N Sandusky St, Delaware, OH 43015
Hours:
Phone: (740) 369-8214

Rejuvenate with Rebecca
Address: 187 S Sandusky St, Delaware, OH 43015
Phone: (740) 369-4192

Good Habbot Massage Therapy
Address: 554 W Central Ave Suite 3, Delaware, OH 43015
Phone: (614) 327-1640

Massage Professionals
Address: Delaware, OH 43015
Phone: (740) 417-4600

Julie Cimino Lmt
Address: 681 Kingsbury Rd, Delaware, OH 43015
Phone: (740) 417-8008

Comprehensive Chiropractic Care Center
Address: 575 Sunbury Rd, Delaware, OH 43015
Phone: (740) 369-4349

Delaware Chiropractic
Address: 104 W William St, Delaware, OH 43015
Phone: (740) 362-8800

BackCare Family Chiropractic, LLC- Stephen Wallace, DC
Address: 351 W Central Ave, Delaware, OH 43015
Phone: (740) 369-4806

Green Door Salon

Address: 4 N Sandusky St, Delaware, OH 43015
Phone: (740) 417-4004

Leaf Chiropractic & Wellness Center
Address: 1012 State Rte 521, Delaware, OH 43015
Phone: (740) 363-9705

Spa Retreat
1836 columbus pike
Delaware, OH 43015
(740) 362-7050

Massage Therapy Innovation LLC
302 Troy Road
Delaware, OH 43015

Zen Relax Massage
593 Sunbury Road
Delaware, OH 43015

Uniquely Defined
113 Blakemore Drive
Delaware, OH 43015
(614) 419-5785

Spa Retreat
56 North Franklin Street
Delaware, OH 43015
(740) 362-7050

NIDA SPA
Address: 2211 U.S. Hwy 23 N, Delaware, OH 43015
Phone: (740) 990-4060

Dragon Massage Studio
35 N Sandusky St, Suite 200 (0.10 mi)
Delaware, Ohio 43015

(740) 802-3083

Therapeutic Massage by Sami
554 W. Central Ave #3 (1.24 mi)
Delaware, Ohio 43015
(614) 598-9898

Elaine McCloskey

From: Chuanyan Zhang <kellyzhang834@gmail.com>
Sent: Sunday, March 24, 2019 10:04 AM
To: Elaine McCloskey
Cc: amato56t@aol.com
Subject: [BULK] Public Hearing Notice for Ordinance No. 19-07

Importance: Low

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Dear Clerk of Council:

Please have the following into the record of the City Council meeting for March 25, 2019:

Dear Members of City Council:

I received your letter dated March 7, 2019. Thank you for the opportunity to have my comments read into the record.

I am an immigrant from China who, for many years, dreamed of owning my own business in the United States of America. After much effort and sacrifice, I am very fortunate to have fulfilled this dream. I now own a business in the wonderful community of Delaware, Ohio.

I realize that the Delaware City Council must act to protect the health, safety, and welfare of the community. I respectfully submit to you that my business poses no threat to these interests.

I say this in light of the proposed ordinance being considered today, which appears to address the illegal actions of others that have been publicized in recent months. Please do not stereotype me due to the actions of others or on the basis of false information that has been spread about my business. I have no connection to business owners who broke the law either here or in other states. I fully agree that the unlawful actions of those individuals and businesses need to cease. I am not that type of business person. I am not the stereotype that some would have you believe.

It is my understanding that the proposed legislation is preventative in nature, applying to future businesses without affecting currently-established businesses possessing valid certificates of occupancies. I hope this is your intention.

Again, I thank you for the opportunity to express my thoughts and concerns to you this evening.

Sincerely,

Chuanyan Zhang

Business Owner

Honorable Carolyn K. Riggle
1 South Sandusky St.
Delaware, Ohio 43015

9 May 2019

Dear Mayor,

In recent days, I have been informed that the City of Delaware has been discussing placing an ordinance on "Massage" parlors to eradicate the potential for illegal activities to include prostitution and human trafficking. However, it must be discussed that by incorporating the word "massage" and "licensed" it is affecting a group of wellness providers that currently hold certifications and are providing a valuable service to their clients.

You see there are many in the state and a smaller group in Delaware County who have educated themselves through legal means to include going through certification processes, spent countless hours and money on continued education, developed businesses, and travelled to faraway lands to bring back a holistic approach to provide health-related services that improves one's mind, body, and spirit but currently are only certified***.

The service most affected is Thai Yoga Massage. This type of massage is nowhere near the typical massage. In fact, the client keeps all of their clothes on and is placed in a position of comfort while the practitioner manipulates the client's body to provide relief from tired / sore muscles. This service can be done in a group setting or done outdoors in a public park. To understand more about this service, please review the following link:<https://lotuspalm.com>. This education provider is located in Canada but has taught many practitioners from Ohio to include those that have become instructors to develop new practitioners locally.

Furthermore, we have contacted Ohio Senator Andrew Brenner's office to discuss this very same issue. *Senate Bill 105 Change Massage Therapy Licensing Law* has been introduced to eradicate massage parlors in the state of Ohio as well. As we agree that something needs to be done, it needs to eradicate the illegal activity but both the Western and Eastern forms of Medicine are essential and need to continue to be provided.

In my summation to Ohio Senator Brenner and now you, I see three sides to this issue.

1. The first and foremost; the problem being young females are being forced into a situation where they are being manipulated to provide sexual services under the disguise of a professional service that many people gain therapeutic effects from. This is absolutely wrong and I would support any and all ways to stop this from occurring. The state, counties, and local officials need to have legislation available to hinder this type of business from developing in the first place.

2. The underlying tone of politics should not be introduced into the decision of this situation. Licensed massage therapist (LMT) or other Western medically trained professions should not be using this as a fulcrum to take away one's ability to provide therapeutic relief because they do not believe in Eastern Medicine viewpoints. Furthermore, some of these licensed massage therapists have become certified in Thai Yoga Massage and because they have a license, they will continue to provide the same service.

3. As stated earlier, there is a group of practitioners (Personal Trainers, Yoga Instructors, etc.) who have desired to provide more types of services that can enhance their client's well-being

and is Eastern-based in Philosophy. The client should have the ability to choose what form is best for them.

Recommendation(s) that was provided to Ohio Senator Brenner to consider.

1. Include the word licensed and/or certified to get this bill passed.
2. Define Therapeutic Massage to eliminate the non-licensed / non-certified individual being able to complete these services.

Additionally, I would ask that you work with our state representation to cohesively develop a law that allows for the entire state to follow the same established rules. These practitioners work inside numerous counties and cities. Having different rules established for each of them would be difficult at best to follow.

Thank you for your consideration in this matter and I hope additional consideration will occur so that services are not lost.

Respectfully submitted,

William Piwtorak

William Piwtorak

NOTE about the author

I have been a first responder in Ohio for past 24 years and know full well what the human trafficking crisis is all about. I am also married to a certified practitioner who has been providing personal training, yoga instruction, and Thai Yoga Massage for many years. I see both sides of the problem and hope that you can review this letter, the link provided, SB 105 and incorporate avenues that will allow her and many others like her to continue her legal services.

If you would like to discuss further over the phone please call me 740-272-2693. If you would like the opportunity to have your questions answered by a practitioner or experience a Thai Yoga Massage please call my wife – Constance Piwtorak 614-348-8997. Either of us would gladly discuss further.

*** The main reason why there is only a certification level of education available is because Eastern Medicine techniques are not well established in collegiate programs in the United States so licensing is not an option currently.

MASSAGE THERAPISTS

LICENSING REQUIREMENTS

At least **18** years old



High school **graduate or equivalent**

Diploma from a school with a board-approved curriculum or an active out-of-state license for the last five years



Pass MBLEx (Massage and Bodywork Licensing Examination)

Complete application and **pay** \$150 fee (biennial renewal \$100)



Undergo FBI & BCI criminal records check

med.ohio.gov/apply/Massage-Therapist-MT
30 East Broad Street, 3rd Floor
Columbus, OH 43215
614-466-3934

See Ohio Revised Code
4731.19 and Ohio
Administrative Code 4731-1



State Medical Board of
Ohio

As of 10/29/18



FACT SHEET

AGENDA ITEM NO: 11

DATE: 06/10/2019

ORDINANCE NO: 19-26

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
June 10, 2019 @ 7:45 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR JOHN & TESS MEEKER FOR MEEKERS VENUE FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND EXTEND THE CURRENT PMU AT 377 EAST WILLIAM STREET TO 385 EAST WILLIAM STREET ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-26

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR JOHN & TESS MEEKER FOR MEEKERS VENUE FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND EXTEND THE CURRENT PMU AT 377 EAST WILLIAM STREET TO 385 EAST WILLIAM STREET ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Rezoning Amendment for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the Current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street (PC Case 2019-0648).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the Current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street, is hereby confirmed, approved, and accepted with the following condition that:

1. Any change of use of any existing structure or property shall require conformance to all provisions of the Development Text except Building Setback Standards, Parking Setbacks, Landscape Standards and Building Design. Such exception shall not be granted for any addition, exterior modification, enlargement, or exterior alteration of the building or site.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 12

DATE: 06/10/2019

ORDINANCE NO: 19-27

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
June 10, 2019 7:45 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR JOHN & TESS MEEKER ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-27

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR JOHN & TESS MEEKER ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Conditional Use Permit allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street (PC Case 2019-0649).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Conditional Use Permit allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street, is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2019

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 13

DATE: 06/10/2019

ORDINANCE NO: 19-28

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR JOHN AND TESS MEEKER FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED AT 385 EAST WILLIAM STREET.

BACKGROUND:

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-28

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR JOHN AND TESS MEEKER FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED AT 385 EAST WILLIAM STREET

WHEREAS, the Planning Commission at its meeting on May 1, 2019 recommended approval of a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and located at 385 East William Street (PC Case 2019-0650) and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and located at 385 East William Street, is hereby confirmed, approved, and accepted with the following conditions that:

1. Engineering drawings would not be required because there would not be any changes to the site.
2. The number of parking spaces on the site shall be 50 with up to 46 parking spaces provided at Conger Elementary School through an agreement with the City of Delaware School District.
3. The City Engineer shall execute a revocable encroachment agreement with the owner to allow the parking spaces on the western portion of the site to protrude into the Foley Street right-of-way.
4. There shall be no on-street parking on Foley Street.
5. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
6. The sidewalk on East Central Avenue shall not be required to be extended per the City Engineer because of future road projects in this area that would likely address the sidewalk extension

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-0648-0650

REQUEST: Multiple Requests

PROJECT: Meekers Venue

MEETING DATE: May 1, 2019

APPLICANT/OWNER

Meekers Venue
6368 Worthington Road
Westerville, Ohio 43082

New Beginnings Church
385 East William Street
Delaware, Ohio 43015

REQUEST

2019-0648: A request by John & Tess Meeker for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

2019-0649: A request by John & Tess Meeker for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

2019-0650: A request by John & Tess Meeker for approval of a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and located at 385 East William Street.

PROPERTY LOCATION & DESCRIPTION

The subject building is located at 385 East William Street which is north of East Williams Street and south of East Center Street at the “point” of US 36/37. The subject property is zoned R-4 (Medium Density Residential District) while the properties to the north and east are also zoned R-4. The property to the south is zoned M-1 (Light Manufacturing District).

BACKGROUND/PROPOSAL

In July 2014, Planning Commission and City Council (Ordinance 14-66) approved a Comprehensive Plan Amendment, Rezoning Amendment and Conditional Use Permit at 377 East William Street to allow the previously non-conforming office and single-family apartment on the second floor uses to be conforming to the approved Planned Mixed Use Overly District.

The applicant is proposing to expand the existing LF Investments, LLC., PMU Overlay District (Ordinance 14-67) on three properties zoned R-4 (Medium Density Residential District) to four properties on approximately 0.707 acres (LF Investments 0.23 acres and Meekers Venue (0.477 acres). The subject properties are at 377 and 385 E. William Street are located north of East William Street, south of East Central Avenue.

The applicant is proposing to repurpose the approximate 16,076 church into a wedding venue and associated uses on the first floor (approximately 12,997 square feet) and a single family owner occupied only dwelling unit on the second floor of the building (approximately 3,079 square feet). The venue would be for weddings, anniversary parties, birthday parties, graduation parties, religious celebrations, community meetings and other such events. The primary use would be for wedding events to be rented Friday and Saturday and clients would have to provide catering and beverage service. Also, the community could use the facility (former church) on a regular basis for smaller meetings, parties and small celebrations. In addition, office space would be available for counseling, bible study groups and non-profits which would likely be held during week days and evenings. In short, the proposed use would operate a lot like the church use but would not be a non-profit. The residential use on the second floor (owner occupied single-family dwelling unit only) request would be to create a “mom and pop” type business that would allow for the applicant to potentially move into the second floor when their children graduate from high school.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the property is zoned R-4 which does not permit a commercial wedding venue and associate uses on the first floor and single family dwelling on the second floor. However the applicant is proposing a PMU with appropriate development text that would allow the proposed uses. The extension of the current PMU from 377 East William Street (Ordinance 14-66) to 385 East William Street would be a practical extension of the zoning district based on the current and proposed uses of both properties and would be easier to administer for staff.

-
- **DEVELOPMENT TEXT:** Being proposed as a PMU Overlay District, the Development Text sets forth the development standards and requirements for this development and any future development. Staff has crafted a Development Text that is sensitive to the residential surroundings and transitional nature of the property.
 - **GENERAL ENGINEERING:** Per the Engineering Department, the proposed use requires minor if any site work and would not require any engineering drawings.
 - **SITE CONFIGURATION:** The access curb cut from Foley Street, the 50 parking spaces and building elevation and configuration would remain the same as existing. The applicant is proposing a 6 foot high privacy fence along the eastern property line for an outdoor area. The existing approximate 16,076 square feet building has 50 parking spaces on site. However, the applicant has received permission from the City of Delaware School District to utilize Conger Elementary School parking lot during times the district or school is not using the lot. The subject school parking lot on East William Street would provide up to 46 additional parking spaces for a total of 96 parking spaces for the facility. The proposed first floor wedding venue encompasses approximately 12,997 square feet and would require up to 87 parking spaces per the most restrictive interpretation of the code (1 space per 150 square feet) and would be accommodated in this proposal. Currently the parking spaces on the western portion of the subject site and on the eastern portion of the State Farm building has been in the Foley Street right-of-way for years and the City Engineer has indicated they would accommodate the existing parking arrangement by executing a revocable encroachment agreement. However, no on-street parking on Foley Street would be permitted. Also, the sidewalk on East William Street would not need to be extended per the City Engineer because of future road projects in this area that would likely address the sidewalk extension. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
 - **BUILDING DESIGN:** The existing church (primary structure on the site) was constructed in 1876 per the Delaware County Auditor and the applicant is not proposing any changes to the building except for any required ordinary repair and maintenance. However, any new building (except for rebuilds because of an act of God) would require zoning approval per the approved development text.
 - **SIGNAGE:** There is existing ground signage along East William Street and East Central Street (illuminated) that can be utilized. One ground sign along East William Street and East Central Street is permitted if the existing signs are removed. However, any new ground signage along East Central Avenue and East Williams Street shall achieve compliance with the minimum zoning requirements and with the adopted Gateways and Corridors Plan and changeable copy signs would not be permitted if new signs are used. Also, any building signage shall achieve compliance with the zoning code but cannot be illuminated to be consistent with Sub-Area A, In addition, no second floor signage shall be allowed.
 - **LIGHTING:** The owner is not proposing any new exterior lighting.
 - **LANDSCAPING & SCREENING:** The applicant is not proposing any new landscaping and with the existing site constraints it would be impractical and cost prohibitive to install the required amount of street and front yard trees and shrubs along the street frontages and adjacent to the existing parking lots respectively. Also, the City is in the process of widening East William Street and the likely future projects at the "point" and Central Avenue may have an impact in this area which are other reasons not to require landscaping in this area.
 - **CONDITIONAL USE PERMIT:** The approval of a Planned Mixed Use (PMU) Overlay requires the criteria of a Conditional Use Permit to be met. Staff has reviewed these criteria and finds that all applicable criteria are met for approval of the Conditional Use Permit.

STAFF RECOMMENDATION (2019-0648 – REZONING)

Staff recommends approval of a request by John & Tess Meeker for a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street for Meekers Venue on approximately 0.477 acres and located at 385 East William Street, with the following condition:

1. Any change of use of any existing structure or property shall require conformance to all provisions of the Development Text except Building Setback Standards, Parking Setbacks, Landscape Standards and Building Design. Such exception shall not be granted for any addition, exterior modification, enlargement, or exterior alteration of the building or site.

STAFF RECOMMENDATION (2019-0649 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by John & Tess Meeker for a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

STAFF RECOMMENDATION (2019-0650 – FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by John & Tess Meeker for a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and located at 385 East William Street.

1. Engineering drawings would not be required because there would not be any changes to the site.
2. The number of parking spaces on the site shall be 50 with up to 46 parking spaces provided at Conger Elementary School through an agreement with the City of Delaware School District..
3. The City Engineer shall execute a revocable encroachment agreement with the owner to allow the parking spaces on the western portion of the site to protrude into the Foley Street right-of-way.
4. There shall be no on-street parking on Foley Street.
5. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
6. The sidewalk on East William Street shall not be required to be extended per the City Engineer because of future road projects in this area that would likely address the sidewalk extension

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

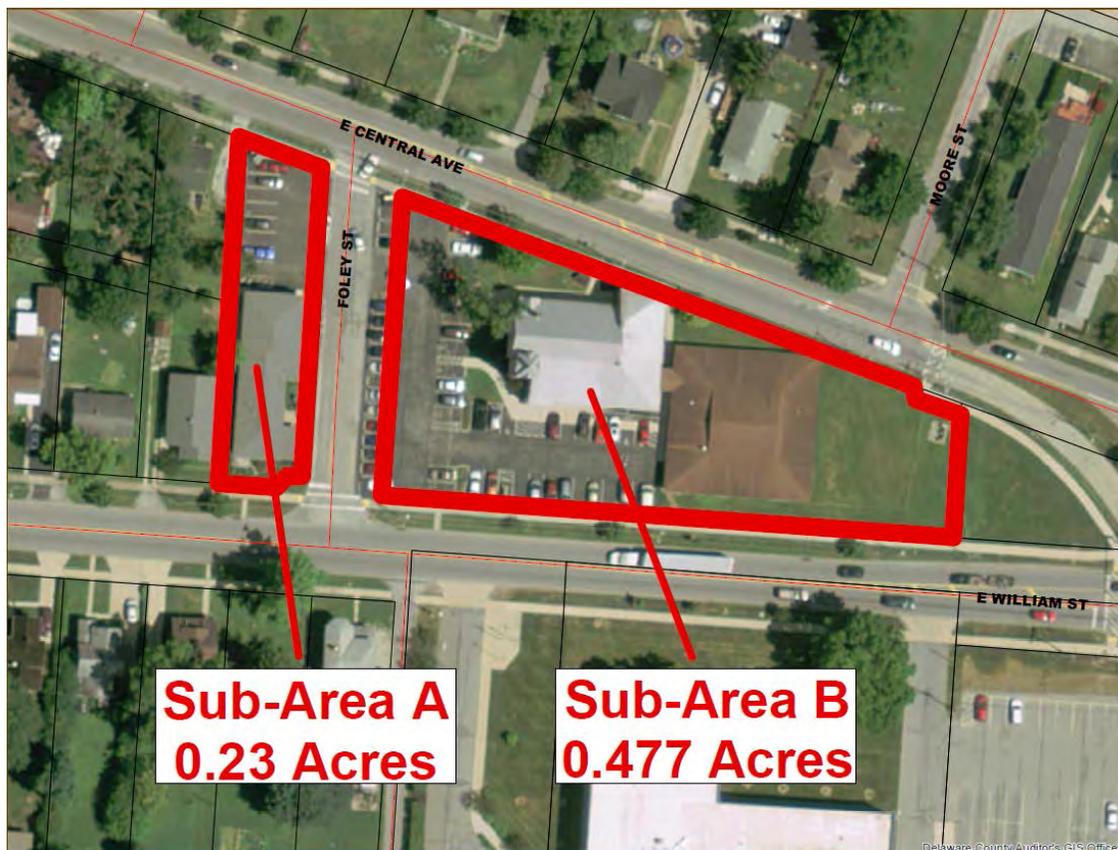
LF INVESTMENTS, LLC.
377 EAST WILLIAM STREET
&
MEEKERS VENUE
385 EAST WILLIAM STREET

DEVELOPMENT TEXT
PLANNED MIXED USE OVERLAY DISTRICT

1. DESCRIPTION OF DEVELOPMENT

Meekers Venue is proposing to expand the existing LF Investments, LLC. Planned Mixed Use Overly District (PMU) (Ordinance 14-67) on three properties zoned R-4 (Medium Density Residential District) to four properties on encompassing approximately 0.707 acres (LF Investments 0.23 acres and Meekers Venue (0.477 acres). The subject properties are at 377 and 385 E. William Street and located north of East William Street and south of East Central Avenue.

Address	Parcel #	Use(s)
377 East William Street (Sub-Area A)	519-442-23-020-000	Office use - Forman Insurance Agency, 4 single family apartments
385 East William Street (Sub-Area B)	519-442-24-002-000	Wedding Venue – single family dwelling unit (second floor only)



2. GENERAL DEVELOPMENT STANDARDS

- a. **Purpose and Intent.** It is the intent of the applicant at 385 East William Street to rezone the existing church from R-4 to R-4 PMU to allow a wedding venue and associated uses on the first floor and a single family owner occupied only dwelling unit on the second floor of the building. This would require the expansion of current R-4 PMU at 377 East William Street (LF Investments LLC) to 385 East William Street.. Therefore, the PMU Overlay District would be divided into two Sub-Areas. Sub-Area A at 377 East William Street would permit an office use on the first floor and four single family apartments on the second floor to be rebuilt per Section 1151.02 which states a structure can be rebuilt if it was destroyed by any means or razed to the extent of fifty percent (50%) of the fair replacement cost of the structure as approved in 2017. Sub-Area B at 385 East William Street would allow a wedding venue and associated uses on the first floor and an owner occupied single family use on the second floor. This Development Text represents the zoning requirements for these Sub-Areas unless otherwise noted.
- b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- d. **Major Modifications.** The existing building, parking lot, and all other site improvements at the date of approval comprise the Final Development Plan. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
 - (1) Any major change in the use or occupancy or any increase from the existing residential and commercial building envelope that might be proposed in the future.
 - (2) Major change in the approved location of land uses.
- e. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
 - (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.

- (2) Any minor change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout.
- (3) Minor change in the approved location of land uses.
- (4) Minor structural alterations that do not alter the overall design intent of the building.

3. SUB-AREAS

The project is separated into two Sub-Areas to represent the distinct areas of development. Sub-Area A is located at 377 East William Street while Sub-Area B is located at 385 East William Street.

4 SUB-AREA A

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

Residential Uses

- (1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- (2) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
- (3) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- (4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to sheds, non-commercial storage buildings, signs, fences, walls, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Uses
(a) Residential	
(1) Single-family dwelling	P

Land Use Category	Uses
(2) Two family dwelling	P
(3) Maximum 4 single family apartments on the second floor to the extent of the current building footprint	P
(b) Offices and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Office and meeting space	P
(3) Financial Institutions, banks	P
(4) Medical and dental offices, health and allied services	P
(c) Retail Services	
(1) Wedding Venue, Party and Events	P
(2) Funeral Home and related facilities	C
(3) Veterinary office (no outside run or kennel*)	L*
(4) Veterinary hospital (with or without kennel)*	L*
(d) Community Facilities	
(1) Place of Worship	P
(2) School, trade, business or cultural arts	C
(3) Library	P
(4) Public cultural institutions and art galleries	P
(5) Daycare center, child/adult	P
(e) Recreation and Entertainment	
(1) Health Club	L
(f) Accessory Uses	
(1) Off-street parking and loading area	A
(2) Fencing and screening	A
(3) Detached garages	A
(4) Pools	A

- See limitation text.

- b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	0.23 acre
(2) Minimum lot width	50 ft.(approximate width of lot)

- c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setbacks	
(1) Front Yard (3 front yards)	Existing condition** or 25 feet for a new building/construction.
(2) Side Yard	Existing condition** or 8 feet for a new building/construction.
(3) Rear Yard	Existing condition** or 20 feet for a new building/construction

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

Minimum Parking Setbacks	
(1) Setback from street right-of-way	Existing condition** or 5 feet for a new building/construction.
(2) Setback from rear and side setbacks	Existing condition** or 10 feet for a new building/construction.

** Existing condition or rebuilds because of an act of God.

- e. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from finished floor elevation to the highest point of the roof.
- f. **Building Design.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1171 Design Criteria and Performance Standards.
- g. **Tree Removal and Replacement.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1168 Tree Preservation Regulations.

- h. **Landscaping and Screening.** Any new building (except for rebuilds because an act of God) shall comply with all landscaping and screening requirements per Chapter 1166.

 - (1) A minimum 6 foot high solid fence or equivalent landscaping shall be installed adjacent to the parking lot to buffer the residence to the west.
 - i. **Lighting.** Any new exterior lighting (except for rebuilds because an act of God) shall be provided in accordance with the Chapter 1158 Lighting Plan.
 - j. **Signs.** All new signage shall comply with Chapter 1165 Signs and the Gateways and Corridors Plan except for the following:

 - (1) The building signage on the south elevation shall be a cabinet sign as currently installed.
 - (2) Any building signage on the north elevation shall be non-illuminated individual channel cut letters that encompasses a maximum 29 square feet.
 - (3) Any building signage on the east elevation shall be a maximum 2 foot x 2 foot non-illuminated flat wall sign.
 - (4) The only second floor signage allowed shall be on the north elevation.
 - (5) No other signage (temporary or permanent) such as banners, sandwich board, etc., signs shall be permitted.
 - k. **Dumpster.** The existing dumpster shall be screened by a wood enclosure with doors painted or stained to compliment the building color. Staff recommends a brick or stone enclosure with wood doors to match to lessen the future durability and maintenance concerns.
 - l. **Parking.** The subject site has 7 off street parking spaces (three on street spaces including the handicap space) while a minimum 12 spaces are required (8 for the office use and 4 for the residential uses per code).

 - (1) The parking on the site shall be grandfathered for the subject office use and 4 single family apartment uses but staff recommends obtaining an easement with the adjacent church to accommodate the required parking if possible.
 - (2) Parking spaces for residential uses shall be provided on-site at a minimum or by formal agreement with adjacent property.
 - (3) The City shall permit parking spaces at 377 East William Street to encroach on the Foley Street right-of-way (eastern portion of the site) by issuing a revocable encroachment agreement per the City Engineer.
 - (4) No on-street parking on Foley Street is permitted.
- (5) **Specific Standards for Limited Uses*.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

- A. **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.
- B. **Health Club.** Such use shall meet all requirements of the current Zoning Code and the actual type of club should be specifically identified to ensure required

6 SUB-AREA B

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

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(3) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to sheds, non-commercial storage buildings, signs, fences, walls, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Uses
(a) Residential	
(1) Single-family dwelling (owner occupied – second floor only)	P

Land Use Category	Uses
(b) Offices and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Financial Institutions, banks	P
(3) Medical and dental offices, health and allied services	P
(c) Retail Services	
(1) Funeral Home and related facilities	C
(2) Veterinary office (no outside run or kennel*)	L*
(3) Veterinary hospital (with or without kennel)*	L*
(d) Community Facilities	
(1) Place of Worship	P
(2) School, trade, business or cultural arts	C
(3) Library	P
(4) Public cultural institutions and art galleries	P
(5) Daycare center, child/adult	P
(e) Recreation and Entertainment	
(1) Health Club	L
(f) Accessory Uses	
(1) Off-street parking and loading area	A
(2) Fencing and screening	A
(3) Detached garages	A
(4) Pools	A

- See limitation text.

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

Lot Standards	
(1) Minimum lot area	0.447 acre
(2) Minimum lot width	50 ft.

- c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setbacks	
(1) Front Yard (3 front yards)	Existing condition** or 25 feet for a new building/construction.
(2) Side Yard	Existing condition** or 8 feet for a new building/construction.
(3) Rear Yard	Existing condition** or 20 feet for a new building/construction

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

Minimum Parking Setbacks	
(1) Setback from street right-of-way	Existing condition** or 5 feet for a new building/construction.
(2) Setback from rear and side setbacks	Existing condition** or 10 feet for a new building/construction.

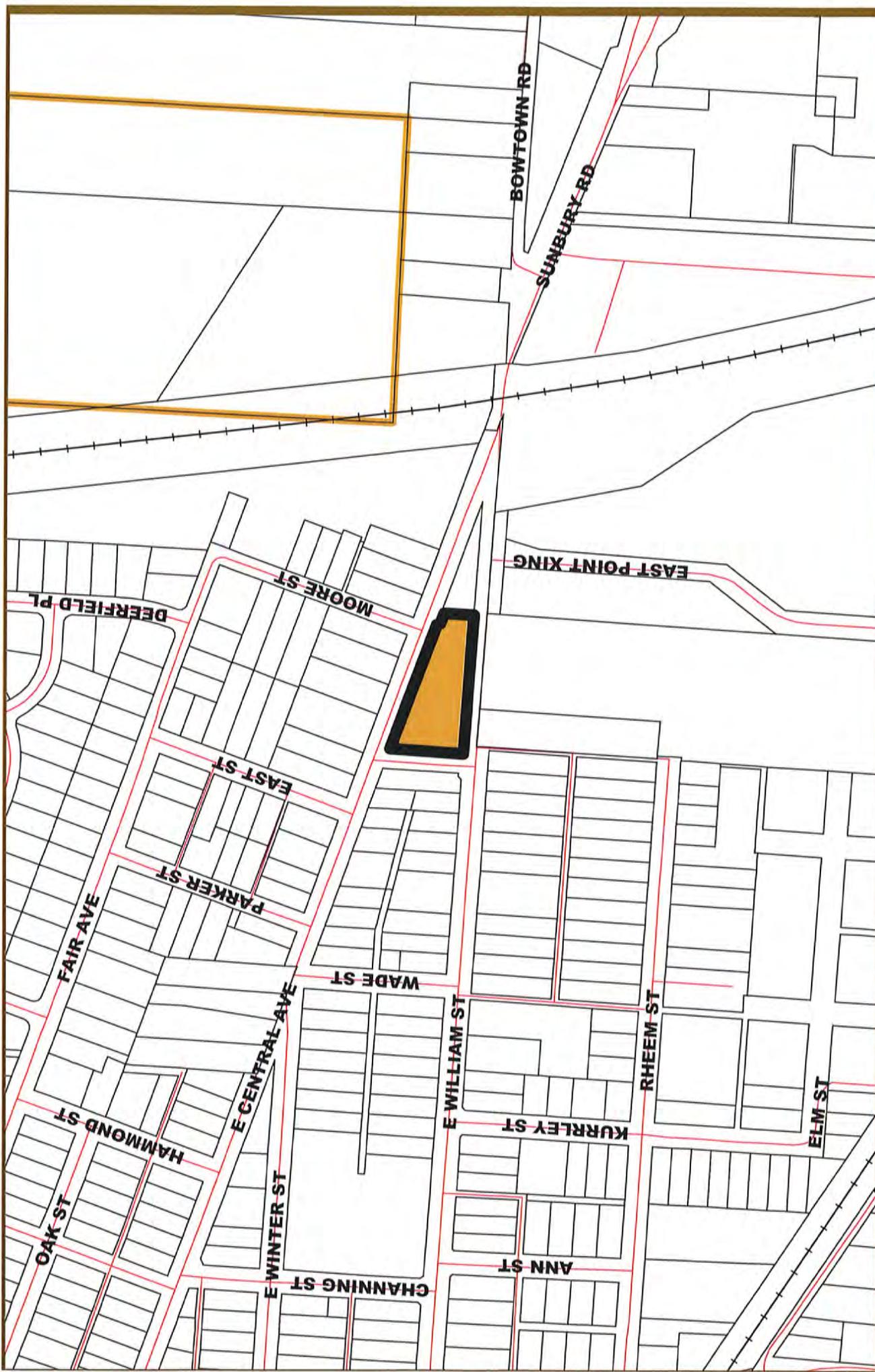
** Existing condition or rebuilds because of an act of God.

- e. **Maximum Building Height.** The existing building height is permitted as constructed but any new building shall have a maximum height of 35 feet from the finished floor elevation to the highest point of the roof.
- f. **Building Design.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1171 Design Criteria and Performance Standards.
- (1) Any addition to the existing building shall be comparable in materials and colors of the building.
- g. **Tree Removal and Replacement.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1168 Tree Preservation Regulations.
- h. **Sidewalks.** The applicant shall not be responsible for extending the sidewalk to the east along East Central Avenue because of future road projects in this area per the City Engineer.
- i. **Landscaping and Screening.** Any new building (except for rebuilds because an act of God) shall comply with all landscaping and screening requirements per Chapter 1166.
- (1) The applicant is proposing to install a 6 foot high privacy fence along the eastern portion of the site.

- j. **Lighting.** Any new exterior lighting (except for rebuilds because an act of God) shall be provided in accordance with the Chapter 1158 Lighting Plan.
- k. **Signs.** All new signage shall comply with Chapter 1165 Signs and the Gateways and Corridors Plan except for the following:
 - (1) There is existing ground signage along East William Street and East Central Street (illuminated) can be utilized.
 - (2) One ground sign along East William Street and East Central Street is permitted if the existing signs are removed. However, any new ground signage along East Central Avenue and East Williams Street shall achieve compliance with the minimum zoning requirements and with the adopted Gateways and Corridors Plan.
 - (3) Any building signage shall achieve compliance with the zoning code but shall not be illuminated.
 - (4) No second floor signage shall be allowed.
 - (5) Temporary signage is permitted per the minimum zoning requirements.
- l. **Dumpster.** If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
- m. **Parking.** The subject site shall achieve compliance with minimum parking requirements of the zoning code.
 - (1) The site has 50 parking spaces.
 - (2) The applicant has an agreement with Delaware City School District to utilize the Conger Elementary School parking lot at 10 Channing Street during times the district or school is using the parking lot. There are 46 parking spaces available at Conger Elementary School.
 - (3) The City shall permit parking spaces at 385 East William Street to encroach on the Foley Street right-of-way (western portion of the site) by issuing a revocable encroachment agreement per the City Engineer.
 - (4) No on-street parking on Foley Street is permitted.
- (5) **Specific Standards for Limited Uses*.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.
- (a) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets

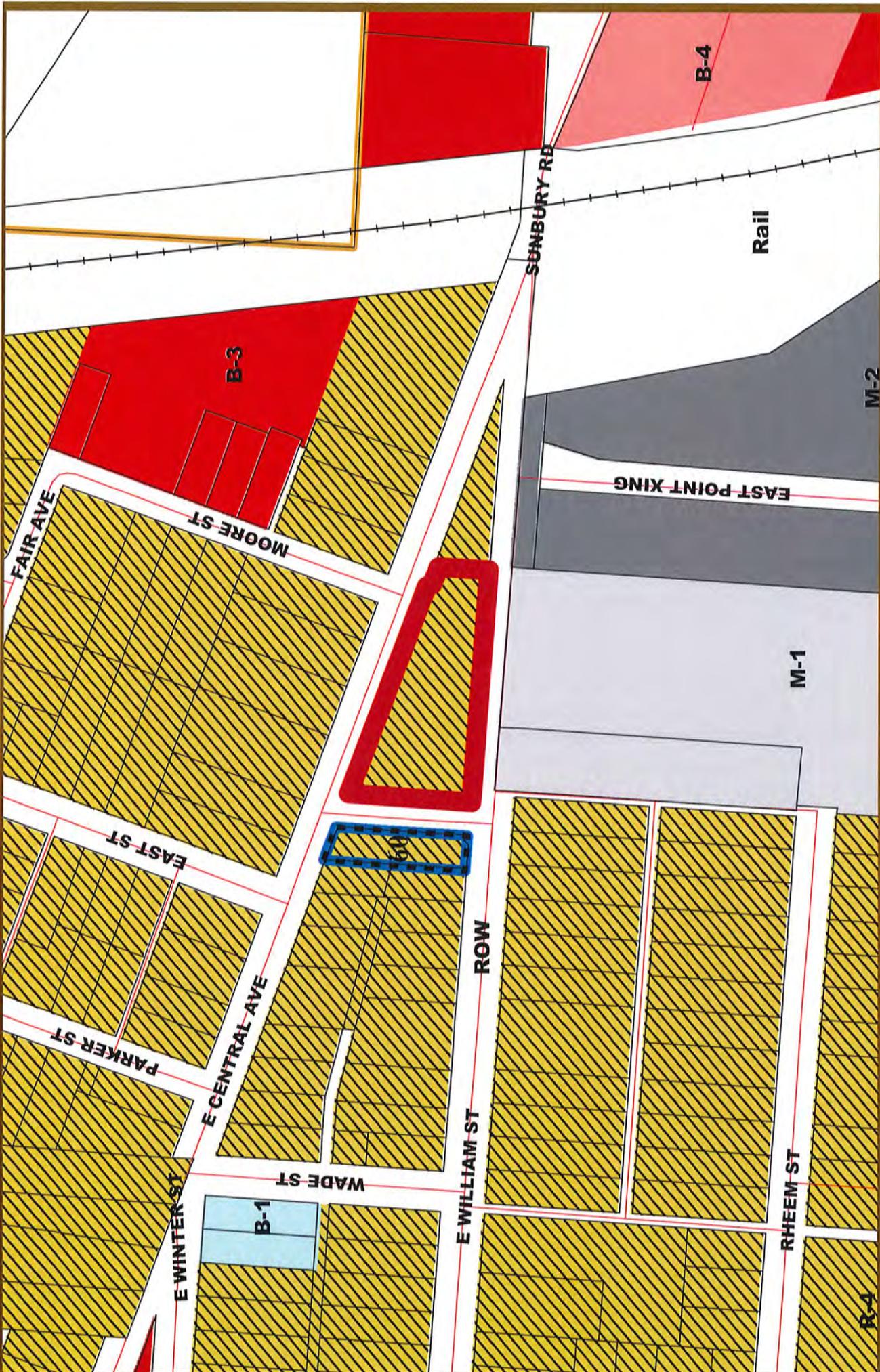
prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

- (b) **Health Club.** Such use shall meet all requirements of the current Zoning Code and the actual type of club should be specifically identified to ensure required parking doesn't have an adverse impact the residential neighborhood.



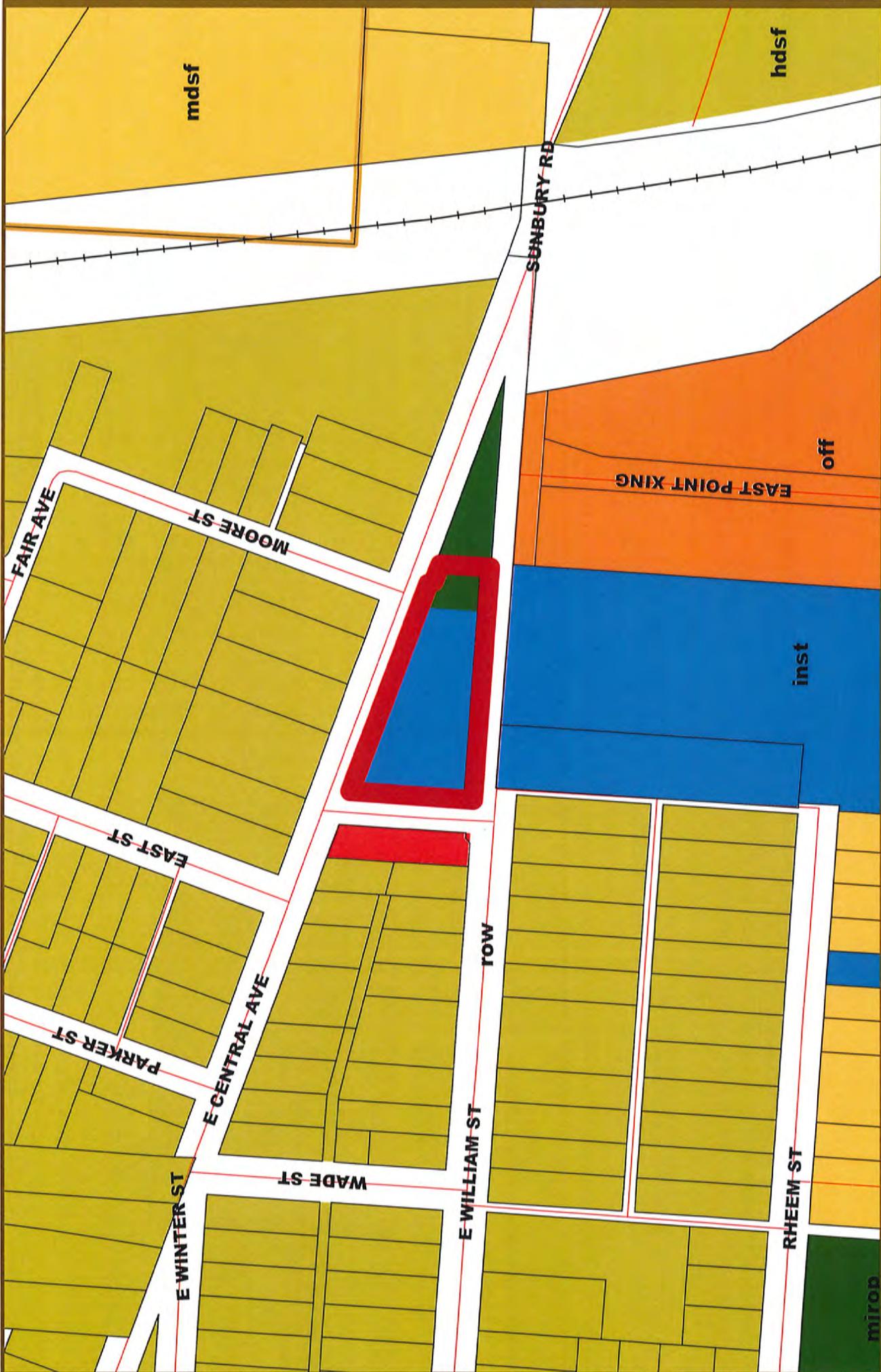
2019-0648-0650
 Rezoning Amendment, Conditional Use Permit &
 Final Development Plan
 Meekers Venue - 385 East William Street
 Location Map





2019-0648-0650
 Rezoning Amendment, Conditional Use Permit &
 Final Development Plan
 Meekers Venue - 385 East William Street
 Zoning Map





2019-0648-0650
 Rezoning Amendment, Conditional Use Permit &
 Final Development Plan
 Meekers Venue - 385 East William Street
 Comprehensive Plan Map





2019-0648-0650
 Rezoning Amendment, Conditional Use Permit &
 Final Development Plan
 Meekers Venue - 385 East William Street
 Aerial (2016) Map



Meekers Venue

April 2nd, 2019

Tess and John Meeker
6368 Worthington Rd
Westerville, OH 43082
Tess: 614-975-3441
John: 614-439-3263
E-Mail: meekersvenue@gmail.com

To Whom it may concern,

We have a dream of using the church at 385 E. William St. as a venue for local community weddings, anniversary parties, birthday parties, graduation parties, religious celebrations, community meetings and other events.

We would like to offer a different experience by having wedding couples and other big events take their time and truly enjoy the whole process for the day of their celebration. We would like to allow the church to be rented primarily for two days (Friday & Saturday) for a wedding or big event to be able to decorate on Friday and celebrate the event on Saturday. We also don't have any plans to do catering or beverage service but using caterers, or allowing the party to provide their own.

We also hope the community will be using the church on a regular basis for smaller meetings, parties and small celebrations. As well as possible office spaces for counseling, bible study groups and non-profits. We anticipate these being held during the weekdays and evenings.

We will be working with the Conger Elementary School and/or other establishments that will allow us to use their parking lot for additional parking when required.

The plan is for the church to be used for residential and commercial use. The residential part would only be for a single family as we intend this to be a "mom and pop" business. We currently live in Delaware County but would like to maintain our current home until our children have graduated Westerville Central High School in 2021.

Tess and John Meeker will be the owners. Tess has over 6 years experience conducting weddings as a Wedding Coordinator and a Venue Administrator. She has been praised by the wedding parties as providing a high level of service and satisfaction. The vendors hired to service the weddings are always extremely complementary of her abilities which are above a lot of the people in the industry.

Wycliff C. Meeker was John's Great-Great Grandfather who died in Delaware County on November 26, 1884 and is buried in the Liberty Cemetery on Home Rd. The Meeker's have a long history of residing in Delaware County and it would be a privilege to be able to serve the community by running a family owned venue.

We will need a change to the current zoning which we believe is R4 medium density residential district to allow for mixed use similar to the State Farm business which is adjacent to the church.

We thank you for your consideration.

Sincerely,

Tess & John Meeker



Meekers Venue <meekersvenue@gmail.com>

Conger Elementary School Parking

Jason Sherman <shermaja@delawarecityschools.net>
To: meekersvenue@gmail.com

Wed, Mar 6, 2019 at 3:56 PM

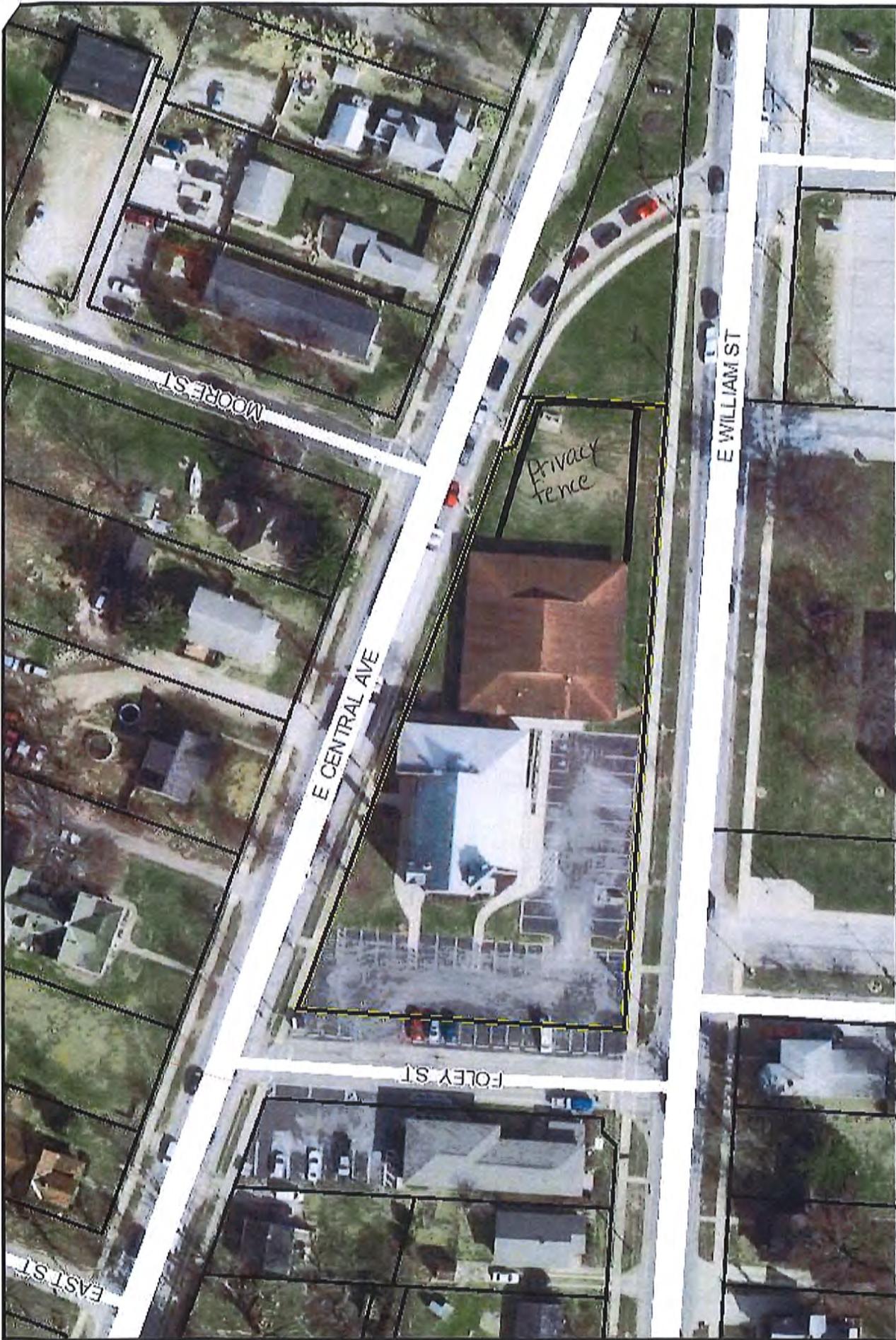
To Whom It May Concern:

Delaware City Schools would allow parking in the Conger parking lot during times that the district or the school is not using the lot. Use of the lot would be contingent upon the venue owner meeting the terms of the district policy for facility use and the user providing proof of appropriate insurance coverage.

--

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
[74 W. William St.](#)
[Delaware, OH 43015](#)
740.833.1880 Office
614.593.5730 Mobile
shermaja@delawarecityschools.net

NOTICE: The information contained in this message; including, but not limited to student personally identifiable and any attachments, is CONFIDENTIAL AND PRIVILEGED. The information is intended only for the individual or entity named in this communication. If you have received this email communication in error, you are hereby notified that any use or disclosure of this information is STRICTLY PROHIBITED. You are asked to immediately notify the sender by telephone or email, destroy all copies and delete the message from your computer. Thank you.



Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-633-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.de.us. Prepared by: Delaware County Auditor's GIS Office

Printed on 11/22/2019



Delaware County Auditor
George Kaitza



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



Project # _____

Case # _____

Planning Commission

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

Subdivision/Project Name _____ Address 385 E William St

Acreage .477 Square Footage _____ Number of Lots 1 Number of Units _____

Zoning District/Land Use Church Proposed Zoning/Land Use Mixed Parcel # 519-442-24-002-000

Applicant Name Tess + John Meeker Contact Person Tess Meeker

Applicant Address 6368 Worthington Rd Westerville, Oh 43082

Phone 614-975-3441 Fax _____ E-mail meekevenue@gmail.com

Owner Name New Beginnings Church Contact Person David A. Carter

Owner Address PO Box 1268, 385 E. William St., Delaware, OH 43015

Phone 740-363-2092 Fax _____ E-mail office@delawarenewbeginnings.com

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.

David A. Carter
Owner Signature

David A. Carter
Owner Printed Name

Agent Signature

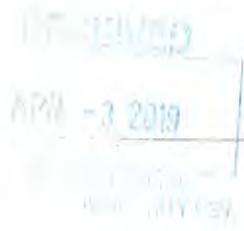
Agent Printed Name

Sworn to before me and subscribed in my presence this 6th day of March, 2019

Shana Vollmar
Notary Public



**SHANA VOLLMAR
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
02-11-2021**





FACT SHEET

AGENDA ITEM NO: 14

DATE: 06/10/2019

ORDINANCE NO: 19-32

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE ACCEPTING THE ANNEXATION OF 100.648± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:

This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. The City took the first city step in the process which required determination of services the City could provide – the Resolution of Services passed February 25, 2019 via Resolution 19-08. The legislation before City Council currently is the final acceptance of annexation which would bring the property into the City. City Council must decide to accept, accept with conditions, or deny the annexation. If no action is taken by the ORC dictated time frame ending on July 9, 2019, ORC dictates that the annexation will be denied. The Applicant has begun the rezoning and initial development planning process. Planning Commission, on May 1, 2019 recommended approval with conditions. The cases will advance to City Council for consideration next. There was discussion with some neighbors at the Commission hearing that resulted in direction to the applicant to work on some details of the plan including additional landscaping. The Applicant agreed to do so in the intervening month or so prior to the public hearing. The public hearings are anticipated to be set for June 10, 2019. Since July 9, 2019 is the last day to consider the annexation (this would effectively occur at the City

Council meeting of July 8, 2019) this will present some overlap between the annexation and the zoning and development timeframes. Therefore, multiple readings of this annexation are anticipated.

Some City Council members had asked for additional information regarding costs of development related to this annexation. The Applicant presented a response to this at the Commission hearing and is anticipated to do so with the upcoming hearings. Additionally, the City Manager has provided on March 8, 2019 copies of the Fiscal Impact Analysis from Tishler & Associates for Council review. These conclusions largely remain the same from a development type standpoint. Additionally important to remember is that the development will also generate revenue to the community in several areas. Again, the revenues were detailed by the Applicant at the Commission meeting. Both costs and revenues were detailed and submitted to the city in the form of the Community Impact Assessment document which can be reviewed as well. This information will be packaged together and delivered to Council for the June 10, 2019 meeting in anticipation of the public hearing on the Zoning Amendment and Conditional Use Permit. The proposed development and annexation, in the opinion of Staff, also complies with our current Comprehensive Plan, virtually completes the southeastern corner of the city with respect to development and our utility boundary, and provides planned and needed transportation connections for roadways and bikepaths among other benefits to the community. Finally, as was noted in the Fact Sheets for the Resolution of Services for this annexation, Staff suggests several conditions of annexation that will provide certainty and clarity to the City as well as the Applicant:

1. The applicant shall include the property in the Delaware South New Community Authority.
2. A \$1,000 per dwelling unit additional transportation fee shall be required similar to other properties in the area to ensure needed transportation improvements in the area.
3. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of \$3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
4. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.

REASON WHY LEGISLATION IS NEEDED:

The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This legislation is the final City step in the process to formally accept the annexation of the property. The City has until July 9, 2019 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

Approval at or before the July 8, 2019 City Council meeting.

ATTACHMENT(S)

County Resolution

Petition

Map

City Resolution

ORDINANCE NO. 19-32

AN ORDINANCE ACCEPTING THE ANNEXATION OF 100.648± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 100.648 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Michael R. Shade, as agent for the petitioners on February 11, 2019 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on February 7, 2019; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation, which was completed when City Council passed a Resolution of Services on February 25, 2019 via Resolution 19-08; and

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on March 7, 2019 (See attached) The territory to be annexed is described in the attached Exhibits "A" and "B"; and

WHEREAS, the certified transcript of the proceedings for annexation, with an accurate map of the territory, together with the petition of annexation and other papers relating to the proceedings of the County Commissioners, are on file with the Clerk of Council, and have been for more than sixty days.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That Council hereby accepts the annexation of 100.648 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Grden Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

1. That upon annexation to the City of Delaware of 100.648± acres more or

less as delineated on the attached Exhibits A and B, the Applicant/Property Owner at their sole expense shall provide and install all necessary roadways, lines, hydrants, and other appurtenances as required by the City in order to complete required roadway connections and to receive city utility services.

2. The applicant shall include the property in the Delaware South New Community Authority.
3. A \$1,000 per dwelling unit additional transportation fee shall be required similar to other properties in the area to ensure needed transportation improvements in the area.
4. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of \$3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
5. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.

SECTION 2. That the Clerk of Council is directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the Secretary of State, and shall file notice of annexation with the Board of Elections, the County Auditor, the County Recorder, and the County Engineer within thirty days after it becomes effective, and the Clerk shall do all other things required by law.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___ NAYS___
ABSTAIN ___

PASSED: _____, 2019

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

March 11, 2019

RECEIVED

MAR 12 2019

Elaine McCloskey
City of Delaware Clerk
1 S Sandusky Street
Delaware, OH 43015
*Hand Delivered

RE: Annexation of 100.648 acres
Berlin Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on March 7, 2019 adopted a Resolution granting Prayer of Petition for 100.648 acres, more or less, from Berlin Township to City of Delaware.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution, a copy of the annexation petition and a copy of all other papers in the Commissioners' annexation folder.

If you have questions, please call me at 740-833-2105.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Dinovo".

Sarah Dinovo,
Assistant Clerk to the Commissioners



Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 19-144

IN THE MATTER OF ACKNOWLEDGING RECEIPT OF ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, REQUESTING ANNEXATION OF 100.648 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Merrell, seconded by Mr. Benton to acknowledge that on February 7, 2019, the Clerk to the Board of Commissioners received an annexation petition request to annex 100.648 acres from Berlin Township to the City of Delaware.

Vote on Motion Mr. Benton Aye Mr. Merrell Aye Mrs. Lewis Aye

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted February 21, 2019 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners



Delaware County Commissioners

**Jeff Benton
Barb Lewis
Gary Merrell**

**County Administrator
Michael Frommer**

**Deputy Administrator
Dawn Huston**

**Clerk to the Commissioners
Jennifer Walraven**

RESOLUTION NO. 19-197

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, REQUESTING ANNEXATION OF 100.648 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Benton, seconded by Mr. Merrell to approve the following resolution:

WHEREAS, on February 7, 2019, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, agent for the petitioners, of 100.648 acres, more or less, from Berlin Township to the City of Delaware; and

WHEREAS, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

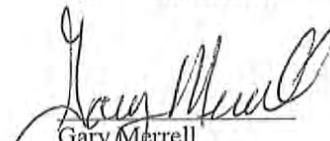
WHEREAS, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Berlin;

NOW, THEREFORE, BE IT RESOLVED the Delaware County Board of Commissioners grants the annexation petition request to annex 100.648 acres, more or less, in Berlin Township to the City of Delaware.

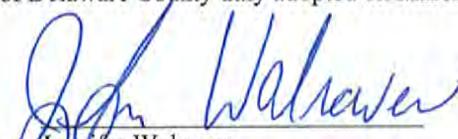
Vote on Motion Mrs. Lewis Aye Mr. Merrell Aye Mr. Benton Aye


Barb Lewis
County Commissioner


Jeff Benton
County Commissioner


Gary Merrell
County Commissioner

I, Jennifer Walraven, Clerk to the Board of County Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on March 7, 2019, and appearing upon the official records of said Board.


Jennifer Walraven
Clerk to Commissioners

RECEIVED

MAR 4 2019

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on **March 7, 2019 at 9:30 a.m.** at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael R. Shade', is written over the typed name and title.

Michael R. Shade
Agent for Petitioners

Enclosure

**PETITION FOR GRDEN LLC ANNEXATION
TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF
100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

STATE OF OHIO

COUNTY OF DELAWARE, ss.

CORRECTED AFFIDAVIT OF PROOF OF SERVICE

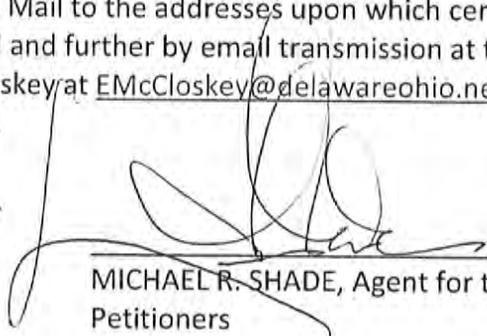
Pursuant to the requirements of Section 709.023(B) ORC, Michael R. Shade, being first duly sworn, deposes and says that the following statements are true:

1. Affiant is the Agent for the Petitioners in the above referenced petition;
2. Affiant is the person who delivered the required statutory notices;
3. Previously on February 7, 2019, the Affiant mailed duplicate originals of the letter of notice ("notice") to Elaine McCloskey, Clerk of City Council of the City of Delaware, Ohio, by certified mail, return receipt number 7014 2870 0001 0090 5141 and to Claudia Smith Fiscal Officer of Berlin Township, by certified mail, return receipt number 7014 2870 0001 0090 5158. A complete copy of the petition for annexation and all attachments accompanied each notice. The return receipts were attached to the original Affidavit of Proof of Service.

4. Affiant states that in assembling for filing the Affidavit of Proof of Service that the date for the hearing before the Delaware County Commissioners was stated to be on March 7, 2017 at 9:30 o'clock a.m. This was due to scrivener error and the two parties specified above have been sent corrective letters of service and notice of hearing stating that the hearing before the Delaware County Commissioners will be on March 7, 2019 at 930 o'clock a.m.

5. Affiant further states that the parties set forth and paragraph 3 above were sent a corrective letter by Regular US Mail to the addresses upon which certified mail service had been previously obtained and further by email transmission at their known email addresses, to wit, Elaine McCloskey at EMcCloskey@delawareohio.net and Claudia Smith at clerk@berlintwp.us.

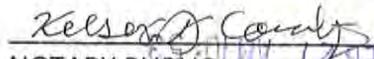
Further affiant sayeth naught.


MICHAEL R. SHADE, Agent for the
Petitioners

Sworn to and subscribed in my presence this 27th day of February, 2019.



KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019


NOTARY PUBLIC

RECEIVED
2019 FEB 27 AM 10:17
DELAWARE COUNTY COMMISSIONERS

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

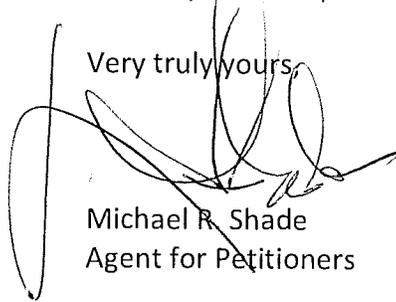
**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2019 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

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Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade". The signature is stylized with large loops and a long horizontal stroke at the end.

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:06 AM
To: 'Elaine McCloskey'
Subject: Correction Letter
Attachments: DOC126.pdf

Elaine, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

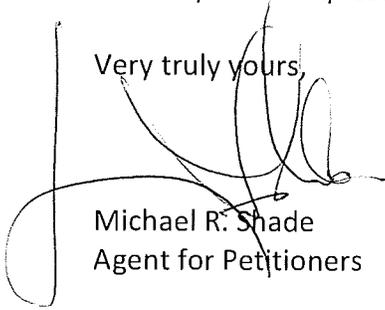
**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

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Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade", written over the typed name below.

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:07 AM
To: 'Claudia Smith'
Subject: Correction Letter
Attachments: DOC127.pdf

Claudia, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146



RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 19-08 as passed on February 25, 2019 by the Delaware City Council.



Elaine McCloskey
Elaine McCloskey
Clerk of City Council

This Resolution Certification dated this 26 day of February in the year 2019.

RESOLUTION NO. 19-08

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 100.648± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 100.648 acres of land, more or less, the description and map are attached hereto; and

WHEREAS, Michael R. Shade, as agent for the petitioners on February 11, 2019 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its Clerk on February 7, 2019; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That upon annexation to the City of Delaware of 100.648± acres more or less as delineated on the attached Exhibits, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

- (a) Water - upon acceptance of annexation
- (b) Sanitary Sewer - upon acceptance of annexation
- (c) Refuse - upon acceptance of annexation
- (d) Fire - upon acceptance of annexation
- (e) Police - upon acceptance of annexation
- (f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio

Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: February 25, 2019

YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCuskey
CITY CLERK

Carol Kaye
MAYOR

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

RECEIVED
FEB 11 2019

February 7, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

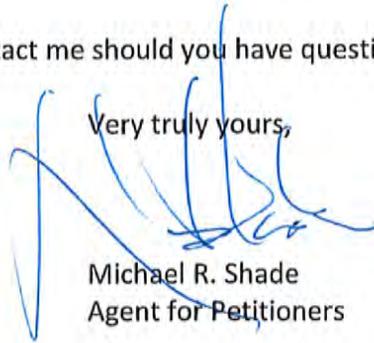
**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

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Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael R. Shade', is written over the typed name and title.

Michael R. Shade
Agent for Petitioners

Enclosure

BOARD OF COUNTY COMMISSIONERS OF
DELAWARE COUNTY, OHIO

**PETITION FOR
GRDEN, LLC
ANNEXATION
TO THE
CITY OF DELAWARE, OHIO
FROM THE
TOWNSHIP OF BERLIN
CONSISTING OF
100.648 ACRES:
EXPEDITED TYPE 2 ANNEXATION**

Petitioner

Grden LLC
Robert L. Grden, Designated Manager
1059 Wellington Blvd
Powell, OH 43065

Agent for Petitioners

Michael R. Shade
Attorney at Law
1 West Winter Street, Suite 410
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740)363-0146
Email : mrs@ss-dta.com

2019 FEB -7 AM 8:17
DELAWARE COUNTY
COMMISSIONERS

PETITION FOR GRDEN LLC ANNEXATION
TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN
CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION

To: **The Board of County Commissioners of Delaware County, Ohio**

1. The undersigned petitioner ("the Petitioner" herein), being all of the owners of real estate in the following described territory consisting of 100.648 acres situated in the Township of Berlin, County of Delaware, which area is contiguous with, adjacent to, and/or surrounded by the City of Delaware in part, to wit: see the legal description attached hereto as Exhibit A and the attached map, both of which are incorporated by reference herein ("described territory"), respectfully petition that the described territory be annexed to the City of Delaware, Ohio.

The description of the described territory ("the description" herein) and map were prepared by Mark Alan Smith, P.S., Professional Surveyor No. 8232, CEC Civil & Environmental Consultants, Inc., for annexation purposes, from information of record in the Delaware County Courthouse. All record references, unless otherwise noted, are to public records on file at the Delaware County Recorder's Office; all statutory references, unless otherwise noted, are to the Ohio Revised Code.

2. In support of this Petition, the petitioners state that there are within the described territory sought to be annexed one (1) owner of the real estate. The real estate within area to be annexed and included in the description is owned as indicated on the following table:

Name of Petitioner	Address	Acreage Information	Deed Reference	Parcel ID No.
Grden LLC	1059 Wellington Blvd. Powell, OH 43065	Land Owned 101.968 ac. Lands of Owner in the ROW is 1.32 acres, more or less Total Lands of this Petitioner to be Annexed is 100.648 Acres	Official Record Vol. 951, Page 2796;	418-330-01-018-000 418-330-01-018-001 418-330-01-019-000 418-320-01-038-000
	Total Lands to be Annexed	100.648 Acres		

All public road rights of way abutting any part of the described territory are not being annexed into and will not be in the City of Delaware, Ohio except where the annexation is over lands on both sides of any roadway.

3. Michael R. Shade is hereby appointed Agent for the undersigned Petitioner ("the Agent" herein), as required by § 709.02 and the Agent's address is 1 West Winter Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015. The agent is hereby authorized to make any amendment and/or decision which in his absolute and complete discretion is necessary or proper under the circumstances then existing and is specifically authorized to make any such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and Plat. Any such amendment shall be made by the presentation of an amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

4. An accurate map marked "Map of Territory to be Annexed to the City of Delaware" is attached hereto and made part of this petition.

5. A list containing the required information concerning all tracts, lots and parcels adjacent to or across the road from the area sought to be annexed is being filed by the Agent at the time of the filing of this Petition.

6. No island of unincorporated area is being created by this annexation.

7. This petition is filed as an Expedited II annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of annexation proceedings and is being submitted pursuant the provisions of § 709.021 when owners unanimously request annexation and § 709.023 when the area being annexed is not to be excluded from the township. The area sought to be annexed shall not upon the annexation be excluded from Berlin Township, Delaware County, Ohio in conformity with the provisions of § 709.023.

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

9. The current zoning in the Township of Berlin, Delaware County, Ohio is presently Farm Residential District (FR-1). The comprehensive plan duly adopted by the City of Delaware, Ohio anticipates that any future use would be for Mixed Use and Low and Medium Density Residential Uses. This proposed use may somewhat be an incompatible land use to the Farm Residential District in the Township of Berlin, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The City of Delaware, Ohio will pass a resolution requiring that any buffering necessary as provided in Section 702.023 of the Ohio Revised Code shall be complied with and will follow the buffering requirements of the City of Delaware, Ohio Zoning Ordinances. Said resolution of services and buffering will be passed and submitted to the Board of County Commissioners of Delaware County, Ohio by the City of Delaware, Ohio within twenty (20) day of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

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

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

Signatures of Petitioner:

GRDEN LLC



Robert L. Grden, Designated Manager

Dated: February 4, 2019



**DESCRIPTION OF A PROPOSED ANNEXATION OF
A 100.648 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Green LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith 8/03/2017

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy
of the document that is on file in the Map
Department.
CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer
By *Chris E. Bauserman*, Date 8/2/17

MAP OF TERRITORY TO BE ANNEXED TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, SECTION 3, RANGE 18 OF THE UNITED STATES MILITARY LANDS

COUNTY ENGINEER
DELAWARE COUNTY, OHIO
(HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.)
CHRIS E. RAUBERMAN, P.E., F.S.
PROFESSIONAL ENGINEER
BY: *[Signature]* DATE: 8/17/17

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS EXHIBIT ARE PER DEED FOR GRDEN LLC, OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THERE IS 0 FEET OF COUNTY AND/OR TOWNSHIP ROADWAYS LOCATED WITHIN THE AREA TO BE ANNEXED.

CONTIGUITY CALCULATION

4,769.09 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF DELAWARE.

A TOTAL OF 10,296.52 LINEAL FEET OF ANNEXED PERIMETER.

46.3% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF DELAWARE CORPORATION LINE.

EXPEDITED II ANNEXATION

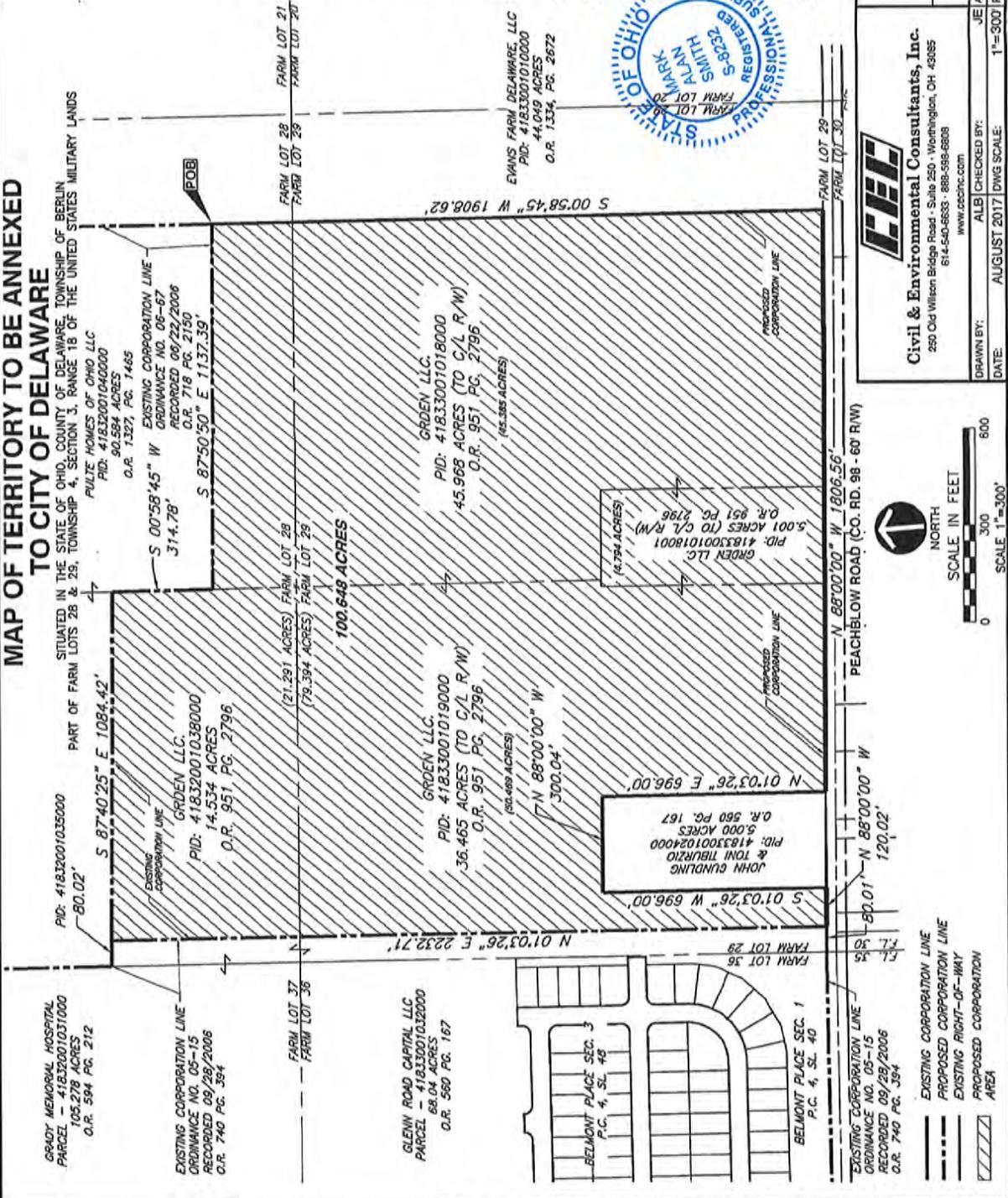
NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

ALL BEARINGS AND DISTANCES SHOWN ARE PER DEED OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, OF RECORDS IN RECORDER'S OFFICE DELAWARE COUNTY, OHIO.



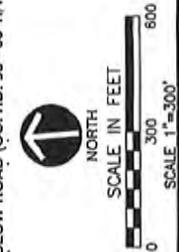
[Signature]
MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232



Civil & Environmental Consultants, Inc.
250 Old Wilton Bridge Road • Suite 250 • Worthington, OH 43085
614-540-6633 • 888-588-6808
www.cedinc.com

ALB CHECKED BY: _____ DATE: AUGUST 2017 DWG SCALE: 1"=300'

JE APPROVED BY: _____ MASH DRAWING NO.: **ANNEX**



- EXISTING CORPORATION LINE
- - - PROPOSED CORPORATION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CORPORATION AREA

West of Property to be Annexed

GRADY MEMORIAL HOSPITAL
801 OHIOHEALTH BLVD
DELAWARE OH 43015

102.258

41832001031000

TERRI W. MELDRUM, ESQ.
STATUTORY AGENT FOR
GRADY MEMORIAL HOSPITAL
180 EAST BROAD STREET
COLUMBUS, OH 43215

North of Property to be Annexed

PULTE HOMES OF OHIO LLC
475 METRO PLACE
DUBLIN OH 43017

70.635

41832001035000

86.819

41832001040000

CORPORATION SERVICE COMPANY
STATUTORY AGENT FOR
PULTE HOMES OF OHIO LLC
50 WEST BROAD STREET SUITE 1330
COLUMBUS, OH 43215

**DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
140 N. SANDUSKY STREET
DELAWARE, OHIO
43015**

**CHRIS E. BAUSERMAN, P.E., P.S.
DELAWARE COUNTY ENGINEER**

August 7, 2017

The Board of Delaware County Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

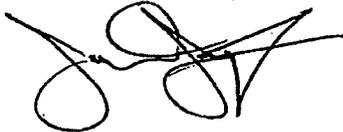
Re: Proposed 100.648 Acre Annexation in Berlin Township to the City of Delaware

Dear Honorable Board:

We have reviewed the attached Annexation Map and Written Description for the above referenced proposal. Said Map and Description are hereby approved in accordance with the Board of Delaware County Commissioner's Resolutions No. 02-862, dated July 1, 2002, which is entitled "Establishing General Orders for the Hearing of Annexation Petitions" and with those applicable sections of Ohio Revised Code Section 709.02. The actual petition document itself was not submitted to this department for review and therefore its content is not a part of this approval.

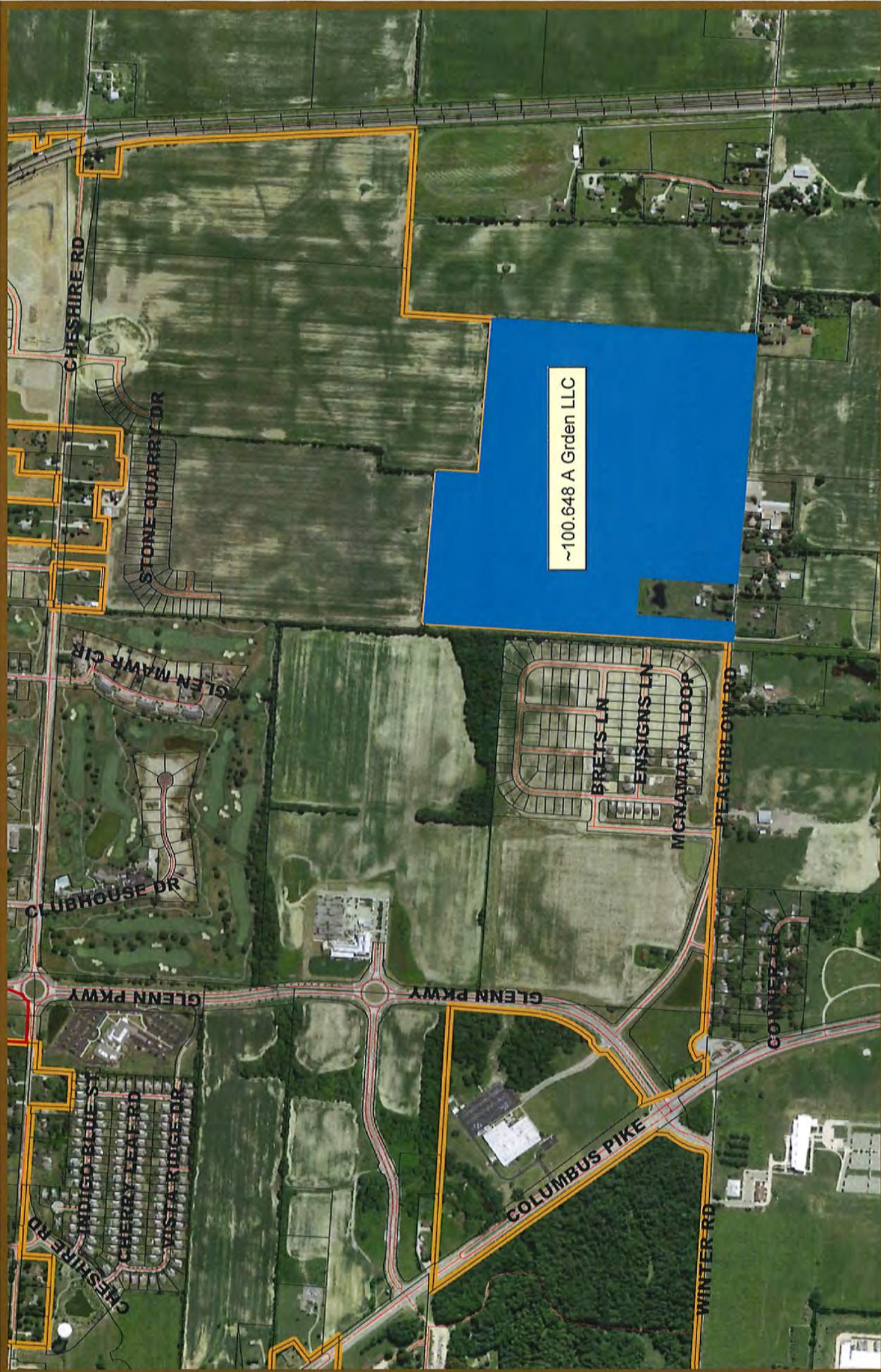
Respectfully Submitted,

Chris E. Bauserman, P.E., P.S.
Delaware County Engineer



Jack Jennings, P.S.
Supervisor

Enclosures (2 Sets)



~100.648 A Grden LLC



Annexation Location Map
Grden LLC Property



RECEIVED

MAR 4 2019

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

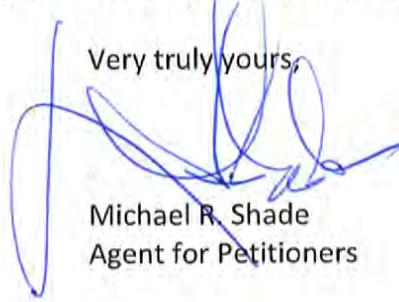
**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on **March 7, 2019 at 9:30 a.m.** at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael R. Shade", is written over the typed name and title.

Michael R. Shade
Agent for Petitioners

Enclosure

**PETITION FOR GRDEN LLC ANNEXATION
TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF
100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

STATE OF OHIO

COUNTY OF DELAWARE, ss.

CORRECTED AFFIDAVIT OF PROOF OF SERVICE

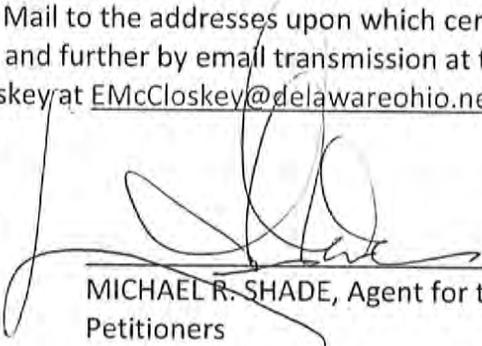
Pursuant to the requirements of Section 709.023(B) ORC, Michael R. Shade, being first duly sworn, deposes and says that the following statements are true:

1. Affiant is the Agent for the Petitioners in the above referenced petition;
2. Affiant is the person who delivered the required statutory notices;
3. Previously on February 7, 2019, the Affiant mailed duplicate originals of the letter of notice ("notice") to Elaine McCloskey, Clerk of City Council of the City of Delaware, Ohio, by certified mail, return receipt number 7014 2870 0001 0090 5141 and to Claudia Smith Fiscal Officer of Berlin Township, by certified mail, return receipt number 7014 2870 0001 0090 5158. A complete copy of the petition for annexation and all attachments accompanied each notice. The return receipts were attached to the original Affidavit of Proof of Service.

4. Affiant states that in assembling for filing the Affidavit of Proof of Service that the date for the hearing before the Delaware County Commissioners was stated to be on March 7, 2017 at 9:30 o'clock a.m. This was due to scrivener error and the two parties specified above have been sent corrective letters of service and notice of hearing stating that the hearing before the Delaware County Commissioners will be on March 7, 2019 at 930 o'clock a.m.

5. Affiant further states that the parties set forth and paragraph 3 above were sent a corrective letter by Regular US Mail to the addresses upon which certified mail service had been previously obtained and further by email transmission at their known email addresses, to wit, Elaine McCloskey at EMcCloskey@delawareohio.net and Claudia Smith at clerk@berlintwp.us.

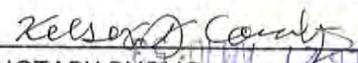
Further affiant sayeth naught.


MICHAEL R. SHADE, Agent for the
Petitioners

Sworn to and subscribed in my presence this 27th day of February, 2019.



KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019


NOTARY PUBLIC

RECEIVED
2019 FEB 27 AM 11:11
DELAWARE COUNTY COMMISSIONERS

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

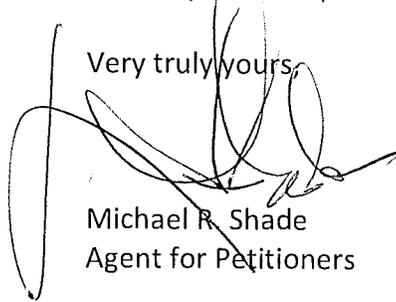
**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2019 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

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Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade", written over the typed name and title.

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:06 AM
To: 'Elaine McCloskey'
Subject: Correction Letter
Attachments: DOC126.pdf

Elaine, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

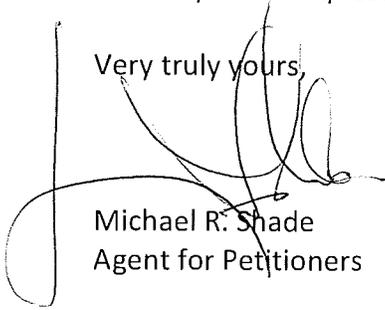
**Re: PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO
FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2
ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2019 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade", written over the typed name below.

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:07 AM
To: 'Claudia Smith'
Subject: Correction Letter
Attachments: DOC127.pdf

Claudia, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146



FACT SHEET

AGENDA ITEM NO: 15

DATE: 06/10/2019

ORDINANCE NO: 19-29

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
June 10, 2019 @ 8:00 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR GRDEN LLC., FOR WINTERBOOKE PLACE FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION (PARCEL #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).

BACKGROUND:

6/10/2019 UPDATE:

Attached to the material for these cases are several lengthy documents. These are in support of information requested by City Council relative to questions raised about the overall costs/benefits of this development and specifically roadways. Additionally, the applicant has submitted their full presentation and a cover letter with some accompanying information to be included in the record and to allow their verbal presentation Monday night at the public hearing to be a brief summary of the overall proposal. Finally, an objection letter is included as well from the attorney for the Gundling's – a neighboring property. The documents include the following:

- 1) Mr. Grden has submitted a cover letter and full presentation.
- 2) The Community Impact Assessment (in full) that was submitted by the applicant. Page 21 in particular shows fiscal information that adds to the discussion about the cost/revenue of development question.

- 3) Mr. Grden submitted a spreadsheet (that is attached as a PDF) showing roadway costs and benefits which also helps to provide data to the discussion about costs/benefits of this development.
- 4) City Manager Tom Homan had provided Council previously the 2002 fiscal impact analysis prepared around the last Comprehensive Plan. As promised, it is included here so that all documents in this regard are in one place and with the relevant cases.
- 5) Mr. Elliott had supplied an objection letter to Planning Commission on behalf of his clients – the Gundling’s - whose property was sold to them by the Grden’s in approximately 1993, is located within the township and not subject to annexation nor development at this time, and whose property is effectively surrounded by the proposed Grden development proposed.

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached staff report

Additional Materials from Applicant:

- Cover Letter & Presentation
- Community Impact Assessment
- Spreadsheet re: roadway cost
- 2002 Fiscal Impact Analysis

Gundling’s Letter of Objection

ORDINANCE NO. 19-29

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR GRDEN LLC., FOR WINTERBOOKE PLACE FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION (PARCEL #'S 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000) (PC Case 2019-0640).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000), is hereby confirmed, approved, and accepted with the following condition that:

1. Any change of use or major modification of the plan shall require conformance to all provisions of the Development Text.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 16

DATE: 06/10/2019

ORDINANCE NO: 19-30

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
June 10, 2019 @ 8:00 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GRDEN LLC., ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR WINTERBROOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

BACKGROUND:

6/10/2019 UPDATE:

Attached to the material for these cases are several lengthy documents. These are in support of information requested by City Council relative to questions raised about the overall costs/benefits of this development and specifically roadways. Additionally, the applicant has submitted their full presentation and a cover letter with some accompanying information to be included in the record and to allow their verbal presentation Monday night at the public hearing to be a brief summary of the overall proposal. Finally, an objection letter is included as well from the attorney for the Gundling's – a neighboring property. The documents include the following:

- 1) Mr. Grden has submitted a cover letter and full presentation.
- 2) The Community Impact Assessment (in full) that was submitted by the applicant. Page 21 in particular shows fiscal information that adds to the discussion about the cost/revenue of development question.

- 3) Mr. Grden submitted a spreadsheet (that is attached as a PDF) showing roadway costs and benefits which also helps to provide data to the discussion about costs/benefits of this development.
- 4) City Manager Tom Homan had provided Council previously the 2002 fiscal impact analysis prepared around the last Comprehensive Plan. As promised, it is included here so that all documents in this regard are in one place and with the relevant cases.
- 5) Mr. Elliott had supplied an objection letter to Planning Commission on behalf of his clients – the Gundling’s - whose property was sold to them by the Grden’s in approximately 1993, is located within the township and not subject to annexation nor development at this time, and whose property is effectively surrounded by the proposed Grden development proposed.

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached staff report

Additional Materials from Applicant:

- Cover Letter & Presentation
- Community Impact Assessment
- Spreadsheet re: roadway cost
- 2002 Fiscal Impact Analysis

Gundling’s Letter of Objection

ORDINANCE NO. 19-30

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GRDEN LLC., ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR WINTERBROOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Conditional Use Permit for Grden LLC., allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (PC Case 2019-0641).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Conditional Use Permit for Grden LLC., allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision,, is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2019

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 17

DATE: 06/10/2019

ORDINANCE NO: 19-31

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR GRDEN LLC., FOR WINTERBOOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES ZONED R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

BACKGROUND:

6/10/2019 UPDATE:

Attached to the material for these cases are several lengthy documents. These are in support of information requested by City Council relative to questions raised about the overall costs/benefits of this development and specifically roadways. Additionally, the applicant has submitted their full presentation and a cover letter with some accompanying information to be included in the record and to allow their verbal presentation Monday night at the public hearing to be a brief summary of the overall proposal. Finally, an objection letter is included as well from the attorney for the Gundling's – a neighboring property. The documents include the following:

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- 3) Mr. Grden submitted a spreadsheet (that is attached as a PDF) showing roadway costs and benefits which also helps to provide data to the discussion about costs/benefits of this development.
- 4) City Manager Tom Homan had provided Council previously the 2002 fiscal impact analysis prepared around the last Comprehensive Plan. As promised, it is included here so that all documents in this regard are in one place and with the relevant cases.
- 5) Mr. Elliott had supplied an objection letter to Planning Commission on behalf of his clients – the Gundling’s - whose property was sold to them by the Grden’s in approximately 1993, is located within the township and not subject to annexation nor development at this time, and whose property is effectively surrounded by the proposed Grden development proposed.

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129 requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached staff report

Additional Materials from Applicant:

- Cover Letter & Presentation
- Community Impact Assessment
- Spreadsheet re: roadway cost
- 2002 Fiscal Impact Anaylsis

Gundling’s Letter of Objection

ORDINANCE NO. 19-31

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR GRDEN LLC., FOR WINTERBOOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES ZONED R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Preliminary Development Plan for Grden LLC., for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (PC 2019-0642).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Preliminary Development Plan for Grden LLC., for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout

- prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
 5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
 6. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
 7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowners association but allow public access.
 8. A minimum 3-6 foot high mound with landscaping shall be located along both sides Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
 9. Along the eastern property line adjacent to the existing single family house, a buffer shall established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan).
 10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that shall require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.
 11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
 12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.
 13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation

easement along with the preserved trees located west of Winterbourne Drive.

14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
16. The development shall be in the Delaware South New Community Authority, subject to the single family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
17. For the 52 foot wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum 1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

CASE NUMBERS: 2019-0640-0642

REQUEST: Multiple Requests

PROJECT: Winterbrooke Place

MEETING DATE: May 1, 2019

APPLICANT/OWNER

Grden LLC
10590 Wellington Place
Powell, Ohio 43065

REQUESTS

2019-0640: A request by Grden LLC for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

2019-0641: A request by Grden LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

2019-0642: A request by Grden LLC for approval of a Preliminary Development Plan for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

PROPERTY LOCATION & DESCRIPTION

The subject four parcels are located on the north side of Peachblow Road just east of the Belmont Place Subdivision and south of the Communities at Glenross. The subject site is located in the township and zoned FR-1 (Farm Residential District) and is in the process of being annexed into the City. The property to the north is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) in the City and the property to the east is zoned PRD (Planned Residential District) and the properties to the south are zoned FR-1 and PID (Planned Industrial District) in the township.

BACKGROUND/PROPOSAL

As mentioned above, the subject 100.6 acre site is currently located in the township but the owner is in the process of annexing the property into the City for the proposed development. The site is located within the City utility service area and has long been planned to be part of the City if developed. If annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the Codified Ordinances and the applicant is requesting a R-3 PMU zoning district to be compatible to the Communities at Glenross and Belmont Place Subdivisions located north and west of the site respectively.

The proposal would consist of 263 single family lots on approximately 100.6 acres for a density of 2.61 units per acre with just over 27% open space (27.47 acres). Primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed by the Delaware County Engineer for the subject development and the proposed Berlin Meadows development located south of Peachblow Road in the County while secondary access would be from Belmont Place Subdivision to the west (to be constructed in Phase 1 of the development) and from Communities at Glenross to north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point).

STAFF ANALYSIS

- **ZONING:** Staff recommended and the developer agreed to rezone the property to R-3 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space and to be consistent with the Communities at Glenross south of Cheshire Road (zoned R-2 PMU with a density of approximately 2.31 units per acre) located to the north and Belmont Place (zone R-3 PMU with a density of approximately 2.75 units per acre in Sections 1-5) located to the east are both planned districts with similar uses and densities.

- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the “Cheshire Subarea” of the plan. The proposed density of 2.61 units per acres is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan. This is consistent with the two adjacent City developments as well (one is slightly higher and one is slightly lower). Specific to the overall sub-area in which the property is located, the Cheshire Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to these properties and consistent with this development proposal,
 - LU23.3 The Cheshire Subarea will generally continue to be a focus of residential development given its location at the southerly entrance to the City and closer proximity to employment centers. The City supports residential developments with higher valued homes and condominium developments than found in other parts of the City. The City does not support additional “entry level” product in this subarea – except in support of adjacent or nearby employment centers. It is the City’s clear expectation that residential development in the Glenn Road corridor will contain a mix of housing products, but it will not be “entry level” housing.
 - LU23.4 Creative and imaginative site design techniques will be used. Mixing densities and unit types is supported within residential developments, as is the use of small open spaces to create interest and a sense of place within neighborhoods. Neighborhood collectors should incorporate medians or roundabouts to create attractive corridors and slow traffic.

- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.

- **ROADS AND TRAFFIC:** The proposed development requires a traffic impact study that would need to be approved by the City and the County (Peachblow Road is township road which is under county jurisdiction). The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

The primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County’s requirements) for the subject development and the proposed developments located south of Peachblow Road in the County while secondary access would be from the Belmont Place Subdivision to the west through Ensigns Lane (to be constructed in Phase 1 of the subject development) and from the Communities at Glenross to the north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point). If the County Engineer does not construct the proposed roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road would be a traditional intersection with a stop sign.

Internally, the single access point from Peachblow Road would be extended north to connect with Winterbourne Drive in the Communities at Glenross Subdivision. Winterbourne Drive has not been extended to the subject developers northern property line at the current time but is part of the plan. This road is a non-loaded connector road per the City Thoroughfare Plan. A secondary connection would be made to the west to connect an internal residential street to the Belmont Place Subdivision through the Ohio Health property (60 foot wide panhandle lot). The Ohio Health panhandle lot could provide an access road to be extended from Peachblow Road north to the proposed future hospital location and maybe constructed in the future if needed. Also, an internal street would be stubbed to the property to the east (future Evans Farm development). The remainder of the streets would be residential in nature and would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development shall be in the Delaware South New Community Authority, subject to the single family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

- **SITE LAYOUT:** The layout is designed around the location of Winterborne Drive connection to the Communities at Glenross (along the northern portion of the subject site) that extends south to Peachblow Road with single family lots located east and west of the spine road. Of the proposed 263 single family lots, the developer is proposing 106 single family lots located east of Winterbourne Drive and 157 single family

lots located west of Winterbourne Drive. The site is further complicated by being bisected by overhead electric transmission easement this is 150 feet wide.

The developer is proposing 263 single family lots with 21 of the lots being 80 x130 (10,400 square feet), 130 lots being 65 x130 (8,450 square feet) and 112 lots being 52 x 130 (6,760). More specifically on the 106 single family lots located on the east side of Winterbourne Drive, there would be 41- 65x130 (8,450 square feet) lots located along the northeastern portion of the site adjacent to the Communities at Glenross and 65-52x130 (6,760 square feet) lots located just north of Peachblow Road. Of the 157 lots west of Winterbourne Drive, there would be 21- 80x130 (10,400 square feet) lots located along the northwestern portion of the site adjacent to the Communities at Glenross, 89-65x130 (8,450 square feet) lots located just east of the Belmont Place Subdivision and 47-52x130 (6,760 square feet) lots located just north of Peachblow Road.

By way of comparison, Communities at Glenross south of Cheshire Road includes 293, 65 foot wide lots, 88, 80 foot wide lots and 106, 50 foot wide lots. The price points of all the 50 wide lots to date have been in excess of \$300,000. The eastern half of Belmont Place Subdivision includes 146, 65 foot wide lots. Thus given the location and lot types proposed with this development in relation to the adjacent development, this development is consistent, provides a variety of lot types and has logical transitions between them. Additionally, the proposed development in the County to the south of Peachblow Road includes smaller lots, planned commercial development, a school site and major roadway improvements. Locating the smaller width lots along the southern boundary of the proposed development is therefore also a logical transition to these developments (see attached plans).

In the proposed development, the front yard setback would be a minimum 25 feet for all lots and the minimum rear yard setback would be 30 feet for all lots. The side yard setbacks for 80 foot wide lots would be 7.5 feet (15 feet total), for 65 foot lots would be 6.5 feet (13 feet total) and for 52 foot lots would be 5 feet (10 feet total). Patios, decks and other exterior improvements can extend 15 feet into the 30 foot rear yard setback. The minimum house size for an 80 foot wide lot would be 2,000 square feet, for an 65 foot wide lot would be 1,800 square feet and for a 52 foot wide lot would be 1,500 square feet as written in the draft development text. Staff recommends for the 52 foot wide lots, that one-story houses shall be 1,600 square feet minimum and two-story houses shall be 1,800 square feet minimum to be consistent with the Communities at Glenross smaller width lots. Also to comply with the base zoning code, all the corner lots would be required to be oversized by 30% from the base lot size.

There are four proposed detention basins located within the development (three along Peachblow Road and one in the northwestern portion of the site) and 150 foot wide power easement along the extreme southeastern portion of the site. Also, there are five active open space areas throughout the development. In addition, a landscape buffer with mounds and trees is required along Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross while preserving as many trees as possible and a landscape buffer with mounds and trees is required along Peachblow Road to be consistent with the treatment along Belmont Place. Also, mounding and landscaping shall be required adjacent to the existing single family house to the southwest per the development text and plan submitted. This specifically includes buffering along the eastern property line adjacent to the existing house to be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range shall be from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan). Also, the setback and buffering from lot 220 (northeast) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that would require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.

- **DESIGN:** The applicant is proposing specific house design standards for each size lot size (80 foot, 65 foot and 52 foot) and overall design standards for all the houses to be consistent with the adjacent subdivisions of the Communities at Glenross and Belmont Place. The percentage of natural materials on the front elevations of the 52 foot wide lots is significantly higher than the 50 foot wide lots in the Communities at Glenross (25%). The proposed standards would include: 1.) 100% natural material on all elevations for 80 foot lots adjacent to the Communities at Glenross; 2.) Minimum 40% natural materials on the front elevations for on all 52 and 65 foot lots; 3.) The exterior elevations of each house excluding garage doors, entrance doors,

gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding (all considered natural materials); 4). All houses shall have a minimum 2 car attached garage; 5). All houses shall have dimensional shingles; 7). All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.

- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant is proposing a bike path along the north side of Peachblow Road and along both sides of Winterbourne Drive per the City Engineer's requirements to be consistent with the Belmont Place and the Communities at Glenross Subdivisions respectively and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Also, the applicant is proposing bike paths or sidewalks in all five active open space areas that would connect to the proposed bike path/sidewalk network in the development. Sidewalks will be provided on both sides of all public streets in the subdivision.
- **PARKLAND AND OPEN SPACE:** The proposed plan has 27.47 acres of open space (27.29%) of which 14.22 acres (14.13%) is active park open space which appears to be divided into 5 areas throughout the site. The primary active open space area located just west of the main entrance into the development would have amenities such as a shelter house, picnic tables and bocce court and a bike path along Peachblow Road. A second large open space is located just east of the main entrance on Peachblow Road which contains two detention basins and a 150 foot wide overhead power line easement. The amenities include a bike path and benches. A third smaller open space is located just north of the above mentioned open space and has a sidewalk going through the area. A fourth open space is located in the northeastern portion of the development behind lots 69-79 and 16-23. Amenities in this area include a tot lot and a sidewalk connecting two street access points into the open area. A fifth open space area is located in the northwestern portion of the development which includes a detention basin and a tot lot, benches and a sidewalk connection to two street access points into the open space. The tot lots shall be exceptionally well programmed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowners association but allow public access.
- **TREE PRESERVATION:** Per the submitted survey with the Preliminary Development Plan, the applicant is removing 915 caliper inches of trees (107 trees) while the applicant is preserving 1771.5 caliper inches of trees (211 trees). Therefore the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance of the proposed development text and other recently approved PMU's. However if any trees are removed during construction, the trees would have to be documented and inventoried to ensure they achieve compliance with the approved development text. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in seven phases. Phase I (73 lots) would be located just west of Winterbourne Drive fronting Peachblow Road while Phase 2 (29 lots) would be just north of Phase 1. Phase 3 (23 lots) would be east of Winterbourne Drive. Phase 4 (33 lots) would be located north of phase 2. Phase 5 (27 lots) would be located east of Phase 3 while Phase 6 (56 lots) would be located north of Phase 3. Phase 7 (22 lots) would be located north of Phase 4 in the extreme northwestern portion of the site.

STAFF RECOMMENDATION (2019-0640 – REZONING)

Staff recommends approval of a request by Grden LLC for a Rezoning Amendment from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, with the following condition that:

1. Any change of use or major modification of the plan shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION (2019-0641 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Grden LLC for a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

STAFF RECOMMENDATION – (2019-0642 PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Grden LLC for a Preliminary Development Plan for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU(One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowners association but allow public access.
8. A minimum 3-6 foot high mound with landscaping shall be located along both sides Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.

9. Along the eastern property line adjacent to the existing single family house, a buffer shall established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan).
10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that shall require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.
11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.
13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation easement along with the preserved trees located west of Winterbourne Drive.
14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
16. The development shall be in the Delaware South New Community Authority, subject to the single family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
17. For the 52 foot wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum 1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.

PLANNED MIXED USE DEVELOPMENT TEXT
ARLINGTON BUILDERS
WINTERBROOKE PLACE
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Arlington Builders ("Applicant") is proposing to rezone the approximate 100.648 acre site north of Peachblow Road, south of The Communities at Glenross and east of the Belmont Place A-1 (Agricultural) to R-3 PMU (One Family Residential with a Planned Mixed-Use Development District) for a 263-unit single family development with a density of approximately 2.61 units per acre.



2. GENERAL DEVELOPMENT STANDARDS

- A. Purpose and Intent.** It is the intent of the Applicant to provide a planned single-family development with high quality site improvements, architectural design, signage and amenities. This Development Text represents the zoning requirements for this development as agreed upon between the Applicant and the City.
- B. Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- C. Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- D. Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
- (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
 - (2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.
 - (3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
- E. Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

- (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
- (2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
- (3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
- (4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

- (1) The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council. As there is no builder yet engaged in this project, building standards are included with the Preliminary Development Plan, with actual elevation samples submitted with Final Development Plan approval.

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

- (1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
- (2) Trees in fair condition shall be replaced at 50%.
- (3) Trees in good condition shall be replaced at 100%
- (4) Ash trees shall not be replaced and must be removed from the site.
- (5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
- (6) Per the submitted tree survey with the preliminary development plan, the applicant is removing 915 caliper inches (107 trees).
- (7) Per the submitted tree survey with the preliminary development plan, the applicant is preserving 1771.5 caliper inches of trees (211 trees).
- (8) Therefore, the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.
- (9) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there remains a balance of caliper inches due, the applicant shall replant these on site and in addition to any required or proposed trees, or make a payment in lieu of replanting these at \$100 per caliper inch, or any such

combination that achieves a zero-balance due.

- H. Utilities to be Located Underground.** All new utilities serving the Property shall be located underground. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Property that are located above ground shall be relocated underground. The Applicant and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable. Cell towers, DAS and small cell site(s) applications shall not be allowed within the subdivision.
- I. Composite Utility Plan Required.** Prior to the installation of any non-City owned utility, a composite utility plan shall be submitted for review and approval by the City. Such plan shall depict the location and type of all non-City owned utilities including the location and type of any above ground pedestal, transformer, meter, cabinet, and other such above ground structures that support the respective utility. Any above ground structure shall be inconspicuously located, dark green in color, and if located in any front yard shall not be higher than 5 feet.
- J. Construction Trailers.** Construction trailers shall meet all requirements of the current Zoning Code and shall be removed once construction activity has moved to another phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.

3. SITE PLAN

The project is located on an approximate 100.648-acre site north of Peachblow Road, south of the Communities at Glenross and east of Belmont Place with primary access from Peachblow Road and an extension of Winterbourne Drive (from Communities at Glenross), with secondary access points from Ensigns Lane (Belmont Place) to the west, and a future road stub to the east. The applicant has been working with the Ohio Health to the west to accomplish the Ensigns Lane connection. . The Applicant is proposing 263 single family homes, on three lot sizes, for a density of approximately 2.61 units per acre. Among the amenities, the applicant plans to include 2 tot lots, a picnic area with shelter and picnic benches and bocce ball, open space and gathering areas, and extensive multiuse path network and landscaping. Open space shall be provided that includes +/-27.47 acres of open space (+/-27.29%) , with +/-14.22 (+/-14.13%) acres being suitable for public open space.

4. SITE USES

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

(1) Permitted Uses. Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) Conditionally Permitted Uses. In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) Accessory Uses and Structures. Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off- street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category-Single Family	Uses
(a) Residential	
(1) Detached Single-Family Dwelling	P
(2) Minor Home Occupation	P

(b) Recreational Open Space	
(1) Park/Playground	P
(2) Non-commercial recreation facility (including Home owners association controlled facilities)	P
(c) Other	
(1) Public Safety and Service Facility (local Service)	C

B. Lot Standards. The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit

Lot Standards	
(1) Minimum lot area	80' lots -10,400 sf. 65' lots-8,450 sf. 52' lots-6,760 sf.
(2) Minimum front yard setback*	25' minimum
(3) Minimum side yard setback*	80' lots-7.5' minimum (15' total) 65' lots-6.5' minimum (13'total) 52' lots-5' minimum (10' total)
(4) Minimum Rear Yard setback*	Per approved FDP 30' minimum

*Front, Side and Rear Yard setbacks shall not apply to minor architectural projections such as eaves, chimneys, lower level egress window wells and bay windows. Such

projections may extend 3 feet into the required yard setback. Patios, decks, and other exterior improvements can extend 15' into the 30' rear yard setback.

C. Floor Area Requirements Each dwelling unit shall provide for the following minimum floor area, exclusive of basements, unfinished attic spaces, garages, and any attached or detached accessory buildings.

(1) 80' lots -2,000 sf.

(2) 65' lots -1,800 sf.

(3) 52' lots – 1,500 sf.

All homes must have at least an attached 2 car garage

D. Building Design. Unless otherwise modified within this Development Text, all dwellings shall meet the minimum building design requirements of Chapter 1171, R-3 District standards for detached single-family dwellings and the additional standards as described below for each type of lot size and shall be consistent with the submitted elevations.

E. Exterior Material and Trim Standards.

80' lots

100% of all elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials such as brick, stone, cultured stone, wood,, and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™) (collectively “Natural Materials”). Not less than 50% of the front elevation (excluding doors, windows shutters, gutters and downspouts) shall consist of a natural material other than stucco. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

65' lots

At least 40% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone, wood and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™). All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face

block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

52' lots

At least 40% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone, wood and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™). All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

Standards for all lot sizes

- a) The color palette shall consist of earth tones including whites, blues, greens and grays, but shall not be of a high-chroma color. Additional colors may be used as accents but may not be high gloss or high-chroma colors.
- b) Street lights shall achieve compliance with the then current Chapter 1158 Lighting Plan requirements.
- c) Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.
- d) All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.
- e) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
- f) EIFS or similar products are prohibited as an exterior material.
- g) Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
- h) All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.

- i) Materials on each home shall be varied to provide variety throughout the community.
- j) All front elevations shall include a variety of styles, colors, and/or materials types of materials and shall meet the varied locations requirement of Chapter 1171. C.
- k) Minimum 8 inch overhangs and rakes.
- l) Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
- m) Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6 inch cross section or diameter. Treated lumber shall be painted or stained, except when used on outdoor decks.
- n) All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, whichever is greater.
- o) Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including matching the door color. and may incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.
- p) **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications as provided with the Final Development Plan. Attached decks and patios may extend up to fifteen (15) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the current Zoning Code.
- q) The Homeowner Association covenants shall not preclude the use of solar panels located upon primary house structures.

F. Landscaping and Screening. All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.

1. All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text. Street trees

shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation or per City Arborist.

2. Along Peachblow Road and Winterbourne Drive, an undulating earth mound, no less than 3 feet and not more than 6 feet in height with a mix of deciduous and coniferous plantings shall be provided. Mounding shall be omitted in locations of existing trees, power line easements, and areas meeting sight distance requirements per the approved Final Development Plan. Existing deciduous trees shall offset the need for additional deciduous trees.

3. A setback and screening with mounding and landscaping shall be established adjacent to the single family house to the southwest of the development (PID 418-330-01-024-000).

- a. Along the eastern property line adjacent to the existing house a buffer shall established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan).
- b. The setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that would require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.
- c. A detention basin is located west of the house and no landscaping is required.

4. Landscaping for each single-family home shall meet the requirements of the Residential Exterior Design Standards.

5. Common HOA landscaping shall be well maintained including regular mowing, trimming, mulching, weeding and replacement if needed.

G. Pedestrian Connectivity. Pedestrian connectivity shall be provided throughout the subdivision and future development. Concrete sidewalks or paths shall be provided on both sides of all public streets unless multi-use paths of appropriate width and material shall be provided as shown on the approved Final Development Plan per engineering requirements.

- (1) A bike path shall be required along the north side of Peachblow Road per the adopted Bicycle and Pedestrian Master Plan 2027.
- (2) A bike path shall be required along both sides of Winterbourne Drive per the adopted Bicycle and Pedestrian Master Plan 2027 to connect to

the bike path in the Communities of Glenross along Winterbourne Drive.

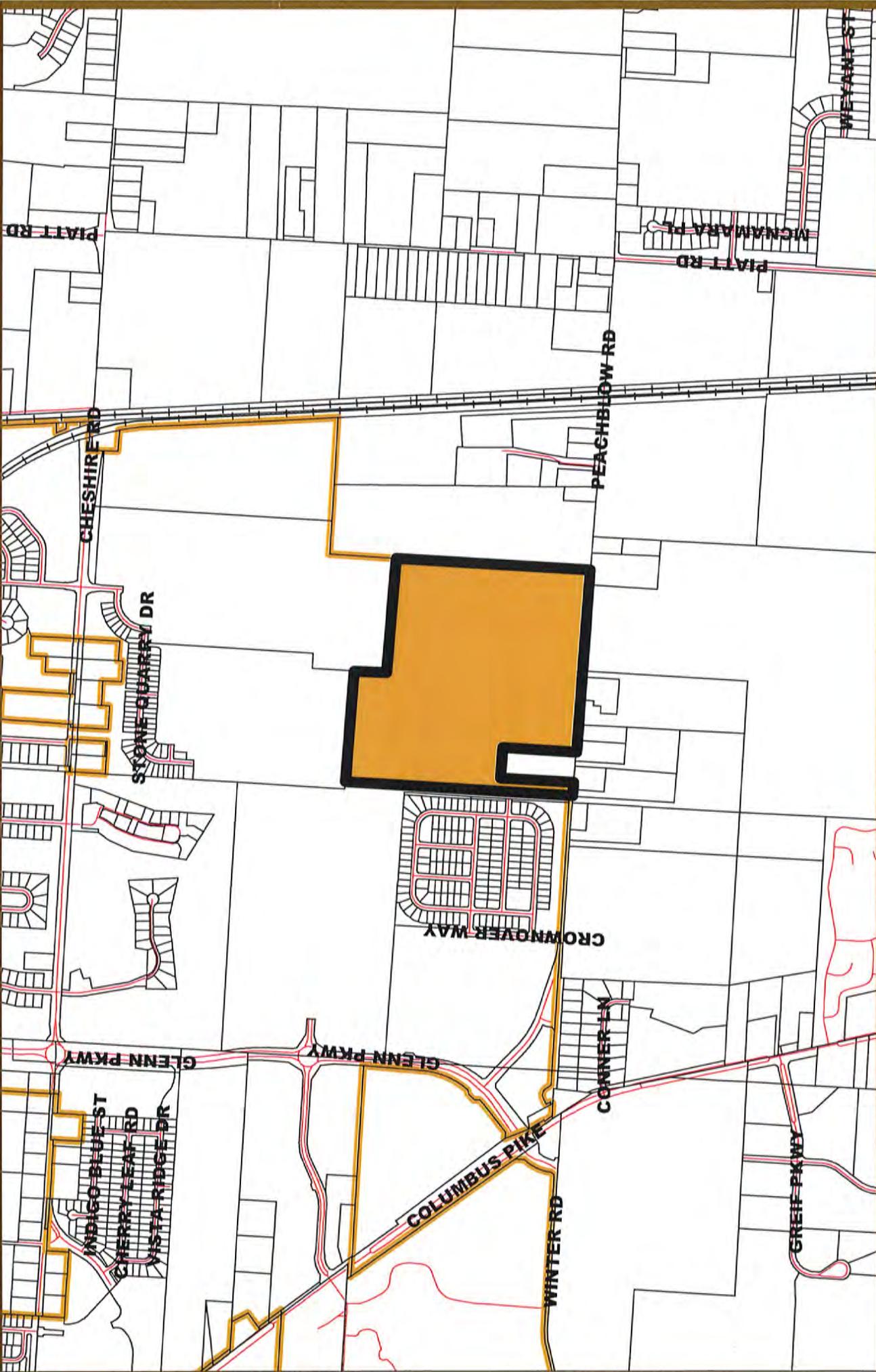
H. Open Spaces. Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:

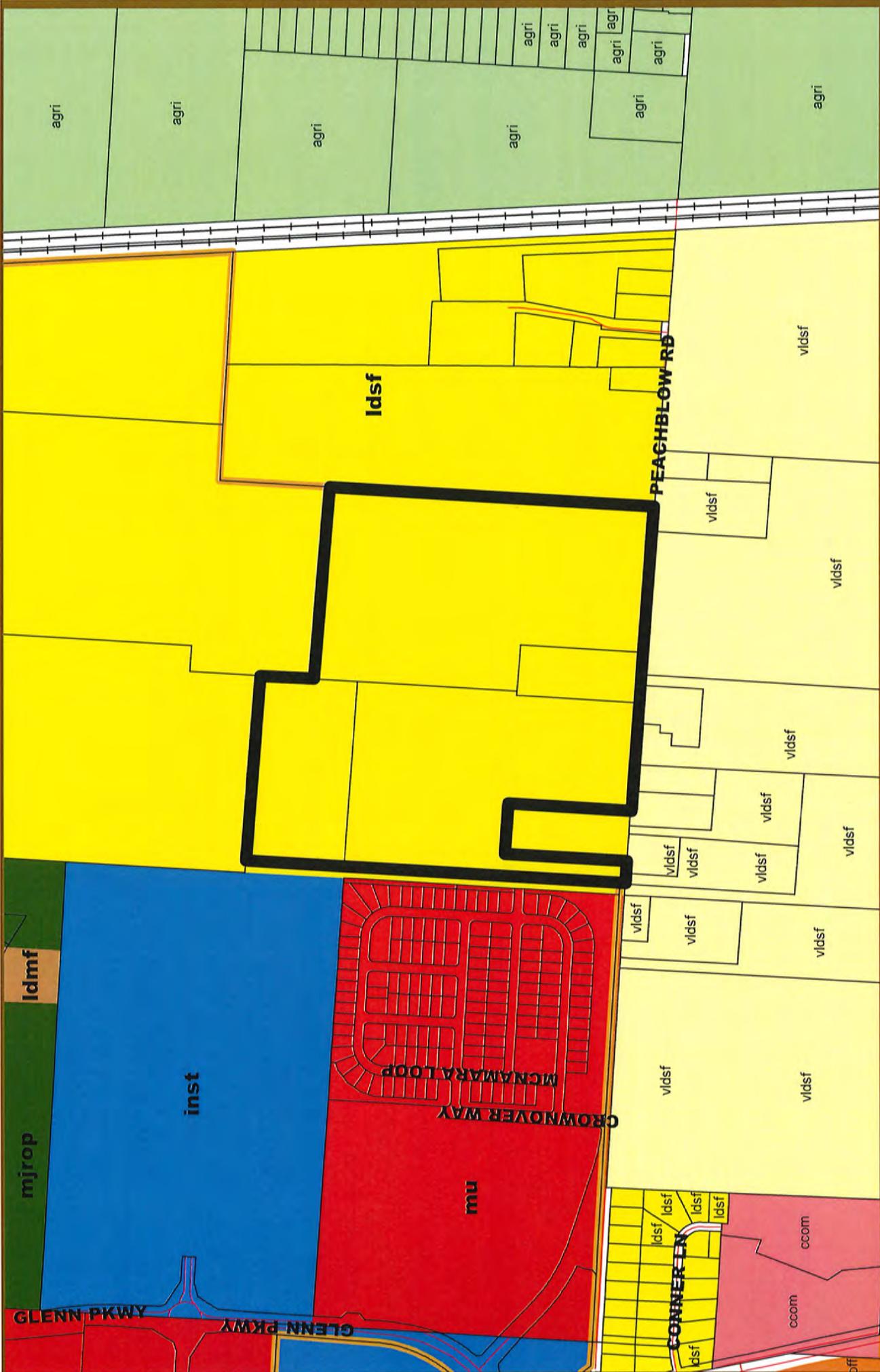
1. Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout as approved on the Preliminary Development Plan.
2. Crosswalks leading to open spaces shall be provided and as acceptable by the City Engineer.
3. Amenities include two tot lots, a public picnic with shelter and picnic benches, bocce ball, open space and gathering areas, and extensive multi-use paths and landscaping as depicted on the Preliminary Development Plan. Tot lots shall be exceptionally well programmed and appointed with a variety of amenities across the development including areas for active field space. The final details of each shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat.
4. All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.

I. Entry Features and Signs. With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Subdivision. Internally illuminated signs are prohibited, but externally illuminated and backlighting (haloglow) of lettering is permitted. Decorative internally illuminated pillar and sign wall caps as depicted on the Site Details of the submittal shall not be considered internally illuminated signage and shall be allowed with this PMU.



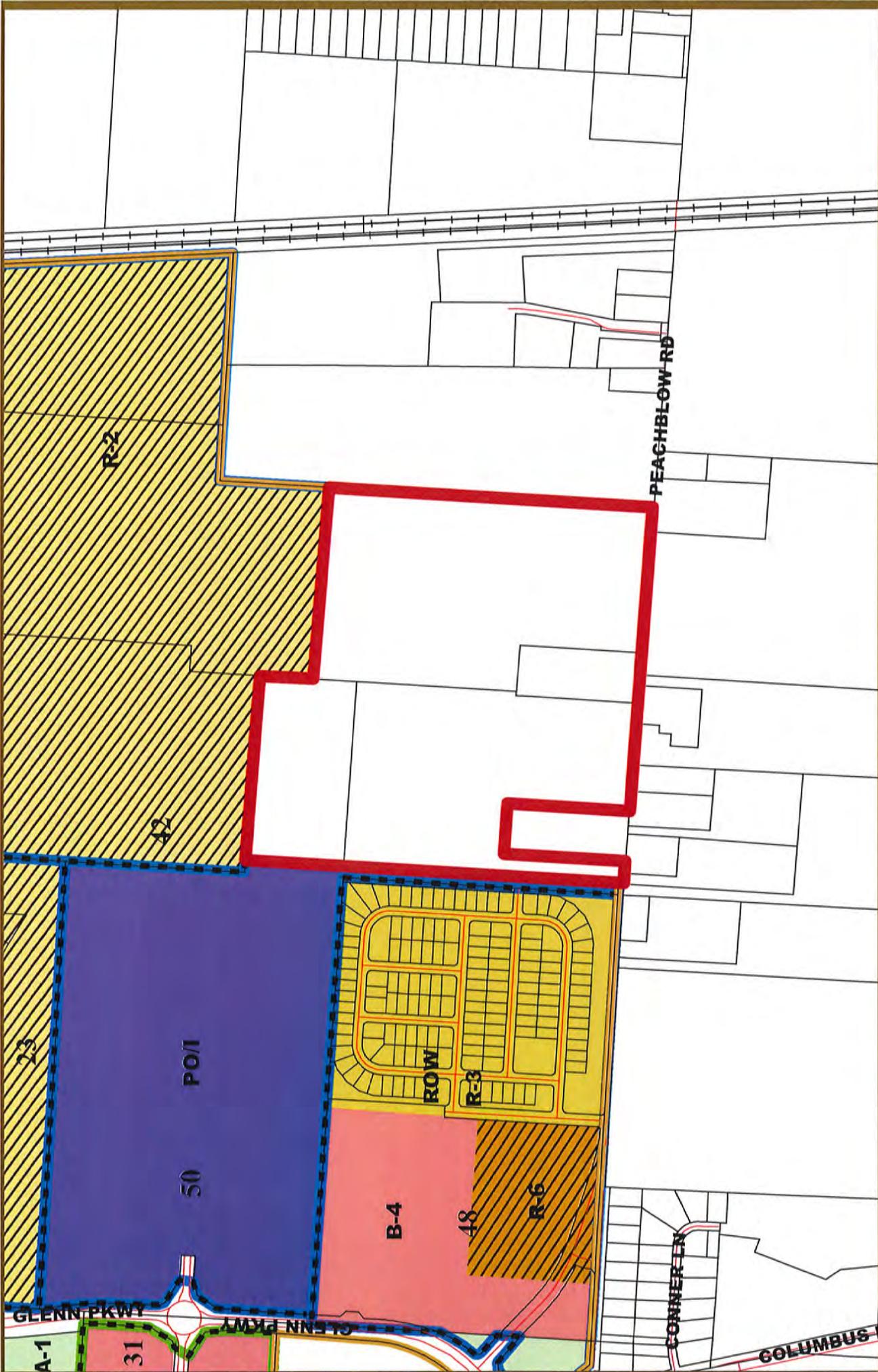
2019-0640-0642
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Winterbrooke Place
Location Map





2019-0640-0642
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Winterbrooke Place
 Comprehensive Plan Map





2019-0640-0642
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Winterbrooke Place
 Zoning Map



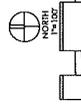


2019-0640-0642
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Winterbrooke Place
Aerial (2016) Map



REVISIONS	WINTERBROOKE PLACE ARINGTON BUILDERS 10629 WINTERBROOKE PLACE FARMERSVILLE, OH 43024		Tatis Planning & Design 14505 STATE ROUTE 103 COLUMBUS, OH 43240 614.427.1944 tatisplanning.com	
	DATE	4/24/19	PROJECT	17082
			SHEET	C-2

PHASING PLAN





REVISIONS	

EXISTING CONDITIONS
PLAN

WINTERBROOKE PLACE
ARLINGTON BUILDERS
1000 MILLINGTON BLVD
FARMINGTON, CT 06031

Paris Planning & Design
LANDSCAPE ARCHITECTURE
1500 WASHINGTON ST
SUITE 200
BOSTON, MA 02111
TEL: 617-452-1111
WWW.PARISPLANNING.COM

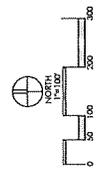
DATE 4/3/19
PROJECT 17082
SHEET

C-3

SOIL TYPES

1. BSA - BROWN SILT LOAM, 0 TO 2 PERCENT SLOPES
2. BSB - BROWN SILT LOAM, 2 TO 4 PERCENT SLOPES
3. BSC - BROWN SILT LOAM, 4 TO 6 PERCENT SLOPES
4. PWS - FINE SANDY CLAY, 0 TO 1 PERCENT SLOPES

SEE INCLUDES FOR MORE INFORMATION PER DRAINAGE COURT GS AND SOIL TYPES INFORMATION PER UDA.



REVISIONS

OPEN SPACE PLAN

WINTERBROOKE PLACE
 RAYMOND
 ARINGTON BUILDERS
 1500 WINTERBROOKE PLACE
 FORT WORTH, TEXAS 76104

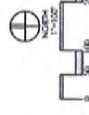
Tart's Planning & Design
 1405 EAST 17TH STREET
 SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE: 817.336.1111
 WWW.TARTSPANNING.COM

DATE	4/24/19
PROJECT	17032
SHEET	

C-5

SITE DATA

TOTAL SITE AREA	512.64 AC
TOTAL PROVIDED OPEN SPACE	565.3 AC (20%)
TOTAL REQUIRED OPEN SPACE	127.62 AC (27.9%)
REQUIRED PARK OPEN SPACE	152.64 AC (10%)
PROVIDED PARK OPEN SPACE	152.64 AC (10%)
UNPAID STORAGE OF PARKS	21.02 AC (4.1%)
UNPAID STORAGE OF REVENUE	2.9654 AC (0.58%)
UNPAID STORAGE OF REVENUE	2.9654 AC (0.58%)



REVISIONS

NO.	DATE	DESCRIPTION

ENLARGEMENT
LANDSCAPE PLANS

WINTERBROOKE PLACE
RESIDENCE
LANDSCAPE ARCHITECTURE
Landscape Architecture
1400 N. Street
Arlington, VA 22202
TEL: 703-444-4444
WWW.LANDSCAPEARCHITECTURE.COM

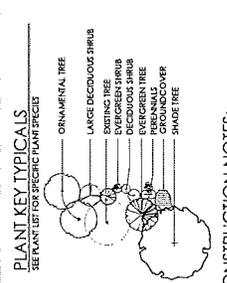
DATE	4/24/19
PROJECT	17082
SHEET	

D-3

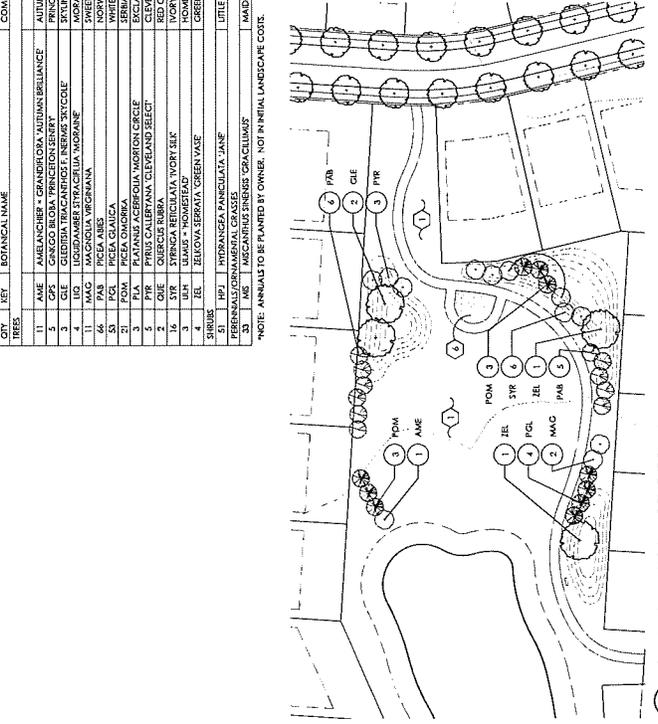
PLANT LIST
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	KEY	BOTANICAL NAME	COMMON NAME	SITE	COND.	REMARKS
11	AME	AMBELANCHIER * GRANDIDORA	AUTUMN BRILLIANCE	1, 2 CAL	BAB	
5	OPS	GRINGO BLODA	PRINCE OF PEACE	2 CAL	BAB	
3	GLE	CELESTIA TRICANTHOS	NEEDLE SCOTCH	2 CAL	BAB	
3	MAG	MAGNOLIA VIRGINIANA	MAGNOLIA	1, 2 CAL	BAB	
11	MAG	MAGNOLIA VIRGINIANA	MAGNOLIA	1, 2 CAL	BAB	
66	PAB	PICEA ABIES	NORWAY SPRUCE	5-4 HOI.	BAB	
51	PCL	PICEA CLAUCA	WHITE SPRUCE	5-4 HOI.	BAB	
3	PCL	PICEA MARMILA	NOVITA SPRUCE	5-4 HOI.	BAB	
3	PVA	PLATANUS ACERIFOLIA	NORTON CIRCLE	2 CAL	BAB	
5	PTR	PIRUS CALLERYANA	CLEVELAND SELECT	1, 2 CAL	BAB	
2	OLE	QUERCUS RUBRA	RED OAK	2 CAL	BAB	
3	UHL	ULMUS * HORSFIELD	HORSFIELD ELM	2 CAL	BAB	
4	ZEL	ZELKOVA SERATA	GREEN VASE	2 CAL	BAB	
3	HYD	HYDRANGEA PANICULATA	JANE	24 HOI.	BAB	
30	MSC	MISCANTHUS SINENSIS	ORACULUS*	2 CAL	BAB	
30	MSC	MISCANTHUS SINENSIS	ORACULUS*	2 CAL	BAB	

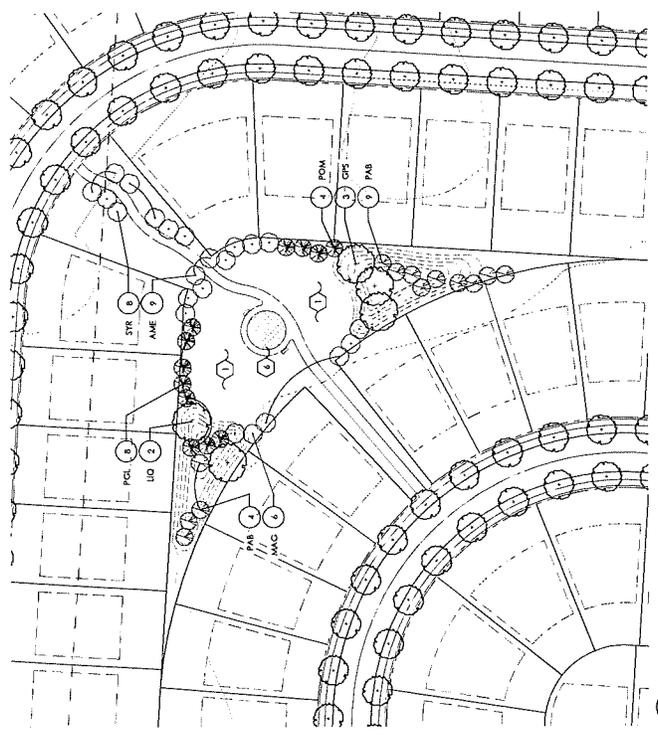
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN FINAL LANDSCAPE CODES.



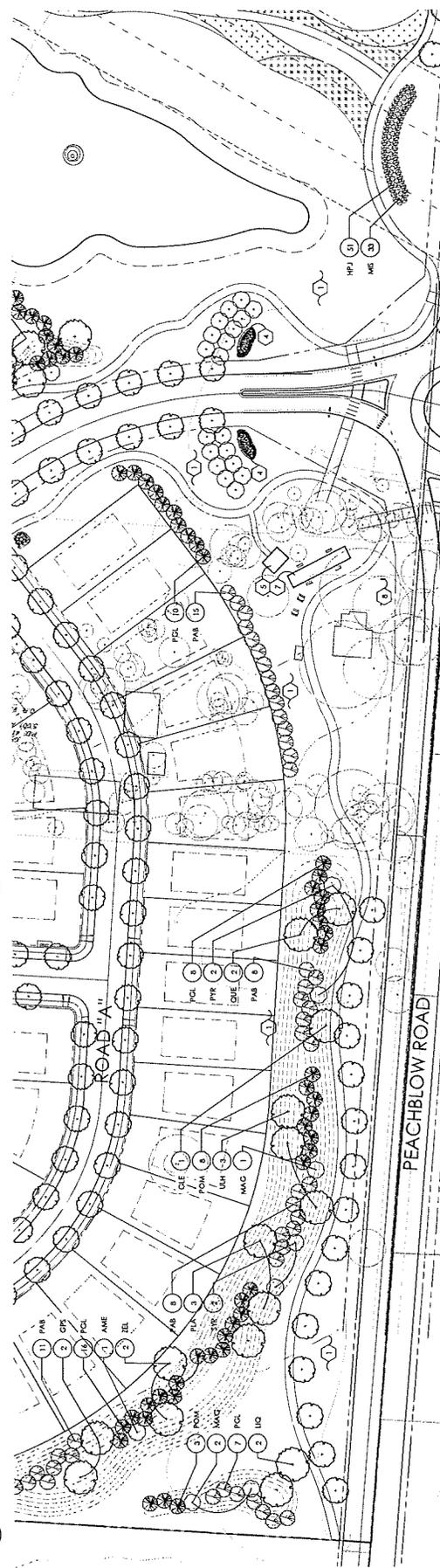
CONSTRUCTION NOTES:
 1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 3. ENTRY COLUMN - SEE SHEET D-5/ DETAIL 4
 4. ENTRY HOUSE - SEE SHEET D-5/ DETAIL 1
 5. TOY LOT - SEE SHEET D-5/ DETAIL 2
 6. BOCCO COURT - SEE SHEET D-5/ DETAIL 3
 7. TEMPORARY SIGN - SEE SHEET D-5/ DETAIL 6



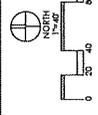
1 NORTHWEST PARK ENLARGEMENT PLAN
T=407



2 NORTHEAST PARK ENLARGEMENT PLAN
T=440



3 PEACHBLOW ROAD BUFFER ENLARGEMENT PLAN
T=407



REVISIONS

SITE DETAILS

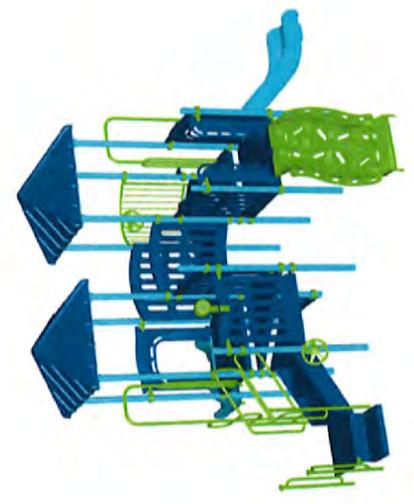
WINTERBROOKE PLACE
 AN ARINGTON BUILDERS
 PROJECT
 10000 WINTERBROOKE PLACE
 FORT MYERS, FL 33907

Farris Planning & Design
 10000 WINTERBROOKE PLACE
 FORT MYERS, FL 33907
 DATE: 4/23/19
 PROJECT: 17082
 SHEET: D-5

D-5



1 SHELTER HOUSE
 OR OWNER APPROVED EQUAL



2 TOT LOT
 OR OWNER APPROVED EQUAL



3 BOCCIE COURT
 OR OWNER APPROVED EQUAL

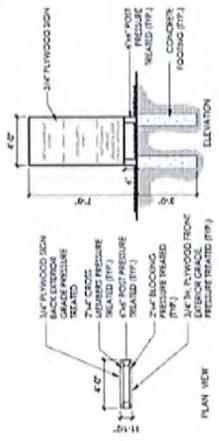


4 ENTRY COLUMN
 SCALE: 1" = 1'-0"



5 ENTRY SIGN
 SCALE: 1" = 1'-0"

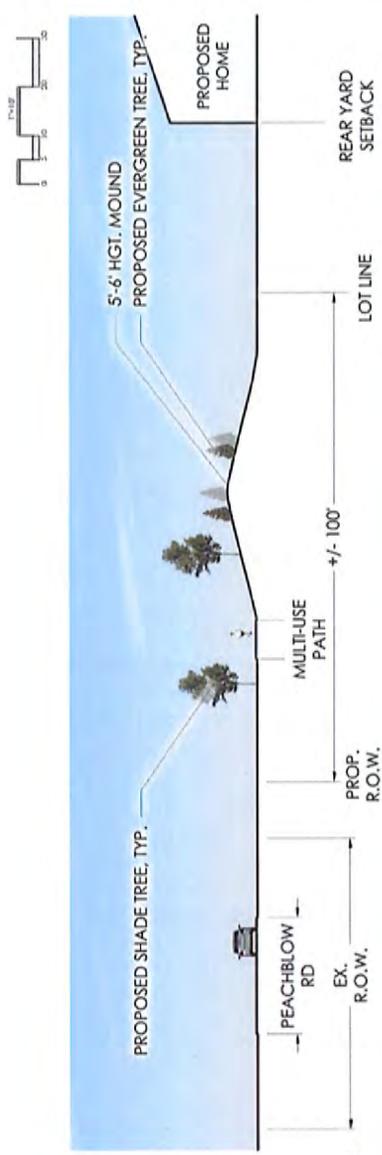
NOTE: 12 MIN. SPACING FROM R.O.W. SIGNAGE TO BE DOUBLE ZERO



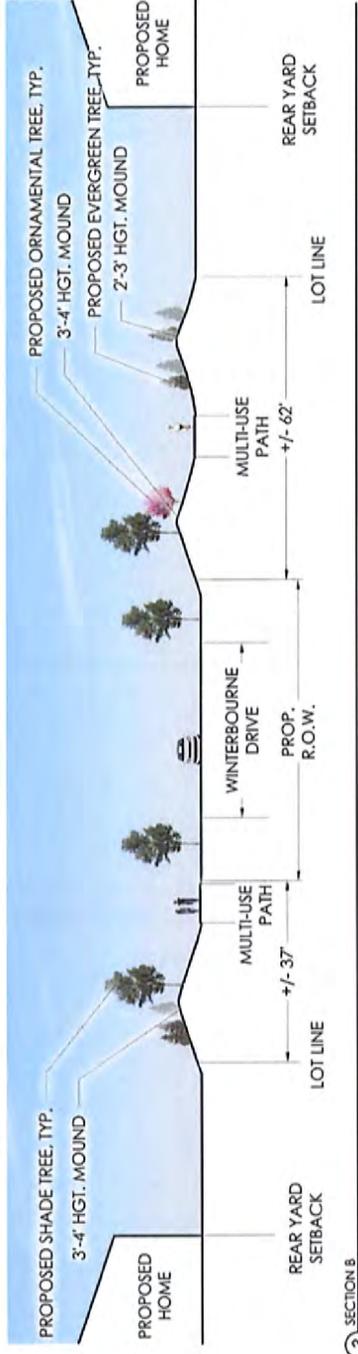
6 TEMPORARY SIGN DETAIL
 N.T.S.



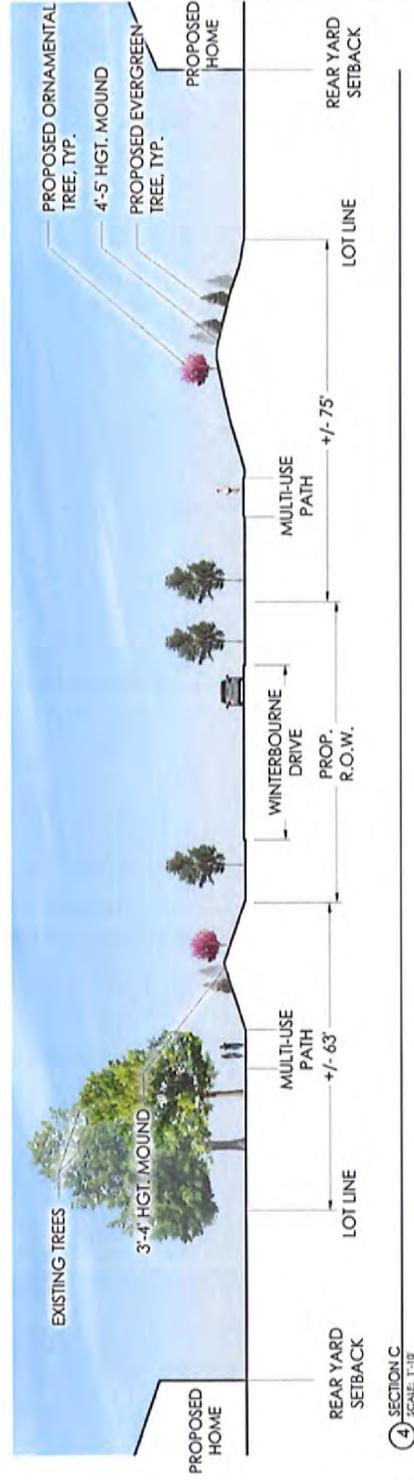
1 KEY PLAN
N.T.S.



2 SECTION A
SCALE: 1"=10'



3 SECTION B
SCALE: 1"=10'



4 SECTION C
SCALE: 1"=10'

NO.	DATE	DESCRIPTION

LANDSCAPE SECTIONS

WINTERBROOKE PLACE
ARINGTON BUILDERS
10001 WINTERBROOKE
FROYLL CH, VA 22130

Farris Planning & Design
14020 JAMES MADISON BLVD
SUITE 400
DALLAS, TX 75244
714.419.1144
www.farrisplanning.com

DATE	4/24/19
PROJECT	17082
SHEET	

D-6

NO.	DATE	DESCRIPTION

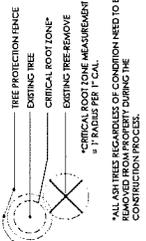
TREE PRESERVATION PLAN

WINTERBROOKE PLACE
ARLINGTON BUILDERS
PRACTICES
10590 WALKER BLVD.
FONTELL, OH 43035

Paris Planning & Design
LANDSCAPE ARCHITECTURE
2414 N. 11TH ST.
DUBLIN, OH 43015
www.parisplanninganddesign.com

DATE	4/24/19
PROJECT	17082
SHEET	

D-7



CONSTRUCTION NOTES:
PRESERVED TREES ARE TO BE PROTECTED BY FENCING.
SEE DETAIL 1, THIS SHEET.

EXISTING TREE DATA

TOTAL TREES PRESERVED	311 TREES
CAULIPER INCHES PRESERVED	1771.5 CAULIPER INCHES
TOTAL TREES TO BE REMOVED	107 TREES
CAULIPER INCHES REMOVED	915 CAULIPER INCHES
TOTAL TREES	318 TREES
TOTAL CAULIPER INCHES	2686.5 CAULIPER INCHES



DATE	4/3/19
PROJECT	17082
SHEET	

WINTERBROOKE PLACE
 MEMBERSHIP
 ARINGTON BUILDERS
 10000 CHANTREY
 FALLS CH, VA 22031

Part's Planning & Design
 14000 WOODBRIDGE
 FALLS CH, VA 22031
 P: 703.497.1822
 F: 703.497.1822

NO. #	SP	SIZE	SPECIES	COND.	REMARKS	DATE	CAUSING
402	11	14	OAK	FAIR	REMOVE	5.3	FAIR
403	14	14	SPRUE	FAIR	REMOVE	5.3	FAIR
404	7	14	RED CEDAR	GOOD	REMOVE	4.0	GOOD
405	9	14	HAWTHORN	FAIR	REMOVE	4.5	FAIR
406	7	14	BOULEDER	GOOD	REMOVE	2.5	GOOD
407	7	14	ASH	POOR	REMOVE	3.5	POOR
408	7	14	CHERRY	FAIR	REMOVE	4.5	FAIR
409	19	14	HICKORY	GOOD	REMOVE	1.0	GOOD
410	9	14	HICKORY	FAIR	REMOVE	4.0	FAIR
411	17	14	ASH	GOOD	REMOVE	3.5	GOOD
412	9	14	OAK	GOOD	REMOVE	3.0	GOOD
413	4	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
414	8	14	CHERRY	FAIR	REMOVE	4.0	FAIR
415	4	14	ASH	FAIR	REMOVE	4.0	FAIR
416	10	14	OAK	GOOD	REMOVE	3.5	GOOD
417	10	14	OAK	GOOD	REMOVE	3.5	GOOD
418	8	14	BOULEDER	POOR	REMOVE	1.0	POOR
419	10	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
420	22	14	EM	POOR	REMOVE	3.5	POOR
421	10	14	EM	POOR	REMOVE	3.5	POOR
422	10	14	OAK	GOOD	REMOVE	4.0	GOOD
423	11	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
424	10	14	BOULEDER	GOOD	REMOVE	4.0	GOOD
425	7	14	BOULEDER	FAIR	REMOVE	3.5	FAIR
426	18	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
427	18	14	EM	FAIR	REMOVE	4.0	FAIR
428	18	14	EM	FAIR	REMOVE	4.0	FAIR
429	28	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
430	11	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
431	20	14	EM	GOOD	REMOVE	3.5	GOOD
432	4	14	ASH	GOOD	REMOVE	3.5	GOOD
433	4	14	ASH	GOOD	REMOVE	3.5	GOOD
434	17	14	OAK	POOR	REMOVE	1.0	POOR

NO. #	SP	SIZE	SPECIES	COND.	REMARKS	DATE	CAUSING
384	11	14	EM	POOR	REMOVE	3.0	POOR
385	8	14	OAK	FAIR	REMOVE	4.0	FAIR
386	11	14	EM	FAIR	REMOVE	4.5	FAIR
387	7	14	BOULEDER	GOOD	REMOVE	2.5	GOOD
388	7	14	EM	POOR	REMOVE	3.5	POOR
389	7	14	MATEL	FAIR	REMOVE	4.5	FAIR
390	6	14	BOULEDER	FAIR	REMOVE	4.0	FAIR
391	19	14	EM	FAIR	REMOVE	4.0	FAIR
392	19	14	EM	FAIR	REMOVE	4.0	FAIR
393	19	14	EM	FAIR	REMOVE	4.0	FAIR
394	8	14	OAK	GOOD	REMOVE	3.0	GOOD
395	9	14	OAK	GOOD	REMOVE	3.0	GOOD
396	4	14	ASH	HEAD	REMOVE	1.0	HEAD
397	16	14	EM	FAIR	REMOVE	4.0	FAIR
398	16	14	EM	FAIR	REMOVE	4.0	FAIR
399	21	14	EM	FAIR	REMOVE	4.0	FAIR
400	21	14	EM	FAIR	REMOVE	4.0	FAIR
401	15	14	CHERRY	HEAD	REMOVE	1.0	HEAD
402	15	14	CHERRY	HEAD	REMOVE	1.0	HEAD
403	9	14	OAK	GOOD	REMOVE	3.0	GOOD
404	15	14	OAK	FAIR	REMOVE	4.0	FAIR
405	15	14	OAK	FAIR	REMOVE	4.0	FAIR
406	7	14	CHERRY	POOR	REMOVE	1.0	POOR
407	9	14	OAK	FAIR	REMOVE	4.0	FAIR
408	9	14	OAK	FAIR	REMOVE	4.0	FAIR
409	20	14	OAK	FAIR	REMOVE	4.0	FAIR
410	20	14	OAK	FAIR	REMOVE	4.0	FAIR
411	20	14	OAK	FAIR	REMOVE	4.0	FAIR
412	20	14	OAK	FAIR	REMOVE	4.0	FAIR
413	20	14	OAK	FAIR	REMOVE	4.0	FAIR
414	20	14	OAK	FAIR	REMOVE	4.0	FAIR
415	20	14	OAK	FAIR	REMOVE	4.0	FAIR
416	20	14	OAK	FAIR	REMOVE	4.0	FAIR
417	20	14	OAK	FAIR	REMOVE	4.0	FAIR
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419	20	14	OAK	FAIR	REMOVE	4.0	FAIR
420	20	14	OAK	FAIR	REMOVE	4.0	FAIR
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422	20	14	OAK	FAIR	REMOVE	4.0	FAIR
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430	20	14	OAK	FAIR	REMOVE	4.0	FAIR
431	20	14	OAK	FAIR	REMOVE	4.0	FAIR
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436	20	14	OAK	FAIR	REMOVE	4.0	FAIR
437	20	14	OAK	FAIR	REMOVE	4.0	FAIR
438	20	14	OAK	FAIR	REMOVE	4.0	FAIR
439	20	14	OAK	FAIR	REMOVE	4.0	FAIR
440	20	14	OAK	FAIR	REMOVE	4.0	FAIR

NO. #	SP	SIZE	SPECIES	COND.	REMARKS	DATE	CAUSING
284	17	14	SPRUE	FAIR	REMOVE	4.0	FAIR
285	17	14	MATEL	FAIR	REMOVE	4.0	FAIR
286	11	14	MATEL	FAIR	REMOVE	4.5	FAIR
287	11	14	MATEL	FAIR	REMOVE	4.5	FAIR
288	6	14	ASH	POOR	REMOVE	1.0	POOR
289	6	14	OAK	GOOD	REMOVE	3.0	GOOD
290	11	14	CHERRY	GOOD	REMOVE	1.0	GOOD
291	11	14	CHERRY	POOR	REMOVE	1.0	POOR
292	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
293	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
294	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
295	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
296	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
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383	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
384	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
385	17	14	CHERRY	GOOD	REMOVE	3.5	GOOD
386	17	14	CHERRY	GOOD			

UTILITY PLAN

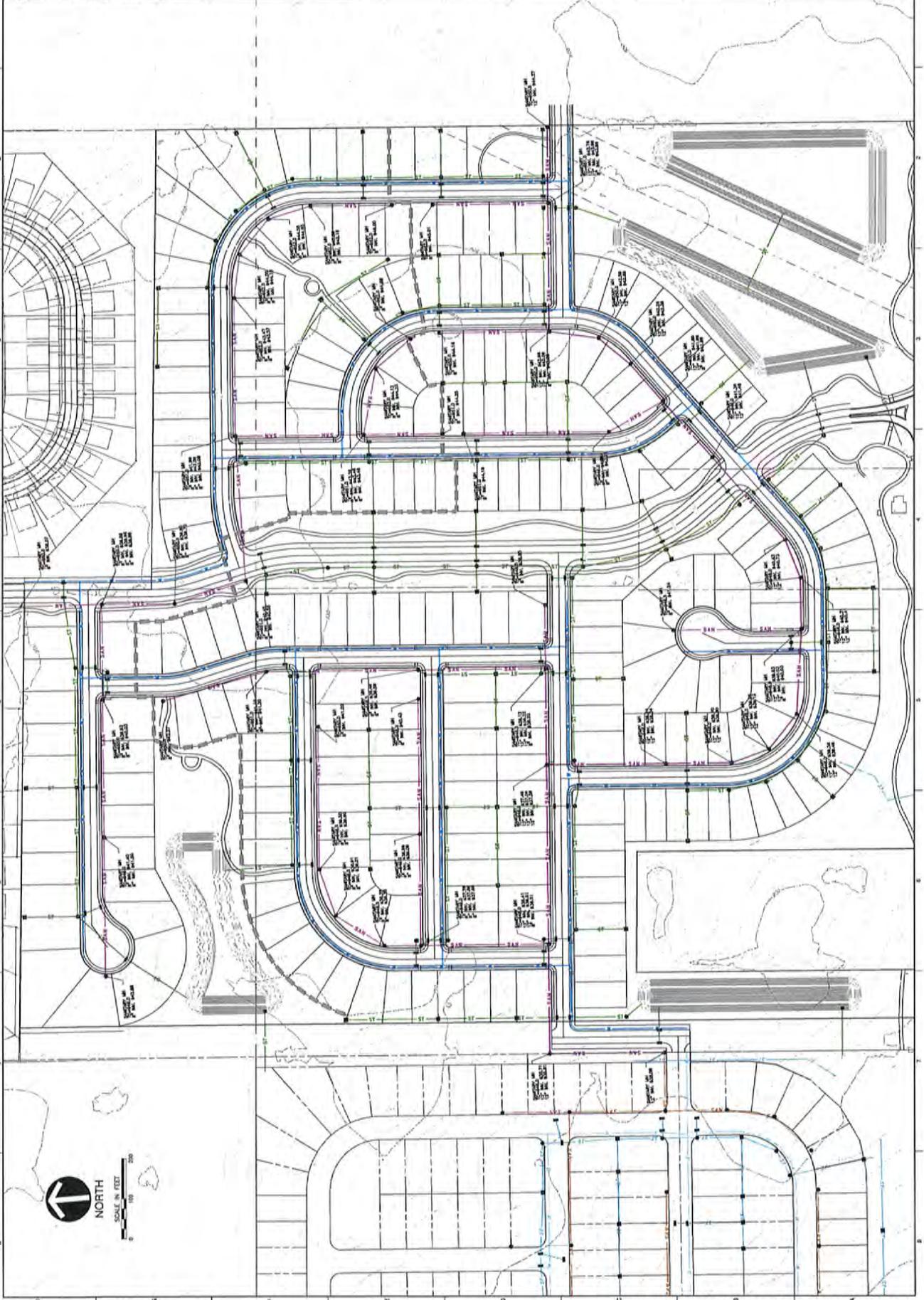
DATE	APRIL 2019
DESIGNED BY	
CHECKED BY	
DATE	12-2-2018
PROJECT NO.	172-259
APPROVED BY	

ARLINGTON BUILDINGS, INC
 GARDEN PROPERTY
 CITY OF DELAWARE
 DELAWARE COUNTY, OHIO

Civil & Environmental Consultants, Inc.
 250 Old Water Bridge Road - Suite 200 - Worthington, OH 43085
 614-461-6523 - FAX 608-6808
 www.cecinc.com



NO.	DATE	DESCRIPTION



**DESCRIPTION OF A PROPOSED ANNEXATION OF
A 100.648 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Grden LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

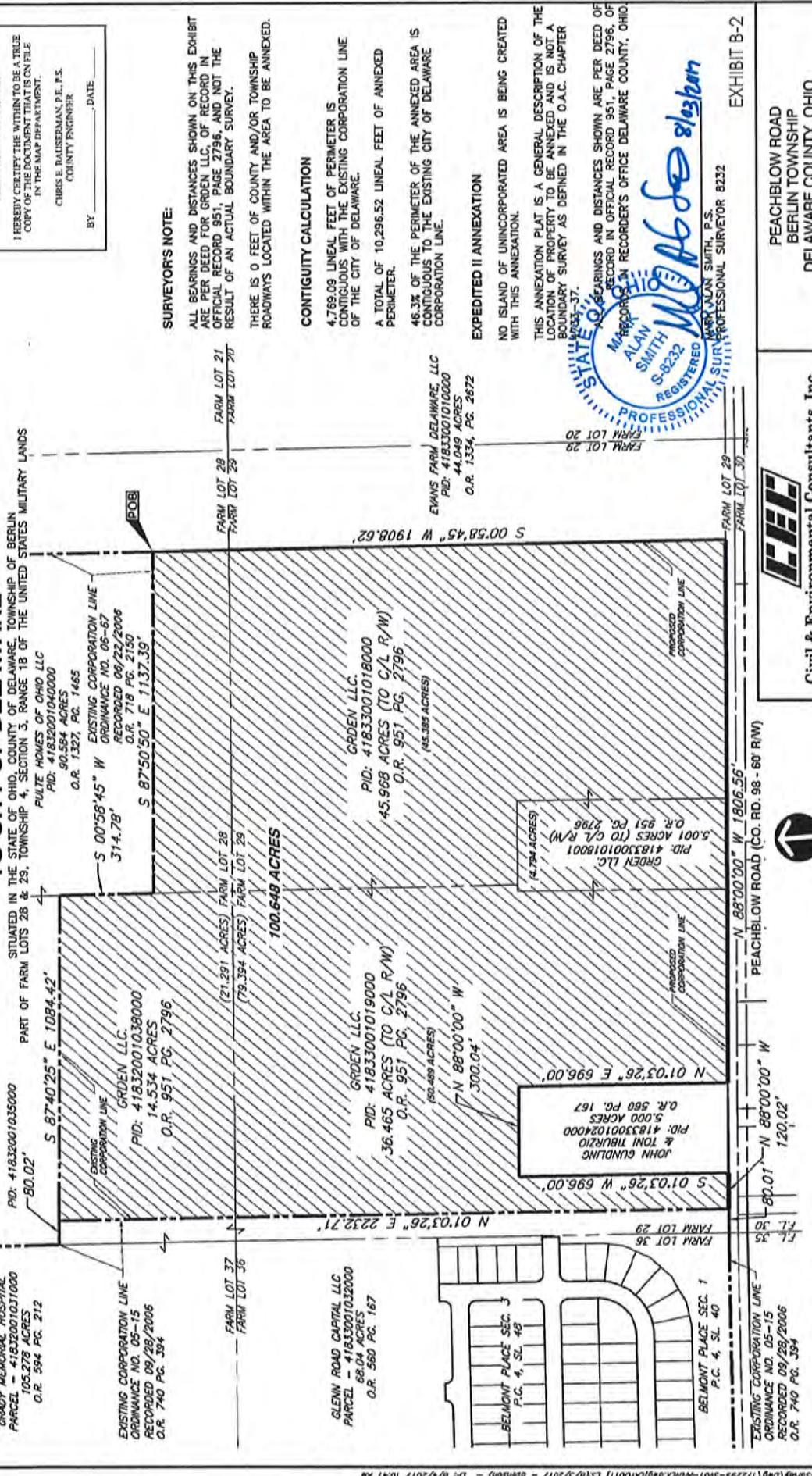
8/09/2017

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy
of the document that is on file in the Map
Department.
CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer
By _____, Date _____

MAP OF TERRITORY TO BE ANNEXED TO CITY OF DELAWARE



COUNTY ENGINEER
 WILMARE COUNTY, OHIO
 I HEREBY CERTIFY THE WITHIN TO BE A TRUE
 COPY OF THE DOCUMENT THAT IS ON FILE
 IN THE MAP DEPARTMENT.
 CHUCK E. BAUSERMAN, P.E. P.S.
 COUNTY ENGINEER
 BY: _____ DATE: _____

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS EXHIBIT ARE PER DEED FOR GROEN LLC, OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.
 THERE IS 0 FEET OF COUNTY AND/OR TOWNSHIP ROADWAYS LOCATED WITHIN THE AREA TO BE ANNEXED.

CONTIGUITY CALCULATION

4,789.08 LINEAL FEET OF PERMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF DELAWARE.
 A TOTAL OF 10,296.52 LINEAL FEET OF ANNEXED PERMETER.
 48.3% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF DELAWARE CORPORATION LINE.

EXPEDITED II ANNEXATION

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.
 THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 173.37.

ALL BEARINGS AND DISTANCES SHOWN ARE PER DEED OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, OF RECORDS IN RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

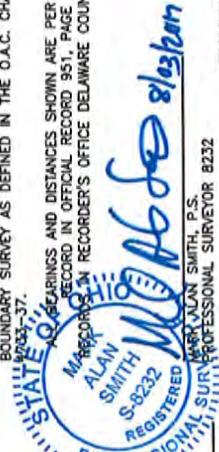
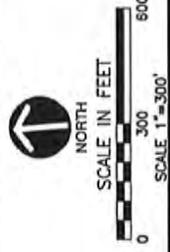
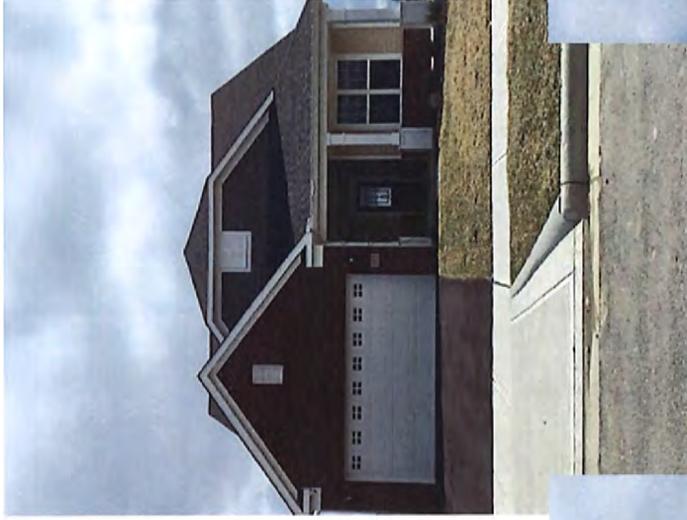


EXHIBIT B-2

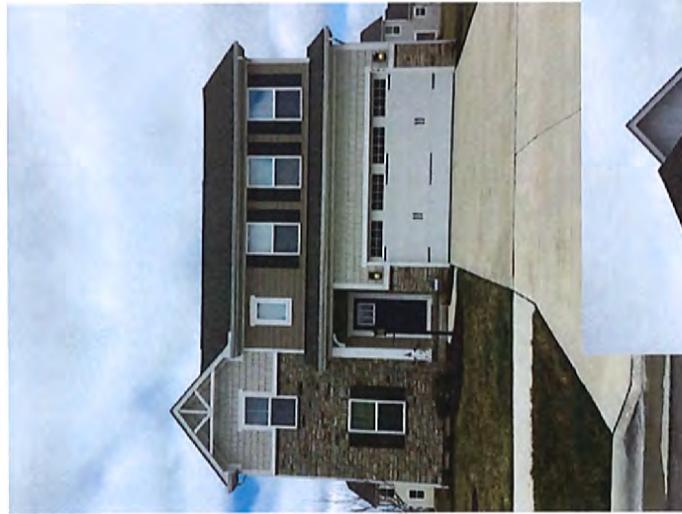
 Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085 614-540-8633 - 888-588-8808 www.ceeinc.com	DRAWN BY: _____ CHECKED BY: _____ DATE: AUGUST 2017 DWS SCALE: 1"=300'
	APPROVED BY: _____ MAS DRAWING NO.: 172-299 PROJECT NO.: 1"-300'
PEACHBLOW ROAD BERLIN TOWNSHIP DELAWARE COUNTY, OHIO	ANNEXATION PLAT



52' LOT EXAMPLES

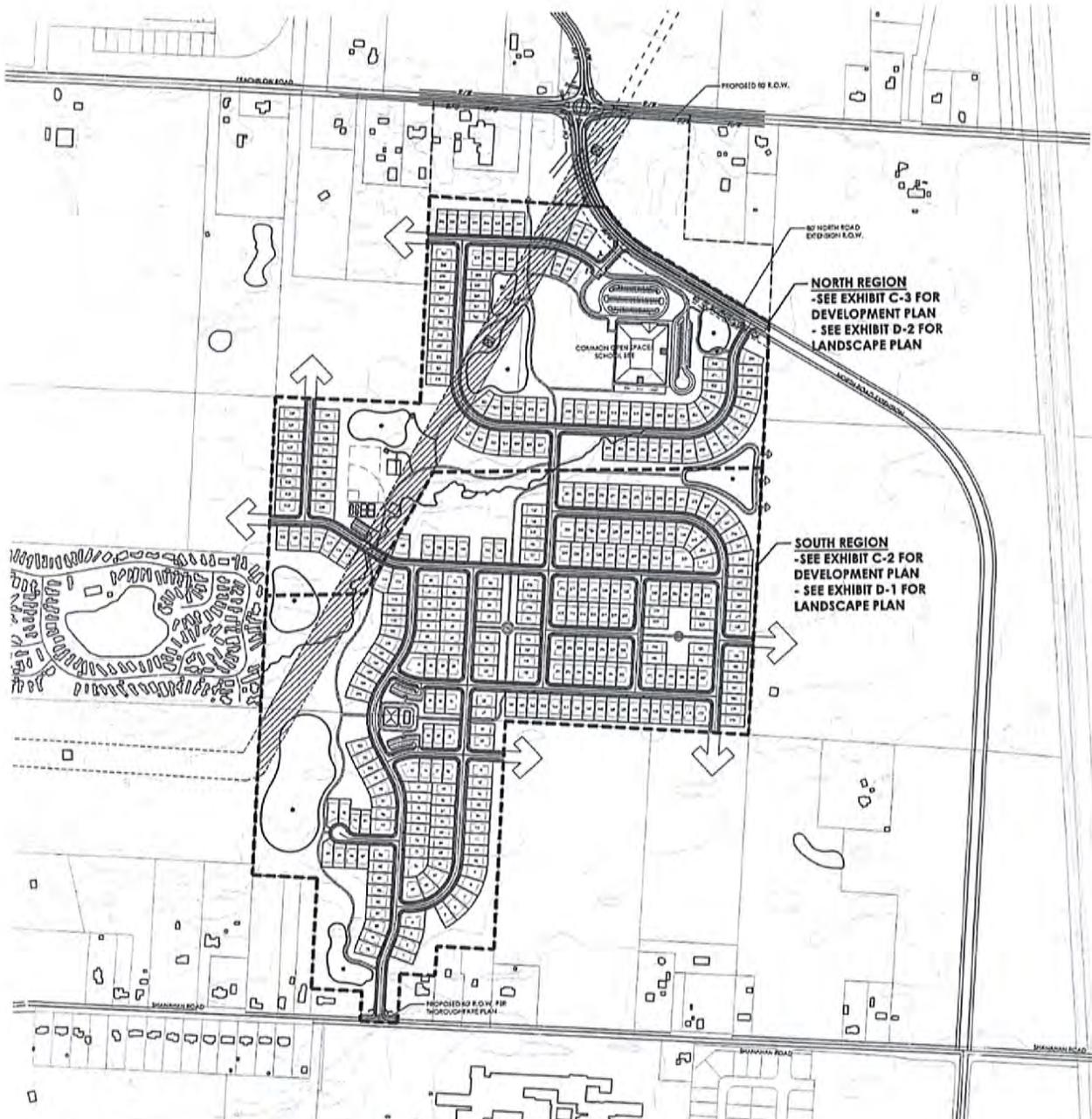


65' LOT EXAMPLES



80' LOT EXAMPLES





NORTH REGION
 -SEE EXHIBIT C-3 FOR
 DEVELOPMENT PLAN
 - SEE EXHIBIT D-2 FOR
 LANDSCAPE PLAN

SOUTH REGION
 -SEE EXHIBIT C-2 FOR
 DEVELOPMENT PLAN
 - SEE EXHIBIT D-1 FOR
 LANDSCAPE PLAN

VICINITY MAP



SITE DATA - R-3 WITH PRD OVERLAY

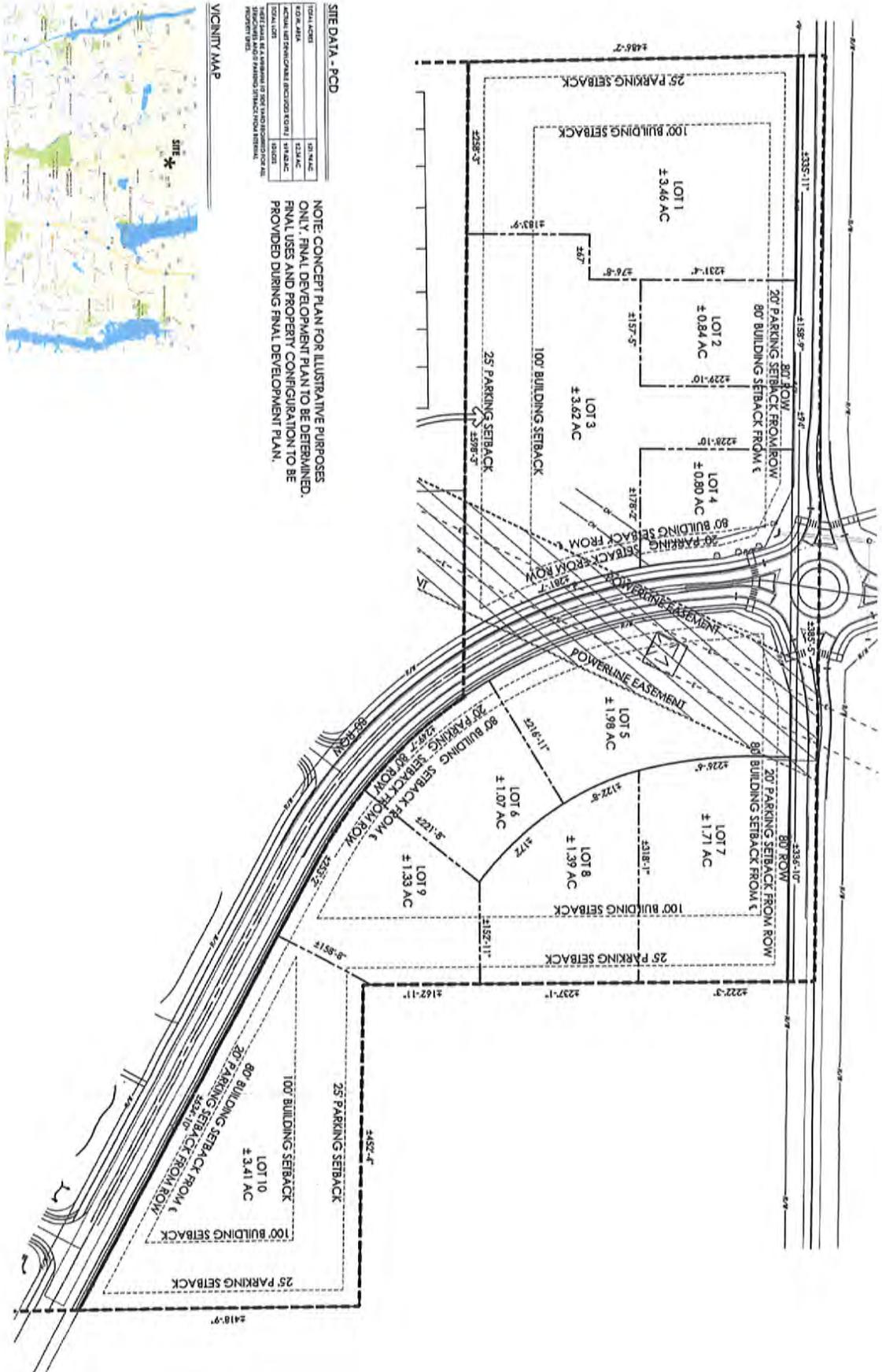
TOTAL ACRES	1182.43 AC	56 x 130 LOTS	120 (20%)
NET DEVELOPABLE AREA (NPA GROSS)	1135.67 AC	42 x 130 LOTS	127 (20%)
BASED ON	111.44 AC	44 x 130 LOTS	115 (20%)
ACTUAL NET DEVELOPABLE	1143.41 AC		
TOTAL LOTS	362 LOTS		
GROSS DENSITY	1.96 DU/AC		
NET DENSITY	3.32 DU/AC		
COMBACH OPEN SPACE	~ 6431 AC		
TOTAL OPEN SPACE	~ 6431 AC		
OPEN SPACE (20% REQUIRED)	MIN		

REVISED - BZC 19-001
SUBMITTED
03/26/2019

OVERALL DEVELOPMENT PLAN
BERLIN MEADOWS - R-3 WITH PRD OVERLAY
 PREPARED FOR METRO DEVELOPMENT
 DATE: 02/01/19

EXHIBIT C-1

Faris Planning & Design
 214 N. 8th Street
 # 114, 48114
 1-414-481-1141
 www.farisplanninganddesign.com



SITE DATA - PCD

TOTAL ACRES	50.74 AC
ACRES AVAILABLE	52.44 AC
ACRES NOT AVAILABLE (PROCESSED & SOLD)	1.70 AC
TOTAL LOTS	10 LOTS

VERTICAL SCALE IS A VARIATION OF 800' HORIZONTAL FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED. DIMENSIONS ARE AS SHOWN FROM SURVEY.

NOTE: CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES. ONLY FINAL DEVELOPMENT PLAN TO BE DETERMINED. FINAL USES AND PROPERTY CONFIGURATION TO BE PROVIDED DURING FINAL DEVELOPMENT PLAN.

VICINITY MAP



DEVELOPMENT PLAN
BERLIN MEADOWS - PCD
 PREPARED FOR MERO DEVELOPMENT
 DATE: 2/20/11

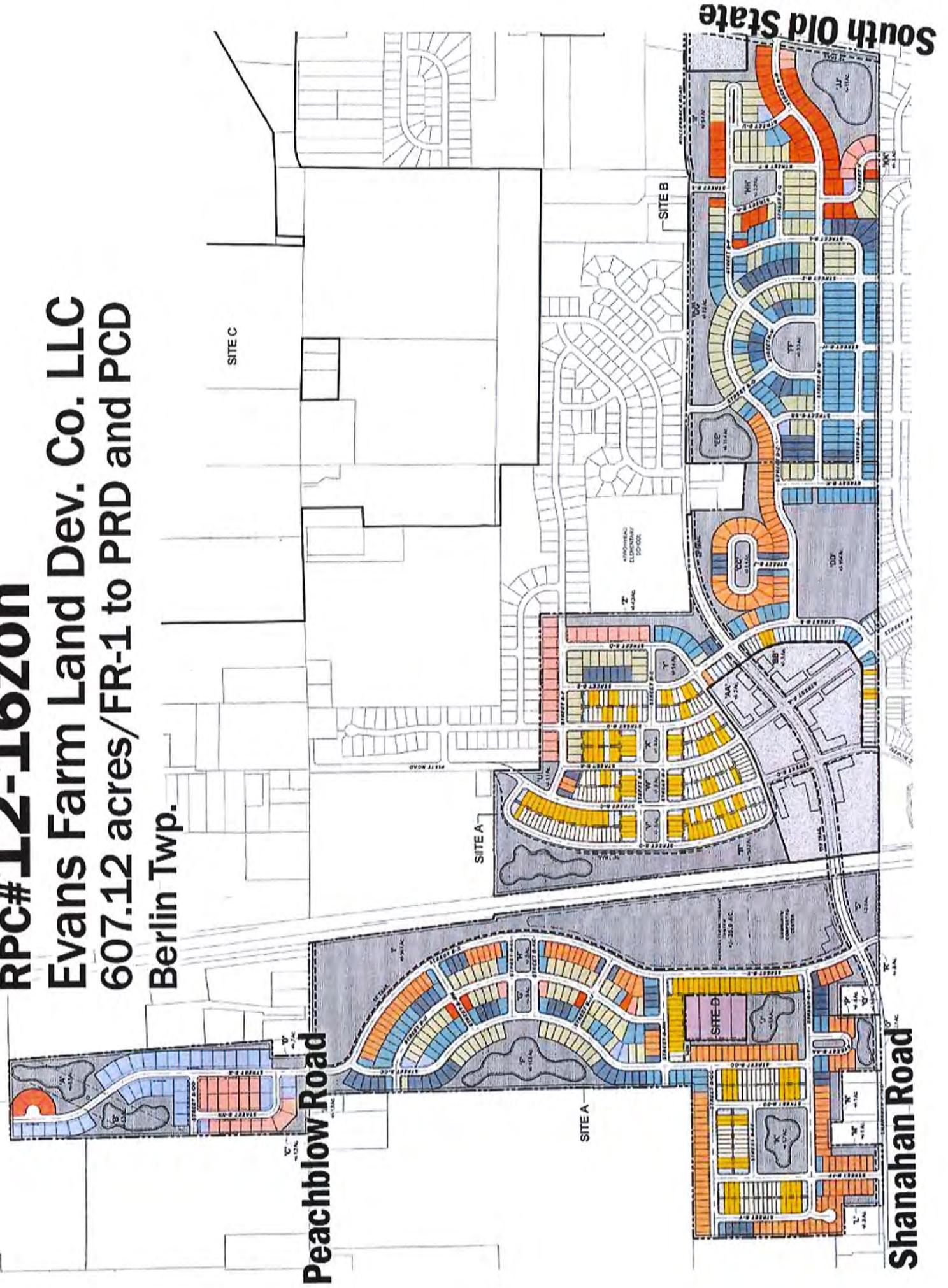
EXHIBIT C-1

Harris Planning & Design
 ARCHITECTURAL
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

RPC#09-19Z0n Metro Development 20.85 acres / FR-1 & PID to PCD Berlin Twp.



RPC# 12-16Z0N
Evans Farm Land Dev. Co. LLC
607.12 acres/FR-1 to PRD and PCD
Berlin Twp.



COMMUNITY IMPACT ASSESSMENT

Project Name	Winterbrooke Place
Applicant	Robert L. Grden Designated Manager
Owner	Grden LLC
Zoning Requested	R-3 with Conditional Use Permit for PMU (Planned Mixed-Use)

A. General Provisions and Requirements:

1. Acreage	100.648 Acres Exclusive of Existing Right-Of-Way
2. Pin Nos.	<u>Parcels Presently in the Township of Berlin, Delaware County, OH until Annexed:</u> 41832001038000; 41833001018000; 41833001018001 and 41933001019000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate
3. Current Zoning	<u>Lands Presently in the Township of Berlin:</u> FR-1 (Farm Residential District)

B. Specific Information

1. Legal Description	See Addendum A attached hereto. Grden LLC currently owns a total of 101.968 acres of which 1.32 acres is the road right of way. See Addendum A-1 for the Legal Description of the 100.648 acres being annexed to the City of Delaware, Ohio. The last recorded survey indicated a total acreage of 102.0138. This was
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	recalculated at the time of the preparation of Map of Annexation and is reflected in the Petition for Annexation.																																
a. Reference	Official Record Vol. 951, Pages 2796-2801, Recorders Office, Delaware County, Ohio																																
b. Current Land Assessment	Two current Ditch Assessments. One for Ditch Construction and one for Ditch Maintenance which runs from 2018 – 2025.																																
c. Adjacent Parcels/ Including Ownership	<table border="1"> <thead> <tr> <th><u>PIN</u></th> <th><u>Owner</u></th> </tr> </thead> <tbody> <tr> <td>41832001035000</td> <td>PULTE HOMES OF OHIO LLC</td> </tr> <tr> <td>41832001040000</td> <td>PULTE HOMES OF OHIO LLC</td> </tr> <tr> <td>41833001010000</td> <td>EVANS FARM DELAWARE LLC</td> </tr> <tr> <td>41833001013000</td> <td>REBECCA JANE KRUPAR JAMES MATTHEW KOCH</td> </tr> <tr> <td>41833001014000</td> <td>KENNEY ASSET MANAGEMENT LLC</td> </tr> <tr> <td>41833001016000</td> <td>PEACHBLOW LAND II LLC</td> </tr> <tr> <td>41833001017000</td> <td>PEACHBLOW LAND II LLC</td> </tr> <tr> <td>41833001020000</td> <td>JFMG II LLC</td> </tr> <tr> <td>41833001024000</td> <td>JOHN M. GUNDLING TONI T. TIBURZIO</td> </tr> <tr> <td>41833001021000</td> <td>MARK E VANDEVORT NANCY VANDERVORT</td> </tr> <tr> <td>41833001022002</td> <td>PATRICIA ANN LOGAN</td> </tr> <tr> <td>41833001022000</td> <td>PATRICIA ANN LOGAN</td> </tr> <tr> <td>41833001023000</td> <td>MICHAEL E ZYSK RENEE M ZYSK</td> </tr> <tr> <td>41833001022001</td> <td>JENNIFER STRAWSER DYAN STRAWSER</td> </tr> <tr> <td>41832001031000</td> <td>GRADY MEMORIAL HOSPITAL</td> </tr> </tbody> </table>	<u>PIN</u>	<u>Owner</u>	41832001035000	PULTE HOMES OF OHIO LLC	41832001040000	PULTE HOMES OF OHIO LLC	41833001010000	EVANS FARM DELAWARE LLC	41833001013000	REBECCA JANE KRUPAR JAMES MATTHEW KOCH	41833001014000	KENNEY ASSET MANAGEMENT LLC	41833001016000	PEACHBLOW LAND II LLC	41833001017000	PEACHBLOW LAND II LLC	41833001020000	JFMG II LLC	41833001024000	JOHN M. GUNDLING TONI T. TIBURZIO	41833001021000	MARK E VANDEVORT NANCY VANDERVORT	41833001022002	PATRICIA ANN LOGAN	41833001022000	PATRICIA ANN LOGAN	41833001023000	MICHAEL E ZYSK RENEE M ZYSK	41833001022001	JENNIFER STRAWSER DYAN STRAWSER	41832001031000	GRADY MEMORIAL HOSPITAL
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d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present																																

2. Location and Access	<p>The entire property is located north of Peachblow Road. All access is presently to the south on Peachblow Road with location and access to the east into the Township and county road system and to the west there will be access to Glenn Parkway. If the development is approved, Winterbourne Drive will be constructed through the middle of the development connecting with Winterbourne Drive to the north and eventually the North Street Road extension to the south. Also, if the development is approved a road connection will be made to the west connecting Winterbrooke Place and Belmont Estates at Ensign Lane with an eventual dedication across the Grady Memorial Hospital Property.</p>
3. Adjacent Lands	<p>North - City of Delaware (R-2 One-Family Residential District Pulte Homes of Ohio); East - Township of Berlin (FR-1 Farm Residential). (Evans Farm Delaware LLC Project); South – Township of Berlin FR-1 Housing and Industrial Zoning (Primarily the Kenney Asset Management LLC Development Commercial, Elementary School and Residential Project and Industrial Zoning on the Peachblow Land II LLC Properties). West - City of Delaware Belmont Estates and Glen Road Capital LLC (R-3 One family Residential District and B-4 General Business District; Northwest and West-City of Delaware by Grady Memorial Hospital (PO/I Planned Office/Industrial District)</p>
4. Existing Site Land Use	<p>Current use of lands in the Township of Berlin are Farm/Residential. (FR-1 District). All lands coming into the City are brought into the City of Delaware as agricultural until rezoned.</p>

5. Maps, Charts	See Addendum B attached hereto
6. Environmental Impacts	A Phase One Environmental has been conducted and is attached as Addendum I.
	<p>a. Topography and Drainage: Drainage flow on the property is from northeast to west/ southwest toward the Olentangy River west of the proposed Winterbourne Drive and north to south/ southwest east of Winterbourne Drive. The entire property is sloped towards and part of the Olentangy River Watershed District. See Addendum C, D and E attached hereto.</p> <p>b. Vegetation: This parcel of land has a vegetation in the form of trees in the south-central area of the property. The balance of the acreage has been farming ground for at least 30 years. The remainder of the property is without trees except in the old fence line areas. See Addendum F attached hereto.</p> <p>c. Soils: Map of soils is attached hereto as Addendum G.</p> <p>d. Ecology: Land over the years was agricultural. No unusual vegetation.</p>

<p>7. Air and Noise Pollution</p>	<p>No site activity or uses will be included that will generate any unusual noise or air pollution, except normal dust from farming operations, not normally present in residential developments. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction. Noise from traffic and pollution from existing traffic on U.S. 23 will override any proposed uses that will take place on this property. Traffic is currently not fully using Winterbourne Drive and that may alter vehicle noise in the area. However, most of the traffic will be residential vehicle traffic.</p>
<p>8. Sanitary Sewers & Storm Drainage</p>	<p>At present, drainage is provided by farm tiles and county tiling systems of the 1920's. With development, drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and Water are available to be extended to the east through the Grady Memorial Hospital property at Ensign Lane.</p>
<p>9. Traffic and Parking</p>	<p>A traffic study is currently being prepared by Todd Stanhope, Director of Traffic Engineering, Smart Services, Inc. When the traffic study is complete it will be submitted by a separate submission upon coordinating the traffic studies of proposed Berlin Meadows and Winterbrooke Place by the Delaware County Engineer and in coordination with Delaware City Engineer.</p>
<p>10. View Interference</p>	<p>Because of the size of the land and its proposed use and the distance from existing structures planned both to the North, West and South. No significant view interference is expected.</p>
<p>11. Historic Sites</p>	<p>None that applicant is aware of at the present time.</p>

12. Compatibility	The proposed residential development of different houses should enhance and compliment the Pulte Development to the north; Ryan Homes to the west; farm residential development of Evans Farms to the east and south and Kenney Asset Management Development to the south of this project as well as an elementary school site, commercial and existing Industrial uses located in the Township of Berlin opposite the Grden LLC property along Peachblow Road to the South.
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C. Impact on Public Services.

1. Tax Effect	<p>It is difficult to ascertain the overall tax effect of this project. This will be a phased project with various residential uses. Income tax shall be generated from both the Construction Phase and the End Use Phase with three (3) potential residential components, over (5) or possibly six (6) phases.</p> <p>See Addendum H attached hereto.</p> <p>Addendum H includes no income tax projections for the construction phases.</p> <p>A Municipal Impact Fee will be charged as each building permit for each lot is pulled on the project.</p>
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2. Police & Fire	City of Delaware has annexed lands to the north and west. No more impact on police and fire is expected than usual police and fire service to the north, east, west and south of the property and the residential property to the east. A fire station is currently being constructed on Cheshire Road at Glenn Road to the northwest. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction. Fire Service is also provided by the Berlin Township Fire Department.
3. Schools	The entire project is in the Olentangy Local School District. The residential nature of the project should have no more impact on schools under the residential uses currently being developed on the north and west of the project as well as future residential projects planned for the east and south of the project.
4. Parks and Recreation	The primary development plan will set forth location acreage both for recreation and open space throughout the project. Parks and Recreation Impact Fees will be paid at the time permits are pulled for the construction of each residential unit in the subdivision.

5. Traffic Control	<p>Winterbourne Drive is being constructed through this project through the middle of the property. This is a major spine road running north and south through the center of this project and will serve to connect the proposed Winterbourne Drive to the north and the proposed County's North Street Road connected to the south. Additionally, at Peachblow Road, it is anticipated that Delaware County will either install a roundabout or a lighted intersection</p>
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D. General Requirements	
1. Financial Interest	<p>See Addendum H attached hereto.</p> <p>The expected value of the project at build out at current average sale price is \$99,950,000.00 for housing improvements and lot land value.</p>
2. Coordination	<p>All coordination of services has been with the City of Delaware, Ohio. Intersection and access improvements on Peachblow Road on the south will require input and coordination with City of Delaware and the Delaware County Engineers Office. The Delaware County Engineer has full authority for Peachblow Road.</p>
3. Economic Impact	<p>Demands for police and fire services should be similar to all existing residential developments in the City of Delaware.</p> <p>Economic benefits to the community will be significant to the general retail stores and centers presently in the City and County.</p>

4. Construction Scheduling	It seems likely that this project will be phased in its development once if the rezoning and preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner.
5. Adjacent Development	See Item B. c. above
6. Alternatives	It appears given the surrounding land uses and the City Masterplan and pre-annexation negotiations, the best use of this land is a residential use with buffering along the south property line and possibly limited along the eastern property line abutting Evans Farm property which is currently buffered by an Ohio Edison High Tension Power Line.

Respectfully submitted,



Michael R. Shade
Attorney at Law

WINTERBROOKE PLACE
ADDENDUM A:
ORIGINAL DESCRIPTION

ADDENDUM A

Situated in the State of Ohio, County of Delaware, and in the Township of Berlin:

Being a Part of Lot Number 28 and 29 in Section 3, Township 4, North, Range 18 West, United States Military Lands, Berlin Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at an existing 3/4 inch dia. iron pipe located at the southeast corner of Lot 29, said point being on the centerline of County Road 98 (Peachblow Road);

Thence along the centerline of County Road 98 and common line between Lots 29 and 30 North $88^{\circ} 00' 00''$ West for a distance of 333.05 feet to a survey nail set at the southeast corner of hereinafter described 111.169 acre tract and the POINT OF BEGINNING.

Thence continuing along said centerline of County Road 98 and common lot line North $88^{\circ} 00' 00''$ West for a distance of 2306.68 feet to a railroad spike set at the Southwest corner of Lot 29 and grantor's southwest corner;

Thence along Grantor's west line north $01^{\circ} 06' 25''$ East for a distance of 2262.96 feet to an iron pin set at Grantor's Northwest corner (passing over an iron pin set at a distance of 30.00 feet and the Line between Lots 29 and 28 at a distance of 1647.11 feet, more or less);

Thence along Grantor's North line South $87^{\circ} 40' 25''$ East for a distance of 1164.44 feet to an iron pin set on the West line of 39.50 acre tract of land, now or formerly owned by Thomas E. McNamara, Deed Vol. 328, Page 365;

Thence along said West line South $00^{\circ} 58' 45''$ West for a distance of 314.78 feet to an iron pin set at the southwest corner of aforesaid 39.50 acre tract;

Thence along the south line of said 39.50 acre tract South $87^{\circ} 50' 50''$ East for a distance of 1137.39 feet to an iron pin set at Grantor's northeast corner;

Thence along Grantor's East line South $00^{\circ} 58' 45''$ West for a distance of 1938.62 feet to a survey nail set on the centerline of County Road 98 and South line of Lot 29 (passing over the line between Lots 28 and 29 at a distance of 291.45 feet, more or less and iron pin set at a distance of 1907.54 feet) and the PLACE OF BEGINNING.

Containing 24.028 acres, more or less in Lot 28 and 87.141 acres more or less of 111.169 acres, more or less.

This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated March 18, 1989.

EXCEPTING THEREFROM a 4.1552 acre tract:

Situated in the Township of Berlin, County of Delaware, and State of Ohio;

Being a part of Farm Lots 28 and 29, Section 3, Township 4 N., Range 18 W. U.S. Military Lands and being a part of a tract now or formerly owned by Ray L. Grden, Ray D. Grden, Jr., Gary P. Grden and Robert L. Grden, as described in Deed Book 512, Page 421, more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 98, Peachblow Road, and at the common corner of Farm Lots 29, 30, 35 and 36 being THE TRUE PLACE OF BEGINNING;

Thence from said POINT OF BEGINNING and with the line common to Farm Lots 29 and 36 and the east line of the property now or formerly owned by Neil K. Rammelsberg and Helen E. Rammelsberg, as described in Deed Book 283, Page 149, North $01^{\circ} 03' 26''$ East (passing at 30.00 feet an iron pin set) a total distance of 1671.97 feet to an iron pin found at the common corner of Farm Lots 28, 29, 36 and 37;

Thence with the line common to Farm Lots 28 and 37, also being the east line of a tract now or formerly owned by Young Soon Lee, as described in Deed Book 504, Page 79, North $01^{\circ} 03' 26''$ East a distance of 590.74 feet to an iron pin set;

Thence with the south line of a tract now or formerly owned by Robert G. Borrows Trustee as described in Deed Book 477, Page 664, South $87^{\circ} 40' 21''$ East a distance of 80.02 feet to an iron pin set;

Thence through the parent tract South $01^{\circ} 03' 26''$ West (passing over an iron pin set at 2232.25 feet) a total distance of 22.62 25 feet to a railroad spike set in the centerline of Peachblow Road and on the south line of Farm Lot 29;

Thence with the line common to Farm Lots 29 and 30 North $80^{\circ} 00' 00''$ west a distance of 80.01 feet to the TRUE POINT OF BEGINNING. **Containing 4.1552 acres**, more or less. Farm Lot 28, containing 1.0853 acres, and Farm Lot 29 containing 3.0699 acres, more or less.

All iron pines set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing system based on center line of Peachblow Road County Road 98 taken from Deed Book 497, Page 263.

This tract is not intended to create a building site.

EXCEPTING THEREFROM a 5.00 acre tract:

Situated in the Township of Berlin, County of Delaware, and State of Ohio;

Being a part of Farm Lot 29, Section 3, Township 4, North, Range 18 West U.S. Military Lands and being a part of a tract now or formerly owned by Ray L. Grden, Ray D. Grden, Jr., Gary P. Grden, and Robert L. Grden, as described in Deed Book 512, Page 421, more particularly described as follows:

Commencing at a railroad spike found in the centerline of County Road 98, Peachblow Road, and at the common corner of Farm Lots 29, 30, 35 and 36.

Thence along the centerline of County Road 98 (S. 88° 00' 00" East) a distance of 200.03 feet to a railroad spike set at the PLACE OF BEGINNING.

Thence north 01° 03' 26" East (passing over an iron pin set at 30.00 feet) a total distance of 726.00 feet to an iron pin set;

Thence south 88° 00' 00" East a distance of 300.04 feet to an iron pin set;

Thence South 01° 03' 26" West (passing over an iron pin set at 696.00 feet) a total distance of 726.00 feet to a railroad spike set in the centerline of Peachblow Road and on the south line of Farm Lot 29;

Thence with the line common to Farm Lots 29 and 30 North 80° 00' 00" West a distance of 300.04 feet to THE TRUE POINT OF BEIGNNING.

Containing 5.00 acres, more or less.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing system based on centerline of Peachblow Road County Road 98, taken from Deed Book 497, Page 263.

LEAVING 102.0138 ACRES, MORE OR LESS.

WINTERBROOKE PLACE

ADDENDUM A-1: ANNEXATION DESCRIPTION



Civil & Environmental Consultants, Inc.

ADDENDUM A-1

DESCRIPTION OF A PROPOSED ANNEXATION OF A 100.648 ACRE TRACT TO THE CITY OF DELAWARE DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Grden LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

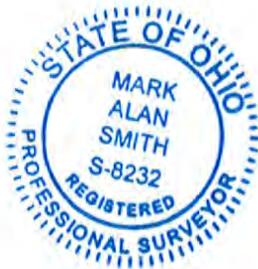
A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.



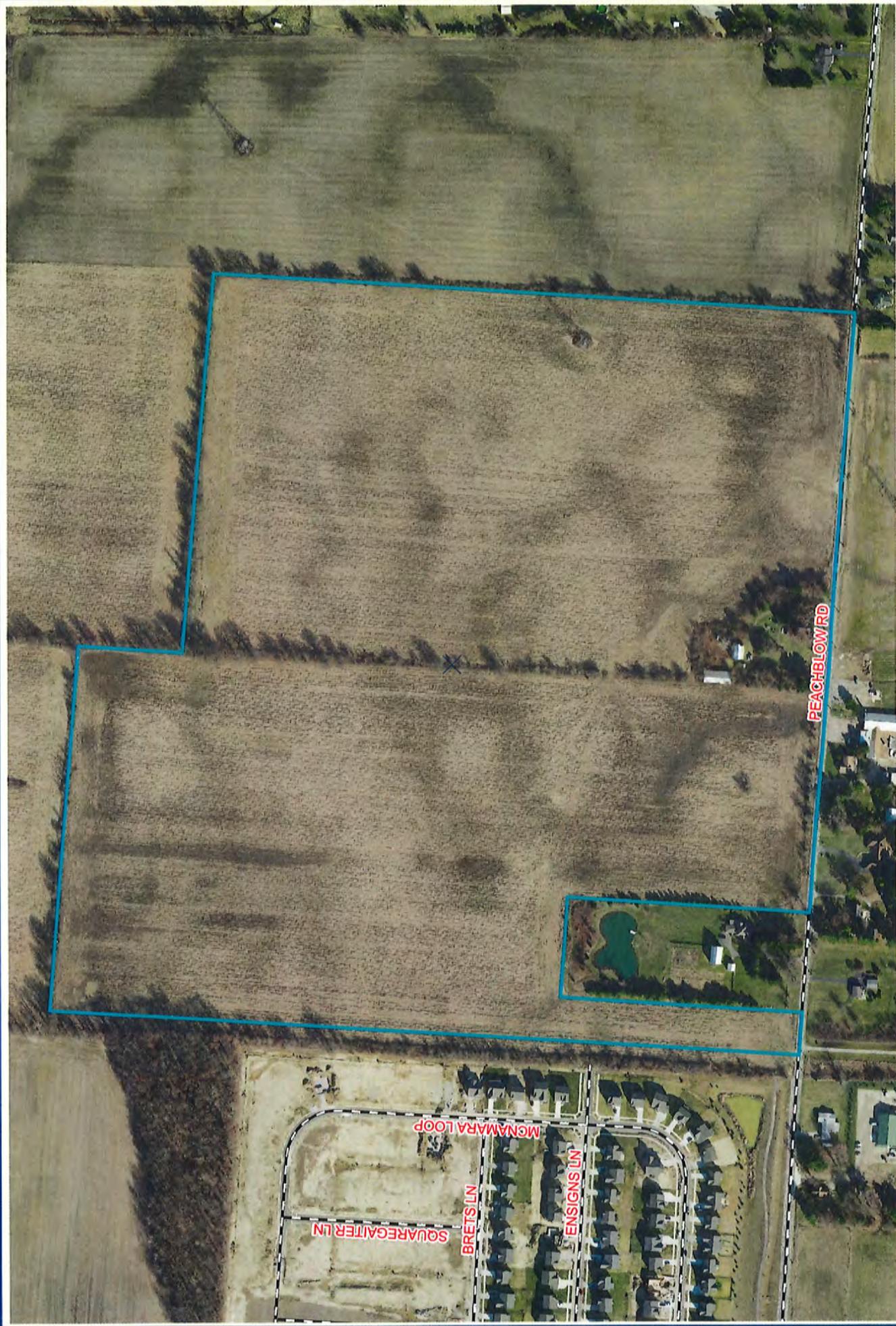
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

8/03/2017

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

County Engineer Delaware County, Ohio	
I hereby certify the within to be a true copy of the document that is on file in the Map Department.	
CHRIS E. BAUSERMAN, P.E., P.S. County Engineer	
By 	Date 8/7/17



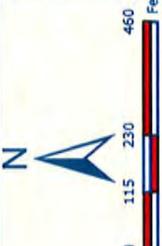
Delaware County Auditor
George Kaitsa

WINTERBROOK PLACE ADDENDUM B: MAP OF PROPERTY

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The mapping data shown is approximate and this information is not to be construed or used as a "legal description" of a parcel.

Please report any errors or omissions to the Delaware County Auditor's office.
Prepared by: Delaware County Auditor's GIS Office on March 2019.



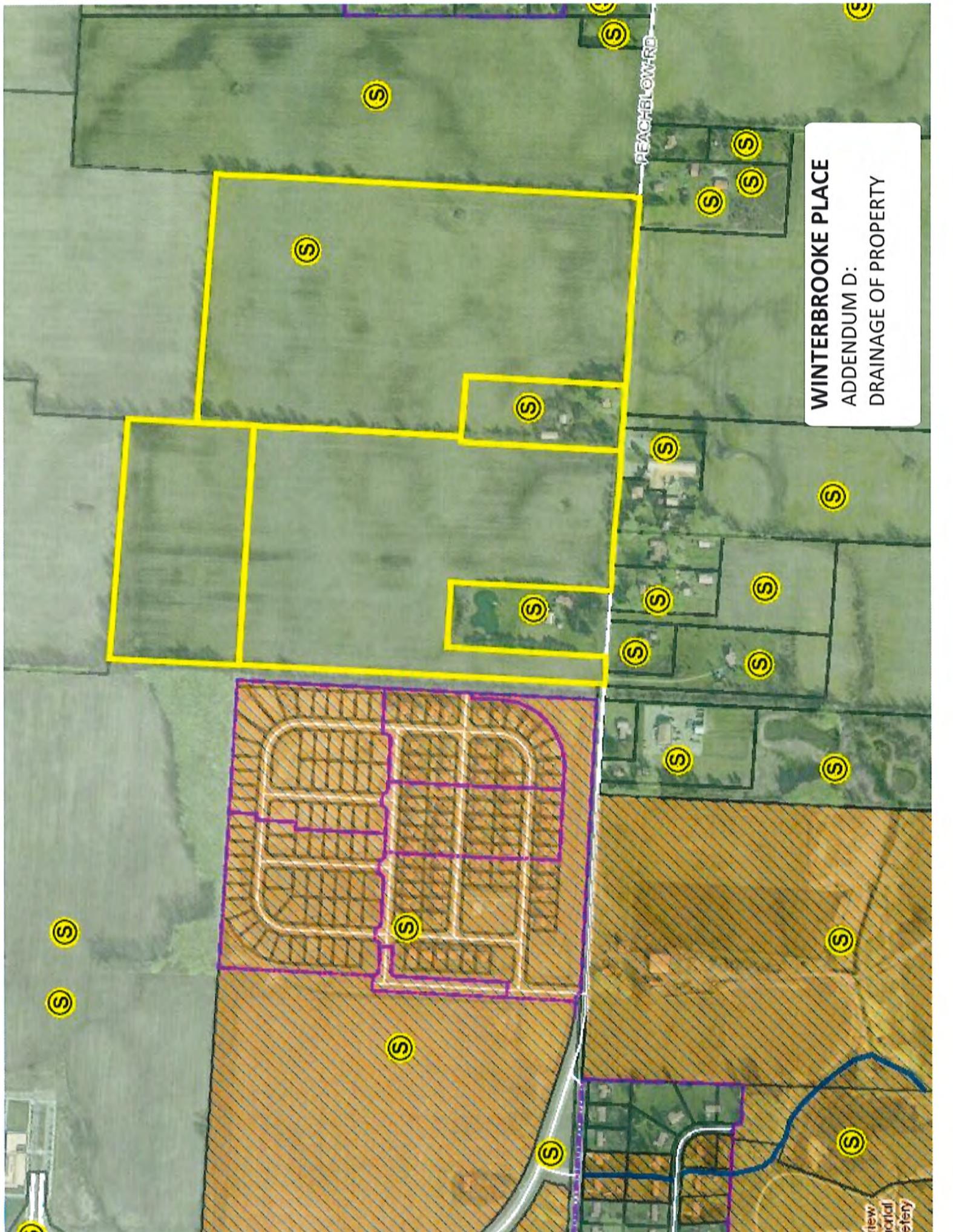


WINTERBROOK PLACE
ADDENDUM C: TOPOGRAPHY OF PROPERTY

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County does not warrant the accuracy, reliability, completeness, or timeliness of the information shown on this map. Aerial photo is current as of April 2018. Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on March 2015.



Delaware County Auditor
 George Kaitsa

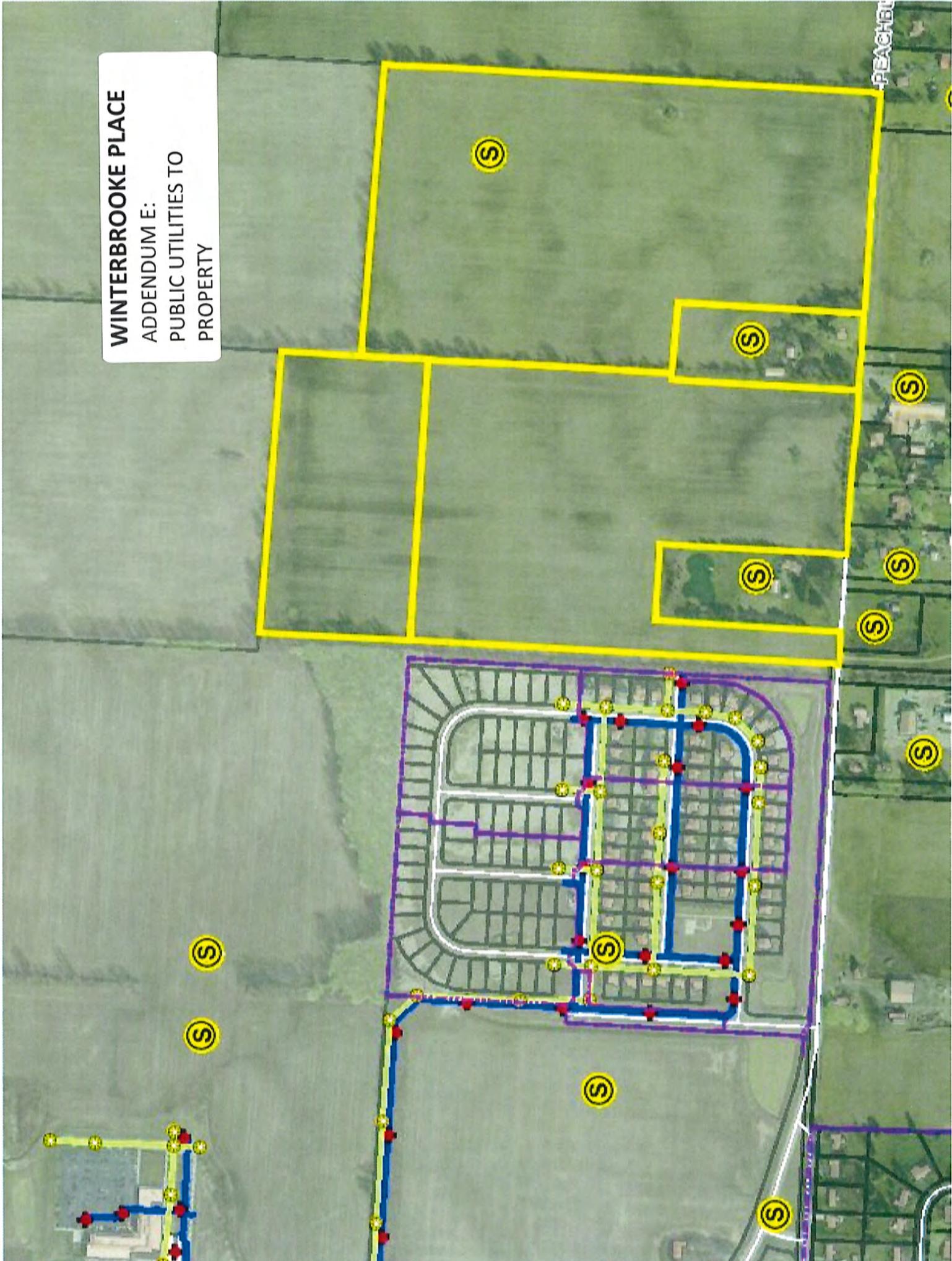


PEACHELOW RD

WINTERBROOKE PLACE
ADDENDUM D:
DRAINAGE OF PROPERTY

view
portal
refery

WINTERBROOKE PLACE
ADDENDUM E:
PUBLIC UTILITIES TO
PROPERTY



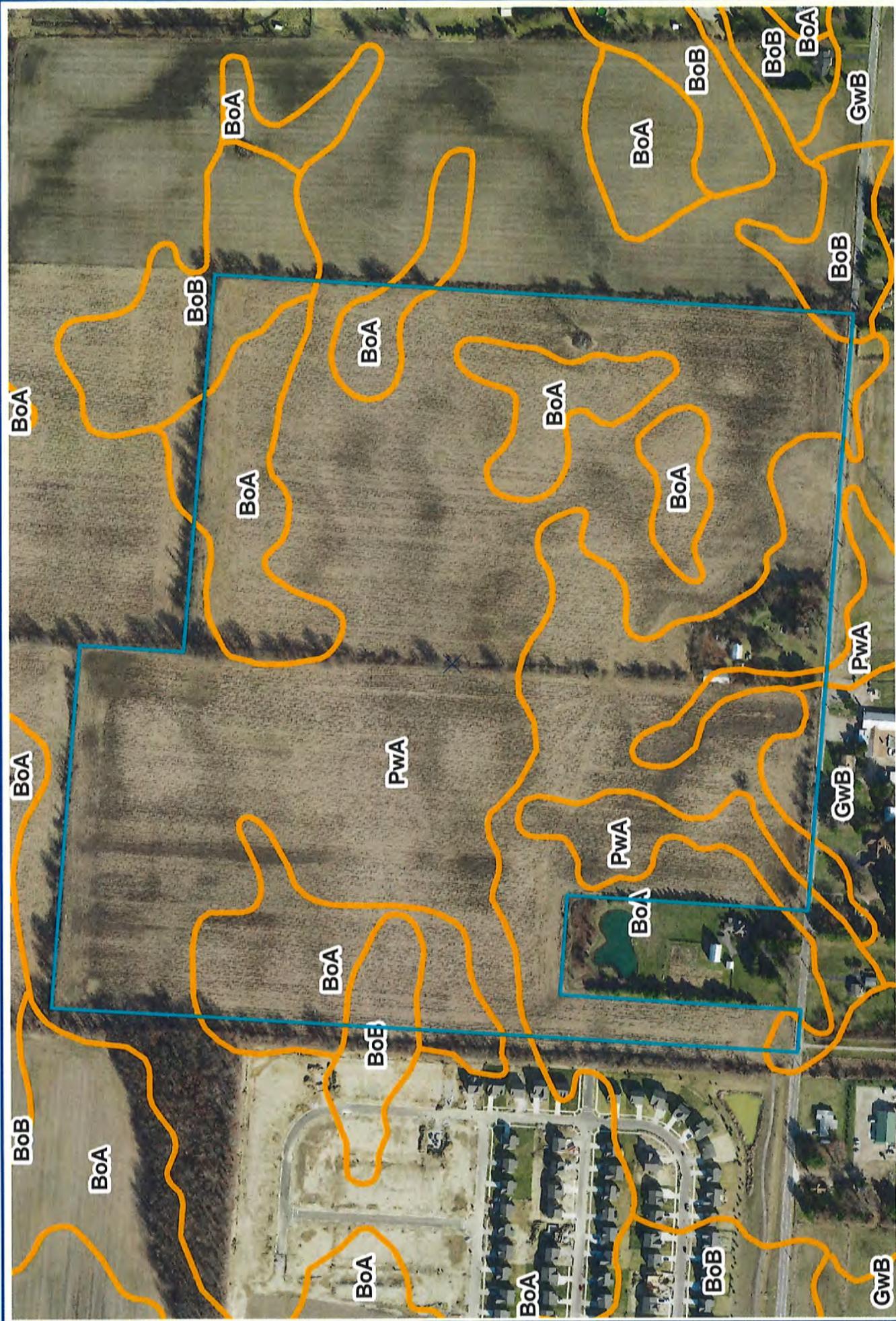


Delaware County Auditor
George Kaitsa

WINTERBROOK PLACE ADDENDUM F: VEGETATION

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The mapping data shown is approximate and this information cannot be construed or used as a "legal description" of a parcel. Aerial photo is current as of April 2018.
Please report any errors or omissions to the Delaware County Auditor's office.
Prepared by: Delaware County Auditor's GIS Office on March 2023.





Delaware County Auditor
George Kaitsa

**WINTERBROOK PLACE
ADDENDUM G: SOILS**

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The mapping data shown is approximate and this information cannot be construed or used as a "legal description" of a parcel. Aerial photo is current as of April 2018. Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on March 2019.



Feet

FEES & CHARGES

PROPERTY OWNERSHIP	TOTAL
AREA	100,648
SCHOOL DISTRICT	
NUMBER OF HOUSING DWELLING UNITS	263
FEE OR CHARGES	
REZONING/ANNEXATION/CUP	11,064.80
PRELIMINARY PLAN / PLAT	33,132.40
FINAL PLAN / PLAT	33,632.40
SUBTOTAL	77,829.60
BUILDING PERMITS AND CHARGES	526,000.00
SANITARY SEWER CAPACITY FEE	1,416,255.00
WATER CAPACITY FEE	1,485,950.00
IMPACT FEES	543,884.00
ENGINEERING FEES	480,422.00
SHSC / TRANSPORTATION CHARGE	921,500.00
TOTAL FEES	5,451,840.60
* AVERAGE ANNUAL UTILITY CHARGE AT BASE RATE	\$151,488.00

TOTAL ESTIMATED PROJECT FEES TO BE PAID TO CITY	\$5,451,840.60
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TOTAL ESTIMATED ANNUAL INCOME TO BE PAID TO CITY	Full \$842,120.00
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ADDITIONAL ON AND OFF SITE ROADWAY COST	
WINTERBROOKE DRIVE	\$ 1,612,100.00
ENSIGN DRIVE	\$ 315,000.00
TOTAL	\$ 1,927,100.00

**ADDENDUM H
WINTERBROOKE PLACE**

INCOME TAX

SECTION	TYPE OF HOUSES	NUMBER OF UNITS	AVERAGE HHI	CITY TAX	TOTAL TAX
WINTERBROOK	52'	112	160,000	2960.00	\$331,520.00
	65'	130	180,000	3330.00	\$432,900.00
	80'	21	200,000	3700.00	\$77,700.00
TOTAL			AVERAGE HOUSEHOLD INCOME		
			174,105	TOTAL ANNUAL INCOME TAX	\$842,120.00
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE					
U.S. CENSUS BUREAU 2010					
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE					
* STATISTICAL ATLAS 2016					
POWELL MEDIAN INCOME					
147,344					
DOES NOT INCLUDE INCOME TAXES RECEIVED DURING CONSTRUCTION					

PROPERTY TAXES BREAKDOWN

PHASES - WINTERBROOKE PLACE

	NUMBER OF UNITS	AVERAGE SALE PRICE	TOTAL SALE VALUATION	BERLIN TWP	DELAWARE CORP	SCHOOLS
WINTERBROOK						
52' Lots (\$310,000 - \$340,000)	112	\$325,000.00	\$36,400,000.00			
65' Lots (\$375,000 - \$425,000)	130	\$400,000.00	\$52,000,000.00			
80' Lots (\$525,000 - \$575,000)	21	\$550,000.00	\$11,550,000.00			
TOTAL	263	TOTAL	\$99,950,000.00			
		AVERAGE	\$380,038.00	\$217,634.89	\$40,313.84	\$1,876,589.58

WINTERBROOKE PLACE
ADDENDUM I:
PHASE / ENVIRONMENT OF
PROPERTY

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**GRDEN PROPERTY
PEACHBLOW ROAD
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO**

Prepared for:

**ARLINGTON BUILDERS, INC.
10590 WELLINGTON BOULEVARD
POWELL, OHIO 43065**

Prepared by:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085**

CEC Project 172-299

July 6, 2017



Civil & Environmental Consultants, Inc.

ADDITIONAL MATERIALS:

- **Grden Cover Letter and Presentation**
- **Community Impact Assessment**
- **Spreadsheet re: road cost**
- **2002 Fiscal Impact Analysis**
- **Gundling's Letter of Objection**

Bob Grden / Grden LLC

June 3, 2019

10590 Wellington Blvd,

Powell, Ohio

City Council Members,

I would like to thank the City of Delaware for their support in our endeavor to develop approximately 100 acres that my Father has owned for about 30 years. I would also like to give you a brief outline of some of the obstacles we have encountered throughout the process of trying to develop this property. Our largest obstacle was acquiring easements from OhioHealth to cross their 80' strip of land separating us from the City utilities currently stubbed at Belmont Place the development to our west. It took two years and many meetings Matt Weber and Dave Efland attended, to try to convince OhioHealth to grant the easements. We finally have a signed recorded contract with them that will cost us close to \$315,000 to have the needed easements for utility connection. Then we were required to put a no-load roadway through the center of our property which current estimates are \$2.2 million. We also had a problem with the alignment of Ensigns Lane coming from Belmont place that we were required to connect to for a secondary access for us and Belmont Place. Ensigns lane was placed in a position that made it impossible for us to connect without acquiring an easement from a neighboring property owner and also getting a diversion from the radius requirements from the City. After two years of trying to work out something with the Neighbor which seemed as if it was going to happen. I even had a contract and surveyed exhibits drafted, the homeowner changed his mind and wanted additional compensation for the .067 of an acre I needed for the radius. We had to go back to OhioHealth and ask to reroute the roadway so we would not need the neighbor's property to move forward. He is now asking for additional buffering, I have included some professional pictures of the buffering he currently has in place around his entire property. We have also been requested by the Builders we are talking to for smaller lots. We have done some research, and provided that as well, with articles pertaining to lot sizes in general across the country, there has been a steady decrease in lot sizes as you will see from the associated articles. We also encountered a problem with our alignment to Peachblow Road with the proposed development to our South. Metro development wanted this alignment to be moved east so their portion of no-load roadway would be decreased. We had many meetings with the City and County and finally agreed upon a placement of the alignment which is more centered on our property to utilize existing trees at our entrance. The County also agreed to install a fee based roundabout at this intersection. We are also being required to join the Glenn Parkway NCA which will require all our residents to pay 7.5 mills for future roadway improvements to Glenn Parkway. We feel very fortunate to finally be in front of City Council for possible approvals of our preliminary development plan.

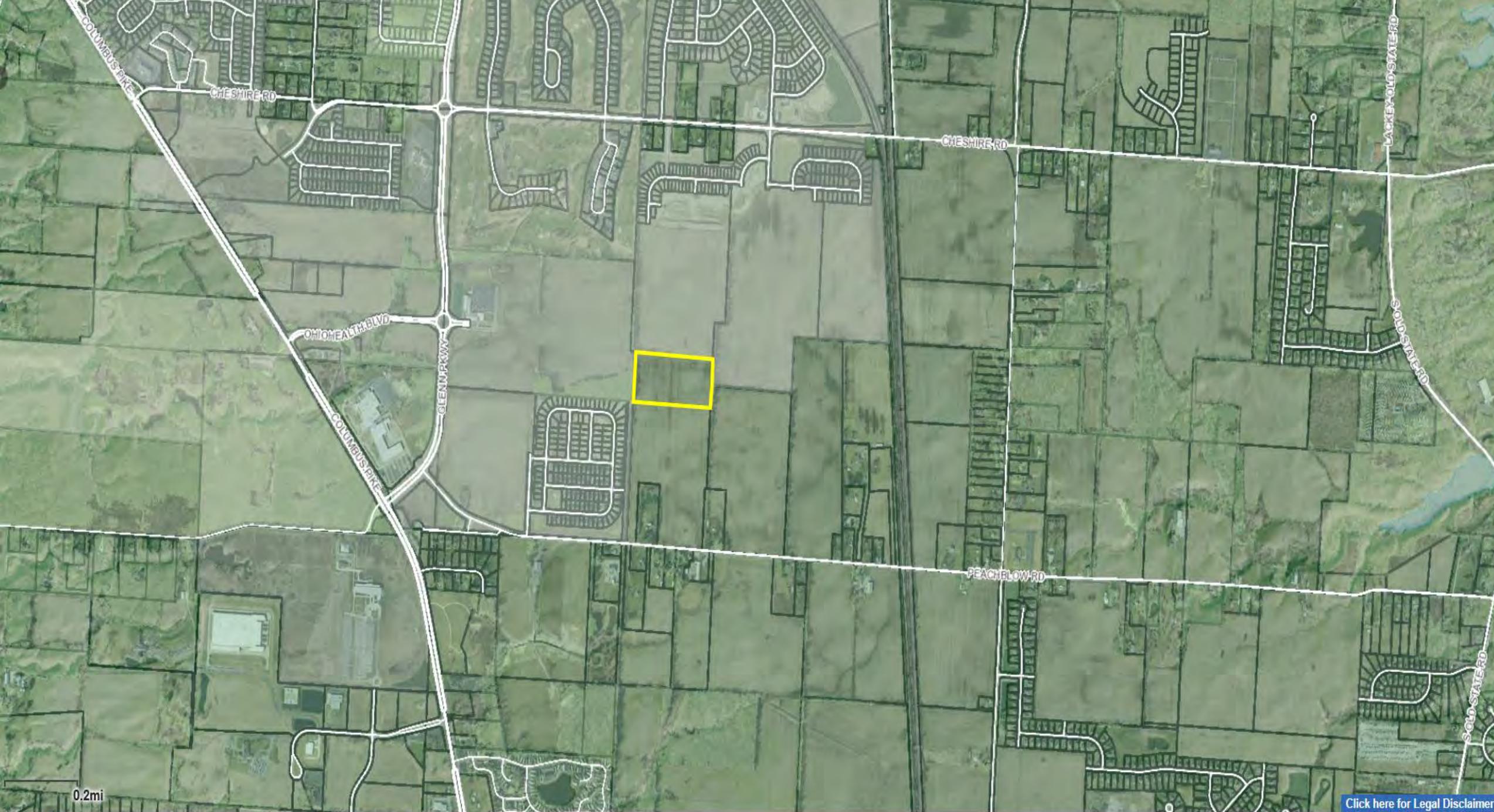
There were some questions raised at our resolution of services hearing regarding the annexation of our property and the ability of the City to maintain these roadways in light of the current problems they are encountering with maintaining roads and associated costs. I did an analysis which I have included with what I have submitted to Dave Efland and the City for our upcoming hearing. I would like to give a brief explanation of the spread sheet and will be available to answer any questions as well. We asked Matt Weber for costs to maintain roadways and he sent us a pamphlet generated by the City including himself and Bill Ferrigno as authors. It details associated costs with maintenance, preservation and

resurfacing of roadways. These are the three costs associated with the costs to maintain roads. I based the life cycle of a road at 25 years which is when less driven residential roads would need to be resurfaced. I calculated an annual cost for all three aspects of road maintenance cost per year then compared this to annual income tax revenue generated by the development and there is a large surplus annually based on projected income ranges. This development will easily maintain their own roadways as well as helping to City with current challenges with older inner City road maintenance costs.

We are looking forward to receiving preliminary development approvals and moving forward with our project on the City's southern border. We have been talking to several builders which have great interest in this project and are anticipating a quick absorption in this already dynamic area.

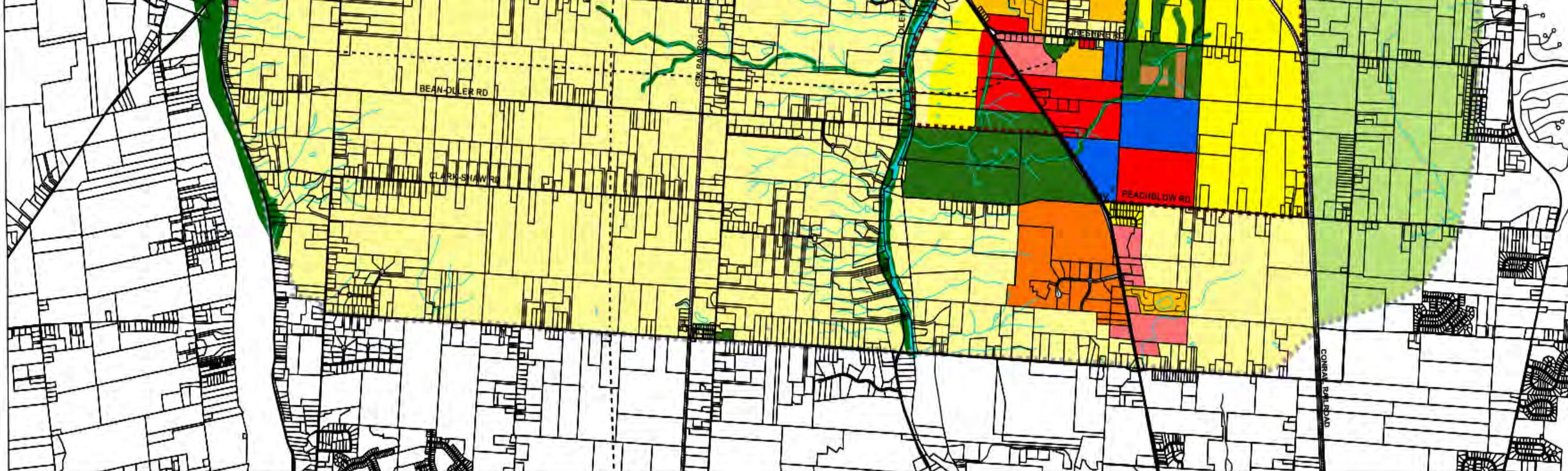
Best Regards,

Bob Grden



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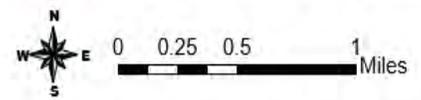
[Click here for Legal Disclaimer](#)



Future Land Use Map

COMPREHENSIVE PLAN

	DENSITY	PREFERRED ZONING FOR UNDEVELOPED SITES			
	Agriculture/Rural Residential	Less than 1 du/ac	A-1		Mixed Use
	Very Low Density Single-Family	1-2 du/ac	ER-1 and ER-2		Commercial
	Low Density Single-Family	2-3.25 du/ac	R-1 and R-2		Office/Flex Office
	Moderate Density Single-Family	3.25-4.75 du/ac	R-3 and R-4		Institutional
	High Density Single-Family	4.75-7.25 du/ac	R-5, R-6, and R-7		Light Manufacturing
	Low Density Multi-Family	6-8 du/ac	R-5		Heavy Manufacturing
	Moderate Density Multi-Family	8-10 du/ac	R-6		Major Open Space
	High Density Multi-Family	10+ du/ac	R-7 and R-8		Floodplains/Major Greenways
					Streams and Rivers
					Existing Arterials
					Proposed Arterials
					Generalized Future Corporate Boundary
					Railroads
					Planning Area



Adopted: 03/08/04 Ord. 04-024
 Admndments: 08/23/04 Ord. 04-132 05/23/05 Ord. 05-041
 08/07/04 Ord. 04-148 04/04/06 Ord. 06-052

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DATE
JUNE 1, 2016

SCALE
None

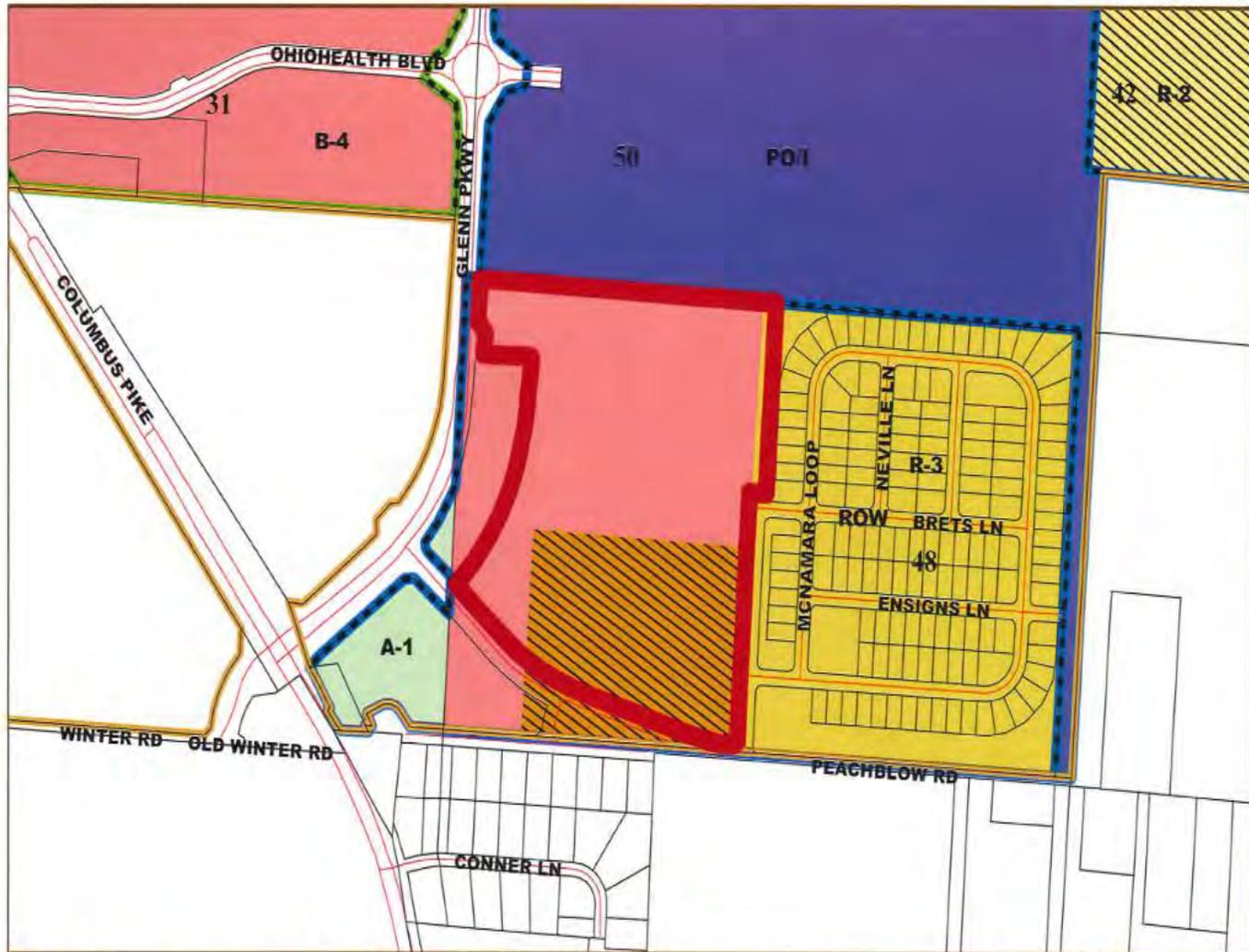
SUB NO.
2009044

SHEET
5/5

CITY OF GLENROSS, OHIO
DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
ILLUSTRATIVE SITE PLAN



NO.	REVISION	DATE



EST 1808
CITY OF
DELAWARE
OHIO

2019-0655-0656, 0659-0660
Final Development Plan and Subdivision Plat
Belmont Place - Section 6 & 7
Zoning Map



RPC#09-19zon

Metro Development

20.85 acres / FR-1 & PID to PCD

Berlin Twp.



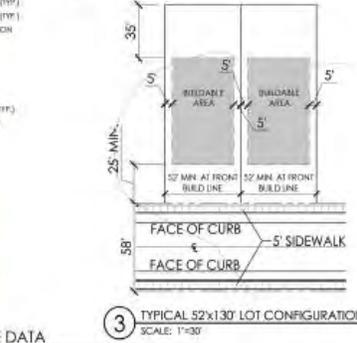
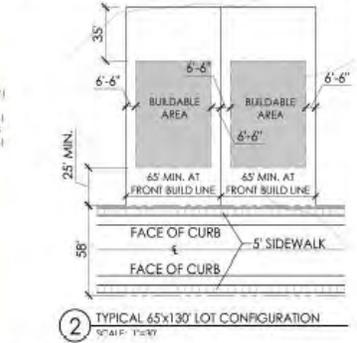
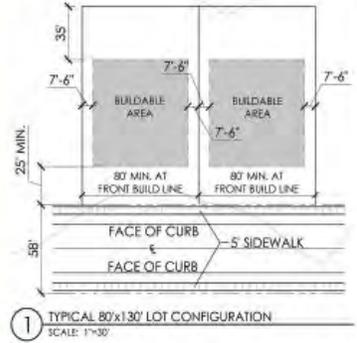


SITE DATA

TOTAL SITE ACRES	6100.648 AC.
TOTAL REQUIRED OPEN SPACE	420.13 AC. (20%)
TOTAL PROVIDED OPEN SPACE	527.47 AC. (22.25%)
REQUIRED PARK OPEN SPACE	110.026 AC. (10%)
PROVIDED PARK OPEN SPACE	616.22 AC. (14.18%)
TOTAL LOTS	263
DENSITY	2.61 DW/AC

LOT SCHEDULE

80' LOTS	21 LOTS (101-121)
65' LOTS	130 LOTS (126-106, 128-216)
52' LOTS	112 LOTS (1-65, 217-263)



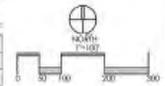
REVISIONS

ILLUSTRATIVE PLAN

WINTERBROOKE PLACE
ARLINGTON BUILDERS
POWERED BY AARCO

Farris Planning & Design
LAND PLANNING • ARCHITECTURE
10000 N. Central Expressway, Suite 100
Dallas, TX 75243
www.farrisplanning.com

DATE: 4/24/19
PROJECT: 17087
SHEET: C-4



PLANT LIST

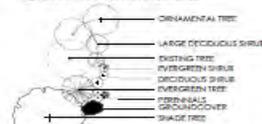
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SET	COND.	REMARKS
11	AMB	AMELANCHIER * GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	1.5' CAL.	SAB	
5	GPS	IGNACIO BELLA 'REVEREND BENTLEY'	PERNIXION ENTRY GINKGO	2' CAL.	SAB	
3	ICEI	GEORGIA NOLAN/STROUD * 'INSELS' SYDNEY	STYLIS TROPY LOCUST	2' CAL.	SAB	
4	IGJ	LIQUIDAMBER SYRACUSIA 'MOOREAN'	MOOREAN SWEET GUM	2' CAL.	SAB	
11	MAGS	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5' CAL.	SAB	
66	PAB	PICEA ABIES	NORWAY SPRUCE	5-6 HGT.	SAB	
53	PGL	PICEA GLAUCA	WHITE SPRUCE	5-6 HGT.	SAB	
31	POBI	PICEA OMORICA	STRIPED SPRUCE	5-6 HGT.	SAB	
3	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION POINT LONDON PLANE TREE	2' CAL.	SAB	
5	PFB	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	1.5' CAL.	SAB	
2	QUE	QUERCUS ELBURA	RED OAK	2' CAL.	SAB	
16	SYR	SYRINGA SPICULATA 'IVORY SILK'	IVORY SILK LILAC	1.5' CAL.	SAB	
3	USII	ULMUS * 'HOMERSTAD'	HOMERSTAD LILAC	2' CAL.	SAB	
4	ZEI	ZELCOVIA SERRATA 'GREEN VASE'	GREEN VASE ELADIVA	2' CAL.	SAB	
51	HPJ	HYDRANGEA PANICULATA 'LANE'	LITTLE LANE LANCEY HYDRANGEA	24 HGT.	SAB	
PERENNIAL/ORNAMENTAL GRASSES			MADONN GRASS			
1	MS	MISCANTHUS SINENSIS 'GRACILLIUM'	MADONN GRASS	2 GAL.	CONE	

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

PLANT KEY TYPICALS

(SEE PLANT LIST FOR SPECIFIC PLANT SPECIES)



CONSTRUCTION NOTES:

- 1) LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2) LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3) ENTRY COLUMNS - SEE SHEET D-4/ DETAIL 4
- 4) ENTRY SIGN - SEE SHEET D-4/ DETAIL 5
- 5) WINTER HOUSE - SEE SHEET D-4/ DETAIL 1
- 6) TOP LOT - SEE SHEET D-4/ DETAIL 2
- 7) BOCCO COURT - SEE SHEET D-4/ DETAIL 3
- 8) TEMPORARY SIGN - SEE SHEET D-4/ DETAIL 4

REVISIONS

NO.	DATE	DESCRIPTION

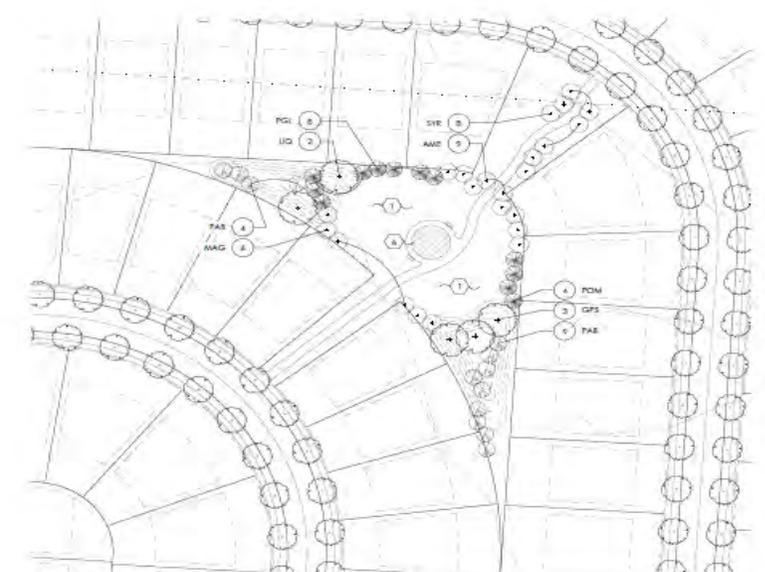
ENLARGEMENT LANDSCAPE PLANS

WINTERBROOKE PLACE
ARLINGTON BUILDERS
1100 WINTERBROOKE BLVD.
FOWLER, CO. MO.

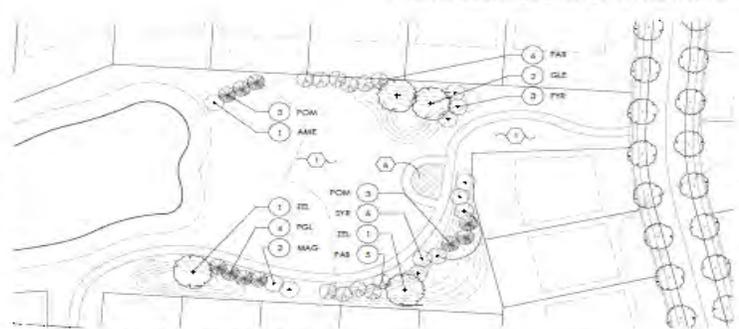
Fair Planning & Design
LANDSCAPE ARCHITECT
1100 WINTERBROOKE BLVD., SUITE 100
FOWLER, MO 65030
TEL: 660-222-1100 FAX: 660-222-1101
WWW.FAIRPLANNING.COM

DATE	4/24/19
PROJECT	17082
SHEET	

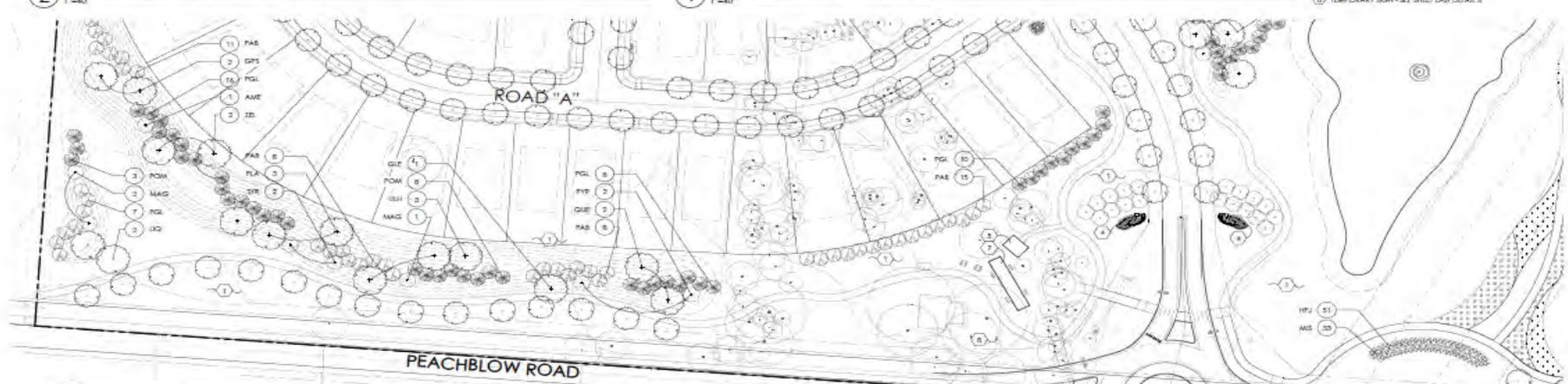
D-3



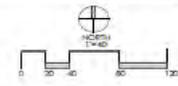
2 NORTHEAST PARK ENLARGEMENT PLAN
1"=40'



1 NORTHWEST PARK ENLARGEMENT PLAN
1"=40'



3 PEACHBLOW ROAD BUFFER ENLARGEMENT PLAN
1"=40'



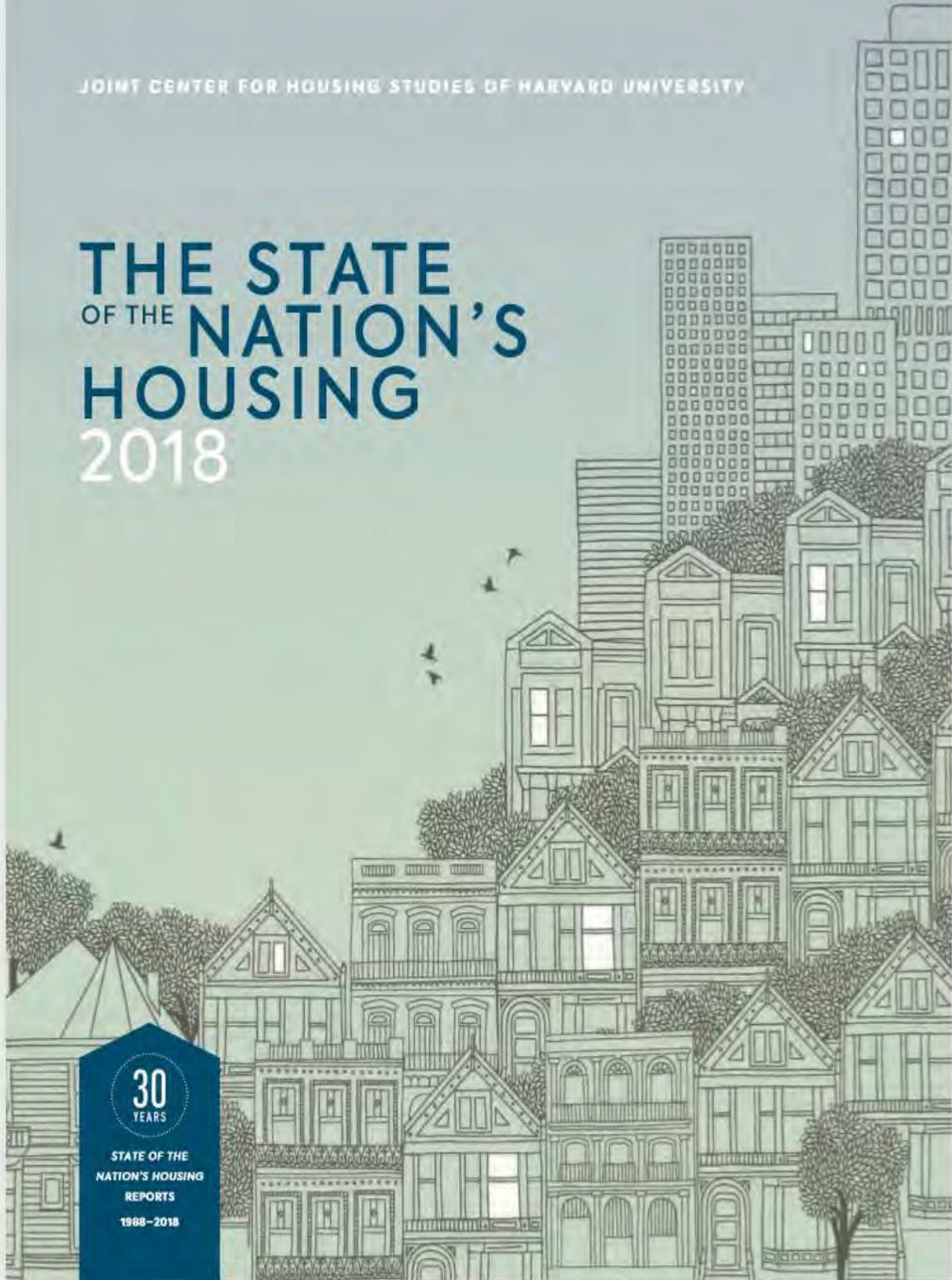
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JOINT CENTER FOR HOUSING STUDIES OF HARVARD UNIVERSITY

THE STATE OF THE NATION'S HOUSING 2018



30
YEARS

STATE OF THE
NATION'S HOUSING
REPORTS
1988-2018

percent contractor fee. While on par with 2017, this represents a 12 percent jump from 2014 after adjusting for inflation.

Modular housing, constructed in factory conditions before being transported and assembled on site, could provide at least part of the answer. Including the value of land, the median price for a new modular unit was \$217,200 in 2016—nearly \$90,000 less than for a new site-built home. To date, however, homebuilders have been slow to adopt this innovation, with only 15,000 modular homes added in 2016. Indeed, modular housing has never accounted for more than 4 percent of single-family construction in the United States. By comparison, modular housing accounts for 9 percent of new homes in Germany, 12–16 percent in Japan, and 20 percent in the Netherlands.

PERSISTENTLY LOW INVENTORIES AND SLOWING SALES

The National Association of Realtors reports that the number of homes on the market fell from 1.65 million in 2016 to 1.46 million in 2017. The single-family inventory alone shrank 11 percent, from 1.45 million to 1.29 million. In December 2017, for-sale inventories were at their lowest levels since at least 1999 for all homes and since 1982 for single-family homes. Meanwhile, the for-sale vacancy rate fell to 1.5 percent in the first quarter of 2018, matching the lowest readings since 1994.

Supplies were tight nearly everywhere (Figure 11). Of the 93 large metros tracked by Zillow, only one had a for-sale inventory of

more than 6.0 months in 2017. Markets in many Western metros were especially hot, with supplies of less than a month in both San Francisco and San Jose. Home sales in Salt Lake City, Seattle, and Stockton also closely tracked the number of homes on the market. At the other extreme, the metros with the largest inventories of available homes were Bridgeport (6.9 months), El Paso (5.6 months), New Haven (5.3 months), Virginia Beach (4.8 months), and Scranton (4.8 months).

Constrained by limited inventory, growth in home sales slowed from 4.5 percent in 2016 to only 1.9 percent in 2017, to a total of 6.1 million units. Although increasing for the third consecutive year, existing home sales led the slowdown with just 1.1 percent growth, to 5.5 million units. The only appreciable upticks in sales (2–3 percent) were in the South and West.

In contrast, new home sales rose 9.3 percent from 2016, to 613,000 units. This was the sixth straight year of growth from the five-decade low of 306,000 units in 2011. More than half (55 percent) of new home sales were in the South, and about a quarter were in the West. Of the remaining sales, 12 percent were in the Midwest and only 7 percent in the Northeast.

CONTINUED CLIMB IN HOME PRICES

Nominal home prices rose 6.2 percent over the course of 2017, even faster than the 5.3 percent increase in 2016. In real terms, home price appreciation was a strong 4.6 percent. As a result, the median price of an existing home rose from \$237,387 in 2016 to \$238,800 in 2017.

Recent home price trends vary sharply across the country. JCHS analysis of the FHFA All-Transactions Index indicates that nominal home prices in 13 of the nation's 100 largest metro areas rose more than 10 percent last year. The biggest increases were in the West, especially the Seattle (14 percent), Las Vegas (14 percent), and Salt Lake City (10 percent) metro areas. Appreciation also hit double digits in Dallas, Grand Rapids, Nashville, and Orlando. In contrast, home prices fell slightly in McAllen and were essentially flat in Bridgeport, Hartford, and New Haven.

By the end of 2017, nominal home prices in 59 of the nation's 100 largest markets exceeded their pre-crisis peaks. Prices were further above peak in metros that experienced only a modest downturn after the crash and then a surge in appreciation, such as Denver (62 percent above peak), Austin (58 percent), Dallas (55 percent), and Houston (44 percent). Other metros with above-peak home prices had posted less of a drop but also a milder rebound. In Albany, for example, home prices fell just 6 percent during the housing crisis, then climbed 10 percent through 2017 to stand 3 percent above the previous peak. Similar trends are evident in Little Rock, Oklahoma City, and Tulsa. In still other metros, home prices rebounded sharply from a severe drop. Los Angeles is one example, where nominal home prices fell by 36 percent after the crash, but now exceeded the previous peak by 3 percent.

FIGURE 11

Inventories of Homes for Sale Continue to Shrink in Markets Across the Country

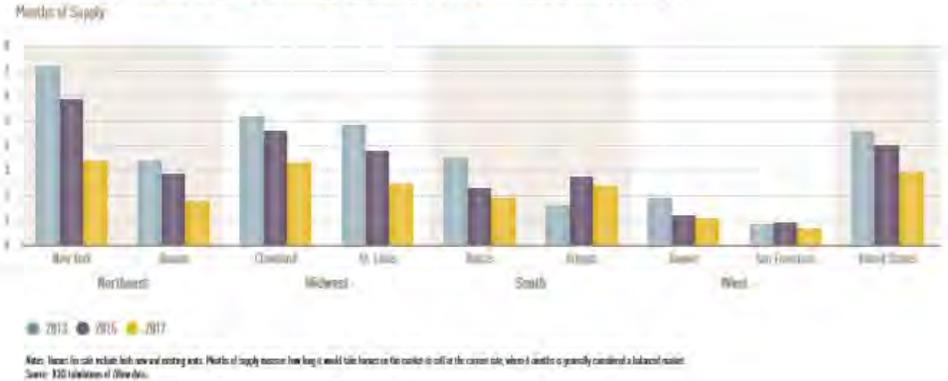
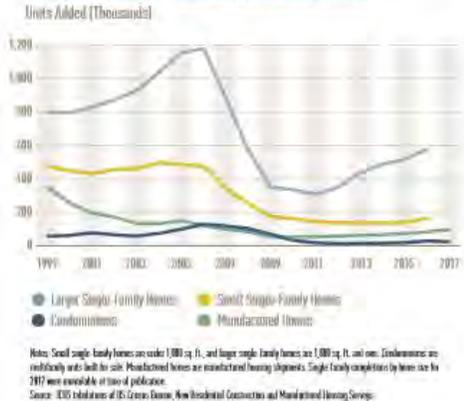


FIGURE 10

Although Increasing Somewhat, Construction of Modest-Sized Housing Remains Limited



Home prices in markets that experienced the worst boom-bust cycles are lagging the most relative to past peaks. In the most extreme example, prices in Las Vegas plummeted 61 percent and more than doubled since, but still stand 22 percent below peak. Bakersfield, Cape Coral, and Fresno underwent similarly severe cycles, leaving home prices at least 20 percent below peak.

Measured in real terms, home price increases since 2000 have been especially steep in the nation's 10 highest-cost metros (including Boston, New York, San Francisco, and Seattle), where appreciation was an astounding 67 percent (Figure 12). In contrast, prices in the 10 lowest-cost metros (including Dayton, El Paso, Memphis, and Syracuse) were up just 3 percent in real terms over this period.

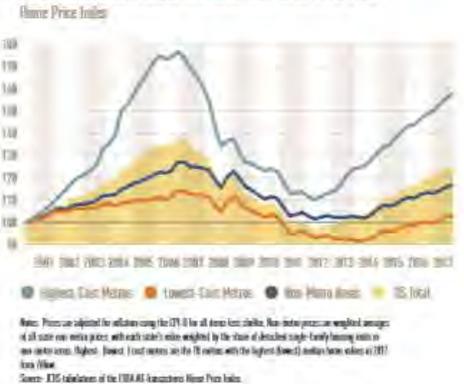
Real home prices in non-metro areas also climbed by a relatively strong 18 percent in 2000–2017. The largest increases were in the non-metro areas of North Dakota (85 percent), Hawaii (69 percent), Montana (52 percent), and South Dakota (45 percent). Moreover, in 19 of the 47 states with non-metro counties, home price appreciation in those areas outpaced statewide increases. Over this period, non-metro home prices declined in only four states—Michigan (down 6 percent), Ohio (6 percent), Connecticut (2 percent), and Indiana (2 percent).

GROWING CONCERNS ABOUT AFFORDABILITY

Rising prices have made homes less affordable, particularly at the low end of the market. In 2017, real home prices for the lowest-cost homes (selling for 75 percent or less of the median sales price)

FIGURE 12

Real Home Prices Have Risen in Most Markets Since 2000, But Especially in Highest-Cost Metros



were up 6.9 percent—more than twice the 3.3 percent increase in prices for highest-cost homes (selling for at least 125 percent of the median). Between 2000 and 2017, real prices for the nation’s lowest-cost units soared nearly 80 percent, compared with 28 percent for highest-cost units.

The runup in prices is most dramatic in the neighborhoods of the nation’s highest-cost metro areas. In markets where the median home value was above \$250,000 in 2017, home prices appreciated 69 percent on average in lowest-cost neighborhoods and 45 percent in highest-cost neighborhoods in 2012–2017. Although prices in these lowest-cost neighborhoods had dropped sharply after the housing crash, the real median home value ballooned from about \$179,000 in 2012 to \$297,000 by the end of 2017.

Meanwhile, increases in the median sales price of existing homes have outstripped growth in median household income for six years. As a result, the price of a typical existing home sold in 2017 was more than four times the median income. Among the 100 largest metros, 33 had price-to-income ratios above 4.0, including five with ratios above 8.0 (Figure 13).

Topping the list is San Jose, where the median sales price was 10.0 times the median household income, followed closely by Los Angeles (9.5 times), Honolulu (9.2 times), San Francisco (8.9 times), and San Diego (8.1 times). On the flip side, price-to-income ratios

were below 3.0 in 25 metro areas last year, including Pittsburgh, Rochester, Syracuse, Toledo, and Wichita. By comparison, nearly three-quarters of large metro areas had price-to-income ratios below 3.0 in 1988, while only 14 metros had ratios over 4.0.

THE OUTLOOK

The housing sector faces significant challenges in the short term. Labor shortages, rising materials costs, limited land availability, and land-use regulations are all holding down growth in new residential construction. Meanwhile, inventories of existing homes for sale are at all-time lows, pushing up prices and making homebuying more difficult, especially for low- and moderate-income households.

Over the medium and longer terms, however, demographic forces will support a pickup in housing construction. The latest Census Bureau projections indicate that the population of 30–44 year olds, the age group most likely to buy new homes, will increase by 8.5 million over the next decade. Of course, the housing preferences of millennials, as well as the decisions that baby boomers make about aging in place, will determine the types and locations of homes demanded. The critical question, however, is whether the homebuilding industry can supply, and local regulations allow, enough new housing to meet the need for homes affordable to a broad range of households.



With its oldest members now in their late 20s and early 30s, the millennial generation is forming new households in greater numbers and moving to different states in search of opportunity. At the same time, nearly 10,000 baby boomers turn 65 every day, raising the average age of US households. Although wealth is growing, homeowners and those at the top have captured most of the gains, and millions of households have little or no wealth. Going forward, immigration will become an increasingly large, albeit unpredictable, source of population growth and therefore housing demand.

MILLENNIALS PROPPING UP HOUSEHOLD GROWTH

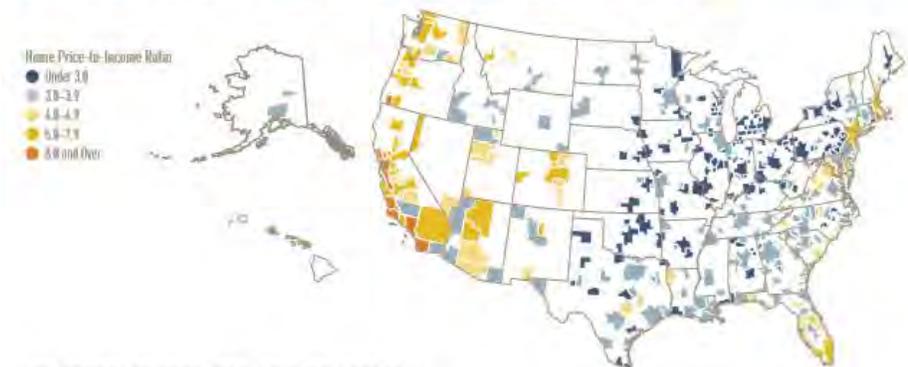
The latest Census Bureau data point to moderate household growth in 2017. The Housing Vacancy Survey, the most consistent source of estimates, puts the increase at 930,000 households, in line with growth in 2016 and well above the annual average in 2006–2011. All three major Census Bureau surveys show that household growth has picked up over the past three years, with increases ranging from 800,000 to 1.1 million annually—above post-recession lows but short of the 1.35 million annual average in 2000–2006.

The millennial generation is driving much of the rebound in household growth, forming an average of 2.1 million net new households annually in 2012–2017. The acceleration of household growth largely reflects the sheer number of millennials moving into the age groups most likely to head their own households (Figure 14). For example, when members at the peak of this large generation were aged 20–24 in 2011, only one in four headed an independent household. At ages 25–29 in 2016, that share increased to 42 percent. By the time they reach the ages of 30–34 in 2021, half of this group will likely head households.

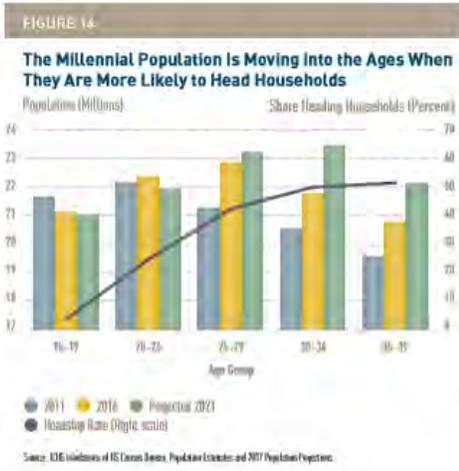
Even so, millennials are not forming households at the same rates as past generations at the same ages. In fact, household headship rates among young adults are still declining, albeit more slowly than after the recession. Indeed, 26 percent of adults aged 25–34 were living with parents or other relatives in 2017, while 9 percent were doubling up with non-family members—both shares all-time highs. Still, population growth among young adults has outweighed relatively low headship rates, lifting new household formations and overall household growth.

The aging of the US population has also boosted the number of older households because the baby-boom generation is so much larger than the preceding generation. Eight years after the oldest baby boomers hit 65, younger members of that generation are now turning 65 at a rate of 3.6 million a year. In the past 10 years alone, the number of older households grew by over 7 million, rising from one in five households to one in four. By 2035, one out of every three households will be at least 65 years old.

FIGURE 13
Median Home Prices in Most Western Metros Are Five Times Greater than Incomes



Note: Home prices are the median sale price of existing homes and incomes are the median household income within markets.
Source: JCHS tabulations of HUD, Metropolitan Area Price, and Moody's Analytics forecasts.



THE IMPORTANCE OF IMMIGRATION TO HOUSING
 As a major source of adult population growth, immigration has driven a significant share of US household growth over the past three decades. According to Census Bureau data, the number of foreign-born households more than doubled from 7.7 million in 1990 to 17.8 million in 2016, accounting for more than a third of the growth in households over that time. American Community Survey estimates show that the foreign-born share of household growth was even higher in 2006-2016, at 41 percent.

Immigrants have a sizable presence in housing markets, making up 20 percent of renter households and 12 percent of homeowners. While adding to housing demand during expansions, immigrants also bolster demand during downturns. For example, 1.5 million foreign-born households joined the ranks of homeowners in 2006-2016, offsetting the 1.1 million drop in native-born homeowners. Similarly, immigrants buoyed the weak rental market in the late 1990s and early 2000s, adding 1.8 million new renter households at a time when the number of native-born renters declined by 0.6 million.

Immigrants have also helped to stabilize both urban and rural communities that would have otherwise lost population. For example, Philadelphia is among the 47 metro areas where international immigration fully offset domestic outmigration between 2010 and 2017. Also during this period, 3.8 million international immigrants moved to the core counties of the nation's largest metros, compared with a 1.2 million net loss to domestic migration. Another 250,000 international migrants moved to rural counties, helping to replace some of the 800,000 residents lost to outmigration.

Immigrants will become an even larger source of US population growth in the future as natural increase among the native-born population slows (Figure 15). Indeed, even given the Census Bureau's new, lower projections of net immigration, the immigrant share of population growth will increase from 42 percent in 2018 to 67 percent in 2040. As the foreign-born share of population growth rises, so, too, will their share of household growth.

INCOMES RISING BUT DISPARITIES REMAIN
 The recent acceleration in income growth is likely to increase housing demand because higher incomes enable individuals to form new households and existing households to buy homes or make other housing-related purchases. Although flat at \$25,300 in 2016, real per capita incomes were up 6.5 percent over the previous two years and 7.5 percent over the previous three. Per capita income growth in 2013-2016 was especially strong among the age groups most likely to head new households, with median incomes up 12.0 percent among 25-34 year olds and up 11.5 percent among 35-44 year olds (Figure 16).

At last measure, real median household income grew 3.8 percent in 2015-2016 to a record \$59,000. Income gains across all age groups helped to offset previous declines, although to varying degrees. Increases among households in the 25-34 and 35-44 year old age groups were especially large, boosting incomes 3-4 percent above previous peaks. In contrast, median incomes of households aged 45-54 and 55-64 were only back to 2006 levels.

Meanwhile, income growth among older households has been on a steady upward trend. Between 2006 and 2016, the median income for 65-74 year-old households rose 22 percent while that for the 75-and-over age group climbed 15 percent. Indeed, the real incomes of households in these two older age groups were 38 percent and 32 percent higher than those for same-age households in 1988.

Despite substantial gains at the low end of the income spectrum, the gap between rich and poor has widened. Average incomes for households in the bottom income quintile rose sharply in 2015-2016 but, at just \$12,900 in inflation-adjusted terms, were still 5 percent below the previous peak in 2006 and 9 percent below the level in 2000. Meanwhile, average real incomes for households in the top quintile stood at \$213,500 in 2016, up 7 percent from the previous peak and 8 percent from the level in 2000. As a result, the average income of households in the top quintile was 16.6 times higher than the average income of households in the bottom quintile in 2016, compared with 14.0 times in 2000.

Black white and Hispanic-white income gaps also remain sizable. In 2016, the median income for black households (\$39,000) was 40 percent below the \$65,000 median for white households, while that for Hispanic households (\$47,800) was 27 percent below. These disparities are only slightly smaller than 30 years ago, when the black-white income gap was 44 percent and the Hispanic-white gap was 33 percent.

INCREASING INEQUALITY OF WEALTH
 The 2016 Survey of Consumer Finances reports that real median household wealth rose 16 percent between 2013 and 2016, with homeowners reaping most of the increase. Strong growth in home equity lifted the median wealth of homeowners from \$201,600 to \$231,400, while the real median wealth of renter households dropped from \$5,600 to \$5,000. With these changes, the median net wealth of homeowner households was 46 times that of renter households. Even among renters in the top income quartile of all households, median wealth (\$116,900) was well below that of owners (\$710,000).

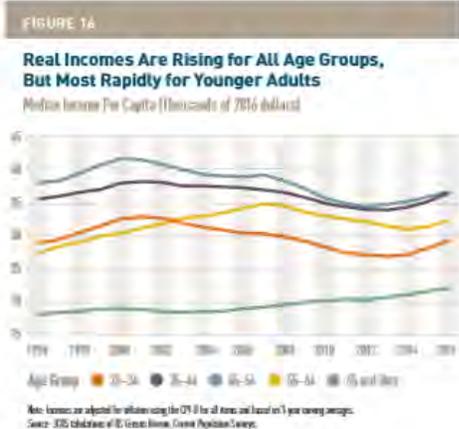
In addition, the median wealth of white households in 2016 (\$162,800) was ten times higher than that of black households (\$16,300) and eight times higher than that of Hispanic households (\$21,400). Low minority homeownership rates are a factor, but the median net wealth of white homeowners was also roughly 2.5 times that of black and Hispanic owners. Moreover, home equity makes up a much larger share of household wealth for the average minority homeowner, accounting for 56 percent among blacks, 65 percent among Hispanics, and 49 percent among all other minorities. By comparison, the share among white homeowners is just 38 percent.

Despite recent gains, the net wealth of younger households remains well below historical levels. Indeed, the median wealth of 25-34 year olds rose 19 percent in 2013-2016, to \$17,600—still 39 percent lower than in 1995. Similarly, the median net wealth of 35-44 year olds was up by 23 percent, to \$59,700, but still lagged the 1995 level by 27 percent. Even among the 45-54 year-old age group, median net wealth of \$124,040 was still 15 percent lower than in 1995. Higher student loan debt and lower homeownership rates among households in these age groups account for much of these disparities.

In sharp contrast, the median wealth of households age 65 and over was \$239,100 in 2016, fully 51 percent above the level in 1995. This increase has occurred despite a 19 percentage-point jump in the share of older owners carrying mortgage debt over this period, to 41 percent. In addition, the median amount of mortgage debt among these older owners was \$72,000, more than double the inflation-adjusted average of \$28,200 in 1995.

Notably, households in the top income quartile posted the largest increase in net wealth in 2013-2016, up 28 percent to a record high of \$621,100. The median net wealth of households in the bottom income quartile, however, rose a modest 7 percent over this period to stand 43 percent below its 2007 peak. Indeed, top quartile households received outsized shares of the income and wealth generated by economic growth over the past three decades (Figure 17). Measured from 1989, \$50 trillion of the \$54 trillion gains in real household net worth went to the top 20 percent of households, while some \$23.6 trillion went to the wealthiest 1 percent.

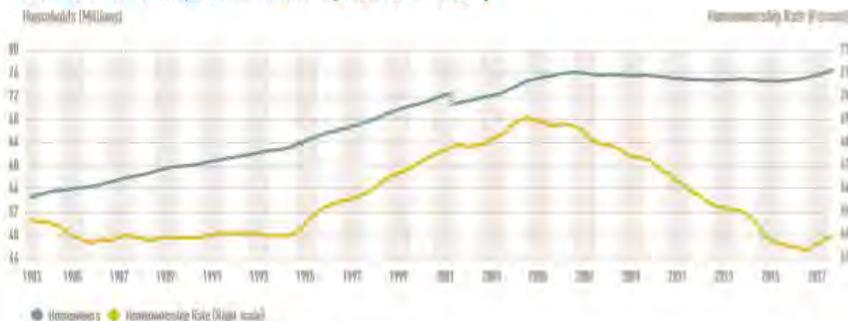
GROWTH IN LOW-WEALTH HOUSEHOLDS
 With so much wealth accruing to so few, the number of US households with little or no wealth is on the increase. After a modest rise



in the 1990s and early 2000s, the number of households with less than \$20,000 in wealth jumped during the last recession from 30.8 million in 2007 to 37.6 million in 2010. In 2016, after several years of economic recovery, 38.5 million households (31 percent of households) had net wealth of less than \$20,000, and 14.4 million of this group (11 percent of all households) had zero or negative wealth.

FIGURE 20

After Years of Decline, the Homeownership Rate Has Turned Up



Notes: Data are 4-quarter moving averages through the first quarter of 2018. Data on the homeowners rate in 2017-2018 is a job to be done survey. Source: HUD's Department of Housing and Urban Development; Census Bureau, Survey of Consumer Finances.

points below the 1987 level. Moreover, the black homeownership rate is also 6.6 percentage points below its mid-2000s peak, considerably more than the 5.0 percentage point difference for Asians, 3.4 percentage point difference for Hispanics, and 3.7 percentage point difference for whites. Taken together, these trends mean that while the Hispanic-white and Asian-white homeownership gaps have narrowed somewhat over the past three decades, the black-white gap has widened substantially.

Meanwhile, households age 65 and over are the only age group that had higher homeownership rates in 2017 than in 1987, with a gain of 3.3 percentage points bumping their rate up to 78.7 percent. Indeed, the fact that the national rate is now within 0.1 percentage point of its 1987 level reflects the surge in the number of older homeowners. Homeownership rates for all other age groups fell markedly over this period. The rate for 35-44 year olds dropped the most, down 8.3 percentage points to 59.0 percent. The rate for 25-34 year olds also stood at only 39.2 percent last year—well below the 45.5 percent posted 30 years earlier. However, these younger households saw a 0.6 percentage point increase in 2017—the largest homeownership gain of any age group.

CHANGING HOMEOWNER DEMOGRAPHICS

Like the US population overall, homeowners are aging. JCHS analysis of Decennial Census and American Community Survey data shows that the median age of homeowners increased from 50 in 1990 to 56 in 2016, while that of all households rose from 45 to 52. Strikingly, the numbers of homeowners in all five-year age groups under 45 were lower in 2016 than in 1990, while the numbers in all

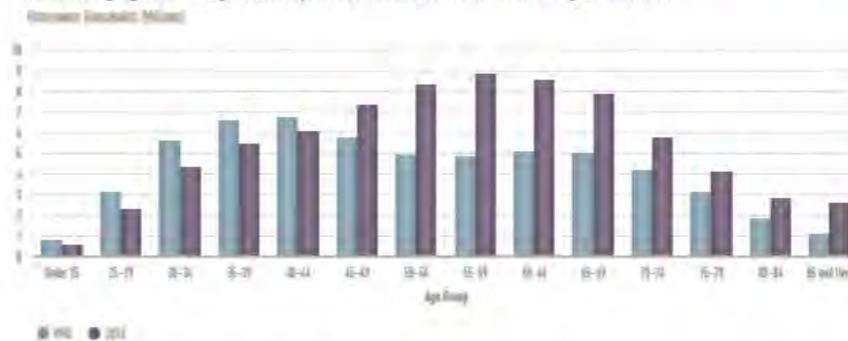
age groups over 45 were higher (Figure 21). The fastest growth has been among households in their pre-retirement years (50s and 60s). Between 1990 and 2016, the aging of the baby boomers pushed up the number of homeowners in their 50s by 75 percent and the number in their 60s by 63 percent. In combination with lower homeownership rates among younger households, these trends mean that the share of homeowners aged 65 and over increased from one in four in 1990 to one in three in 2016.

A 2014 AARP survey indicates that 88 percent of today's age 65 and over adults want to remain in their homes as they age. The growing number and share of older homeowners are therefore likely to have at least two important consequences for the housing market. First, assuming that the baby boomers follow through on their intentions to age in place, the inventory of houses for sale will depend even more heavily on additions to supply over the next two decades. Second, aging-related difficulty with activities of daily living may prompt many older homeowners to modify their homes to improve accessibility, generating sizable growth in the remodeling market.

In addition to being older, US homeowners are also more diverse. Between 1990 and 2016, the share of white owners fell from 86.4 percent to 76.7 percent. Over this period, the number of Asian owners rose roughly 250 percent (3.3 million) and the number of Hispanic owners rose nearly 200 percent (4.6 million). The number of black homeowners increased by a much more modest 39 percent (1.6 million), but still outpaced the 13 percent increase in white homeowners (6.7 million). Hispanic households thus accounted for 28 percent of homeowner growth in 1990-2016, Asians for 20 per-

FIGURE 21

With the Aging of the Baby Boomers, Homeowners Are Much Older Today than in 1990



Source: HUD's Department of Housing and Urban Development; Census Bureau, Survey of Consumer Finances.

cent, and blacks for 10 percent. Although their numbers are rising much more slowly, white households still contributed 41 percent of the total growth in homeowners between 1990 and 2016.

A growing number and share of homes are owned by immigrants. Indeed, the number of foreign-born homeowners more than doubled to 9.1 million in 1990-2016. As a result, the share of homeowners born outside the US jumped from 7 percent to 12 percent. The 5.0 million foreign-born homeowners added over this period accounted for nearly a third (31 percent) of total homeowner growth, underscoring the important role that immigration plays in the homeownership market.

RISING PRICES BUT RELATIVE AFFORDABILITY

Continuing a steady upward climb, the nominal median sales price of existing homes increased from \$233,800 in 2016 to \$247,200 in 2017. Although higher prices mean larger downpayments, the recent uptick in incomes and persistently low interest rates have kept monthly payments affordable (Figure 22). In fact, the monthly payment for the median single-family home purchased in 2017, assuming a 30-year loan with a 3.5 percent downpayment at the average interest rate, totaled \$1,620 in real terms—slightly below the \$1,650 averaged in the 30 years from 1987 to 2016, but more than \$900 below the real median in 1981 when interest rates were at an all-time high.

However, interest rates on 30-year loans are on the rise, moving up from 3.65 percent on average in 2016 to 3.99 percent in 2017, and then to 4.47 percent in April 2018. In combination with higher

prices, last year's increase pushed up monthly payments on the median-priced home by about \$100 in 2016-2017. If interest rates rise by a full percentage point over the course of 2018, to 4.99 percent, monthly payments would increase by \$142, to \$1,761, even if home prices stay constant. But if interest rates climb to 4.99 percent and home prices also rise at the same rate as in 2017, the median monthly mortgage payment would increase by \$220, to \$1,839.

While still relatively affordable in the nation as a whole, homeownership in some metros remains far out of reach for the typical household (Figure 23). In the high-cost Los Angeles market, for example, a household with the area median income would be able to afford the monthly mortgage payments on only 11 percent of recently sold homes. And because these homes include studio apartments and other small units suitable for only one or two people, the affordable options for families are even more limited. By contrast, even a low-income (bottom-quartile) household in Pittsburgh would be able to afford 26 percent of recently sold homes. Such dramatic differences in affordability contribute to large disparities in homeownership across metro areas. Of the nation's 50 largest metros, Pittsburgh has the highest homeownership rate of 70 percent, while Los Angeles has the lowest rate of 48 percent.

SHRINKING OPPORTUNITIES TO REFINANCE

The drop in mortgage interest rates from above 10 percent in 1988 to below 4 percent in 2012 provided a strong incentive for homeowners to lower their long-term housing costs by refinancing. For example, a homebuyer who purchased a median-priced home in 2002 with a 30-year mortgage, an interest rate of 6.54 percent, and a downpay-

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FEDS Notes



November 03, 2017

Having a Lot Isn't Enough: Trends in Upsizing Houses and Shrinking Lots

Dillon Bowen and Geng Li¹

Properties like those in Figure 1 from a suburban community in Atlanta, Georgia, were a rare sight twenty or thirty years ago.² According to the CoreLogic real estate database, a typical house in this community boasts 6 bedrooms, 5 full baths, and a massive over 8,000 square feet of indoor space. By contrast, the 8,700-square-foot lot on which the house sits is barely large enough to contain it.

Today, this residential community—with its behemoth houses and diminutive lawns—exemplifies a national trend: larger houses built on smaller lots. The median size of single family residences built from 1980 to 2014 grew by 50 percent, from 1,600 to 2,400 square feet. By contrast, during that same time, the median lot size shrank by over 20 percent, dwindling from 11,300 to 8,800 square feet. As a result, we observe a marked increase in the building-to-lot-size ratio, the median of which ballooned from 0.14 for houses constructed in 1980 to 0.27 for those constructed in 2014.

Several recent articles and real estate blogs have noted this trend. A blog entry by CoreLogic, <http://www.corelogic.com/blog/authors/bin-he/2017/04/the-more-the-merrier.aspx#.WZRGW2e3R7b>, for instance, argues that expanding houses and shrinking lots reflect a substitution effect from lots to homes, given the relatively faster appreciation of land prices. Other articles have attributed at least part of this trend to increased proximity to public greenways, parks, and bodies of water, which function as a substitute for private lawns (Cho, Clark, Park, and Kim 2009, https://www.jstor.org/stable/27647865?seq=1#page_scan_tab_contents). Smaller lots may also be indicative of increasing population density in economic centers (McGill 2016, <https://www.theatlantic.com/business/archive/2016/07/lawns-census-bigger-homes-smaller-lots/489590/>), while larger buildings could be the product of changes to zoning regulations (Thompson 2013, <http://www.seattletimes.com/seattle-news/tiny-lots-big-houses-neighbors-feeling-squeeze-despite-ban/>).

the ratio along these dimensions. For example, counties with more expensive properties, higher household incomes, denser populations, and relatively fewer retirees appear to have properties with higher building-to-lot-size ratios.

Figure 2: A Plot of Land and Building Sizes (National Median)

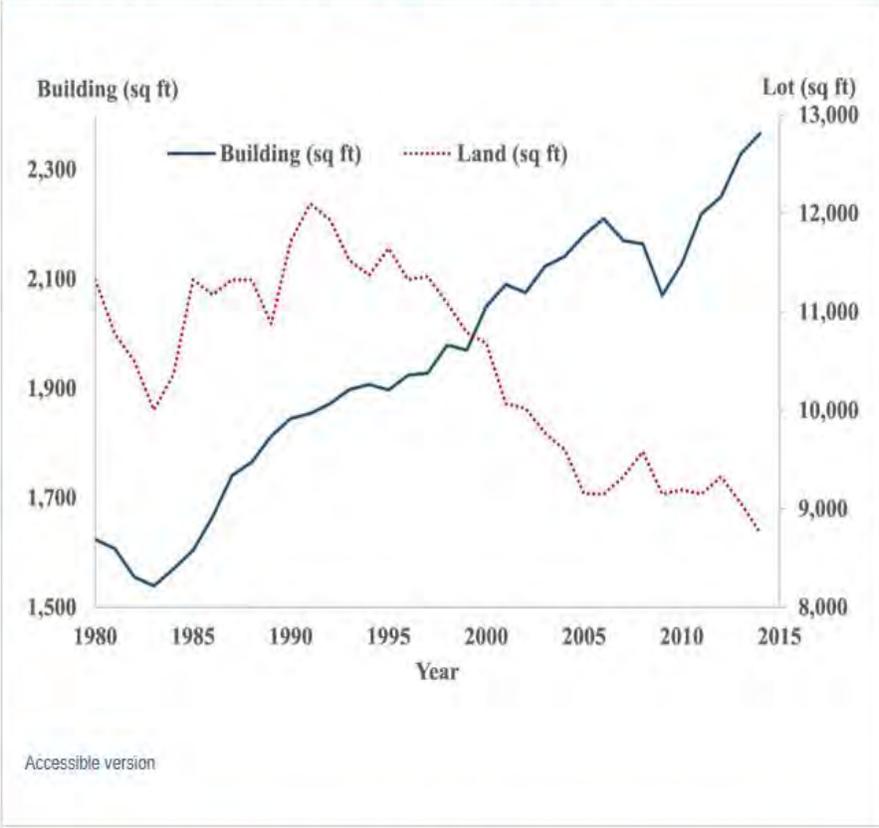


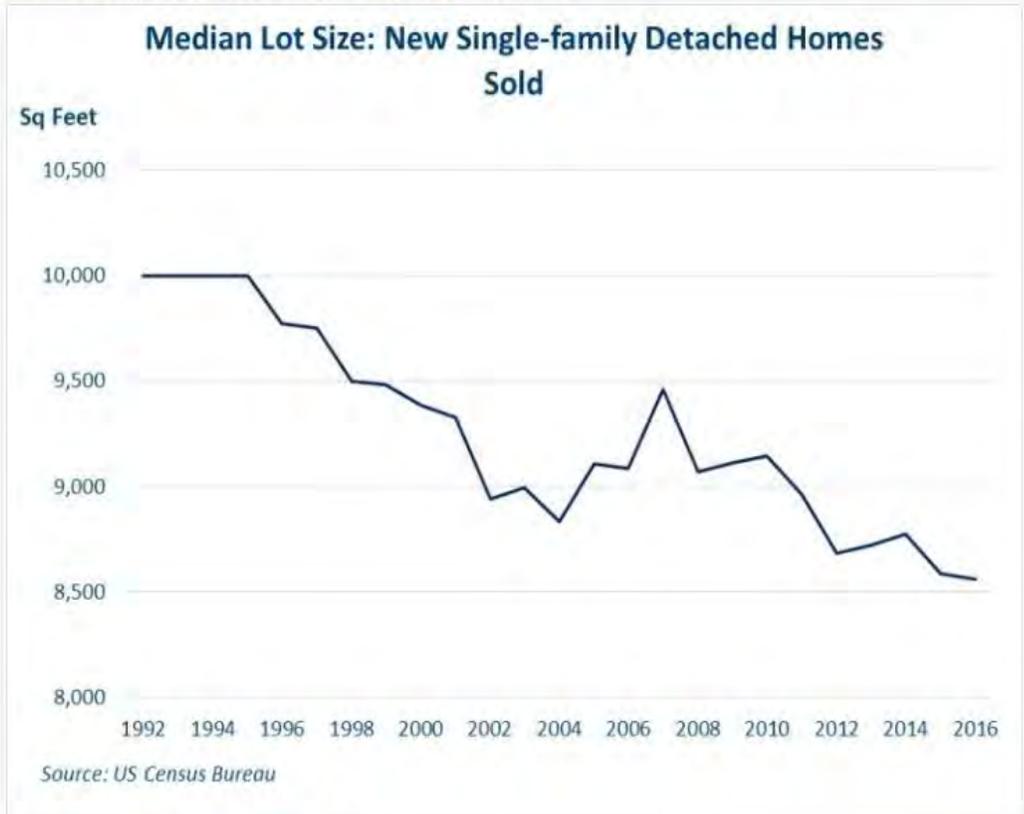
Figure 3: National and Regional Median Building-to-Lot-Size Ratios by Year of Construction



Lot Size is at a New Record Low

BY [NATALIA SINIAVSKAIA](#) on OCTOBER 3, 2017 • [\(0\)](#)

The median lot size of a new single-family detached home sold in 2016 stands at 8,562 square feet, or just under one-fifth of an acre. This is a new record low and a small decline since 2015, when the median lot size fell under 8,600 square feet for the first time since Census Bureau's Survey of Construction (SOC) started tracking the series for single-family detached homes.



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May 2: MBA of Pierce County, WA

Average new construction lot size remains at record low

by ANDREW MORRELL

SEPTEMBER 5, 2018



In keeping with a decades-old trend, **an analysis of Census Bureau data** by the National Association of Home Builders found that the median size of a lot on which a new home was built in 2017 reached a record low of 8,560 square feet. While only two square feet less than 2016's median lot size, it is still the lowest the figure has fallen since the Census Bureau began tracking the data in 1992.

Somewhat paradoxically, the size of the typical lot for a new home has been shrinking even as **the footprint of the home itself is growing**. Trulia reported last year that the average home built in 2015 took up **25 percent of available space** on its lot, while homes built 40 years earlier covered just 13.9 percent on average. From approximately 1930 through the 1970s, lots and homes tended to grow in tandem nationwide, according to Trulia.

These trends and data apply only to single-family, detached, speculatively built homes — not custom homes. The distinction is important, according to the NAHB, as custom home lots average around one acre. Meanwhile, lots in newly built subdivisions now average around one-fifth of that (0.2 acres).

Lots may be much smaller or larger than average in certain regions of the U.S. New England states like Maine, Massachusetts and Vermont boasted the highest median lot size — 0.4 acres, or 17,424 square feet. The NAHB explained that many local zoning regulations throughout New England are aimed at reducing density, resulting in an increased median lot size.

The Pacific states of California, Oregon and Washington had the smallest median lot size of 0.15 acres, or 6,534 square feet. These states have higher population densities and less developed land, both of which contribute to smaller lots.

DECEMBER 20, 2018

2019 Housing and Construction Market Trends To Watch

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CONSTRUCTION INSIGHTS



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economist for Dodge Data & Analytics. "After advancing 11% to 14% each year from 2012 through 2015, total construction starts climbed 7% in both 2016 and 2017, and a 3% increase is estimated for 2018."

Home Prices Will Continue Rising. Given the current supply-and-demand situation, it appears likely that home prices in most U.S. cities will continue to rise throughout 2019. This is a continuation of the current market trend, rather than a new development.

According to Zillow, the median home price in the U.S. rose by 8.1% over the past year. They predict that prices would rise by 6.5% over the next 12 months. This forecast was issued in July 2018 and therefore extends into the summer of 2019.

"Strong buyer demand, constrained inventory, and ready-to-buy first timers are the key underlying dynamics driving today's housing market. The macro-factors that have defined real estate in recent years – strong demand and weak supply – continue to set the tone for the industry," said Joe Kirchner, senior economist for [realtor.com](https://www.realtor.com).

Millennials Will Continue to Buy Homes. Why is this important? Millennials make up 34% of American homebuyers in 2017, a greater percentage than any other age group, according to the National Association of Realtors. Around 70% of millennials expect to live in single-family homes by 2020, according to a study from the Urban Land Institute, a real-estate and land-use think tank.

Great Gains in Home Improvement and Remodeling. Builders and contractors can take remodeling to the bank. Literally. This industry segment is up 8% over 2019 to a whopping \$210 billion. Look for this number to continue to rise in 2019 as constrained (and rising) home sales are driving above-average improvements. Demand should remain strong due to rising home prices, increasing wages, and low unemployment.

Mortgage Rates Will Rise. In June 2018, the Mortgage Bankers Association (MBA) updated its long-range forecast. They predicted that average 30-year mortgage rates would rise to 4.9% by the fourth quarter of 2018, and inch upward over 5% in 2019 as well. Economists from Freddie Mac made a similar prediction.

What might the real estate market do in 2019, in response to rising rates? Most likely nothing. The economy is strong and employment is high, so there is steady demand for homes in most housing markets across the country. A modest rise in



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Pavement Condition Report

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Table of Contents

Existing Conditions.....	2
Pavement Ratings for Council Wards	
Pavement Ratings for Council Ward I	3
Pavement Ratings for Council Ward II	4
Pavement Ratings for Council Ward III	5
Pavement Ratings for Council Ward IV	6
Pavement Maintenance Treatments	7
Pavement Maintenance Funding & Limitations.....	8
Sustainable Pavement Maintenance	9
Target Pavement Maintenance Strategy.....	11
Road Condition Rating Criteria	12

Submitted by:

William L. Ferrigno, P.E. - Director of Public Works / City Engineer

Matthew B. Weber, P.E. - Deputy City Engineer

Nathaniel E. McCoy, P.E. - Project Manager

Shane Harding - Engineering Technician

PAVEMENT CONDITION REPORT

2018 UPDATE



The following table summarizes the funding required to address all pavement maintenance work identified through this year's pavement condition evaluation.

2018 Pavement Treatment Cost Summary				
Condition	Miles	Treatment	Cost per Mile	Total Cost
Very Good	40	Preservation	\$7,500	\$300,000*
Good	83	Preservation	\$100,000	\$8,300,000*
Poor	30	Resurfacing	\$375,000	\$11,250,000
Very Poor	6	Reconstruction	\$1,000,000	\$6,000,000

* Preservation costs would be spread over several year period

The purpose of conveying these figures is to demonstrate that the City has fallen significantly behind in spending required funds on pavement maintenance. The most immediate need is to address the 36 miles of pavement that have been rated as "Poor" or "Very Poor", requiring an immediate investment of \$17 million for resurfacing or reconstruction of these streets. Costs associated with treating "Good" streets are typically spread over several years, though an annual expenditure of \$750,000 to \$1,000,000 dedicated toward system preservation would be appropriate for a street network the size of Delaware's. Arguably, from an economic standpoint, treatment of the "Very Poor" streets could be deferred without increased consequence because the majority of pavement deterioration has already occurred. Nevertheless, at current funding levels, the number of streets requiring resurfacing or reconstruction will continue to increase until adequate resources become available to fund a sustainable pavement maintenance program.

Sustainable Pavement Maintenance

Pavement deteriorates at varying rates depending on a number of factors including volume of vehicles and large trucks, pavement drainage and surface maintenance.

High volume (arterial) roads generally require resurfacing every 10 to 15 years, while less travelled residential streets may last up to 25 years and longer if properly maintained. In general, the top course of asphalt on any particular street will remain in "Very Good" or "Good" condition for a longer period if appropriate preservation treatments are applied, thus increasing the pavement's life cycle. To reduce annual maintenance costs, it is recommended that the City introduce a significant amount of preservation effort in its

*83 miles of Delaware's streets
would benefit from an
application of preservation
treatments today*

Road Condition Rating Criteria



VERY GOOD –

- “Like new” condition
- Minor crack sealing may be required
- Asphalt binder shows little or no reveal around individual stones
- Maintenance treatments will add little to no value in extending pavement life



GOOD –

- Light to moderate cracking
- Open transverse joints or cracks
- Repairs in areas may be required
- Asphalt binder shows a minor to moderate reveal around individual stones
- Ideal time to apply preservation treatments in addition to crack seal



POOR –

- Moderate to heavy amounts of cracking
- Minor to moderate structural deficiencies
- Repairs in areas are required
- Asphalt binder failing/light raveling
- Potholes begin to form
- Preservation treatments are no longer an options resurfacing is required.



VERY POOR –

- Severe amounts of cracking
- Significant structural deficiencies
- Widespread repairs required
- Asphalt binder failed/heavy raveling of surface
- Pothole are widespread
- Full depth removal and reconstruction required



Wed 4/24/2019 12:40 PM

Jack Brickner <jbrickner@plannedcommunitiesinc.com>

FW: DELAWARE COUNTY ROAD MAINTENANCE COSTS

To: Bob Grden (arlingtonbuilders@columbus.rr.com)

Message

Pavement Maintenance Plan.pdf (197 KB)

From: Jack Brickner
Sent: Monday, March 04, 2019 4:29 PM
To: Bob Grden (arlingtonbuilders@columbus.rr.com)
Subject: FW: DELAWARE COUNTY ROAD MAINTENANCE COSTS

Bob--info from the County on my maintenace inquiry

Expecting to hear back from Liberty Township this week--which may be more applicable

Jack

From: Ungashick, Jerry [mailto:J.Ungashick@co.delaware.oh.us]
Sent: Monday, March 04, 2019 4:25 PM
To: Jack Brickner
Subject: DELAWARE COUNTY ROAD MAINTENANCE COSTS

Mr. Brickner-

Here are the estimated/average dollars/SY for the maintenance of our various roadways.

ROAD/SURFACE	\$0.55/SY (see attachment)
MOWING R/W	\$0.04/SY
SIGNAGE	\$0.09/SY
GUARD RAIL	\$0.01/SY
SNOW & ICE	\$0.16/SY

Above estimated \$ figures do not include:
Drainage/culvert maintenance
Traffic signals
Bridge maintenance
Curb & Gutter maintenance

If you have questions or need additional information please do not hesitate to call.

Jerry



Jerry E. Ungashick
Operations Manager
Delaware County Engineer's Office
a: 50 Channing St., Delaware, OH 43015
p: (740) 833-2415
c: (740) 272-0406
e: jungashick@co.delaware.oh.us
w: www.delawarecountvengineer.org



Public Works Department MEETING MINUTES

Subject: Connection to Peachblow Rd by both Grden Development north of Peachblow Rd and Metro Development (Berlin Meadows) south of Peachblow Rd
Date | Time: 2/21/19 | 9:30-10:30am
Location: Delaware County Engineers Office, Sanitary Engineer's Office Conference Room
Composed By: Carrie F. Fortman, P.E.

DISCUSSION/NOTES

- Present – see scanned sign-in sheet
 - Initial discussion was with respect to
 - o which development would establish the alignment/intersection point of Peachblow Rd.
 - o DCEO requirement that the intersection point of Peachblow Rd be a minimum of 2200-FT from the centerline of the railroads tracks to the immediate east.
 - o Proximity to high tension power lines is of concern. DCEO stated that the intersection of Wilson Rd (Tanger Outlet Mall access) at SR 36 is close to power lines in which the traffic technicians routinely have difficulty servicing the street light, pedestrian lights, and traffic lights due to the presence of static electricity.
 - o J.Thomas stated there is zoning/planning commission meeting next Tuesday (2/26/19) regarding the Berlin Meadows projects with Berlin Township.
 - the school to be within Berlin Meadows is to have a 2020 start date and need to have North Rd (assumed current roadway name/reference for the roadway intersecting Peachblow Rd through the Metro development.
- The sanitary connection to service Berlin Meadows will also be required to be completed, having a currently proposed alignment beginning at 23, near Speedway adjacent to Shannahan) then follow through the Hooks property and working across to the Berlin Meadows development.
- Metro development has been in process for over 2 years now; he stated the traffic study (TIS) was completed 2 years ago. M.Love responded to this

stating that the TIS has not been accepted, and at this time requires amendment to include changes to the commercial portion and addition to the elementary school.

- o J.Picin commented that to date no preliminary engineering has been completed to date for the Metro development
- o M.Shade specified that the Grden development requires approval of both the City and the County.
- M.Weber commented a roundabout has the ability/option to accommodate atypical alignments
- T. Faris commented on the Metro development an adjustment regarding the allowable radius would aid on the impact to commercial lots

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Public Works Department MEETING MINUTES

Subject: Connection to Peachblow Rd by both Grden Development north of Peachblow Rd and Metro Development (Berlin Meadows) south of Peachblow Rd
Date | Time: 2/21/19 | 9:30-10:30am
Location: Delaware County Engineers Office, Sanitary Engineer's Office Conference Room
Composed By: Carrie F. Fortman, P.E.

- R.Riley agreed with M.Weber's comment regarding a roundabout, adding the benefits with navigating the overhead power line support, and preferred intersection type
- R. Riley commented the County would be willing to take contribution from both developers; allowing for a traditional intersection at the start of each respective development. Peachblow Rd improvement would then be made and completed by the County at a suitable future date. County would establish/provide a preliminary alignment for entry from both developments *(after meeting note: On 2/26/19 J.Piccin provided to T.Faris via email the Peachblow-North Concept in PDF format, requesting the layout (for both developments) incorporate this concept).*

- Proximity/minimum distance from overhead power line support will need to be determined.
- Potential to use City collector street lighting standard at the roundabout, as well as City design standards for the roundabout.
- Summary:
 - o County to provide a preliminary roundabout alignment to both developers
 - o Metro to amend their TIS to include the school and submit to DCEO for review and approval.
 - o Upon approval of the TIS completed by Metro, Grden would then amend the TIS to include the Grden development.

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AGREEMENT FOR MUTUAL EXCHANGE OF PARCELS OF LAND

This Agreement for Mutual Exchange of Parcels of Land (the "Agreement") is executed, delivered and made effective as of November ____, 2018 (the "Effective Date"), by and between **JOHN M. GUNDLING AND TONI T. TIBURZIO**, Husband and Wife, at 957 PEACHBLOW RD LEWIS CENTER OH 43035 ("**GUNDLING/ TIBURZIO**"), and **GRDEN LLC**, an Ohio Limited Liability Company with a mailing address of 10590 Wellington Boulevard, Powell, Ohio 43065 ("**GRDEN**").

WITNESSETH:

Background Information and Preliminary Statements

- A. **The Parties and the Properties.** **GUNDLING/ TIBURZIO** is the owner and developer of a tract of land consisting of 5.00 acres located in the Township of Berlin, Delaware County, Ohio (the "**GUNDLING/ TIBURZIO** Property"), which is delineated and identified on the site plan attached hereto as **Exhibit A** and incorporated in the description attached hereto as **Exhibit B** consisting of .067 acres, more or less, of which is included (the "Site Plan"). **GRDEN LLC** is the owner of a tract of land containing approximately 102.011 acres, more or less, (the "**GRDEN** Property"), which is located adjacent to and abuts the **GUNDLING/ TIBURZIO** Property and is also delineated and identified on the Site Plan in Exhibit D and identifies the .482 acres described therein.
- B. **Purpose of This Agreement.** To provide for **GRDEN**, or its successors and/or assigns, by **GUNDLING/ TIBURZIO** a warranty deed for the conveyance of .067 acres for the eventual extension of Ensign Drive to the west and part of the Glenn Road Capital Project and part of the City of Delaware's neighborhood thoroughfare plan upon annexation to the City of Delaware, in exchange for the conveyance **GUNDLING/TIBURZIO's** .067 acres to **GRDEN**, **GRDEN** will convey by warranty deed to **GUNDLING/TIBURZIO** an area of land consisting of .482 acres, more or less, as an exchange property as specified above.

NOW, THEREFORE, in consideration of the premises, as set forth in the foregoing Background Information and Preliminary Statements, and of the mutual promises herein set forth, and for other good and valuable consideration paid, the parties do hereby grant and convey to each other the following proposed warranty deeds and do hereby make the following related agreements on and subject to the following terms, conditions, covenants, restrictions and provisions, intending to be legally bound hereby:

ARTICLE I

Exchange of Lands by Mutual Agreement

Section 1.1 Mutual Agreement. The Parties hereto mutually agreed to exchange the lands of each other described in exhibits B and D attached hereto

Section 1.2 Exchanged Properties. **GRDEN** agrees to exchange .482 acres, more or less, described in Exhibit D and **GUNDLING/TIBURZIO** agrees to exchange .067 acres, more or less, described in Exhibit B.

Section 1.3 Delivery of Deed Documents. Upon execution of this agreement and within thirty (30) days of the execution of this agreement, the parties hereto shall execute and deliver to each other deeds set forth in Exhibits E and F attached hereto.

ARTICLE II

Terms of Exchange and Acquisition by Parties

Section 2.1 Consideration. The Parties hereto agree that the promise to exchange certain lands described in exhibits B and D and the actual exchange thereof shall be the full consideration for the exchange between the Parties hereto.

Section 2.2 Additional Consideration. **GRDEN** shall additionally pay for all recording charges related to the recording of deeds and the cost of preparation of all legal descriptions and plats thereof. **GRDEN** shall also pay any and all conveyance taxes, if any, on the conveyance of the parcels herein granted.

Section 2.3 Duration of Agreement. This agreement shall be fulfilled and terminated upon the occurrence of the of the leader of the recording of all deeds set forth in Exhibits E and F or the construction Ensign Drive on the property of **GRDEN** described in Exhibits C and D.

ARTICLE III

GRDEN Obligations

Section 3.1 Construction of Ensign Drive on GRDEN Property. **GRDEN**, its successors and/or assigns, shall construct the Ensign Drive extension on its property at such time that said project phase adjacent to the roadway is completed and the roadway shall be constructed in accordance with the requirements of the city of Delaware, Ohio.

Section 3. Restoration. **GRDEN** shall restore the property adjacent to the **GUNDLING/TIBURZIO** in accordance with the preliminary development text approved by the city of Delaware, Ohio and the road construction requirements of the city of Delaware, Ohio. Further, **GRDEN** shall restore the land adjacent to the lands of **GUNDLING/TIBURZIO** to a similar condition prior to construction with allowance for the installation of tree lawn trees in accordance with city regulations.

ARTICLE IV

Defaults and Remedies

Section 4.1. Defaults. If either party (the "defaulting party") should fail to observe any of the terms, conditions, restrictions or provisions of, or should fail to perform any of its covenants or obligations under, this Agreement within a period of 30 days after the other party (the "non-defaulting party") has given to the defaulting party written notice thereof, then the defaulting party shall be in default under this Agreement; provided that if the obligation is of such a nature that the same cannot, with due diligence, be reasonably performed within such 30-day period, then such default shall be deemed to have been cured if the defaulting party commences such performance within such 30-day period and thereafter undertakes and proceeds with due diligence to complete the same and does complete the same within a reasonable time. If a default has occurred and is not cured within the time period specified in this Section 4.1, then the non-defaulting party shall have all of the rights and remedies afforded to it by law and equity and also all of the rights and remedies set forth in Section 4.2 hereof, any one or more of which may be exercised and enforced independently or concurrently at any time after such default, without further notice to the defaulting party and without waiving any of the non-defaulting party's other rights and remedies, and all of which shall, to the extent applicable, survive the termination of any right granted in this Agreement.

Section 4.2. Remedies.

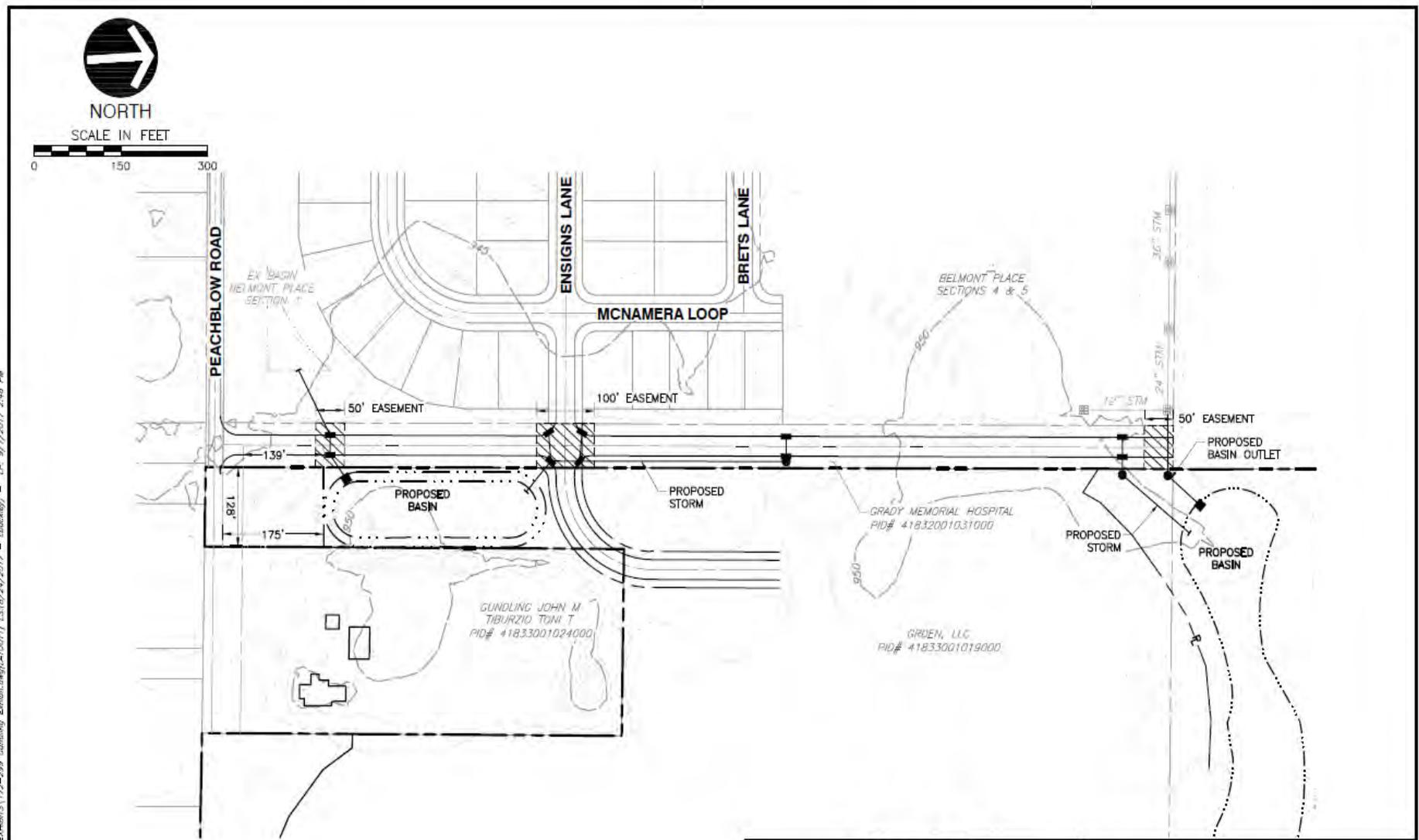
(a) **Cure.** The non-defaulting party may cure any default of the defaulting party under this Agreement; and if the non-defaulting party should do so, then it shall be entitled to be reimbursed for all costs and expenses incurred by it in connection therewith, from either the defaulting party, its contractors, or its insurance carriers.

(b) **Civil Actions.** The non-defaulting party may sue the defaulting party for the specific performance of any obligation undertaken by the defaulting party in this Agreement, for injunctive or other equitable relief, or for damages in any court of competent jurisdiction, in order to recover any such amount as may be due and payable to the non-defaulting party.

ARTICLE V

Indemnification

GRDEN shall indemnify **GUNDLING/TIBURZIO** from any claims for damages to property and or persons arising out of the construction, use and maintenance of Ensign Drive, and the use of the Ensign Drive herein granted, unless caused by the negligence or wrongful intentional acts of **GUNDLING/TIBURZIO**, or its agents, employees, contractors or subcontractors.



P:\2017\172-299\1-CADD\DWG\EXHIBITS\172-299_Gundling_Exhibit.dwg(LAYOUT1) LS(R)24/2017 - chuckkyj - LP, 9/7/2017 2:48 PM

 Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085 614-540-6633 · 888-598-8808 www.cecinco.com		ARLINGTON BUILDERS PEACHBLOW ROAD	
		OHIO HEALTH ENTRANCE DRIVE DRAINAGE EXHIBIT	
DRAWN BY: MGS DATE: JULY 2017	CHECKED BY: CJB DWG SCALE: 1"=150'	APPROVED BY: DRAFT PROJECT NO: 172-299	FIGURE NO.: 1



FARM LOT 37 P.O.B.
FARM LOT 36
3/4-INCH PIN FOUND

L11
L12
L13
L14
0.092 ACRES

GLENN ROAD CAPITAL LLC
PARCEL - 41833001032000
68.04 ACRES
O.R. 560 PG. 167

GRADY MEMORIAL HOSPITAL
PARCEL - 41832001031000
105.278 ACRES
O.R. 594 PG. 212

GRDEN LLC.
PID: 41833001019000
36.502 ACRES (TO C/L R/W)
O.R. 951 PG. 2796

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE
BASED ON SOUTH 03°35'57" WEST
FOR THE EAST LINE OF THAT 103.066
ACRES AS SHOWN IN OFFICIAL
RECORD 696, PAGE 2249.



0.184 ACRES

L17
L16
0.067 ACRES
P.O.B.

N 03°36'27" E 639.30'

JOHN GUNDLING
& TONI TRBURZIO
PID: 41833001024000
5.000 ACRES
O.R. 560 PG. 167



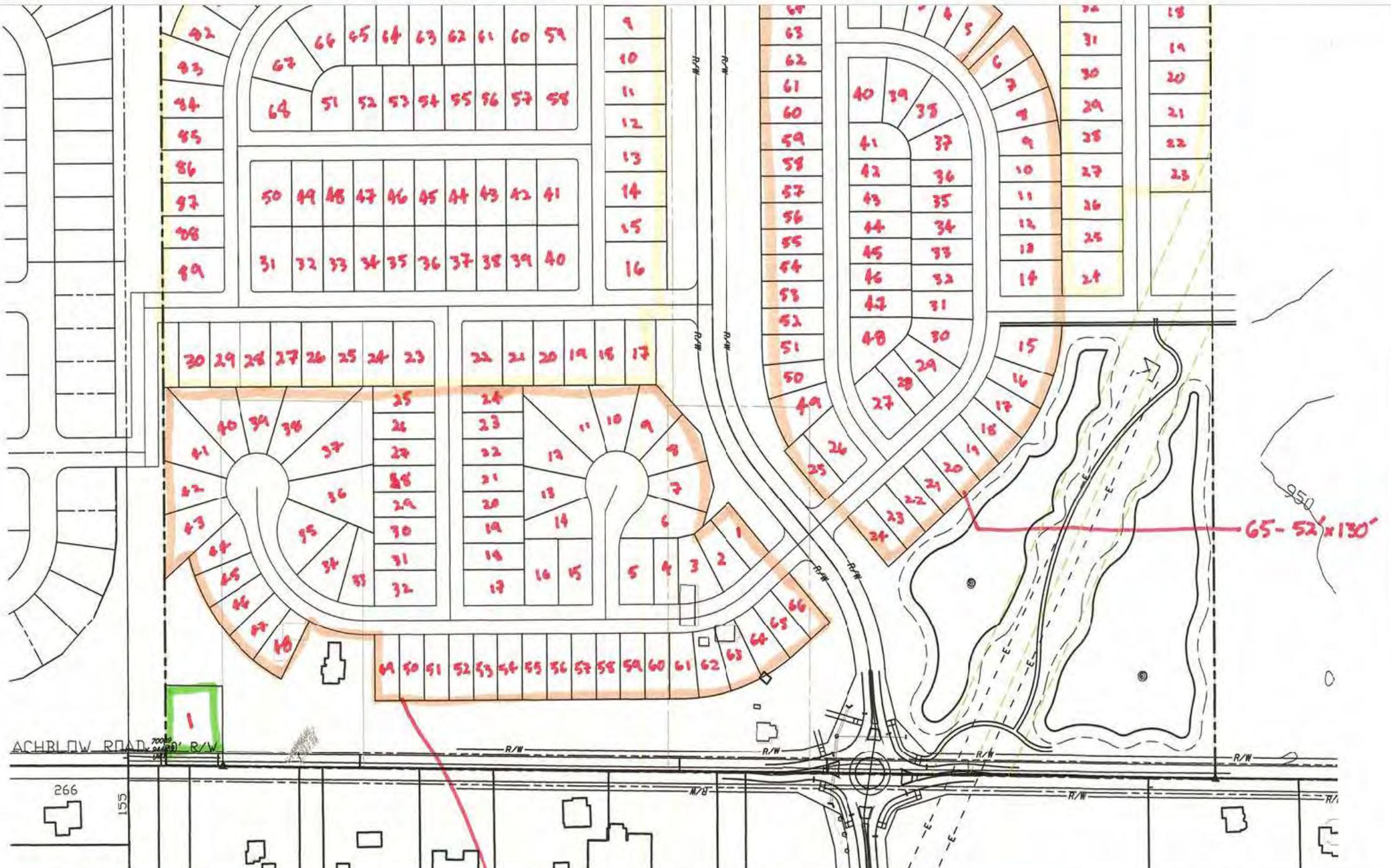
MA Smith
MARK ALAN SMITH
REGISTERED SURVEYOR NO. S-8232
DATE 7/21/2011

L7	N 03°36'27" E	100.00'
L8	S 86°23'26" E	80.00'
L9	S 03°36'30" W	100.00'
L10	S 86°23'26" E	80.00'
L11	N 85°49'12" W	80.00'
L12	S 03°36'27" W	50.00'
L13	N 85°49'12" W	80.00'
L14	N 03°36'27" E	50.00'
L15	S 85°27'14" E	200.00'
L16	N 03°36'27" E	87.24'
L17	S 85°27'12" E	55.19'



C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808

0.092 ACRE EASEMENT
0.184 ACRE EASEMENT
0.067 ACRE EASEMENT
0.092 ACRE EASEMENT
BERLIN TOWNSHIP



- Exp
- Cre
- Edit
- Cor
- Cor
- Org
- Red
- Pro
- Opt
- Fill
- Ad
- Sen
- Mo

Send,
PDFs
S



Tue 4/9/2019 6:14 PM

John @ StraightUp Equipment <jmg@straightupeq.com>

RE: Land swap

To: arlingtonbuilders@columbus.rr.com

Cc: 'David M. Efland'; 'Lance Schultz'

Bob,

Thanks for updating me on your latest plan to incorporate our property into your development. Our last meeting concerning your offer left me at a loss. I'm not quite sure what your offer is. I have talked with other developers and realtors alike that have assured me that \$650,000 is a reasonable price for the property, and we are standing by that number for now.

As far as filing this new rendering with the city, I'm not sure that you can do that without first having it in contract or at least having some type of written agreement with Toni and myself, or without first annexing our property into the City.

Understanding that you have not reached an agreement with Ohio Health or with the city to access the development using their private road is curious to me. Why wouldn't you use the road radius out of Belmont Place that you originally proposed, if you had control of it?

Another initial thought I have when looking at your new rendering concerns the lots to the east side of my property. They straddle the lot line and would require additional land from you. I am still open to working out a deal to sell you our property-at an acceptable price, and on other acceptable terms including that it would be subject only to your getting final rezoning approval.

Please let me know your thoughts on the above questions-and I am confident that we can accommodate your time frame and help make the process go smoothly but only at the price that we have discussed.

John Gundling

From: Arlington Builders [<mailto:arlingtonbuilders@columbus.rr.com>]**Sent:** Monday, April 8, 2019 12:35 PM**To:** 'John @ StraightUp Equipment'**Cc:** 'David M. Efland'; 'Lance Schultz'**Subject:** RE: Land swap[↑ Next](#) [↓ Previous](#)

John,

Wondering if you have given any consideration to the offer we spoke to you and Toni about on the 29th at your house. I have attached a rendering that Todd Faris drafted incorporating your 5 acres into our development we have also allowed for utilities to be connected to your property as well. It is our intention to file this version with the City for approval. After our meeting I assumed you do not plan on staying put, but maybe haven't fully decided. Our thought was to at least provide access to your property through our subdivision with roadway connection and utility access, if we come to terms on an agreement to purchase your property or you could develop yourself or sell to another developer. I will be giving you the option but would like to at least have a decision by the end of the week as to how you would like us to proceed with our proposal to the City. We can propose both options to the City dependent on your input. We are truly giving you the option and as I have stated many times in the past, we are trying to work with you as we move forward. We can either propose to the city the initial drawing I presented to you with more buffering or the attached drawing with the road stubbed into your property for future development, if we were to purchase this is what would make it feasible for us. This version would allow for 16 additional lots and your house on a lot, the lot numbered one would be deleted due to the fact that we would need to reconfigure the pond. Please advise and feel free to call me with any questions.

Thanks,

Bob Grden

From: John @ StraightUp Equipment [<mailto:jmg@straightupeq.com>]**Sent:** Tuesday, March 26, 2019 4:14 PM**To:** 'Bob Grden' <arlingtonbuilders@columbus.rr.com>**Subject:** RE: Land swap

Hey Bob, My wife Toni is just getting over the flu and as I mentioned before, this is a busy week for me. It looks like Friday will work best. Any time after 11:00am. Just let me know if that will work for you. We also thought it might be helpful for you to give us some idea of the options that your considering so we can give them some thought beforehand. Thanks John

From: Bob Grden [<mailto:arlingtonbuilders@columbus.rr.com>]**Sent:** Monday, March 25, 2019 4:12 PM**To:** John @ StraightUp Equipment**Subject:** Re: Land swap

John,



Fri 4/19/2019 12:28 PM

John @ StraightUp Equipment <jmg@straightupeq.com>

RE: Land swap

To: 'Bob Grden'

Cc: 'Elliott, Steven P.'

Bob, I have meet with the city and let them know that I am not interested in having the roadway stubbed into my property. We plan to strongly reiterate this decision again at the hearing on May 1st. Could you please forward your buffering plan for the previous layout dated 3/8/19 that you presented. Thanks John

From: Bob Grden [mailto:arlingtonbuilders@columbus.rr.com]**Sent:** Tuesday, April 9, 2019 8:57 PM**To:** John @ StraightUp Equipment**Cc:** David M. Efland; Lance Schultz**Subject:** Re: Land swap

John,

I have spoken to the City regarding the roadway stubbed to your property, your property does not need to be annexed for us to stub a roadway to it. If you are planning on selling your property and not staying there and truly believe the development will lower your value than I would advise you to request us to stub the roadway into your property. If you have a developer that would like to purchase your property for \$650,000 I will work with them to annex and possibly include your piece within our development but this would have to be done very quickly. I'm not a buyer at \$650,000, I would consider it at \$550,000 as I stated before with the contingency of no opposition through the process and also receiving approvals as currently drawn, but I would have to have the roadway stub. I would consider selling you the extra land you would need to complete the plan as drawn if you or someone else would like develop your piece. We have been talking about this for close to two years now and I need a decision this week on the layout. I just need to know if you plan on selling or staying? If you sell my advice would be to have us stub the roadway, if we were to purchase your property this is the only way it would be feasible financially for us, therefore if you chose to not have the roadway stub I would not be interested in a purchase agreement with you. I am trying to work with you to the absolute best of my ability to take your needs into consideration with in our plan. I'm just at the point where I have to have a decision as to the roadway stub, if you choose this we can talk further about purchase, you could develop yourself, or you could sell to developer and have them develop as we have drafted. If your decision is to not have the roadway stubbed I would be happy to talk to you about buffering and what you would like as far as tree selections and mounding. This all would ultimately all have to be approved by the City as well.

Thanks,
Bob Grden

Sent from my iPad

On Apr 9, 2019, at 6:13 PM, John @ StraightUp Equipment <jmg@straightupeq.com> wrote:

Bob,

Thanks for updating me on your latest plan to incorporate our property into your development. Our last meeting concerning your offer left me at a loss. I'm not quite sure what your offer is. I have talked with other developers and realtors alike that have assured me that \$650,000 is a reasonable price for the property, and we are standing by that number for now.

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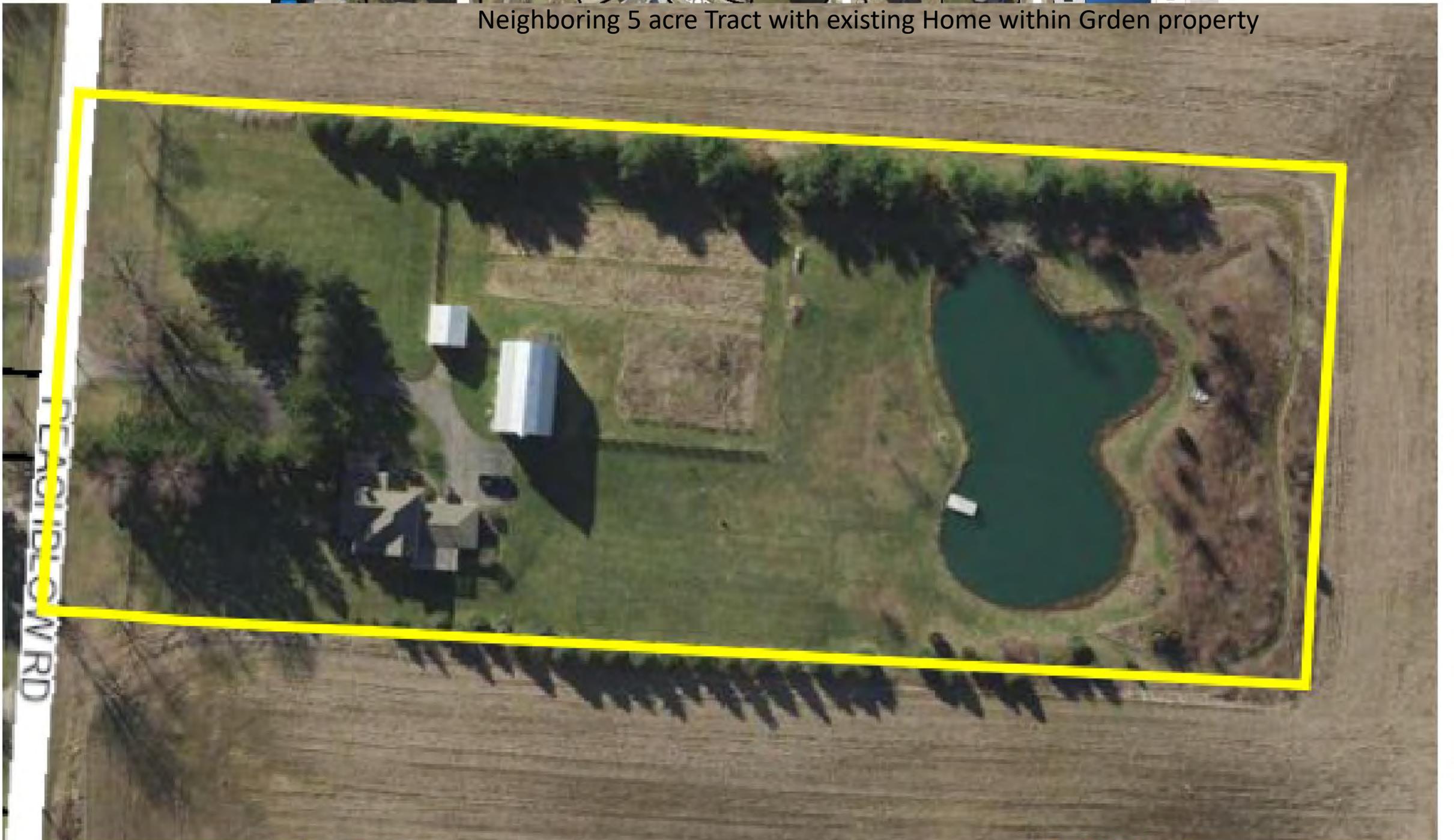
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From: Arlington Builders [mailto:arlingtonbuilders@columbus.rr.com]**Sent:** Monday, April 8, 2019 12:35 PM**To:** 'John @ StraightUp Equipment'**Cc:** 'David M. Efland'; 'Lance Schultz'**Subject:** RE: Land swap

John,



Neighboring 5 acre Tract with existing Home within Grden property



PEACOCKBLOW RD

From Peachblow Rd Looking Down West Property Line



Front West Side



photograph
1, from right
to left



Front West Side



Front west
Side

2

ladder marks
the beginning
of the trees



West Rear Corner



Middle West Facing North



Middle West Side



photograph 2, from right to left, at the far left is the curve around to the right.

West Side Facing South



North West Corner



North end existing buffer



Middle Back of Property

right to left, curve to back view of trees at back of barn
and house



North end of property



North East Corner



North East Corner Facing South



Noeth East Corner



East side of Pond



East Property line



East Property Line Facing
South



COMMUNITY IMPACT ASSESSMENT

Project Name	Winterbrooke Place
Applicant	Robert L. Grden Designated Manager
Owner	Grden LLC
Zoning Requested	R-3 with Conditional Use Permit for PMU (Planned Mixed-Use)

A. General Provisions and Requirements:

1. Acreage	100.648 Acres Exclusive of Existing Right-Of-Way
2. Pin Nos.	<u>Parcels Presently in the Township of Berlin, Delaware County, OH until Annexed:</u> 41832001038000; 41833001018000; 41833001018001 and 41933001019000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate
3. Current Zoning	<u>Lands Presently in the Township of Berlin:</u> FR-1 (Farm Residential District)

B. Specific Information

1. Legal Description	See Addendum A attached hereto. Grden LLC currently owns a total of 101.968 acres of which 1.32 acres is the road right of way. See Addendum A-1 for the Legal Description of the 100.648 acres being annexed to the City of Delaware, Ohio. The last recorded survey indicated a total acreage of 102.0138. This was
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	recalculated at the time of the preparation of Map of Annexation and is reflected in the Petition for Annexation.																																
a. Reference	Official Record Vol. 951, Pages 2796-2801, Records Office, Delaware County, Ohio																																
b. Current Land Assessment	Two current Ditch Assessments. One for Ditch Construction and one for Ditch Maintenance which runs from 2018 – 2025.																																
c. Adjacent Parcels/ Including Ownership	<table border="1"> <thead> <tr> <th><u>PIN</u></th> <th><u>Owner</u></th> </tr> </thead> <tbody> <tr> <td>41832001035000</td> <td>PULTE HOMES OF OHIO LLC</td> </tr> <tr> <td>41832001040000</td> <td>PULTE HOMES OF OHIO LLC</td> </tr> <tr> <td>41833001010000</td> <td>EVANS FARM DELAWARE LLC</td> </tr> <tr> <td>41833001013000</td> <td>REBECCA JANE KRUPAR JAMES MATTHEW KOCH</td> </tr> <tr> <td>41833001014000</td> <td>KENNEY ASSET MANAGEMENT LLC</td> </tr> <tr> <td>41833001016000</td> <td>PEACHBLOW LAND II LLC</td> </tr> <tr> <td>41833001017000</td> <td>PEACHBLOW LAND II LLC</td> </tr> <tr> <td>41833001020000</td> <td>JFMG II LLC</td> </tr> <tr> <td>41833001024000</td> <td>JOHN M. GUNDLING TONI T. TIBURZIO</td> </tr> <tr> <td>41833001021000</td> <td>MARK E VANDEVORT NANCY VANDERVORT</td> </tr> <tr> <td>41833001022002</td> <td>PATRICIA ANN LOGAN</td> </tr> <tr> <td>41833001022000</td> <td>PATRICIA ANN LOGAN</td> </tr> <tr> <td>41833001023000</td> <td>MICHAEL E ZYSK RENEE M ZYSK</td> </tr> <tr> <td>41833001022001</td> <td>JENNIFER STRAWSER DYAN STRAWSER</td> </tr> <tr> <td>41832001031000</td> <td>GRADY MEMORIAL HOSPITAL</td> </tr> </tbody> </table>	<u>PIN</u>	<u>Owner</u>	41832001035000	PULTE HOMES OF OHIO LLC	41832001040000	PULTE HOMES OF OHIO LLC	41833001010000	EVANS FARM DELAWARE LLC	41833001013000	REBECCA JANE KRUPAR JAMES MATTHEW KOCH	41833001014000	KENNEY ASSET MANAGEMENT LLC	41833001016000	PEACHBLOW LAND II LLC	41833001017000	PEACHBLOW LAND II LLC	41833001020000	JFMG II LLC	41833001024000	JOHN M. GUNDLING TONI T. TIBURZIO	41833001021000	MARK E VANDEVORT NANCY VANDERVORT	41833001022002	PATRICIA ANN LOGAN	41833001022000	PATRICIA ANN LOGAN	41833001023000	MICHAEL E ZYSK RENEE M ZYSK	41833001022001	JENNIFER STRAWSER DYAN STRAWSER	41832001031000	GRADY MEMORIAL HOSPITAL
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d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present																																

2. Location and Access	<p>The entire property is located north of Peachblow Road. All access is presently to the south on Peachblow Road with location and access to the east into the Township and county road system and to the west there will be access to Glenn Parkway. If the development is approved, Winterbourne Drive will be constructed through the middle of the development connecting with Winterbourne Drive to the north and eventually the North Street Road extension to the south. Also, if the development is approved a road connection will be made to the west connecting Winterbrooke Place and Belmont Estates at Ensign Lane with an eventual dedication across the Grady Memorial Hospital Property.</p>
3. Adjacent Lands	<p>North - City of Delaware (R-2 One-Family Residential District Pulte Homes of Ohio); East - Township of Berlin (FR-1 Farm Residential). (Evans Farm Delaware LLC Project); South – Township of Berlin FR-1 Housing and Industrial Zoning (Primarily the Kenney Asset Management LLC Development Commercial, Elementary School and Residential Project and Industrial Zoning on the Peachblow Land II LLC Properties). West - City of Delaware Belmont Estates and Glen Road Capital LLC (R-3 One family Residential District and B-4 General Business District; Northwest and West-City of Delaware by Grady Memorial Hospital (PO/I Planned Office/Industrial District)</p>
4. Existing Site Land Use	<p>Current use of lands in the Township of Berlin are Farm/Residential. (FR-1 District). All lands coming into the City are brought into the City of Delaware as agricultural until rezoned.</p>

5. Maps, Charts	See Addendum B attached hereto
6. Environmental Impacts	A Phase One Environmental has been conducted and is attached as Addendum I.
	<p>a. Topography and Drainage: Drainage flow on the property is from northeast to west/ southwest toward the Olentangy River west of the proposed Winterbourne Drive and north to south/ southwest east of Winterbourne Drive. The entire property is sloped towards and part of the Olentangy River Watershed District. See Addendum C, D and E attached hereto.</p> <p>b. Vegetation: This parcel of land has a vegetation in the form of trees in the south-central area of the property. The balance of the acreage has been farming ground for at least 30 years. The remainder of the property is without trees except in the old fence line areas. See Addendum F attached hereto.</p> <p>c. Soils: Map of soils is attached hereto as Addendum G.</p> <p>d. Ecology: Land over the years was agricultural. No unusual vegetation.</p>

<p>7. Air and Noise Pollution</p>	<p>No site activity or uses will be included that will generate any unusual noise or air pollution, except normal dust from farming operations, not normally present in residential developments. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction. Noise from traffic and pollution from existing traffic on U.S. 23 will override any proposed uses that will take place on this property. Traffic is currently not fully using Winterbourne Drive and that may alter vehicle noise in the area. However, most of the traffic will be residential vehicle traffic.</p>
<p>8. Sanitary Sewers & Storm Drainage</p>	<p>At present, drainage is provided by farm tiles and county tiling systems of the 1920's. With development, drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and Water are available to be extended to the east through the Grady Memorial Hospital property at Ensign Lane.</p>
<p>9. Traffic and Parking</p>	<p>A traffic study is currently being prepared by Todd Stanhope, Director of Traffic Engineering, Smart Services, Inc. When the traffic study is complete it will be submitted by a separate submission upon coordinating the traffic studies of proposed Berlin Meadows and Winterbrooke Place by the Delaware County Engineer and in coordination with Delaware City Engineer.</p>
<p>10. View Interference</p>	<p>Because of the size of the land and its proposed use and the distance from existing structures planned both to the North, West and South. No significant view interference is expected.</p>
<p>11. Historic Sites</p>	<p>None that applicant is aware of at the present time.</p>

12. Compatibility	The proposed residential development of different houses should enhance and compliment the Pulte Development to the north; Ryan Homes to the west; farm residential development of Evans Farms to the east and south and Kenney Asset Management Development to the south of this project as well as an elementary school site, commercial and existing Industrial uses located in the Township of Berlin opposite the Grden LLC property along Peachblow Road to the South.
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C. Impact on Public Services.

1. Tax Effect	<p>It is difficult to ascertain the overall tax effect of this project. This will be a phased project with various residential uses. Income tax shall be generated from both the Construction Phase and the End Use Phase with three (3) potential residential components, over (5) or possibly six (6) phases.</p> <p>See Addendum H attached hereto.</p> <p>Addendum H includes no income tax projections for the construction phases.</p> <p>A Municipal Impact Fee will be charged as each building permit for each lot is pulled on the project.</p>
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2. Police & Fire	City of Delaware has annexed lands to the north and west. No more impact on police and fire is expected than usual police and fire service to the north, east, west and south of the property and the residential property to the east. A fire station is currently being constructed on Cheshire Road at Glenn Road to the northwest. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction. Fire Service is also provided by the Berlin Township Fire Department.
3. Schools	The entire project is in the Olentangy Local School District. The residential nature of the project should have no more impact on schools under the residential uses currently being developed on the north and west of the project as well as future residential projects planned for the east and south of the project.
4. Parks and Recreation	The primary development plan will set forth location acreage both for recreation and open space throughout the project. Parks and Recreation Impact Fees will be paid at the time permits are pulled for the construction of each residential unit in the subdivision.

5. Traffic Control	<p>Winterbourne Drive is being constructed through this project through the middle of the property. This is a major spine road running north and south through the center of this project and will serve to connect the proposed Winterbourne Drive to the north and the proposed County's North Street Road connected to the south. Additionally, at Peachblow Road, it is anticipated that Delaware County will either install a roundabout or a lighted intersection</p>
--------------------	---

D. General Requirements	
1. Financial Interest	<p>See Addendum H attached hereto.</p> <p>The expected value of the project at build out at current average sale price is \$99,950,000.00 for housing improvements and lot land value.</p>
2. Coordination	<p>All coordination of services has been with the City of Delaware, Ohio. Intersection and access improvements on Peachblow Road on the south will require input and coordination with City of Delaware and the Delaware County Engineers Office. The Delaware County Engineer has full authority for Peachblow Road.</p>
3. Economic Impact	<p>Demands for police and fire services should be similar to all existing residential developments in the City of Delaware.</p> <p>Economic benefits to the community will be significant to the general retail stores and centers presently in the City and County.</p>

4. Construction Scheduling	It seems likely that this project will be phased in its development once if the rezoning and preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner.
5. Adjacent Development	See Item B. c. above
6. Alternatives	It appears given the surrounding land uses and the City Masterplan and pre-annexation negotiations, the best use of this land is a residential use with buffering along the south property line and possibly limited along the eastern property line abutting Evans Farm property which is currently buffered by an Ohio Edison High Tension Power Line.

Respectfully submitted,



Michael R. Shade
Attorney at Law

WINTERBROOKE PLACE
ADDENDUM A:
ORIGINAL DESCRIPTION

ADDENDUM A

Situated in the State of Ohio, County of Delaware, and in the Township of Berlin:

Being a Part of Lot Number 28 and 29 in Section 3, Township 4, North, Range 18 West, United States Military Lands, Berlin Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at an existing 3/4 inch dia. iron pipe located at the southeast corner of Lot 29, said point being on the centerline of County Road 98 (Peachblow Road);

Thence along the centerline of County Road 98 and common line between Lots 29 and 30 North 88° 00' 00" West for a distance of 333.05 feet to a survey nail set at the southeast corner of hereinafter described 111.169 acre tract and the POINT OF BEGINNING.

Thence continuing along said centerline of County Road 98 and common lot line North 88° 00' 00" West for a distance of 2306.68 feet to a railroad spike set at the Southwest corner of Lot 29 and grantor's southwest corner;

Thence along Grantor's west line north 01° 06' 25" East for a distance of 2262.96 feet to an iron pin set at Grantor's Northwest corner (passing over an iron pin set at a distance of 30.00 feet and the Line between Lots 29 and 28 at a distance of 1647.11 feet, more or less);

Thence along Grantor's North line South 87° 40' 25" East for a distance of 1164.44 feet to an iron pin set on the West line of 39.50 acre tract of land, now or formerly owned by Thomas E. McNamara, Deed Vol. 328, Page 365;

Thence along said West line South 00° 58' 45" West for a distance of 314.78 feet to an iron pin set at the southwest corner of aforesaid 39.50 acre tract;

Thence along the south line of said 39.50 acre tract South 87° 50' 50" East for a distance of 1137.39 feet to an iron pin set at Grantor's northeast corner;

Thence along Grantor's East line South 00° 58' 45" West for a distance of 1938.62 feet to a survey nail set on the centerline of County Road 98 and South line of Lot 29 (passing over the line between Lots 28 and 29 at a distance of 291.45 feet, more or less and iron pin set at a distance of 1907.54 feet) and the PLACE OF BEGINNING.

Containing 24.028 acres, more or less in Lot 28 and 87.141 acres more or less of 111.169 acres, more or less.

This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated March 18, 1989.

EXCEPTING THEREFROM a 4.1552 acre tract:

Situated in the Township of Berlin, County of Delaware, and State of Ohio;

Being a part of Farm Lots 28 and 29, Section 3, Township 4 N., Range 18 W. U.S. Military Lands and being a part of a tract now or formerly owned by Ray L. Grden, Ray D. Grden, Jr., Gary P. Grden and Robert L. Grden, as described in Deed Book 512, Page 421, more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 98, Peachblow Road, and at the common corner of Farm Lots 29, 30, 35 and 36 being THE TRUE PLACE OF BEGINNING;

Thence from said POINT OF BEGINNING and with the line common to Farm Lots 29 and 36 and the east line of the property now or formerly owned by Neil K. Rammelsberg and Helen E. Rammelsberg, as described in Deed Book 283, Page 149, North 01° 03' 26" East (passing at 30.00 feet an iron pin set) a total distance of 1671.97 feet to an iron pin found at the common corner of Farm Lots 28, 29, 36 and 37;

Thence with the line common to Farm Lots 28 and 37, also being the east line of a tract now or formerly owned by Young Soon Lee, as described in Deed Book 504, Page 79, North 01° 03' 26" East a distance of 590.74 feet to an iron pin set;

Thence with the south line of a tract now or formerly owned by Robert G. Borrows Trustee as described in Deed Book 477, Page 664, South 87° 40' 21" East a distance of 80.02 feet to an iron pin set;

Thence through the parent tract South 01° 03' 26" West (passing over an iron pin set at 2232.25 feet) a total distance of 22.62 25 feet to a railroad spike set in the centerline of Peachblow Road and on the south line of Farm Lot 29;

Thence with the line common to Farm Lots 29 and 30 North 80° 00' 00" west a distance of 80.01 feet to the TRUE POINT OF BEGINNING. **Containing 4.1552 acres**, more or less. Farm Lot 28, containing 1.0853 acres, and Farm Lot 29 containing 3.0699 acres, more or less.

All iron pines set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing system based on center line of Peachblow Road County Road 98 taken from Deed Book 497, Page 263.

This tract is not intended to create a building site.

EXCEPTING THEREFROM a 5.00 acre tract:

Situated in the Township of Berlin, County of Delaware, and State of Ohio;

Being a part of Farm Lot 29, Section 3, Township 4, North, Range 18 West U.S. Military Lands and being a part of a tract now or formerly owned by Ray L. Grden, Ray D. Grden, Jr., Gary P. Grden, and Robert L. Grden, as described in Deed Book 512, Page 421, more particularly described as follows:

Commencing at a railroad spike found in the centerline of County Road 98, Peachblow Road, and at the common corner of Farm Lots 29, 30, 35 and 36.

Thence along the centerline of County Road 98 (S. 88° 00' 00" East) a distance of 200.03 feet to a railroad spike set at the PLACE OF BEGINNING.

Thence north 01° 03' 26" East (passing over an iron pin set at 30.00 feet) a total distance of 726.00 feet to an iron pin set;

Thence south 88° 00' 00* East a distance of 300.04 feet to an iron pin set;

Thence South 01° 03' 26" West (passing over an iron pin set at 696.00 feet) a total distance of 726.00 feet to a railroad spike set in the centerline of Peachblow Road and on the south line of Farm Lot 29;

Thence with the line common to Farm Lots 29 and 30 North 80° 00' 00" West a distance of 300.04 feet to THE TRUE POINT OF BEIGNNING.

Containing 5.00 acres, more or less.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing system based on centerline of Peachblow Road County Road 98, taken from Deed Book 497, Page 263.

LEAVING 102.0138 ACRES, MORE OR LESS.

WINTERBROOKE PLACE

ADDENDUM A-1: ANNEXATION DESCRIPTION



Civil & Environmental Consultants, Inc.

ADDENDUM A-1

DESCRIPTION OF A PROPOSED ANNEXATION OF A 100.648 ACRE TRACT TO THE CITY OF DELAWARE DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Grden LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

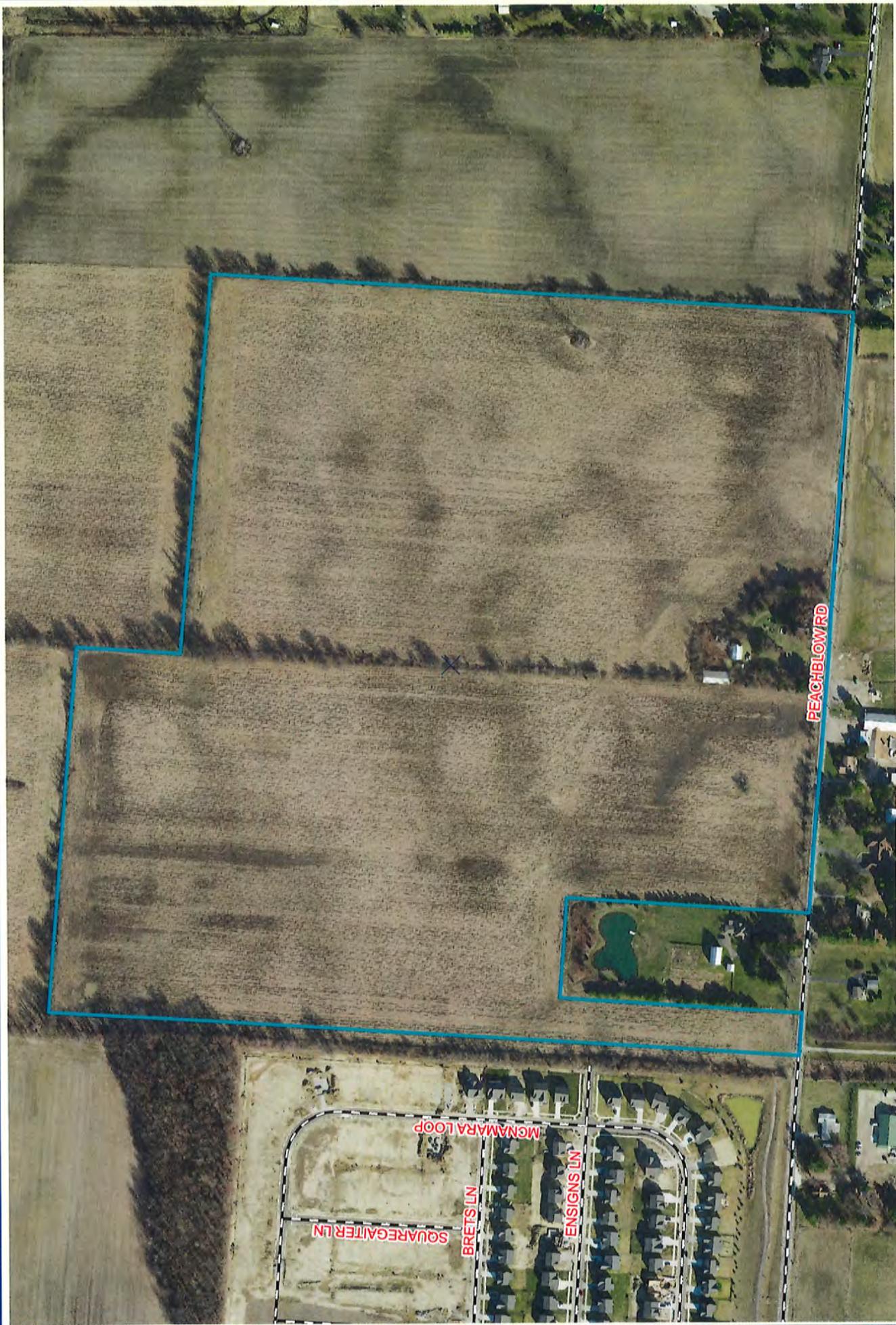
Mark Alan Smith

8/03/2017

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

County Engineer Delaware County, Ohio	
I hereby certify the within to be a true copy of the document that is on file in the Map Department.	
CHRIS E. BAUSERMAN, P.E., P.S. County Engineer	
By <i>[Signature]</i>	Date <i>8/7/17</i>

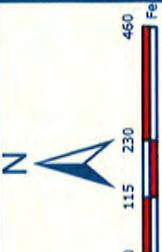


Delaware County Auditor
George Kaitsa

**WINTERBROOK PLACE
ADDENDUM B: MAP OF PROPERTY**

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The mapping data shown is approximate and this information cannot be construed or used as a "legal description" of a parcel. Aerial photo is courtesy of Delaware County Auditor's office. Please report any errors to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on March 2015.



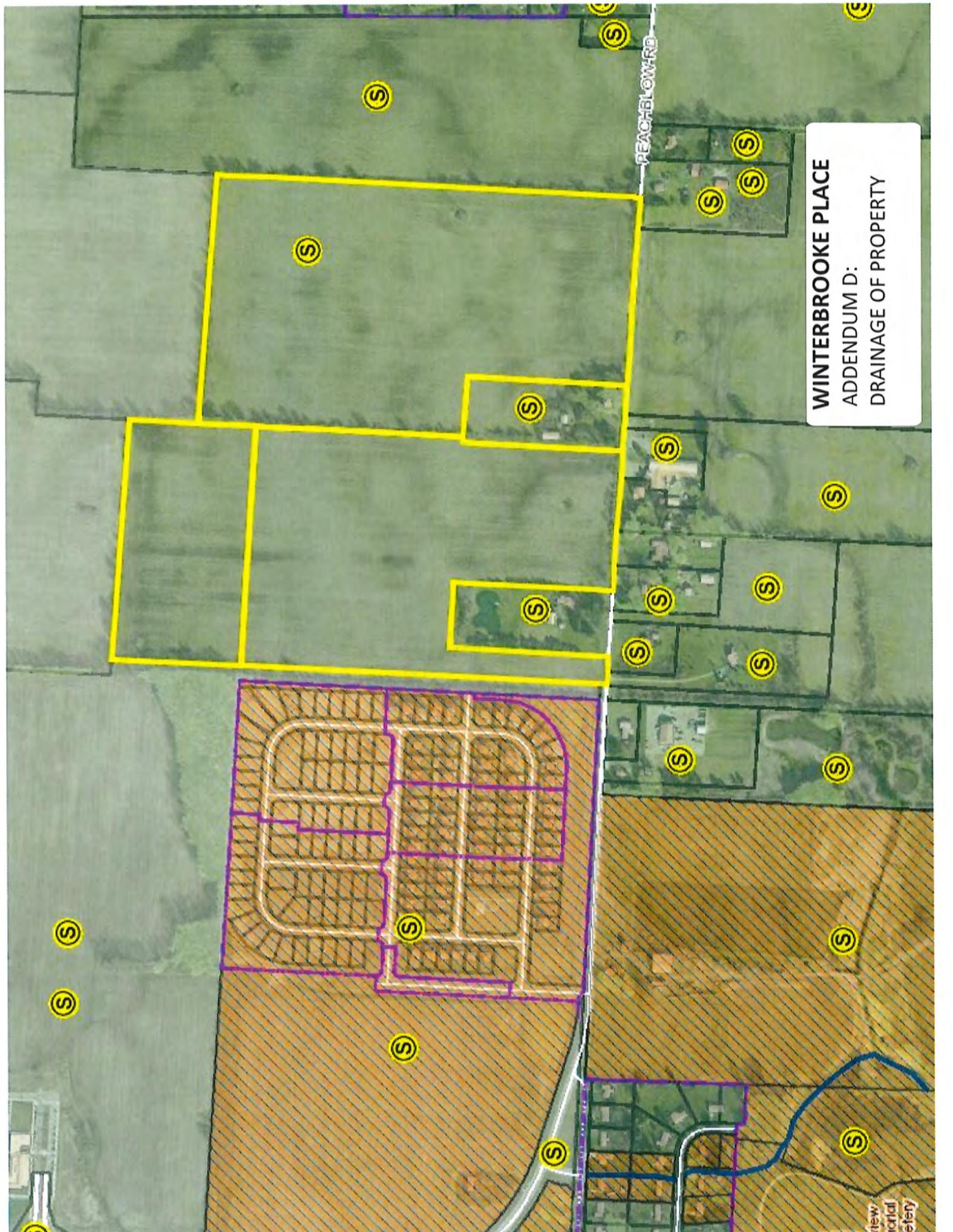


WINTERBROOK PLACE
ADDENDUM C: TOPOGRAPHY OF PROPERTY

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the accuracy, reliability, or completeness of the information shown on this map. Aerial photo is current as of April 2015. Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on March 2015.



Delaware County Auditor
 George Kaitsa

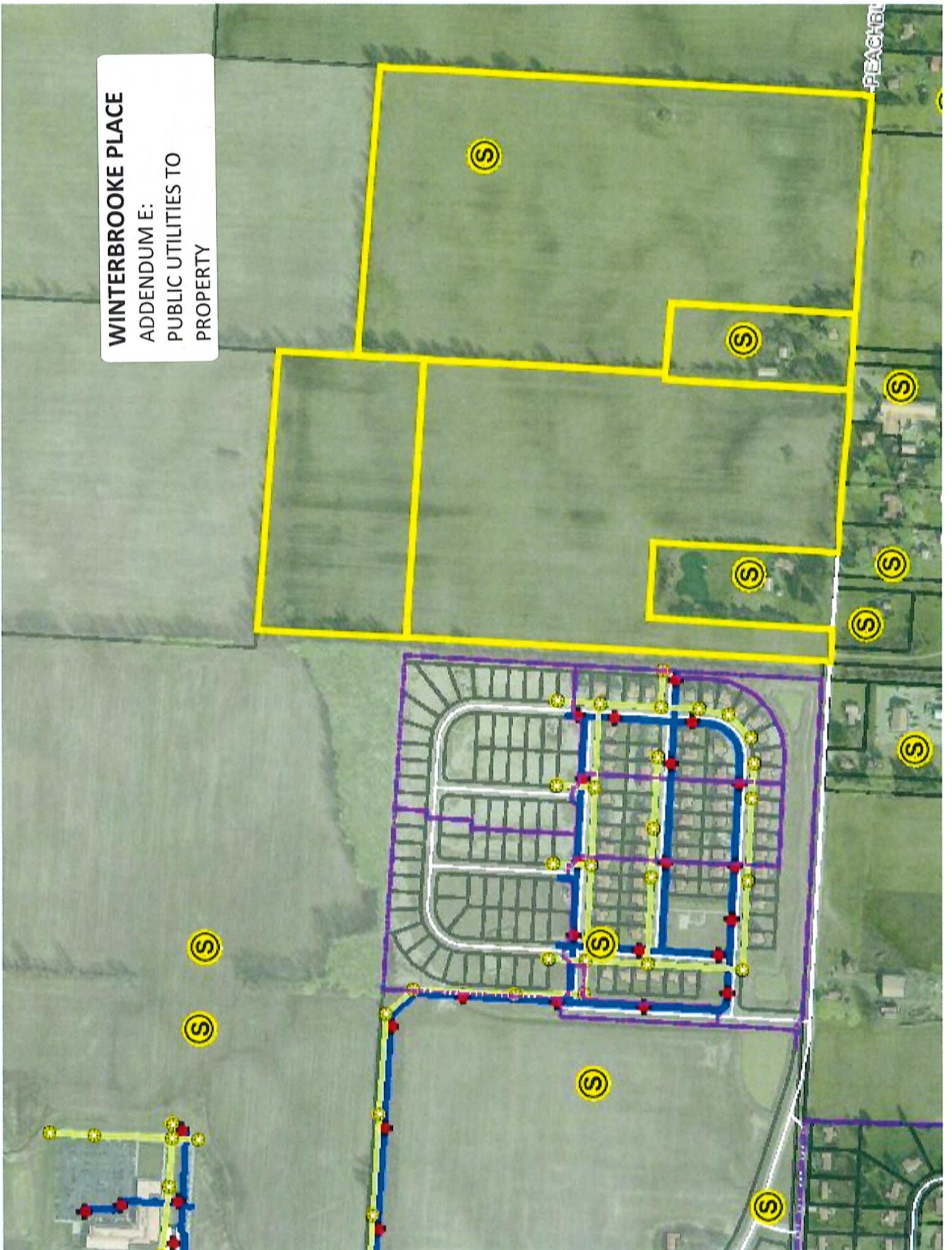


PEACHELOW RD

WINTERBROOKE PLACE
ADDENDUM D:
DRAINAGE OF PROPERTY

view
portal
refery

**WINTERBROOKE PLACE
ADDENDUM E:
PUBLIC UTILITIES TO
PROPERTY**



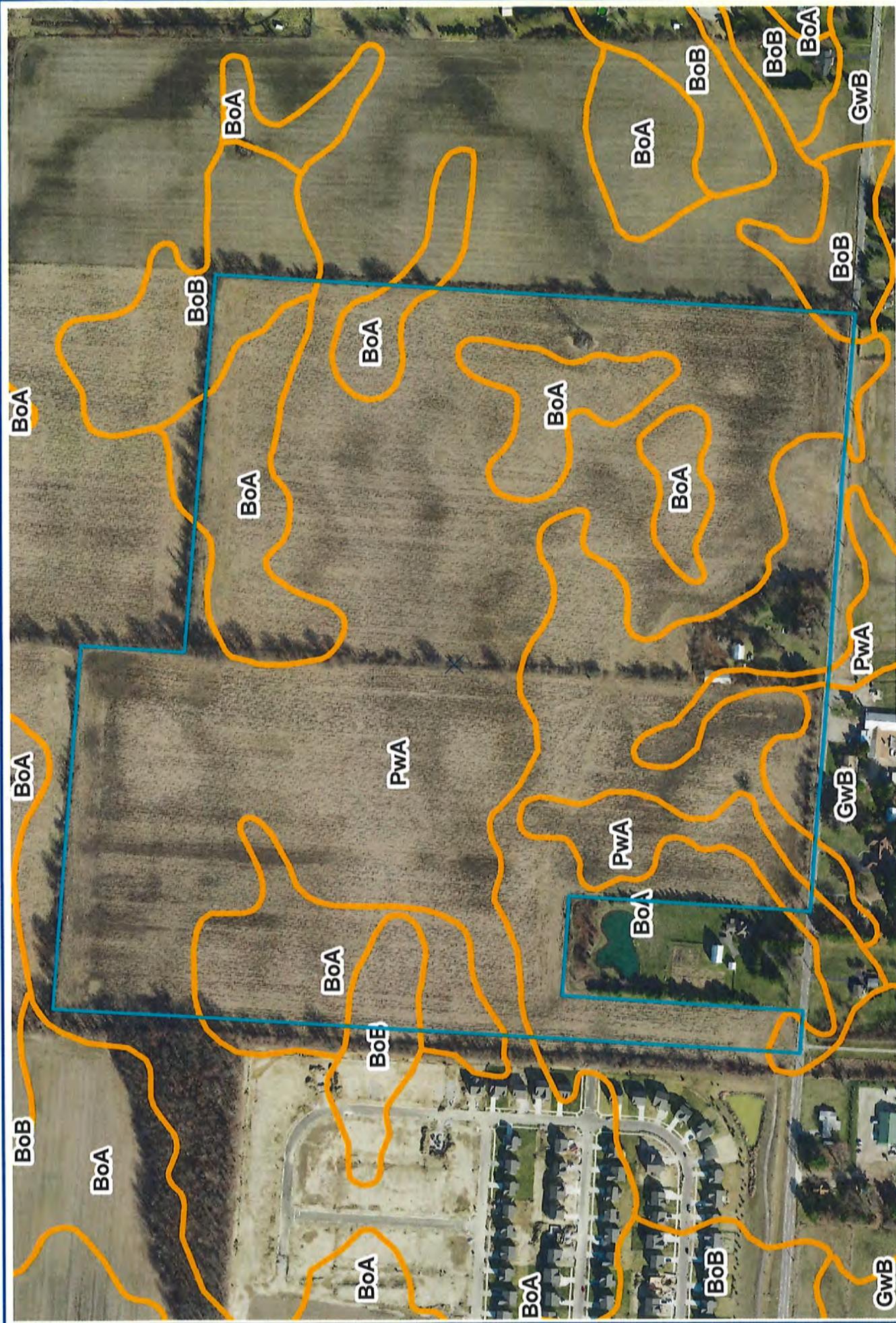


Delaware County Auditor
George Kaitsa

WINTERBROOK PLACE ADDENDUM F: VEGETATION

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to, its accuracy or completeness. The mapping data shown is approximate and this information cannot be construed or used as a "legal description" of a parcel. Aerial photo is current as of April 2018. Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on March 2019.





Delaware County Auditor
George Kaitsa

**WINTERBROOK PLACE
ADDENDUM G: SOILS**

Information contained within this map may be used to generate reports, identify and inventory land parcels within Delaware County. Delaware County does not warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The mapping data shown is approximate and this information cannot be constructed or used as a "legal description" of a parcel. Aerial photo is current as of April 2018.

Please report any errors or omissions to the Delaware County Auditor's office.
Prepared by: Delaware County Auditor's GIS Office on March 2015.



FEES & CHARGES

PROPERTY OWNERSHIP	TOTAL
AREAGE	100.648
SCHOOL DISTRICT	
NUMBER OF HOUSING DWELLING UNITS	263
FEE OR CHARGES	
REZONING/ANNEXATION/CUP	11,064.80
PRELIMINARY PLAN / PLAT	33,132.40
FINAL PLAN / PLAT	33,632.40
SUBTOTAL	77,829.60
BUILDING PERMITS AND CHARGES	526,000.00
SANITARY SEWER CAPACITY FEE	1,416,255.00
WATER CAPACITY FEE	1,485,950.00
IMPACT FEES	543,884.00
ENGINEERING FEES	480,422.00
SHSC / TRANSPORTATION CHARGE	921,500.00
TOTAL FEES	5,451,840.60
* AVERAGE ANNUAL UTILITY CHARGE AT BASE RATE	\$151,488.00

TOTAL ESTIMATED PROJECT FEES TO BE PAID TO CITY	\$5,451,840.60
--	-----------------------

TOTAL ESTIMATED ANNUAL INCOME TO BE PAID TO CITY	Full \$842,120.00
---	--------------------------

ADDITIONAL ON AND OFF SITE ROADWAY COST	
WINTERBROOKE DRIVE	\$ 1,612,100.00
ENSIGN DRIVE	\$ 315,000.00
TOTAL	\$ 1,927,100.00

**ADDENDUM H
WINTERBROOKE PLACE**

INCOME TAX

SECTION	TYPE OF HOUSES	NUMBER OF UNITS	AVERAGE HHI	CITY TAX	TOTAL TAX
WINTERBROOK	52'	112	160,000	2960.00	\$331,520.00
	65'	130	180,000	3330.00	\$432,900.00
	80'	21	200,000	3700.00	\$77,700.00
TOTAL					
	AVERAGE HOUSEHOLD INCOME		174,105	TOTAL ANNUAL INCOME TAX	\$842,120.00
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	54,367				
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	57,000				
POWELL MEDIAN INCOME	147,344				
DOES NOT INCLUDE INCOME TAXES RECEIVED DURING CONSTRUCTION					

PROPERTY TAXES BREAKDOWN

PHASES - WINTERBROOKE PLACE

	NUMBER OF UNITS	AVERAGE SALE PRICE	TOTAL SALE VALUATION	BERLIN TWP	DELAWARE CORP
WINTERBROOK					
52' Lots (\$310,000 - \$340,000)	112	\$325,000.00	\$36,400,000.00		
65' Lots (\$375,000 - \$425,000)	130	\$400,000.00	\$52,000,000.00		SCHOOLS
80' Lots (\$525,000 - \$575,000)	21	\$550,000.00	\$11,550,000.00		
TOTAL	263	TOTAL	\$99,950,000.00	\$217,634.89	\$40,313.84
		AVERAGE	\$380,038.00		\$1,876,589.58

WINTERBROOKE PLACE
ADDENDUM I:
PHASE / ENVIRONMENT OF
PROPERTY

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**GRDEN PROPERTY
PEACHBLOW ROAD
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO**

Prepared for:

**ARLINGTON BUILDERS, INC.
10590 WELLINGTON BOULEVARD
POWELL, OHIO 43065**

Prepared by:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085**

CEC Project 172-299

July 6, 2017



Civil & Environmental Consultants, Inc.

Winterbrooke Place maintenance and preservation of added roadways 4-22-2019

Roadway preservation calculation

Pavement Condition Report 2018/ City of Delaware

We will be adding 12,100 feet of roadway to the City

Miles added to the City (5,280 feet are in one mile)

Winterbourne main arterial road 2200 L.F.

.41 Mile

Other residential roads 9900 L.F.

1.875 miles

TOTAL Roadways

2.29 Miles

According to pavement condition report 2018 page 9

\$7,500 a mile for preservation for a mile of NEW ROADWAY

Cost for roadway preservation annually

\$ 17,175.00

Roadway Resurfacing Cycle Cost Analysis

According to same document high volume Arterial roads

deteriorates at a rate to need resurfacing in about 10 to 15 years

Current resurface cost per mile \$375,000

12.5 years resurface cost based on 25 year cycle

(2x\$375,000x.41)=\$307,500/25yr. - Annual cost

\$ 12,300.00

Residential roads less traveled roads last up to 25 years

before resurfacing required

\$375,000x1.875=\$703,125/25yr. - Annual cost

\$ 28,125.00

Cost for roadway resurfacing annually

\$ 40,425.00

Maintenance Per Delaware County Engineer

(9900x26'/9) + (2200x32'/9) = 36,422 Square Yards

36,422 yards @ \$.30 a yard = \$10,927

Cost of roadway maintenance annually

\$ 10,927.00

Cost of Road Maintenance and Preservation Incl. Resurfacing

\$ 68,527.00

Annual Income Tax Revenue for 263 Households

\$ 842,120.00

Total Annual Surplus

\$773,593.00

FISCAL IMPACT ANALYSIS

DELAWARE, OHIO

Prepared for
City of Delaware, Ohio

August 6, 2002

Prepared by



Tischler & Associates, Inc.
Fiscal, Economic, and Planning Consultants



**TISCHLER &
ASSOCIATES, INC.**

4701 Sangamore Rd
Suite N210
Bethesda, MD 20816
(301) 320-6900
Fax: (301) 320-4860

80 Annandale Road
Pasadena, CA 91105-1404
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Fax: (818) 790-6235

(800) 424-4318

tischlcrassociates.com

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	1
A. Background	1
B. Fiscal Results	1
C. Fiscal Impact Results	4
D. Findings and General Conclusions	5
II. METHODOLOGY AND MAJOR ASSUMPTIONS	6
III. LAND USE SCENARIOS	9
IV. FISCAL IMPACT RESULTS	14
A. Average Annual Results	14
B. Annual Results	20
V. REVENUE AND EXPENDITURE DETAILS	23
A. General Fund	23
B. Parks and Recreation Fund	33
C. Street Maintenance and Repair Fund	37
D. Capital Improvement and Debt Financing	42

Fiscal Impact Analysis
•
Capital Improvements Programs
•
Impact Fees
•
Growth Policy Planning
•
Economic and Market Analysis
•
Fiscal and Economic Software
tailored for each community



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(800) 424-4318

tischlerassociates.com

I. EXECUTIVE SUMMARY

A. Background

The City of Delaware has contracted with Tischler & Associates, Inc. (TA) to evaluate the fiscal impact of two growth scenarios on five different fiscal analysis zones (FAZ). One of the five FAZs contains the existing city, while the other four are annexation candidates. The purpose is to see if new growth in each FAZ generates net revenues or deficits to the City. The following funds were included in the analysis: General Fund; Parks and Recreation Fund; and Street Maintenance and Repair Fund. Relevant capital improvement revenues and costs were also included and are reflected in the General Fund.

As a first step, TA prepared the "Level-Of-Service, Cost, and Revenue Factors" document (LOS document), which discusses City services and facilities anticipated to be impacted by new development. It is assumed all current City levels-of-service will be maintained during the forecast period.

The level-of-service (LOS) assumptions have been utilized in combination with the various land use scenarios below to calculate the fiscal impact on the City of Delaware's budget for the 20-year period between 2001 and 2020. Calculations were performed using TA's FISCALS software designed exclusively for this assignment.

B. Fiscal Results

For this analysis, TA evaluated five different FAZs under two different growth scenarios for each FAZ. These are summarized below.

1. Existing City FAZ

The existing city figures are largely based on the development of the older, central part of Delaware and on the west side of the City. Preliminary plans have been submitted and approved for the large majority of the remaining vacant acreage and the figures for this area are based on already approved projects. What is not known is how fast these projects will be built out. The two scenarios assume different rates of development and some minor differences in nonresidential development. This is the only FAZ in which the 2020 land use assumptions for residential development are the same under both scenarios. The numbers for the six individual housing unit categories reflect new units unlike the total cumulative numbers for the other categories in the Existing City FAZ.

Fiscal Impact Analysis
•
Capital Improvements Programs
•
Impact Fees
•
Growth Policy Planning
•
Economic and Market Analysis
•
Fiscal and Economic Software
tailored for each community

Existing City FAZ Projections

	2020		Difference 1 to 2
	1	2	
Total			
Population	48,473	48,473	0
Housing Units	18,962	18,962	0
2 units per acre	725	725	0
2.9 units per acre	2,212	2,212	0
3.3 units per acre	2,212	2,212	0
Semi-attached (7 units per acre)	0	0	0
Quadraplex (6-8 units per acre)	414	414	0
Garden apts. (10 units per acre)	3,043	3,043	0
Employment	15,195	16,442	-1,247
Retail KSF	2,117	2,367	-250
Office KSF	763	908	-145
Industrial/Flex KSF	3,852	3,892	-40

2. Northeast FAZ

The Northeast FAZ includes substantial areas on the east side of the City, both north and south of SR 36/37, and the northeast side of the City. Scenario 1 includes the development of a major lift station in the FAZ and is more aggressive in the percentage of residential area that will develop by 2020. Scenario 2 includes no major lift station and slower absorption of residential development.

Northeast FAZ Projections

	2020		Difference 1 to 2
	1	2	
Total			
Population	15,064	6,151	8,913
Housing Units	7,190	2,854	4,336
2 units per acre	492	58	434
2.9 units per acre	539	129	410
3.3 units per acre	1,815	1,181	634
Semi-attached (7 units per acre)	935	701	234
Quadraplex (6-8 units per acre)	1,833	78	1,756
Garden apts. (10 units per acre)	1,576	707	869
Employment	1,675	2,175	-500
Retail KSF	500	500	0
Office KSF	40	100	-60
Industrial/Flex KSF	150	300	-150

3. North FAZ

The North FAZ is located north of Hill Miller Road between the reservoir on the east and the CSX Railroad on the west. The scenarios under this FAZ assume that major sewer construction takes place in this area. Most of the North area could not receive substantial development without sewer improvements. The difference between the two scenarios is that a lower level of development is assumed under Scenario 2.

North FAZ Projections

Total	2020		Difference 1 to 2
	1	2	
Population	5,402	3,410	1,992
Housing Units	2,291	1,534	757
2 units per acre	340	102	238
2.9 units per acre	391	187	203
3.3 units per acre	267	373	-106
Semi-attached (7 units per acre)	0	0	0
Quadraplex (6-8 units per acre)	755	226	529
Garden apts. (10 units per acre)	539	646	-107
Employment	1,143	580	563
Retail KSF	415	207	208
Office KSF	25	15	10
Industrial/Flex KSF	6	3	3

4. Southeast FAZ

The Southeast FAZ extends all the way to Berlin Township. For this analysis, it is assumed that the eastern half will not develop. Both scenarios assume some major investments in sewer systems. Major differences in the scenarios are the amount and distribution of residential development.

Southeast FAZ Projections

Total	2020		Difference 1 to 2
	1	2	
Population	11,058	6,984	4,074
Housing Units	4,371	2,760	1,610
2 units per acre	429	1,074	-644
2.9 units per acre	593	494	99
3.3 units per acre	843	0	843
Semi-attached (7 units per acre)	0	0	0
Quadraplex (6-8 units per acre)	2,505	1,193	1,312
Garden apts. (10 units per acre)	0	0	0
Employment	83	38	45
Retail KSF	3	0	3
Office KSF	20	10	10
Industrial/Flex KSF	0	0	0

5. Southwest FAZ

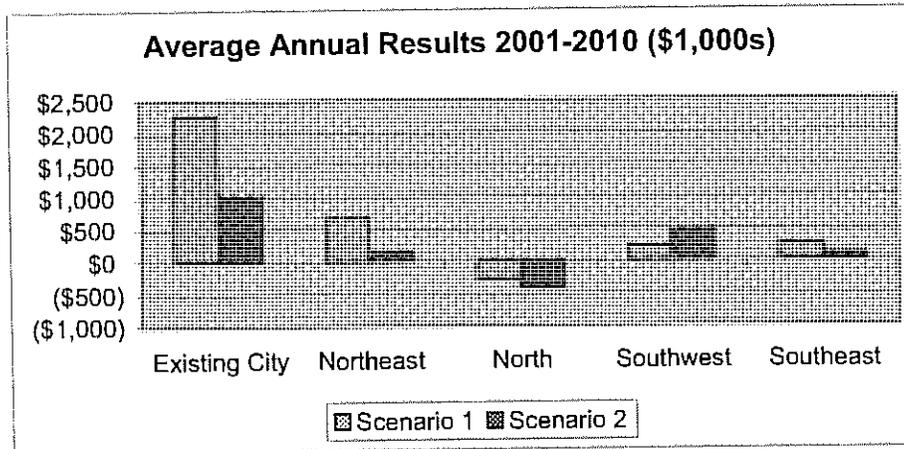
The Southwest FAZ, located along US 42 south of the city, has no residential development included in the analysis. Only industrial and a small amount of retail and office development are assumed.

Southwest FAZ Projections

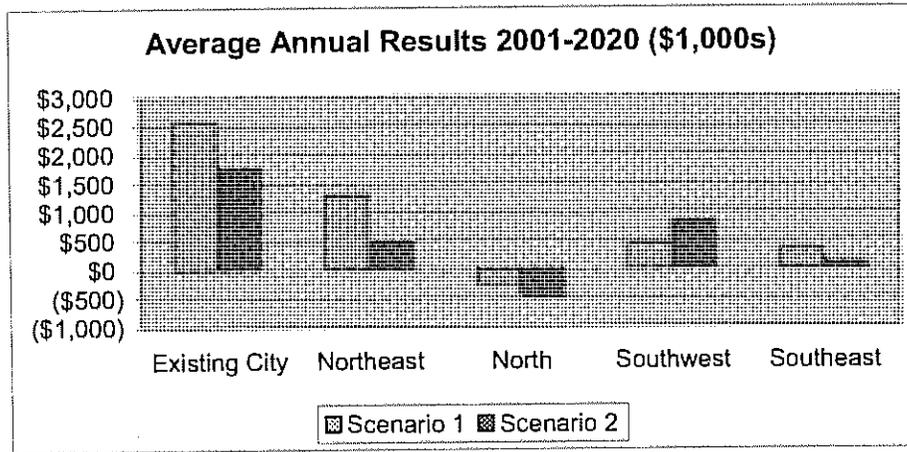
Total	2020		Difference 1 to 2
	1	2	
Population	0	0	0
Housing Units	0	0	0
2 units per acre	0	0	0
2.9 units per acre	0	0	0
3.3 units per acre	0	0	0
Semi-attached (7 units per acre)	0	0	0
Quadraplex (6-8 units per acre)	0	0	0
Garden apts. (10 units per acre)	0	0	0
Employment	3,249	5,383	-2,135
Retail KSF	0	50	-50
Office KSF	0	50	-50
Industrial/Flex KSF	1,785	2,785	-1,000

C. Fiscal Impact Results

The average annual results provide a good way of comparing multiple scenarios. The results are shown for two time periods: 1) 2001 to 2010 and 2) 2001 to 2020.



Over the short term (2001-2010), only the North FAZ generates average annual net deficits under both scenarios. The other four FAZs generate net revenues under both scenarios.



In comparing the 10-year and 20-year average annual result differences, the fiscal results generally improve over the longer term. All FAZs, with the exception of the North FAZ, show net revenues for both time periods under both scenarios. The net results worsen slightly over the long term for the North and Southeast under Scenario 2.

D. Findings and General Conclusions

The following are some findings and general conclusions established by the analysis.

- The General Fund generates net revenues in most cases. However, these net revenues subsidize net deficits in the Parks and Recreation Fund and Street Maintenance and Repair Fund, and also subsidize the development of capital facilities.
- The Existing City FAZ generates the best results for both scenarios due to the significant amount and type of development assumed as well as lower capital facility needs and associated operating costs. This is a result of existing infrastructure already being in place
- The Northeast FAZ, which is positive in both time periods, improves over the longer term, particularly under Scenario 1, because of the combination of lower amounts of residential development and higher amounts of nonresidential development.
- The Southwest FAZ exhibits similar tendencies to the Northeast FAZ.
- The Southeast FAZ has modest net revenues because of the high costs of providing fire protection (i.e., station and associated costs). The results in the short term are similar to those over the long term because of continued capital expenditures in out years.
- The North FAZ has the only deficits. This is primarily due to the road costs relative to the level of development.

- The results indicate that the City is dependent on income tax revenues, particularly from nonresidential activities. However, in the case of residential development, the direct benefits are only seen if residents of these homes work outside the City. Otherwise, the income tax is generated at the point of employment due to the City residents working in the City, and no other income tax is collected. Based on the assumptions provided by the City, it is assumed that 75 percent of households in each FAZ with residential developer work outside the City.
- The highest net results for the City would be seen if workers in Delaware's businesses lived outside the City, and pay the 1.4 percent rate, and residents of Delaware work outside the City, and pay the 0.7 percent rate. This would maximize income tax revenues.
- Intergovernmental revenues are an important component of the City's revenue stream. In particular, distributions from the State for the Local Government Fund generate significant revenues related to residential development.

It is important to acknowledge that fiscal issues are only one concern. Environmental, land use, housing availability, economic development, and traffic issues must also be taken into consideration when making any final decisions on what is best for the City. Since the analysis shows that new growth within the City pays for itself, the City has ability to subsidize annexation in order to exercise its control over future land uses around the City. In addition, because of the amount of vacant land in each of the FAZs, the City has the opportunity to steer development in a manner consistent with community goals.

Another perspective is provided by the "Prototype Fiscal Impact Analysis" report, a separate product. This product, which looks at the fiscal impact by type of land use, versus scenarios, shows that Office and Industrial land uses generate net revenues. For residential, the more expensive housing generates direct net revenues if it is assumed that the occupants work outside the City.

The results of this fiscal analysis do not directly correlate to the results in the prototype analysis. This is primarily due to two factors. First, in this fiscal analysis, it is assumed that 75 percent of all housing units have workers whose jobs are outside the City. The prototype study calculated the fiscal results assuming the household workers either worked inside or outside the City, not that 75 percent of all housing units have workers whose jobs are outside the City.

Another significant difference between the two studies relates to expenditures. The prototype study uses an average cost approach, while the fiscal study uses a marginal cost approach. The difference can be explained by examining Fire costs. Under the prototype analysis, Fire costs were projected by taking Fire expenditures and dividing them by population and employment. This figure was then applied to population and employment in each prototype to generate Fire costs for that land use. In the fiscal study, some Fire expenditures, such as supplies and services, are projected on an average basis. Other expenses, such as salaries, are projected on a marginal basis. The result is that expenditures in the prototype study can tend to overstate actual costs.

A third difference between the two studies relates to capital facilities. In the prototype study, capital facility costs are represented by impact fees proceeds and transfers from the General Fund to the CIP. In the fiscal study, some capital facilities are projected based on demand factors, while others are entered directly, reflecting actual capital expenditures identified by the City.

II. METHODOLOGY AND MAJOR ASSUMPTIONS

This analysis projects the fiscal impacts to the City of growth within the City and of annexing areas adjacent to the City under two different growth scenarios, which vary by FAZ. The analysis examines these impacts from 2001 to 2020, based on the current levels-of-service. The FY01 budget was used as a baseline since it is representative of the current fiscal year operations. Constant 2001 dollars are used throughout the study. The 2001 population and job estimates, in addition to the current number of dwelling units, were used to calculate unit costs and service level thresholds.

In order to provide an understanding of the overall methodology used in this fiscal impact analysis, a brief explanation of the FISCALS process follows. The FISCALS software utilizes two types of input data. The first category of demographic/economic projections is called Demand Base data inputs. These numerical projections include data such as population, housing units, employment, and nonresidential space.

The second type of input data relates to the government service levels, costs, and revenues. The government service level, cost and revenue data used in the fiscal analysis have been determined and agreed upon by TA and City personnel. This data has been incorporated into TA's FISCALS system designed for this assignment to calculate the annual costs, revenues, and capital facilities by department or function, where appropriate.

The following major assumptions regarding the fiscal methodology should be noted:

Marginal, Growth-Related Costs and Revenues: For this analysis, costs and revenues that are directly attributable to new growth *and* annexation are included. Both operating and capital costs are taken into consideration. Wherever possible, a marginal cost approach was used. In some cases, the data used are average costs, based on a decision by City staff and TA that this is the best information available at this time. Some costs are not expected to be impacted by demographic changes, and may be fixed in this analysis, such as some administrative functions within a department. In some cases, there is a realization that only a portion of costs will increase.

Level-Of-Service: The cost projections are based on the assumption that the current level of spending, as provided in FY01 budget, will continue through the 20-year analysis period. The current level of spending is referred to as the current level-of-service (LOS) in this type of analysis.

Revenue Structure and Tax Rates: Revenues are projected assuming that the current revenue structure and tax rates, as defined by the FY01 adopted budget, will not change during the analysis period.

Inflation Rate: The rate of inflation is assumed to be zero throughout the projection period, and cost and revenue projections are in constant 2001 dollars. This assumption is in accord with current budget data and avoids the difficulty of speculating on inflation rates and their effect on cost and revenue categories. It also avoids the problem of interpreting results expressed in inflated dollars over an extended period of time.

Non-Fiscal Evaluations: It should be noted that while a fiscal impact analysis is an important consideration in planning decisions, it is only one of several issues that should be considered. Environmental and social issues, for example, should also be considered when making planning and policy decisions. The above notwithstanding, this analysis will enable interested parties to understand the fiscal implications of future development.

III. LAND USE SCENARIOS

Each FAZ was analyzed under two scenarios, which vary for each FAZ. The narrative and data for each scenario were provided by City staff.

1. Existing City FAZ

The existing city figures are largely based on the development of the older, central part of Delaware and on the west side of the City. The west side has been the center of considerable development pressure over the past five years. Most of the land in the central and west areas has already been planned. That is, preliminary plans have been submitted and approved for the large majority of the area. Figures for this area are based on already approved projects. What is not known is how fast these projects will be built out. The two scenarios simply assume different rates of development.

The two scenarios within the existing City reflect the same distribution of housing and nonresidential development. The basic question is the pace at which the existing City achieves build-out. By the year 2020, the 8,606 housing units are estimated to be distributed as follows: 725 units at 2 units per acre; 2,212 housing units at 2.9 units per acre; 2,212 units at 3.3 units per acre; 414 quadraplexes; and 3,043 garden apartments. As reflected below, the major difference in scenarios is the pace at which the housing units are absorbed. By 2010 under Scenario 1, all 8,606 housing units will be absorbed while under scenario 2, only 4,303 will have been absorbed. Under Scenario 1 an annual average of 861 housing units is assumed for the first 10 years, and under Scenario 2 the average will be 430. By 2020, the total number of housing units absorbed is the same under both scenarios.

Existing City FAZ Projections

	2000	2005		2010		2020	
		1	2	1	2	1	2
Total							
Population	26.700	37.587	32.143	48.473	37.587	48.473	48.473
Housing Units	10.356	14.659	12.508	18.962	14.659	18.962	18.962
2 units per acre		363	181	725	363	725	725
2.9 units per acre		1.106	553	2.212	1.106	2.212	2.212
3.3 units per acre		1.106	553	2.212	1.106	2.212	2.212
Semi-attached (7 units per acre)		0	0	0	0	0	0
Quadraplex (6-8 units per acre)		207	104	414	207	414	414
Garden apts. (10 units per acre)		1.522	761	3.043	1.522	3.043	3.043
Employment	13.780	14.666	14.666	15.195	15.195	15.195	16.442
Retail KSF	1.867	1.992	1.992	2.117	2.117	2.117	2.367
Office KSF	663	713	713	763	763	763	908
Industrial/Flex KSF	3.822	3.837	3.837	3.852	3.852	3.852	3,892

Under both scenarios, the following nonresidential development is projected by 2010: 2,117 thousand square feet (KSF) of retail; 763 KSF of office; and 3,852 KSF of industrial/flex. However, under Scenario 1, nonresidential development ceases by 2010, while it continues in Scenario 2. An additional 250 KSF of retail, 145 KSF of office, and 40 KSF of industrial/flex are assumed in 2020 under Scenario 2. Employment numbers are based on the amount of nonresidential space being projected.

2. Northeast FAZ

The Northeast FAZ includes substantial areas on the east side of the City, both north and south of SR 36/37, and the northeast side of the City. In total, this FAZ encompasses an area from the river, north of the city, east across US 42 and continuing down US 36 to the railroad tracks paralleling the highway on its south side. The area to the east is relatively well served with sewer, while the area in the northeast is partly served and would need the development of a lift station.

Scenario 1 includes the development of a major lift station in the FAZ and is more aggressive in the percentage of residential area that will develop by 2020. Scenario 2 includes no major lift station and slower absorption of residential development.

As shown below, the population in 2020 under Scenario 1 is 15,064 compared to 6,151 in Scenario 2. In that same year, the number of housing units is 7,190 in Scenario 1 and 2,854 in Scenario 2. Under Scenario 1, the breakdown of units is as follows: 492 units at 2 units per acre; 539 units at 2.9 units per acre; 1,815 units at 3.3 units per acre; 935 semi-attached units; 1,833 quadraplexes; and 1,576 garden apartments. In 2020 under Scenario 2, the housing units break out as follows: 58 units at 2 units per acre; 129 units at 2.9 units per acre; 1,181 units at 3.3 units per acre; 701 semi-attached units; 78 quadraplexes; and 707 garden apartments. The average number of housing units on an annual basis is 360 under Scenario 1 and 143 under Scenario 2.

Scenario 1 assumes the following nonresidential development by the year 2020: 500 KSF of retail; 40 KSF of office; and 150 KSF square feet of industrial/flex. This translates to employment of 1,675. For Scenario 2, a more aggressive schedule for nonresidential development is assumed. This includes 500 KSF of retail space, 100 KSF of office space, and 300 KSF of industrial/flex space. Employment generated by this development totals 2,175.

Northeast FAZ Projections

	2005		2010		2020	
	1	2	1	2	1	2
Total						
Population	3,766	1,538	7,532	3,075	15,064	6,151
Housing Units	1,798	713	3,595	1,427	7,190	2,854
2 units per acre	123	15	246	29	492	58
2.9 units per acre	135	32	269	64	539	129
3.3 units per acre	454	295	907	590	1,815	1,181
Semi-attached (7 units per acre)	234	175	468	351	935	701
Quadraplex (6-8 units per acre)	458	19	917	39	1,833	78
Garden apts (10 units per acre)	394	177	788	353	1,576	707
Employment	419	544	837	1,088	1,675	2,175
Retail KSF	125	125	250	250	500	500
Office KSF	10	25	20	50	40	100
Industrial/Flex KSF	38	75	75	150	150	300

3. North FAZ

The North FAZ is located north of Hill Miller Road between the reservoir on the east and the CSX Railroad on the west. The scenarios under this FAZ assume that a major sewer construction takes place in this area. Most of the North area could not receive substantial development without sewer improvements. Development would otherwise be limited along US 23 where some capacity might be obtained and water would likely be available without major sewer construction.

As shown below, the population of Scenario 1 is significantly higher in 2020 compared to Scenario 2, 5,402 versus 3,410. The housing unit count is similarly much greater in Scenario 1 (2,291) than in Scenario 2 (1,534). All housing types exist in the North FAZ except semi-attached. The greatest number of units under Scenario 1 are quadraplexes at 755 units. There are estimated to be 539 garden apartments under Scenario 1, 340 units at 2 units per acre, 391 units at 2.9 units per acre, and 267 units at 3.3 units per acre. In Scenario 2, the number of units at 3.3 units per acre and the number of garden apartments increase over Scenario 1 to 373 and 545 units respectively. The three other types of units being developed are reduced in Scenario 2: 102 units at 2 units per acre; 187 units at 2.9 units per acre; and 226 quadraplexes.

Retail will have 415 KSF under Scenario 1 and 207 KSF under Scenario 2. By 2020, there will be 25 KSF of office space in Scenario 1 and 15 KSF in Scenario 2. For industrial/flex space, the projections are for 6 KSF under Scenario 1 and 3 KSF under Scenario 2.

North FAZ Projections

	2005		2010		2020	
	1	2	1	2	1	2
Total						
Population	1,351	853	2,701	1,705	5,402	3,410
Housing Units	573	384	1,145	767	2,291	1,534
2 units per acre	85	25	170	51	340	102
2.9 units per acre	98	47	195	94	391	187
3.3 units per acre	67	93	133	187	267	373
Semi-attached (7 units per acre)	0	0	0	0	0	0
Quadraplex (6-8 units per acre)	189	57	377	113	755	226
Garden apts (10 units per acre)	135	162	270	323	539	646
Employment	286	145	572	290	1,143	580
Retail KSF	104	52	208	104	415	207
Office KSF	6	4	13	8	25	15
Industrial/Flex KSF	2	1	3	2	6	3

4. Southeast FAZ

The Southeast FAZ includes the area located south of Armstrong Road and east of the Olentangy River to the former Conrail Railroad tracks in the east. The Southeast FAZ extends all the way to Berlin Township, but for this analysis, it is assumed that the eastern half will not develop. Only the western portion west of the tracks and east of Berlin Station Road are assumed to develop. This greatly reduces the amount of potential acreage, but still leave a substantial amount. The two scenarios for the Southeast reflect different housing distributions. Both scenarios assume some major investments in sewer systems. No one sewer project is critical to the assumptions in this case.

The two scenarios for the Southeast reflect different housing distributions. It is also assumed that the year 2020 will represent about two-thirds of the total build-out of the scenario. In Scenario 1, by the year 2020 there will be about 429 units on half-acre sites, 593 housing units at 2.9 units per acre, and 843 units at 3.3 units per acre. There are also 2,505 garden apartments projected in this scenario. Nonresidential development is limited to 20 KSF of office space and 3 KSF of retail generating a total of 83 employees.

Southeast FAZ Projections

	2005		2010		2020	
	1	2	1	2	1	2
Total						
Population	2,765	1,746	5,529	3,492	11,058	6,984
Housing Units	1,093	690	2,185	1,380	4,371	2,760
2 units per acre	107	268	215	537	429	1,074
2.9 units per acre	148	124	296	247	593	494
3.3 units per acre	211	0	422	0	843	0
Semi-attached (7 units per acre)	0	0	0	0	0	0
Quadraplex (6-8 units per acre)	626	298	1,252	596	2,505	1,193
Garden apts. (10 units per acre)	0	0	0	0	0	0
Employment	21	9	42	19	83	38
Retail KSF	1	0	2	0	3	0
Office KSF	5	3	10	5	20	10
Industrial/Flex KSF	0	0	0	0	0	0

In Scenario 2, 1,074 units on half-acre sites and 494 units at 2.9 units per acre are projected. In addition, it is assumed that 1,193 garden apartments will be developed. For nonresidential development, 10 KSF of office is expected, which would generate 38 employees.

5. Southwest FAZ

The Southwest FAZ is located along US 42 south of the city. This FAZ has no residential development included in the analysis. Sewer capacity does exist in the southwest part of the city, but any new development will require sewer extension. In the long-term, this area will need some lift station capacity. However, that will primarily occur after 2020, so no limitations as to sewer have been assumed for this analysis.

As stated above, the Southwest FAZ has no residential development. Instead, it reflects office and industrial/flex space as indicated below. The major difference is the pace of absorption. Under Scenario 1 it is assumed the average absorption will be 90 KSF per year of industrial/flex and in Scenario 2 the absorption will be double that, 140 KSF per year. Under Scenario 1, there will be 3,249 additional employees, and under Scenario 2, there will be an increase of 5,383 employees by 2020.

Southwest FAZ Projections

	2005		2010		2020	
	1	2	1	2	1	2
Total						
Population	0	0	0	0	0	0
Housing Units	0	0	0	0	0	0
2 units per acre	0	0	0	0	0	0
2 9 units per acre	0	0	0	0	0	0
3 3 units per acre	0	0	0	0	0	0
Semi-attached (7 units per acre)	0	0	0	0	0	0
Quadplex (6-8 units per acre)	0	0	0	0	0	0
Garden apts (10 units per acre)	0	0	0	0	0	0
Employment	812	1,346	1,624	2,692	3,249	5,383
Retail KSF	0	13	0	25	0	50
Office KSF	0	13	0	25	0	50
Industrial/Flex KSF	446	696	893	1,393	1,785	2,785

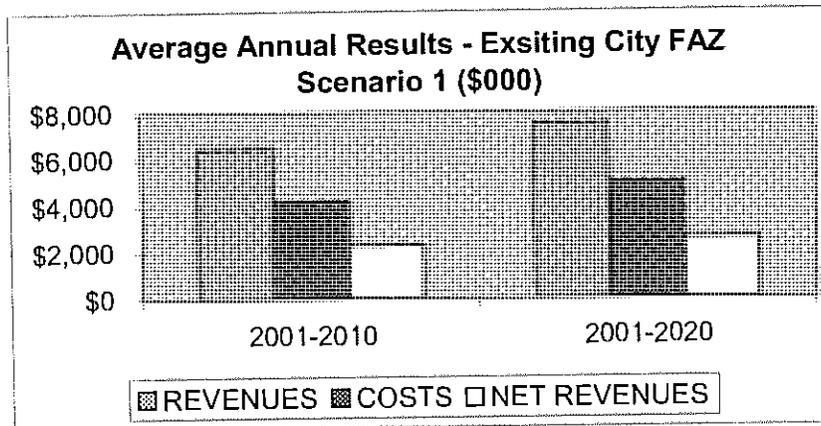
IV. FISCAL IMPACT RESULTS

The fiscal impacts are discussed in terms of average annual and annual net results. The average annual net results are discussed first because they provide a good way of comparing multiple scenarios. All results are those from new growth and exclude costs and revenues from the existing City population and employment base. The following funds were included in the analysis: General Fund; Parks and Recreation Fund; and Street Maintenance and Repair Fund. Capital improvement revenues and costs are also included as reflected in the Capital Improvements and Debt Service Fund.

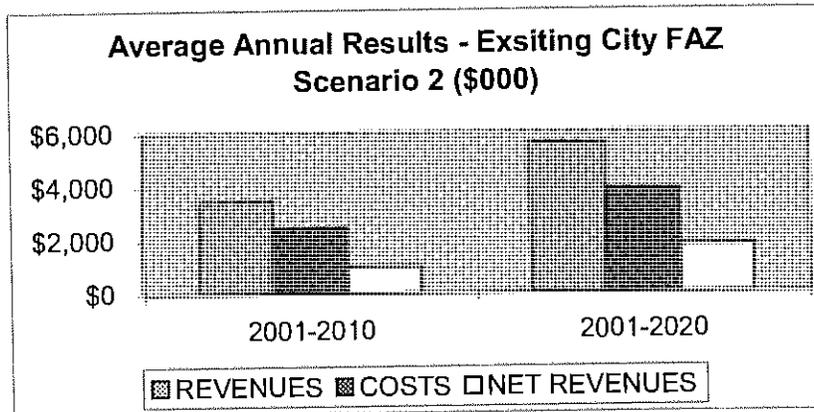
A. Average Annual Results

1. Existing City FAZ

The chart below summarizes the average annual net fiscal results (revenues minus expenditures) for the Existing City FAZ under Scenario 1. The results are shown for two time periods: 1) 2001 to 2010, and 2) 2001 to 2020. The results show average annual net revenues for both time periods under this scenario. From 2001 to 2010, the FAZ generates average annual net revenues of \$2.3 million. Over the 20-year analysis period, \$2.6 million in average annual net revenues is generated.



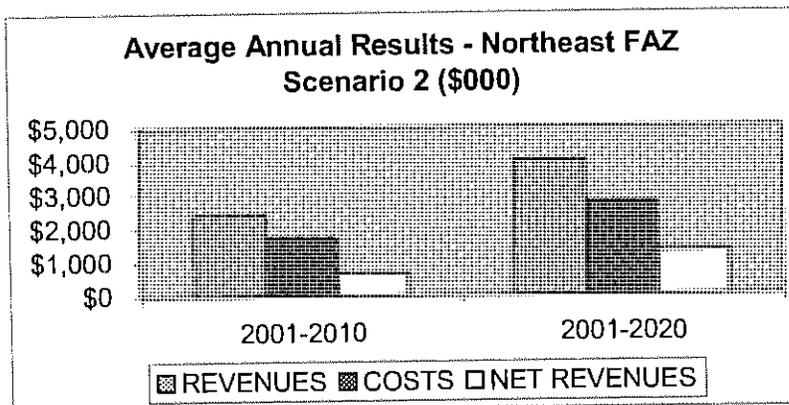
Under Scenario 2, the Existing City FAZ generates average annual net revenues over both time periods. For the first 10 years, the FAZ generates \$1 million annually. Over the 20-year analysis period, the average annual revenues generated are \$1.8 million. The results under Scenario 2 are slightly lower due to the slower growth, as well as the higher level of Retail development, which generates net deficits, as compared to Scenario 1.



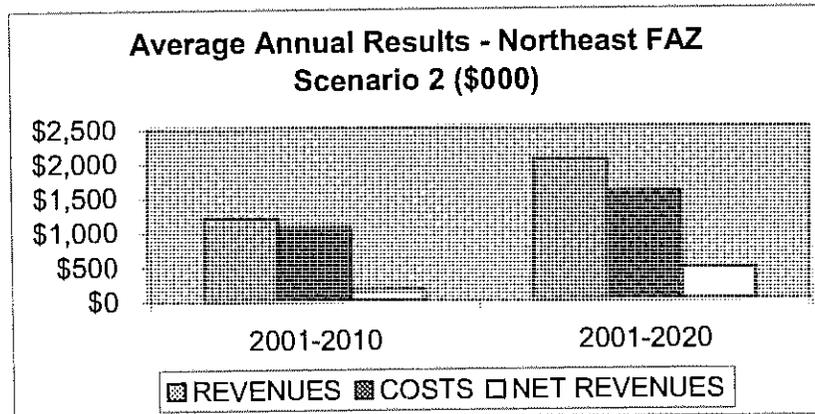
The Existing City FAZ generates the best results of all FAZs. This is primarily a result of the large increase in development projected in this FAZ. In particular, there is a significant increase in the projected number of low-density homes. These units generate a significant amount of income tax revenue, \$784 per unit for 2 du/acre and \$496 per unit for 2.9 du/acre. This assumes that 75 percent of these residents work outside the City. The 20-year results are better than the 10-year period due to the higher capital costs in the first 10 years of the analysis.

2. Northeast FAZ

Average annual net revenues of \$670,000 are generated by the Northeast FAZ under Scenario 1 from 2001 to 2010. Over the 20-year analysis period, the FAZ generates average annual net revenues of \$1.3 million.



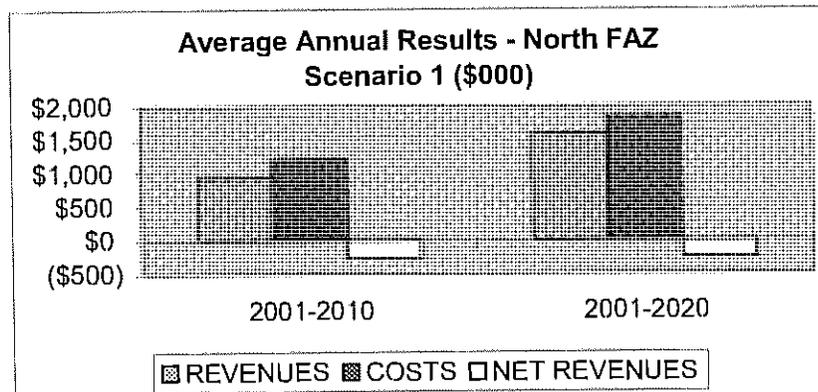
Under Scenario 2, the Northeast FAZ generates net deficits over both time periods. From 2001 to 2010, net deficits of \$148,000 are generated on an average annual basis. From 2010 to 2020, the net revenues total \$462,000 on an average annual basis. The results under Scenario 2 are slightly lower due to the slower growth, including a significantly lower amount of high-end housing units.



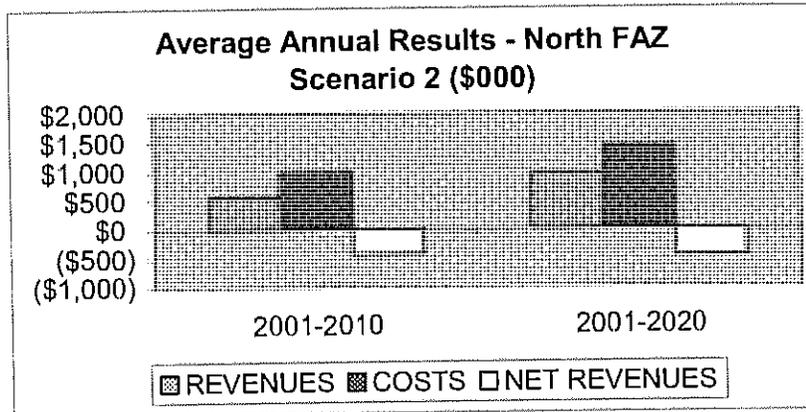
The primary reason that this FAZ generates average annual net revenues over the long term is that there is a significant amount of nonresidential development, which generates substantial income tax revenues. The results are higher over 20-year analysis period compared to the first 10-year period is that there are significant capital expenditures in early years.

3. North FAZ

The chart below summarizes the average annual net results for the North FAZ under Scenario 1. For the first 10 years, an average net deficit of \$277,000 is generated annually. Over the 20-year analysis period, average annual net deficits of \$259,000 are generated.



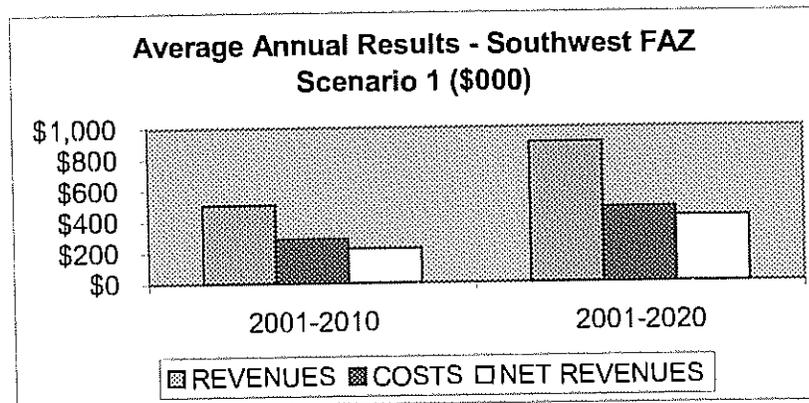
The North FAZ generated net deficits over both time periods under Scenario 2. In the short run (2001 to 2010), the net deficit averages \$427,000 on an average annual basis. Over the long-term (2001 to 2020), average annual deficits total \$476,000. The results are lower under Scenario 2 due to the lower amount of higher-end housing.



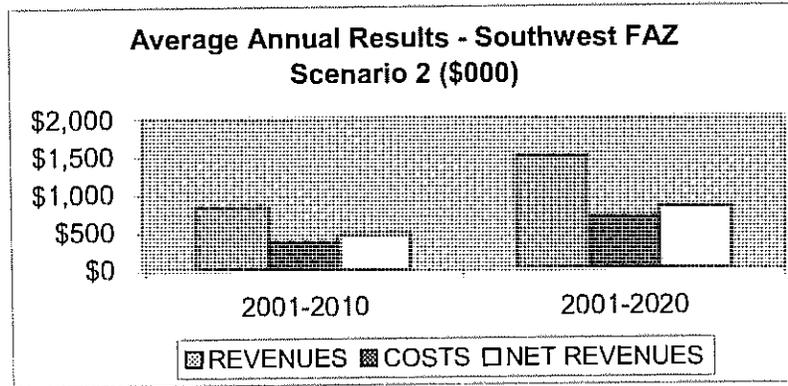
Both revenues and expenditures are lower in the North FAZ than the previous two FAZs examined. However, a major contributor to the deficit results is the road costs associated with this FAZ, relative to the level of development projected. The results over 10 years and 20 years are comparable.

4. Southwest FAZ

The chart below summarizes the average annual net fiscal results for the Southwest FAZ under Scenario 1. The results show average annual net deficits for both time periods under this scenario. From 2001 to 2010, the FAZ generates average annual revenues of \$221,000. Over the 20-year analysis period, \$421,000 in average annual net revenues is generated.



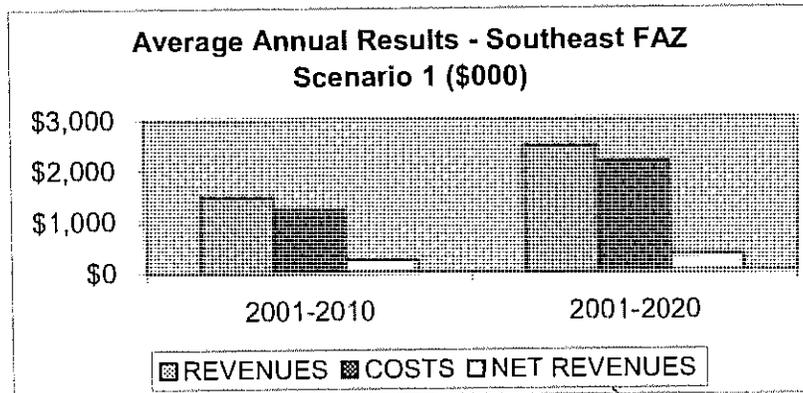
As indicated in the table below, the Southwest FAZ generates average annual net revenues for both time periods under Scenario 2. From 2001 to 2010, the average net revenues total \$468,000 annually. For the 20-year analysis period, the net revenues total \$811,000 on an average annual basis. Scenario 2 results are higher than Scenario 1 results due to the higher level of nonresidential development in Scenario 2.



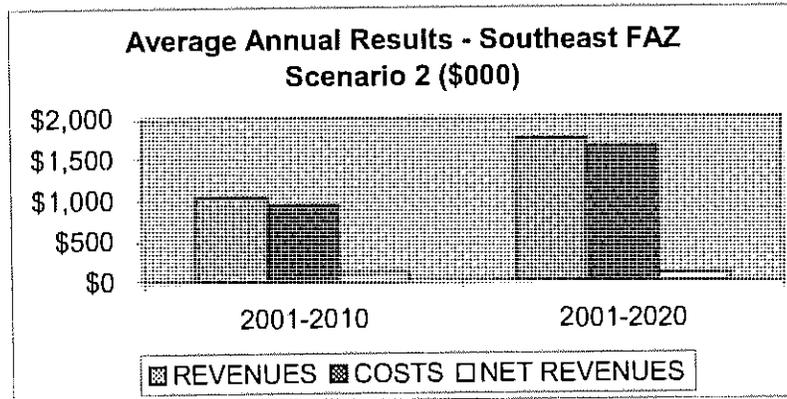
All of the development in the Southwest FAZ is nonresidential. Both costs and revenues are lower in this FAZ than in any other. The average annual results are higher under Scenario 2. This is primarily due to the higher revenues from the nonresidential development. However, the results under both scenarios are comparable. The lower results over the short-term are due to the higher capital facility costs in early years.

5. Southeast FAZ

A break-even result is generated by the Southeast FAZ under Scenario 1 from 2001 to 2010. For the first 10 years, the results show average annual net revenues of \$258,000. Over the 20-year analysis period, the FAZ generates average annual net deficits of \$323,000.



Under Scenario 2, the Southeast FAZ generates net revenues over both time periods. From 2001 to 2010, net revenues of \$104,000 are generated on an average annual basis. From 2010 to 2020, the net revenues total \$100,000 on an average annual basis. Scenario 2 results are slightly lower than Scenario 1 due to the lower level of single-family homes and nonresidential development.

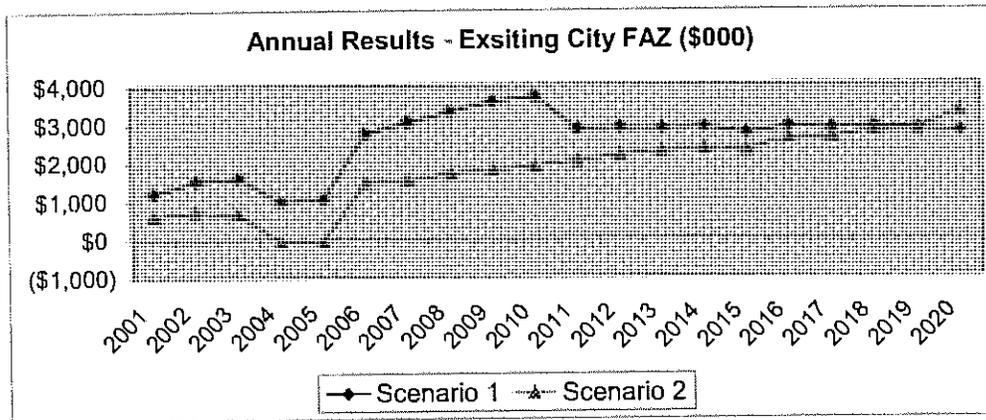


This FAZ generates only slight net revenues primarily because of the high costs of providing fire protection (i.e., station added). Scenario 1 generates better results than Scenario 2 because of the higher level of development, including slightly higher nonresidential development. The results in the short-term are slightly better than in the long-term because of continued capital expenditures in out years.

B. Annual Results

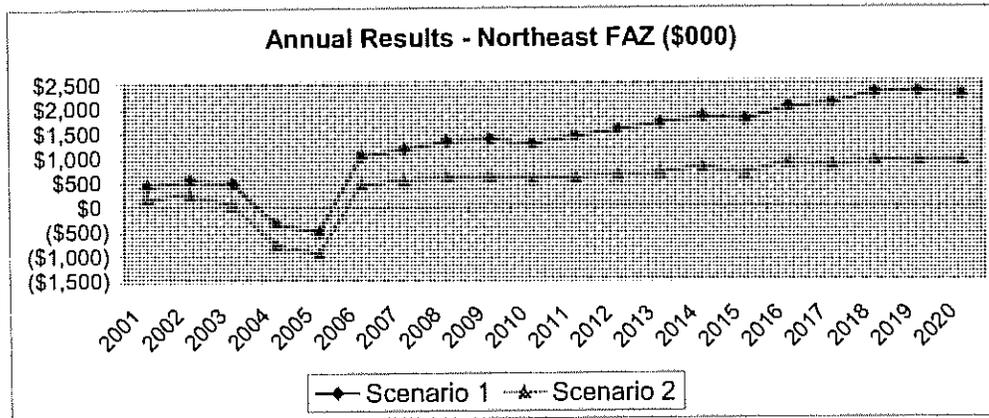
1. Existing City FAZ

The chart below shows the annual net fiscal results for the Existing City FAZ. Under Scenario 2, the results show annual deficits in years 2004 through 2006. This is due to the large road expenditures in these years. Under Scenario 1, annual net revenues decline in 2010. This is due to the fact that development ceases in that year, and impact fee revenues are no longer generated in the FAZ.



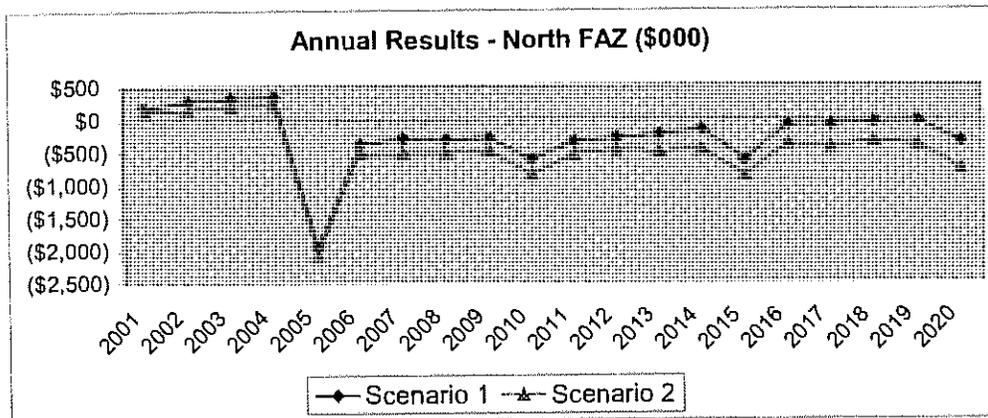
2. Northeast FAZ

Annual net fiscal results for the Northeast FAZ are shown in the chart below. Net deficits are shown in 2004 and 2005 because of road and fire capital expenditures. The results are more positive for Scenario 1 due to the higher level of development in this scenario.



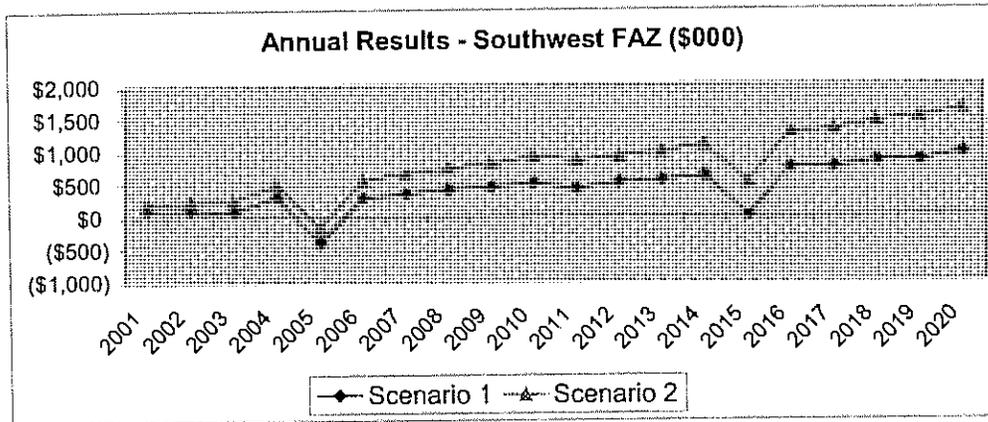
3. North FAZ

The chart below shows the annual net fiscal results for the North FAZ. Net revenues are shown in the short term primarily due to a lack of large capital expenditures in those years. Upon the addition of new capital improvements, especially fire facilities, net deficits are shown on an annual basis.



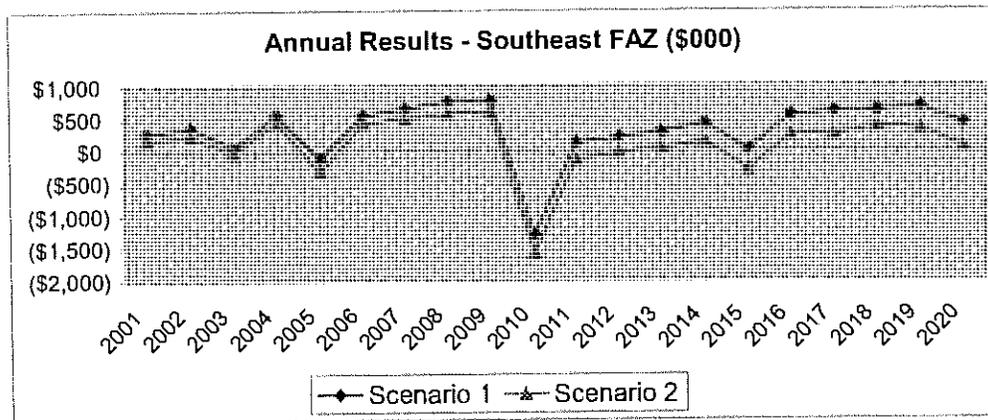
4. Southwest FAZ

Annual results for the Southwest FAZ are shown below. These results show net deficits in only two years under both scenarios. In 2005, net deficits are seen due to police and fire apparatus expenditures.



5. Southeast FAZ

The annual results for the Southeast FAZ are shown below. These are deficits in some years due to capital expenditures for fire, police, and streets. Under Scenario 1, results are slightly higher due to the higher level of development under that scenario.



V. REVENUE AND EXPENDITURE DETAILS

A. General Fund

1. Existing City FAZ

The table below shows the General Fund revenues and expenditures for the Existing City FAZ under Scenario 1. The odd-numbered years have been left out to allow the table to fit on the page. Taxes and Intergovernmental transfers account for the vast majority of revenues. Taxes include property and income taxes as well as other tax categories. Intergovernmental revenues are primarily transfers from the State. On the expenditure side, Police costs represent the largest component, making up about a third of total expenditures. General Administration costs are the next greatest expenditure category. This category includes transfers to the CIP. Municipal Court costs are the next highest expenditure category.

Existing City - Scenario 1 GENERAL FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$787	\$1,573	\$2,334	\$3,071	\$3,807	\$3,807	\$3,807	\$3,807	\$3,807	\$3,807
Intergovernmental	\$410	\$819	\$1,227	\$1,632	\$2,038	\$2,038	\$2,038	\$2,038	\$2,038	\$2,038
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$468	\$494	\$520	\$545	\$571	\$129	\$129	\$129	\$129	\$129
Other Revenues	\$3	\$6	\$8	\$11	\$14	\$14	\$14	\$14	\$14	\$14
Non-Operating Revenue	\$161	\$321	\$479	\$635	\$791	\$791	\$791	\$791	\$791	\$791
Total	\$1,828	\$3,213	\$4,569	\$5,895	\$7,220	\$6,779	\$6,779	\$6,779	\$6,779	\$6,779
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$15	\$30	\$119	\$134	\$149	\$223	\$223	\$223	\$223	\$223
Information Technology	\$10	\$19	\$29	\$38	\$47	\$47	\$47	\$47	\$47	\$47
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$27	\$53	\$80	\$106	\$133	\$133	\$133	\$133	\$133	\$133
Municipal Court	\$86	\$171	\$255	\$338	\$421	\$421	\$421	\$421	\$421	\$421
Finance	\$59	\$119	\$178	\$237	\$297	\$297	\$297	\$297	\$297	\$297
General Administration	\$220	\$440	\$657	\$871	\$1,085	\$1,085	\$1,085	\$1,085	\$1,085	\$1,085
Risk Management	\$6	\$12	\$18	\$24	\$30	\$30	\$30	\$30	\$30	\$30
Police	\$212	\$501	\$747	\$1,037	\$1,338	\$1,338	\$1,338	\$1,338	\$1,338	\$1,338
Fire	\$22	\$44	\$65	\$87	\$108	\$108	\$108	\$108	\$108	\$108
Planning	\$28	\$56	\$83	\$110	\$137	\$137	\$137	\$137	\$137	\$137
Engineering	\$21	\$41	\$62	\$82	\$102	\$102	\$102	\$102	\$102	\$102
Building Maintenance	\$16	\$32	\$48	\$64	\$79	\$79	\$79	\$79	\$79	\$79
Total	\$721	\$1,519	\$2,387	\$3,174	\$3,972	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091
NET REVENUES	\$1,107	\$1,694	\$2,182	\$2,721	\$3,249	\$2,688	\$2,688	\$2,688	\$2,688	\$2,688
CUMULATIVE REVENUES	\$1,849	\$4,952	\$9,005	\$14,187	\$20,436	\$25,804	\$31,180	\$36,556	\$41,932	\$47,308

As with scenario 1, Taxes and Intergovernmental transfers comprise the majority of revenues under Scenario 2. For expenditures, Police and General Administration costs are again the highest categories, over a combined 50 percent of all expenses.

**Existing City - Scenario 2
GENERAL FUND**

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$458	\$917	\$1,350	\$1,758	\$2,166	\$2,510	\$2,855	\$3,199	\$3,544	\$4,277
Intergovernmental	\$210	\$421	\$629	\$835	\$1,041	\$1,241	\$1,441	\$1,641	\$1,842	\$2,076
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$240	\$254	\$268	\$281	\$294	\$309	\$321	\$333	\$346	\$363
Other Revenues	\$2	\$3	\$4	\$6	\$7	\$9	\$10	\$11	\$13	\$14
Non-Operating Revenue	\$86	\$173	\$257	\$338	\$420	\$495	\$570	\$645	\$721	\$833
Total	\$997	\$1,767	\$2,508	\$3,218	\$3,928	\$4,563	\$5,197	\$5,831	\$6,465	\$7,564
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$8	\$16	\$98	\$106	\$114	\$195	\$202	\$209	\$216	\$227
Information Technology	\$5	\$10	\$15	\$20	\$25	\$30	\$34	\$39	\$43	\$50
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$13	\$27	\$40	\$53	\$66	\$80	\$93	\$106	\$119	\$133
Municipal Court	\$46	\$92	\$137	\$180	\$223	\$264	\$304	\$344	\$384	\$444
Finance	\$30	\$59	\$89	\$119	\$148	\$178	\$208	\$237	\$267	\$297
General Administration	\$118	\$235	\$350	\$462	\$573	\$677	\$781	\$886	\$990	\$1,140
Risk Management	\$3	\$7	\$10	\$13	\$16	\$19	\$22	\$25	\$27	\$32
Police	\$140	\$276	\$351	\$568	\$705	\$817	\$1,034	\$1,171	\$1,338	\$1,475
Fire	\$12	\$24	\$35	\$46	\$57	\$67	\$78	\$88	\$98	\$114
Planning	\$15	\$30	\$44	\$59	\$73	\$86	\$99	\$112	\$125	\$144
Engineering	\$11	\$22	\$33	\$44	\$54	\$64	\$74	\$83	\$93	\$108
Building Maintenance	\$9	\$17	\$26	\$34	\$42	\$50	\$57	\$65	\$72	\$84
Total	\$409	\$815	\$1,273	\$1,748	\$2,142	\$2,615	\$3,075	\$3,454	\$3,863	\$4,335
NET REVENUES	\$588	\$952	\$1,234	\$1,470	\$1,786	\$1,948	\$2,122	\$2,377	\$2,601	\$3,229
CUMULATIVE REVENUES	\$993	\$2,715	\$5,019	\$7,800	\$11,214	\$14,975	\$19,173	\$23,800	\$28,875	\$34,832

2. Northeast

As expected, the greatest amount of revenues comes from the Taxes and Intergovernmental transfers for the Northeast FAZ under Scenario 1. These two categories increase to over 80 percent of all revenues. For expenditures, Police and General Administration costs account for the majority of costs, over 50 percent of total costs.

Northeast - Scenario 1 GENERAL FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$307	\$614	\$921	\$1,229	\$1,536	\$1,843	\$2,150	\$2,457	\$2,764	\$3,072
Intergovernmental	\$143	\$286	\$429	\$572	\$716	\$859	\$1,002	\$1,145	\$1,288	\$1,431
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$199	\$209	\$218	\$227	\$236	\$246	\$255	\$264	\$274	\$283
Other Revenues	\$1	\$2	\$3	\$4	\$5	\$6	\$7	\$8	\$9	\$10
Non-Operating Revenue	\$57	\$114	\$171	\$228	\$285	\$343	\$400	\$457	\$514	\$571
Total	\$708	\$1,225	\$1,743	\$2,261	\$2,778	\$3,296	\$3,814	\$4,331	\$4,849	\$5,366
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$5	\$11	\$90	\$96	\$101	\$180	\$186	\$191	\$197	\$202
Information Technology	\$3	\$7	\$10	\$14	\$17	\$21	\$24	\$27	\$31	\$34
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$9	\$18	\$28	\$37	\$46	\$55	\$64	\$73	\$83	\$92
Municipal Court	\$30	\$61	\$91	\$122	\$152	\$182	\$213	\$243	\$274	\$304
Finance	\$21	\$41	\$62	\$82	\$103	\$123	\$144	\$164	\$185	\$205
General Administration	\$78	\$156	\$234	\$312	\$390	\$467	\$545	\$623	\$701	\$779
Risk Management	\$2	\$4	\$7	\$9	\$11	\$13	\$15	\$17	\$20	\$22
Police	\$71	\$143	\$214	\$285	\$499	\$570	\$642	\$750	\$821	\$1,035
Fire	\$8	\$16	\$23	\$31	\$39	\$47	\$54	\$62	\$70	\$78
Planning	\$10	\$20	\$30	\$40	\$49	\$59	\$69	\$79	\$89	\$99
Engineering	\$7	\$15	\$22	\$29	\$37	\$44	\$52	\$59	\$66	\$74
Building Maintenance	\$6	\$11	\$17	\$23	\$29	\$34	\$40	\$46	\$52	\$57
Total	\$251	\$502	\$872	\$1,124	\$1,517	\$1,887	\$2,138	\$2,427	\$2,678	\$3,071
NET REVENUES	\$457	\$723	\$871	\$1,137	\$1,261	\$1,409	\$1,675	\$1,905	\$2,171	\$2,295
CUMULATIVE REVENUES	\$811	\$2,155	\$3,725	\$5,835	\$8,335	\$11,043	\$14,291	\$17,973	\$22,151	\$26,720

The following table shows the General Fund details for the Northeast FAZ under Scenario 2. Taxes and Intergovernmental revenues account for about 80 percent of total revenues. Police and General Administration costs comprise about 50 percent of total expenditures.

**Northeast - Scenario 2
GENERAL FUND**

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$177	\$355	\$532	\$709	\$886	\$1,064	\$1,241	\$1,418	\$1,596	\$1,773
Intergovernmental	\$63	\$126	\$189	\$252	\$315	\$378	\$441	\$504	\$567	\$630
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fees, Licenses, and Permits	\$89	\$94	\$98	\$103	\$107	\$112	\$116	\$121	\$125	\$130
Other Revenues	\$0	\$1	\$1	\$2	\$2	\$3	\$3	\$4	\$4	\$5
Non-Operating Revenue	\$28	\$57	\$85	\$114	\$142	\$170	\$199	\$227	\$256	\$284
Total	\$359	\$632	\$906	\$1,180	\$1,453	\$1,727	\$2,001	\$2,275	\$2,548	\$2,822
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$3	\$5	\$82	\$85	\$87	\$164	\$167	\$170	\$172	\$175
Information Technology	\$2	\$3	\$5	\$7	\$9	\$10	\$12	\$14	\$15	\$17
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$4	\$7	\$11	\$15	\$19	\$22	\$26	\$30	\$34	\$37
Municipal Court	\$15	\$30	\$45	\$60	\$76	\$91	\$106	\$121	\$136	\$151
Finance	\$8	\$17	\$25	\$34	\$42	\$50	\$59	\$67	\$75	\$84
General Administration	\$38	\$77	\$115	\$154	\$192	\$231	\$269	\$308	\$346	\$385
Risk Management	\$1	\$2	\$3	\$4	\$5	\$6	\$8	\$9	\$10	\$11
Police	\$6	\$73	\$140	\$145	\$212	\$279	\$285	\$352	\$500	\$505
Fire	\$4	\$8	\$12	\$15	\$19	\$23	\$27	\$31	\$35	\$39
Planning	\$5	\$10	\$15	\$20	\$25	\$30	\$34	\$39	\$44	\$49
Engineering	\$4	\$7	\$11	\$15	\$18	\$22	\$26	\$29	\$33	\$37
Building Maintenance	\$3	\$6	\$9	\$11	\$14	\$17	\$20	\$23	\$26	\$28
Total	\$92	\$246	\$518	\$610	\$764	\$1,036	\$1,128	\$1,282	\$1,516	\$1,608
NET REVENUES	\$267	\$387	\$388	\$569	\$690	\$691	\$872	\$993	\$1,032	\$1,214
CUMULATIVE REVENUES	\$442	\$1,125	\$1,864	\$2,912	\$4,201	\$5,546	\$7,200	\$9,094	\$11,129	\$13,465

3. North FAZ

The table below shows the General Fund details for the North FAZ under Scenario 1. As in the previous FAZs, Taxes and Intergovernmental transfers account for the vast majority of revenues. Fire costs comprise the largest component of expenditures, ranging from 37 to 65 percent after 2004. Police and General Administration costs are the next largest expenditure categories.

North - Scenario 1 GENERAL FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$129	\$259	\$388	\$517	\$646	\$776	\$905	\$1,034	\$1,164	\$1,293
Intergovernmental	\$53	\$106	\$159	\$212	\$265	\$318	\$371	\$424	\$477	\$530
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$68	\$71	\$75	\$78	\$82	\$85	\$89	\$93	\$96	\$100
Other Revenues	\$0	\$1	\$1	\$2	\$2	\$2	\$3	\$3	\$3	\$4
Non-Operating Revenue	\$22	\$45	\$67	\$89	\$112	\$134	\$156	\$179	\$201	\$223
Total	\$273	\$481	\$690	\$898	\$1,107	\$1,315	\$1,524	\$1,733	\$1,941	\$2,150
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$2	\$4	\$80	\$82	\$85	\$161	\$163	\$165	\$167	\$169
Information Technology	\$1	\$3	\$4	\$5	\$7	\$8	\$9	\$11	\$12	\$13
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$3	\$7	\$10	\$13	\$16	\$20	\$23	\$26	\$30	\$33
Municipal Court	\$12	\$24	\$36	\$48	\$59	\$71	\$83	\$95	\$107	\$119
Finance	\$7	\$15	\$22	\$29	\$37	\$44	\$52	\$59	\$66	\$74
General Administration	\$30	\$61	\$91	\$121	\$151	\$182	\$212	\$242	\$272	\$303
Risk Management	\$1	\$2	\$3	\$3	\$4	\$5	\$6	\$7	\$8	\$8
Police	\$5	\$71	\$75	\$141	\$146	\$212	\$216	\$283	\$349	\$353
Fire	\$3	\$6	\$720	\$723	\$726	\$729	\$732	\$735	\$738	\$741
Planning	\$4	\$8	\$12	\$15	\$19	\$23	\$27	\$31	\$35	\$39
Engineering	\$3	\$6	\$9	\$12	\$14	\$17	\$20	\$23	\$26	\$29
Building Maintenance	\$2	\$4	\$7	\$9	\$11	\$13	\$16	\$18	\$20	\$22
Total	\$74	\$209	\$1,113	\$1,248	\$1,321	\$1,576	\$1,649	\$1,784	\$1,920	\$1,993
NET REVENUES	\$199	\$272	(\$423)	(\$349)	(\$215)	(\$260)	(\$125)	(\$52)	\$22	\$156
CUMULATIVE REVENUES	\$330	\$869	(\$52)	(\$757)	(\$1,254)	(\$1,849)	(\$2,168)	(\$2,339)	(\$2,303)	(\$2,058)

Under Scenario 2, the same pattern continues with Fire costs generating the largest expenditure category, comprising from about 56 to 75 percent after 2004.

**North - Scenario 2
GENERAL FUND**

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$74	\$149	\$223	\$297	\$372	\$446	\$520	\$595	\$669	\$743
Intergovernmental	\$33	\$66	\$99	\$132	\$165	\$198	\$231	\$264	\$297	\$330
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$44	\$46	\$48	\$50	\$53	\$55	\$57	\$59	\$61	\$64
Other Revenues	\$0	\$0	\$1	\$1	\$1	\$1	\$2	\$2	\$2	\$2
Non-Operating Revenue	\$14	\$27	\$41	\$54	\$68	\$82	\$95	\$109	\$122	\$136
Total	\$165	\$288	\$412	\$535	\$659	\$782	\$905	\$1,029	\$1,152	\$1,275
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$1	\$3	\$78	\$79	\$80	\$156	\$157	\$158	\$160	\$161
Information Technology	\$1	\$2	\$2	\$3	\$4	\$5	\$6	\$7	\$7	\$8
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$2	\$4	\$6	\$8	\$10	\$12	\$15	\$17	\$19	\$21
Municipal Court	\$7	\$14	\$22	\$29	\$36	\$43	\$51	\$58	\$65	\$72
Finance	\$5	\$9	\$14	\$19	\$23	\$28	\$33	\$37	\$42	\$46
General Administration	\$18	\$37	\$55	\$74	\$92	\$110	\$129	\$147	\$165	\$184
Risk Management	\$1	\$1	\$2	\$2	\$3	\$3	\$4	\$4	\$5	\$5
Police	\$3	\$5	\$8	\$72	\$75	\$77	\$141	\$144	\$147	\$211
Fire	\$2	\$4	\$717	\$718	\$720	\$722	\$724	\$726	\$728	\$730
Planning	\$2	\$5	\$7	\$9	\$12	\$14	\$17	\$19	\$21	\$24
Engineering	\$2	\$4	\$5	\$7	\$9	\$11	\$12	\$14	\$16	\$18
Building Maintenance	\$1	\$3	\$4	\$5	\$7	\$8	\$10	\$11	\$12	\$14
Total	\$45	\$90	\$965	\$1,071	\$1,116	\$1,280	\$1,387	\$1,432	\$1,477	\$1,584
NET REVENUES	\$120	\$199	(\$553)	(\$536)	(\$457)	(\$498)	(\$481)	(\$403)	(\$325)	(\$308)
CUMULATIVE REVENUES	\$201	\$559	(\$594)	(\$1,704)	(\$2,658)	(\$3,701)	(\$4,703)	(\$5,548)	(\$6,237)	(\$6,892)

4. Southwest FAZ

The following table shows the General Fund details for the Southwest FAZ under Scenario 1. Taxes are the largest expenditure category, accounting for over 70 percent of the total. The City Manager category is the largest expenditure component, accounting for as high as 37 percent of the total costs. The General Administration category also accounts for a large portion of costs, about 30 to 50 percent.

Southwest - Scenario 1 GENERAL FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$121	\$242	\$363	\$484	\$606	\$727	\$848	\$969	\$1,090	\$1,211
Intergovernmental	\$10	\$20	\$30	\$40	\$50	\$60	\$70	\$80	\$90	\$100
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$28	\$30	\$31	\$33	\$34	\$36	\$37	\$39	\$40	\$42
Other Revenues	\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$2	\$2	\$2
Non-Operating Revenue	\$11	\$22	\$33	\$44	\$55	\$66	\$78	\$89	\$100	\$111
Total	\$171	\$315	\$459	\$603	\$747	\$891	\$1,034	\$1,178	\$1,322	\$1,466
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$1	\$2	\$77	\$78	\$79	\$154	\$155	\$156	\$157	\$159
Information Technology	\$1	\$1	\$2	\$3	\$3	\$4	\$5	\$5	\$6	\$7
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Municipal Court	\$6	\$12	\$18	\$24	\$30	\$35	\$41	\$47	\$53	\$59
Finance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Administration	\$14	\$29	\$43	\$58	\$72	\$87	\$101	\$116	\$130	\$145
Risk Management	\$0	\$1	\$1	\$2	\$2	\$3	\$3	\$3	\$4	\$4
Police	\$1	\$1	\$2	\$3	\$3	\$4	\$5	\$6	\$6	\$7
Fire	\$2	\$3	\$5	\$6	\$8	\$9	\$11	\$12	\$14	\$15
Planning	\$2	\$4	\$6	\$8	\$10	\$12	\$13	\$15	\$17	\$19
Engineering	\$1	\$3	\$4	\$6	\$7	\$9	\$10	\$11	\$13	\$14
Building Maintenance	\$1	\$2	\$3	\$4	\$6	\$7	\$8	\$9	\$10	\$11
Total	\$29	\$58	\$207	\$236	\$265	\$413	\$442	\$471	\$501	\$530
NET REVENUES	\$142	\$256	\$252	\$367	\$482	\$477	\$592	\$707	\$822	\$937
CUMULATIVE REVENUES	\$226	\$681	\$1,121	\$1,797	\$2,703	\$3,594	\$4,721	\$6,078	\$7,664	\$9,480

The following table shows the General Fund details for the Southwest FAZ under Scenario 2. City Manager and General Administration expenditures together account for over 50 percent of total costs.

**Southwest - Scenario 2
GENERAL FUND**

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$201	\$402	\$602	\$803	\$1,004	\$1,205	\$1,405	\$1,606	\$1,807	\$2,008
Intergovernmental	\$17	\$33	\$50	\$67	\$83	\$100	\$117	\$133	\$150	\$167
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$46	\$48	\$51	\$53	\$56	\$58	\$61	\$63	\$66	\$69
Other Revenues	\$0	\$1	\$1	\$1	\$2	\$2	\$2	\$3	\$3	\$3
Non-Operating Revenue	\$18	\$37	\$55	\$73	\$92	\$110	\$129	\$147	\$165	\$184
Total	\$282	\$521	\$759	\$998	\$1,236	\$1,475	\$1,714	\$1,952	\$2,191	\$2,430
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$2	\$3	\$79	\$81	\$83	\$158	\$160	\$162	\$164	\$165
Information Technology	\$1	\$2	\$3	\$4	\$5	\$7	\$8	\$9	\$10	\$11
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Municipal Court	\$10	\$20	\$29	\$39	\$49	\$59	\$68	\$78	\$88	\$98
Finance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Administration	\$24	\$48	\$72	\$96	\$120	\$144	\$168	\$192	\$216	\$239
Risk Management	\$1	\$1	\$2	\$3	\$3	\$4	\$5	\$6	\$6	\$7
Police	\$1	\$3	\$4	\$5	\$7	\$70	\$71	\$73	\$74	\$75
Fire	\$3	\$5	\$8	\$10	\$13	\$15	\$18	\$20	\$23	\$25
Planning	\$3	\$6	\$10	\$13	\$16	\$19	\$22	\$25	\$29	\$32
Engineering	\$2	\$5	\$7	\$9	\$12	\$14	\$17	\$19	\$21	\$24
Building Maintenance	\$2	\$4	\$6	\$7	\$9	\$11	\$13	\$15	\$17	\$18
Total	\$49	\$97	\$265	\$313	\$362	\$591	\$639	\$688	\$736	\$785
NET REVENUES	\$233	\$423	\$495	\$685	\$875	\$884	\$1,074	\$1,265	\$1,455	\$1,645
CUMULATIVE REVENUES	\$372	\$1,124	\$2,011	\$3,285	\$4,940	\$6,668	\$8,722	\$11,156	\$13,970	\$17,165

5. Southeast FAZ

The table below shows the General Fund details for the Southeast FAZ under Scenario 1. As in the previous FAZs, Taxes and Intergovernmental transfers account for most of the revenues. Fire expenditures are the largest component of costs, ranging from 29 to 44 percent after 2010. Police and General Administration expenditures each account for about 12 to 25 percent of the total.

Southeast - Scenario 1 GENERAL FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$160	\$320	\$479	\$639	\$799	\$959	\$1,119	\$1,279	\$1,438	\$1,598
Intergovernmental	\$102	\$203	\$305	\$406	\$508	\$609	\$711	\$812	\$914	\$1,015
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$116	\$122	\$128	\$135	\$141	\$147	\$153	\$160	\$166	\$172
Other Revenues	\$1	\$1	\$2	\$3	\$3	\$4	\$5	\$5	\$6	\$7
Non-Operating Revenue	\$38	\$76	\$114	\$152	\$190	\$228	\$266	\$304	\$342	\$380
Total	\$416	\$722	\$1,028	\$1,335	\$1,641	\$1,947	\$2,253	\$2,560	\$2,866	\$3,172
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$4	\$7	\$85	\$88	\$92	\$170	\$173	\$177	\$180	\$184
Information Technology	\$2	\$5	\$7	\$9	\$11	\$14	\$16	\$18	\$20	\$23
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$7	\$13	\$20	\$27	\$34	\$40	\$47	\$54	\$61	\$67
Municipal Court	\$20	\$40	\$61	\$81	\$101	\$121	\$142	\$162	\$182	\$202
Finance	\$15	\$30	\$45	\$60	\$75	\$90	\$105	\$121	\$136	\$151
General Administration	\$52	\$103	\$155	\$207	\$259	\$310	\$362	\$414	\$465	\$517
Risk Management	\$1	\$3	\$4	\$6	\$7	\$9	\$10	\$12	\$13	\$14
Police	\$5	\$73	\$140	\$145	\$212	\$279	\$285	\$352	\$500	\$505
Fire	\$5	\$10	\$16	\$21	\$737	\$742	\$747	\$752	\$758	\$763
Planning	\$7	\$13	\$20	\$26	\$33	\$40	\$46	\$53	\$59	\$66
Engineering	\$5	\$10	\$15	\$20	\$25	\$29	\$34	\$39	\$44	\$49
Building Maintenance	\$4	\$8	\$11	\$15	\$19	\$23	\$27	\$30	\$34	\$38
Total	\$127	\$316	\$623	\$750	\$1,650	\$1,958	\$2,084	\$2,273	\$2,543	\$2,670
NET REVENUES	\$289	\$406	\$405	\$584	(\$9)	(\$10)	\$169	\$287	\$323	\$502
CUMULATIVE REVENUES	\$488	\$1,211	\$1,987	\$3,065	\$3,668	\$3,613	\$3,861	\$4,344	\$5,044	\$5,959

Under Scenario 2, the same pattern continues. By 2010, Fire expenditures account for over 50 percent of total costs. By 2020, that percentage is reduced to 37 percent as Police and General Administration costs increase substantially.

**Southeast - Scenario 2
GENERAL FUND**

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Taxes	\$133	\$266	\$398	\$531	\$664	\$797	\$930	\$1,063	\$1,195	\$1,328
Intergovernmental	\$64	\$128	\$192	\$256	\$320	\$384	\$448	\$513	\$577	\$641
Charges for Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fines, Licenses, and Permits	\$73	\$77	\$81	\$85	\$89	\$93	\$97	\$101	\$105	\$109
Other Revenues	\$0	\$1	\$1	\$2	\$2	\$2	\$3	\$3	\$4	\$4
Non-Operating Revenue	\$24	\$48	\$72	\$96	\$120	\$144	\$168	\$192	\$216	\$240
Total	\$294	\$520	\$745	\$970	\$1,195	\$1,420	\$1,646	\$1,871	\$2,096	\$2,321
OPERATING EXPENDITURES										
City Council	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Manager	\$2	\$5	\$8	\$8	\$8	\$9	\$10	\$11	\$13	\$14
Information Technology	\$1	\$3	\$4	\$6	\$7	\$9	\$10	\$11	\$13	\$14
Economic Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Affairs	\$0	\$0	\$45	\$45	\$45	\$90	\$90	\$90	\$90	\$90
Prosecutor	\$4	\$9	\$13	\$17	\$21	\$26	\$30	\$34	\$38	\$43
Municipal Court	\$13	\$26	\$38	\$51	\$64	\$77	\$89	\$102	\$115	\$128
Finance	\$10	\$19	\$29	\$38	\$48	\$57	\$67	\$76	\$86	\$95
General Administration	\$34	\$68	\$101	\$135	\$169	\$203	\$237	\$270	\$304	\$338
Risk Management	\$1	\$2	\$3	\$4	\$5	\$5	\$6	\$7	\$8	\$9
Police	\$3	\$7	\$7	\$7	\$14	\$14	\$14	\$21	\$21	\$28
Fire	\$3	\$7	\$10	\$13	\$27	\$31	\$34	\$37	\$40	\$42
Planning	\$4	\$8	\$12	\$17	\$21	\$25	\$29	\$33	\$37	\$42
Engineering	\$3	\$6	\$9	\$12	\$15	\$19	\$22	\$25	\$28	\$31
Building Maintenance	\$2	\$5	\$7	\$10	\$12	\$14	\$17	\$19	\$22	\$24
Total	\$81	\$163	\$425	\$506	\$1,359	\$1,560	\$1,641	\$1,784	\$1,865	\$2,009
NET REVENUES	\$213	\$357	\$320	\$464	(\$164)	(\$140)	\$4	\$87	\$231	\$313
CUMULATIVE REVENUES	\$354	\$996	\$1,558	\$2,414	\$2,787	\$2,428	\$2,364	\$2,466	\$2,856	\$3,410

B. Parks and Recreation Fund

1. Existing City FAZ

The charts below show the revenues and costs associated with the Parks and Recreation Fund for the Existing City FAZ. In both scenarios, net deficits are seen. This is due to the fact that recreation fees are not sufficient to cover recreation service costs

Existing City – Scenario 1

PARKS AND RECREATION FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$8	\$16	\$24	\$32	\$40	\$48	\$56	\$64	\$72	\$80
Total	\$8	\$16	\$24	\$32	\$40	\$48	\$56	\$64	\$72	\$80
OPERATING EXPENDITURES										
Recreation Services	\$18	\$36	\$54	\$72	\$90	\$108	\$126	\$144	\$162	\$180
Total	\$18	\$36	\$54	\$72	\$90	\$108	\$126	\$144	\$162	\$180
NET REVENUES	(\$10)	(\$20)	(\$30)	(\$40)	(\$50)	(\$60)	(\$70)	(\$80)	(\$90)	(\$100)
CUMULATIVE REVENUES	(\$15)	(\$50)	(\$105)	(\$180)	(\$274)	(\$389)	(\$524)	(\$678)	(\$853)	(\$1,048)

Existing City – Scenario 2

PARKS AND RECREATION FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$25	\$50	\$75	\$100	\$125	\$150	\$175	\$200	\$225	\$250
Total	\$25	\$50	\$75	\$100	\$125	\$150	\$175	\$200	\$225	\$250
OPERATING EXPENDITURES										
Recreation Services	\$56	\$112	\$168	\$224	\$280	\$336	\$393	\$449	\$505	\$561
Total	\$56	\$112	\$168	\$224	\$280	\$336	\$393	\$449	\$505	\$561
NET REVENUES	(\$31)	(\$62)	(\$93)	(\$124)	(\$155)	(\$186)	(\$217)	(\$248)	(\$280)	(\$311)
CUMULATIVE REVENUES	(\$46)	(\$154)	(\$324)	(\$557)	(\$851)	(\$1,208)	(\$1,627)	(\$2,109)	(\$2,652)	(\$3,258)

2. Northeast FAZ

The following charts show the Parks and Recreation Fund revenues and costs associates with the Northeast FAZ. As with the previous FAZ, net deficits are seen in each year.

Northeast – Scenario 1

PARKS AND RECREATION FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$17	\$35	\$52	\$69	\$87	\$104	\$121	\$139	\$156	\$173
Total	\$17	\$35	\$52	\$69	\$87	\$104	\$121	\$139	\$156	\$173
OPERATING EXPENDITURES										
Recreation Services	\$39	\$78	\$117	\$155	\$194	\$233	\$272	\$311	\$350	\$388
Total	\$39	\$78	\$117	\$155	\$194	\$233	\$272	\$311	\$350	\$388
NET REVENUES	(\$22)	(\$43)	(\$65)	(\$86)	(\$108)	(\$129)	(\$151)	(\$172)	(\$194)	(\$215)
CUMULATIVE REVENUES	(\$32)	(\$108)	(\$226)	(\$387)	(\$592)	(\$839)	(\$1,130)	(\$1,463)	(\$1,840)	(\$2,259)

Northeast – Scenario 2

PARKS AND RECREATION FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$7	\$14	\$21	\$28	\$35	\$42	\$50	\$57	\$64	\$71
Total	\$7	\$14	\$21	\$28	\$35	\$42	\$50	\$57	\$64	\$71
OPERATING EXPENDITURES										
Recreation Services	\$16	\$32	\$48	\$63	\$79	\$95	\$111	\$127	\$143	\$159
Total	\$16	\$32	\$48	\$63	\$79	\$95	\$111	\$127	\$143	\$159
NET REVENUES	(\$9)	(\$18)	(\$26)	(\$35)	(\$44)	(\$53)	(\$62)	(\$70)	(\$79)	(\$88)
CUMULATIVE REVENUES	(\$13)	(\$44)	(\$92)	(\$158)	(\$242)	(\$343)	(\$461)	(\$597)	(\$751)	(\$923)

3. North FAZ

The results for the North FAZ are similar to the previously mentioned FAZs. Revenues and expenditures are lower for this FAZ due to the smaller level of growth.

North – Scenario 1

PARKS AND RECREATION FUND

	2002	2004	2006	2008	2009	2010	2012	2014	2016	2018	2020
OPERATING REVENUES											
Recreation Fees	\$6	\$12	\$19	\$25	\$28	\$31	\$37	\$43	\$50	\$56	\$62
Total	\$6	\$12	\$19	\$25	\$28	\$31	\$37	\$43	\$50	\$56	\$62
OPERATING EXPENDITURES											
Recreation Services	\$14	\$28	\$42	\$56	\$63	\$70	\$84	\$97	\$111	\$125	\$139
Total	\$14	\$28	\$42	\$56	\$63	\$70	\$84	\$97	\$111	\$125	\$139
NET REVENUES	(\$8)	(\$15)	(\$23)	(\$31)	(\$35)	(\$39)	(\$46)	(\$54)	(\$62)	(\$69)	(\$77)
CUMULATIVE REVENUES	(\$12)	(\$39)	(\$81)	(\$139)	(\$174)	(\$212)	(\$301)	(\$405)	(\$525)	(\$660)	(\$810)

North – Scenario 2

PARKS AND RECREATION FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$4	\$8	\$12	\$16	\$20	\$24	\$27	\$31	\$35	\$39
Total	\$4	\$8	\$12	\$16	\$20	\$24	\$27	\$31	\$35	\$39
OPERATING EXPENDITURES										
Recreation Services	\$9	\$18	\$26	\$35	\$44	\$53	\$62	\$70	\$79	\$88
Total	\$9	\$18	\$26	\$35	\$44	\$53	\$62	\$70	\$79	\$88
NET REVENUES	(\$5)	(\$10)	(\$15)	(\$19)	(\$24)	(\$29)	(\$34)	(\$39)	(\$44)	(\$49)
CUMULATIVE REVENUES	(\$7)	(\$24)	(\$51)	(\$88)	(\$134)	(\$190)	(\$256)	(\$331)	(\$416)	(\$511)

4. Southwest FAZ

The Southwest FAZ generates no impact on the Parks and Recreation Fund because there is no residential development associated with this FAZ.

5. Southeast FAZ

As with three of the four previous FAZs, the Southeast FAZ generates net deficits to the Parks and Recreation Fund.

Southeast – Scenario 1

PARKS AND RECREATION FUND										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$13	\$25	\$38	\$51	\$64	\$76	\$89	\$102	\$114	\$127
Total	\$13	\$25	\$38	\$51	\$64	\$76	\$89	\$102	\$114	\$127
OPERATING EXPENDITURES										
Recreation Services	\$29	\$57	\$86	\$114	\$143	\$171	\$200	\$228	\$257	\$285
Total	\$29	\$57	\$86	\$114	\$143	\$171	\$200	\$228	\$257	\$285
NET REVENUES	(\$16)	(\$32)	(\$47)	(\$63)	(\$79)	(\$95)	(\$111)	(\$126)	(\$142)	(\$158)
CUMULATIVE REVENUES	(\$24)	(\$79)	(\$166)	(\$284)	(\$434)	(\$616)	(\$829)	(\$1,074)	(\$1,351)	(\$1,659)

Southeast – Scenario 2

PARKS AND RECREATION FUND										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
Recreation Fees	\$8	\$16	\$24	\$32	\$40	\$48	\$56	\$64	\$72	\$80
Total	\$8	\$16	\$24	\$32	\$40	\$48	\$56	\$64	\$72	\$80
OPERATING EXPENDITURES										
Recreation Services	\$18	\$36	\$54	\$72	\$90	\$108	\$126	\$144	\$162	\$180
Total	\$18	\$36	\$54	\$72	\$90	\$108	\$126	\$144	\$162	\$180
NET REVENUES	(\$10)	(\$20)	(\$30)	(\$40)	(\$50)	(\$60)	(\$70)	(\$80)	(\$90)	(\$100)
CUMULATIVE REVENUES	(\$15)	(\$50)	(\$105)	(\$180)	(\$274)	(\$389)	(\$524)	(\$678)	(\$853)	(\$1,048)

C. Street Maintenance and Repair Fund

1. Existing City FAZ

The tables below show the impact of the Existing City FAZ on the Street Maintenance and Repair Fund. Net deficits are seen in all years after 2003 under both scenarios. License Fee and Gasoline Tax revenues generated by the development are not sufficient to fund associated road maintenance in this FAZ.

Existing City – Scenario 1

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$42	\$69	\$97	\$125	\$139	\$139	\$139	\$139	\$139	\$139
Gasoline Tax	\$102	\$170	\$238	\$306	\$340	\$340	\$340	\$340	\$340	\$340
Total	\$144	\$239	\$335	\$431	\$479	\$479	\$479	\$479	\$479	\$479
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$121	\$241	\$361	\$481	\$602	\$602	\$602	\$602	\$602	\$602
Total	\$121	\$241	\$361	\$481	\$602	\$602	\$602	\$602	\$602	\$602
NET OPERATING REVENUES	\$23	(\$2)	(\$26)	(\$51)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)
CUMULATIVE NET OPERATING REVENUES	\$58	\$67	\$28	(\$61)	(\$247)	(\$493)	(\$738)	(\$984)	(\$1,230)	(\$1,475)

Existing City – Scenario 2

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$21	\$35	\$49	\$62	\$76	\$90	\$104	\$118	\$132	\$143
Gasoline Tax	\$51	\$85	\$119	\$153	\$187	\$221	\$255	\$289	\$323	\$343
Total	\$72	\$120	\$168	\$215	\$263	\$311	\$359	\$407	\$455	\$486
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$62	\$123	\$184	\$245	\$306	\$367	\$429	\$490	\$552	\$613
Total	\$62	\$123	\$184	\$245	\$306	\$367	\$429	\$490	\$552	\$613
NET REVENUES	\$10	(\$3)	(\$16)	(\$30)	(\$43)	(\$56)	(\$70)	(\$83)	(\$97)	(\$127)
CUMULATIVE REVENUES	\$27	\$28	\$2	(\$51)	(\$130)	(\$235)	(\$368)	(\$529)	(\$716)	(\$947)

2. Northeast FAZ

The impacts to the Street Maintenance and Repair Fund generated by the Northeast FAZ are shown in the tables below. Again, net deficits are seen in most years.

Northeast – Scenario 1

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$14	\$24	\$34	\$43	\$53	\$62	\$72	\$82	\$91	\$100
Gasoline Tax	\$35	\$59	\$82	\$106	\$129	\$153	\$176	\$200	\$223	\$236
Total	\$50	\$83	\$116	\$149	\$182	\$215	\$248	\$281	\$315	\$336
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$41	\$82	\$124	\$165	\$206	\$247	\$289	\$330	\$371	\$412
Total	\$41	\$82	\$124	\$165	\$206	\$247	\$289	\$330	\$371	\$412
NET REVENUES	\$8	\$0	(\$8)	(\$16)	(\$24)	(\$32)	(\$40)	(\$48)	(\$56)	(\$76)
CUMULATIVE REVENUES	\$21	\$26	\$14	(\$13)	(\$57)	(\$117)	(\$194)	(\$286)	(\$395)	(\$531)

Northeast – Scenario 2

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$6	\$10	\$14	\$18	\$22	\$25	\$29	\$33	\$37	\$41
Gasoline Tax	\$14	\$24	\$34	\$43	\$53	\$62	\$72	\$82	\$91	\$100
Total	\$20	\$34	\$47	\$61	\$74	\$88	\$101	\$115	\$128	\$141
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$19	\$38	\$57	\$76	\$95	\$114	\$133	\$153	\$172	\$191
Total	\$19	\$38	\$57	\$76	\$95	\$114	\$133	\$153	\$172	\$191
NET REVENUES	\$1	(\$4)	(\$10)	(\$15)	(\$21)	(\$27)	(\$32)	(\$38)	(\$43)	(\$50)
CUMULATIVE REVENUES	\$5	(\$1)	(\$18)	(\$46)	(\$85)	(\$135)	(\$197)	(\$269)	(\$353)	(\$448)

3. North FAZ

The impact of the North FAZ on the Street Maintenance and Repair Fund is shown in the following tables. As with the previous FAZs, net deficits are seen in most years. However, the deficits under Scenario 2 are minimal.

North – Scenario 1

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$5	\$9	\$12	\$15	\$19	\$22	\$26	\$29	\$33	\$37
Gasoline Tax	\$13	\$21	\$30	\$38	\$46	\$55	\$63	\$72	\$80	\$88
Total	\$18	\$30	\$42	\$53	\$65	\$77	\$89	\$101	\$113	\$125
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$15	\$30	\$45	\$60	\$76	\$91	\$106	\$121	\$136	\$151
Total	\$15	\$30	\$45	\$60	\$76	\$91	\$106	\$121	\$136	\$151
NET REVENUES	\$3	(\$1)	(\$4)	(\$7)	(\$10)	(\$13)	(\$17)	(\$20)	(\$23)	(\$26)
CUMULATIVE REVENUES	\$7	\$8	\$2	(\$11)	(\$30)	(\$55)	(\$87)	(\$125)	(\$170)	(\$221)

North – Scenario 2

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$3	\$5	\$8	\$10	\$12	\$14	\$16	\$18	\$21	\$24
Gasoline Tax	\$8	\$13	\$19	\$24	\$29	\$35	\$40	\$45	\$51	\$57
Total	\$11	\$19	\$26	\$34	\$41	\$49	\$56	\$64	\$71	\$81
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$9	\$18	\$27	\$36	\$45	\$53	\$62	\$71	\$80	\$89
Total	\$9	\$18	\$27	\$36	\$45	\$53	\$62	\$71	\$80	\$89
NET REVENUES	\$2	\$1	(\$0)	(\$2)	(\$3)	(\$5)	(\$6)	(\$8)	(\$9)	(\$8)
CUMULATIVE REVENUES	\$5	\$8	\$8	\$5	(\$1)	(\$10)	(\$21)	(\$36)	(\$53)	(\$71)

4. Southwest FAZ

The tables below show the impact of the Southwest FAZ on the Street Maintenance and Repair Fund. Net deficits are seen in all years under both scenarios. This is due to the fact that no revenues are generated in this FAZ because these revenues are allocated to residential development.

Southwest – Scenario 1

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gasoline Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$5	\$10	\$14	\$19	\$24	\$29	\$33	\$38	\$43	\$48
Total	\$5	\$10	\$14	\$19	\$24	\$29	\$33	\$38	\$43	\$48
NET REVENUES	(\$5)	(\$10)	(\$14)	(\$19)	(\$24)	(\$29)	(\$33)	(\$38)	(\$43)	(\$48)
CUMULATIVE REVENUES	(\$7)	(\$24)	(\$50)	(\$86)	(\$131)	(\$186)	(\$250)	(\$324)	(\$407)	(\$500)

Southwest – Scenario 2

STREET MAINTENANCE AND REPAIR FUND

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gasoline Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$8	\$15	\$23	\$31	\$38	\$46	\$54	\$62	\$69	\$77
Total	\$8	\$15	\$23	\$31	\$38	\$46	\$54	\$62	\$69	\$77
NET OPERATING REVENUES	(\$8)	(\$15)	(\$23)	(\$31)	(\$38)	(\$46)	(\$54)	(\$62)	(\$69)	(\$77)
CUMULATIVE NET OPERATING REVENUES	(\$12)	(\$38)	(\$81)	(\$139)	(\$212)	(\$300)	(\$404)	(\$523)	(\$658)	(\$808)

5. Southeast FAZ

The Street Maintenance and Repair Fund impacts associated with the Southeast FAZ are shown below. Under Scenario 1, the FAZ generates minimal net results with a cumulative net deficit of only \$12,000 over the 20-year analysis period. Under Scenario 2, the results show net deficits in all years after 2003.

Southeast – Scenario 1

STREET MAINTENANCE AND REPAIR FUND										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$11	\$18	\$25	\$32	\$39	\$46	\$53	\$60	\$67	\$73
Gasoline Tax	\$26	\$43	\$60	\$78	\$95	\$112	\$130	\$147	\$164	\$176
Total	\$36	\$61	\$85	\$109	\$134	\$158	\$182	\$207	\$231	\$249
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$27	\$53	\$80	\$107	\$133	\$160	\$187	\$213	\$240	\$267
Total	\$27	\$53	\$80	\$107	\$133	\$160	\$187	\$213	\$240	\$267
NET REVENUES	\$10	\$7	\$5	\$3	\$0	(\$2)	(\$4)	(\$7)	(\$9)	(\$18)
CUMULATIVE REVENUES	\$21	\$37	\$48	\$55	\$56	\$54	\$46	\$34	\$16	(\$12)

Southeast – Scenario 2

STREET MAINTENANCE AND REPAIR FUND										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
OPERATING REVENUES										
License Fees	\$7	\$11	\$16	\$20	\$24	\$29	\$33	\$38	\$42	\$46
Gasoline Tax	\$16	\$27	\$38	\$49	\$60	\$71	\$82	\$93	\$104	\$115
Total	\$23	\$38	\$54	\$69	\$84	\$100	\$115	\$131	\$146	\$161
OPERATING EXPENDITURES										
Street Maintenance and Repair	\$23	\$46	\$68	\$91	\$114	\$137	\$160	\$182	\$205	\$228
Total	\$23	\$46	\$68	\$91	\$114	\$137	\$160	\$182	\$205	\$228
NET REVENUES	\$0	(\$7)	(\$15)	(\$22)	(\$30)	(\$37)	(\$44)	(\$52)	(\$59)	(\$67)
CUMULATIVE REVENUES	\$4	(\$7)	(\$32)	(\$73)	(\$128)	(\$198)	(\$284)	(\$384)	(\$499)	(\$629)

D. Capital Improvement and Debt Financing

This section outlines the impacts to capital facilities for each FAZ. Police, Fire, and Park capital facilities are funded, in part, from impact fees. The General Administration transfers, which were included as an expense under the General Fund, are tracked here as a revenue to Capital Improvements and Debt Financing. The fees used were from the updated TA impact fee report recently completed.

1. Existing City FAZ

The impacts on capital facilities from the Existing City FAZ are shown in the table below. Net deficits are seen in early years, primarily due to the lumpy expenditures for street facilities.

Existing City – Scenario 1

CAPITAL IMPROVEMENTS AND DEBT FINANCING										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$1,189	\$1,189	\$1,171	\$1,171	\$1,171	\$0	\$0	\$0	\$0	\$0
General Administration Transfers	\$220	\$440	\$657	\$871	\$1,085	\$1,085	\$1,085	\$1,085	\$1,085	\$1,085
Total	\$1,409	\$1,629	\$1,829	\$2,043	\$2,257	\$1,085	\$1,085	\$1,085	\$1,085	\$1,085
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$83	\$191	\$272	\$380	\$461	\$459	\$459	\$459	\$459	\$459
Fire	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$130
Parks	\$783	\$783	\$783	\$783	\$783	\$0	\$0	\$0	\$0	\$0
Streets	\$100	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$966	\$2,224	\$1,055	\$1,163	\$1,374	\$459	\$459	\$459	\$459	\$589
Total	\$966	\$2,224	\$1,055	\$1,163	\$1,374	\$459	\$459	\$459	\$459	\$589
NET REVENUES	\$443	(\$595)	\$774	\$880	\$883	\$626	\$626	\$626	\$626	\$496
CUMULATIVE REVENUES	\$414	(\$1,590)	(\$1,963)	(\$257)	\$1,532	\$2,758	\$3,984	\$5,080	\$6,279	\$7,348

Existing City – Scenario 2

CAPITAL IMPROVEMENTS AND DEBT FINANCING										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$623	\$623	\$605	\$605	\$605	\$611	\$611	\$611	\$611	\$611
General Administration Transfer	\$118	\$235	\$350	\$462	\$573	\$677	\$781	\$886	\$990	\$1,140
Total	\$741	\$858	\$955	\$1,067	\$1,179	\$1,288	\$1,392	\$1,496	\$1,600	\$1,750
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$69	\$150	\$204	\$285	\$339	\$420	\$501	\$555	\$636	\$717
Fire	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$130
Parks	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392
Streets	\$100	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$561	\$1,792	\$596	\$677	\$861	\$812	\$893	\$947	\$1,028	\$1,239
Total	\$561	\$1,792	\$596	\$677	\$861	\$812	\$893	\$947	\$1,028	\$1,239
NET REVENUES	\$180	(\$934)	\$359	\$390	\$318	\$476	\$499	\$549	\$572	\$511
CUMULATIVE REVENUES	\$409	(\$551)	(\$1,224)	(\$473)	\$209	\$1,136	\$2,109	\$3,026	\$4,091	\$5,119

2. Northeast FAZ

The Northeast FAZ generates net deficits for capital facilities in early years under both scenarios. A major contributor to these results is the lumpy cost of the road improvements. Under Scenario 2, deficits are significantly larger due to the significant cost of capital facilities relative to the lower level of development.

Northeast – Scenario 1

CAPITAL IMPROVEMENTS AND DEBT FINANCING

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$424	\$424	\$424	\$424	\$424	\$424	\$424	\$424	\$424	\$424
General Administration Transfer	\$78	\$156	\$234	\$312	\$390	\$467	\$545	\$623	\$701	\$779
Total	\$502	\$580	\$658	\$736	\$814	\$892	\$970	\$1,048	\$1,125	\$1,203
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$11	\$65	\$146	\$173	\$254	\$308	\$362	\$443	\$470	\$551
Fire	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$130
Parks	\$271	\$271	\$271	\$271	\$271	\$271	\$271	\$271	\$271	\$271
Streets	\$100	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$382	\$1,586	\$417	\$444	\$655	\$579	\$633	\$714	\$741	\$952
Total	\$382	\$1,586	\$417	\$444	\$655	\$579	\$633	\$714	\$741	\$952
NET REVENUES	\$120	(\$1,006)	\$241	\$292	\$159	\$313	\$337	\$334	\$384	\$251
CUMULATIVE REVENUES	\$220	(\$891)	(\$1,801)	(\$1,229)	(\$821)	(\$234)	\$400	\$925	\$1,628	\$2,195

Northeast – Scenario 2

CAPITAL IMPROVEMENTS AND DEBT FINANCING

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$199	\$199	\$199	\$199	\$199	\$174	\$174	\$174	\$174	\$174
General Administration Transfer	\$38	\$77	\$115	\$154	\$192	\$231	\$269	\$308	\$346	\$385
Total	\$238	\$276	\$315	\$353	\$392	\$405	\$443	\$482	\$520	\$559
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$30	\$60	\$114	\$168	\$222	\$276	\$330	\$357	\$411	\$492
Fire	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$130
Parks	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111
Streets	\$100	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$241	\$1,420	\$224	\$278	\$462	\$386	\$440	\$467	\$521	\$732
Total	\$241	\$1,420	\$224	\$278	\$462	\$386	\$440	\$467	\$521	\$732
NET REVENUES	(\$3)	(\$1,144)	\$91	\$75	(\$71)	\$18	\$3	\$14	(\$1)	(\$174)
CUMULATIVE REVENUES	\$13	(\$1,355)	(\$2,546)	(\$2,388)	(\$2,391)	(\$2,374)	(\$2,387)	(\$2,535)	(\$2,584)	(\$2,847)

3. North FAZ

Under both scenarios, small net revenues are seen a few years on an annual basis. However, net deficits are seen under both scenarios on a cumulative basis. This is primarily due to costs for a new fire station.

North – Scenario 1

CAPITAL IMPROVEMENTS AND DEBT FINANCING

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
General Administration Transfer	\$30	\$61	\$91	\$121	\$151	\$182	\$212	\$242	\$272	\$303
Total	\$194	\$225	\$255	\$285	\$316	\$346	\$376	\$406	\$437	\$467
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$5	\$32	\$86	\$113	\$140	\$221	\$248	\$275	\$329	\$356
Fire	\$0	\$0	\$0	\$0	\$430	\$0	\$0	\$0	\$0	\$430
Parks	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$102	\$129	\$183	\$210	\$667	\$318	\$345	\$372	\$426	\$883
Total	\$102	\$129	\$183	\$210	\$667	\$318	\$345	\$372	\$426	\$883
NET REVENUES	\$93	\$96	\$72	\$75	(\$351)	\$28	\$31	\$34	\$11	(\$416)
CUMULATIVE REVENUES	\$148	\$316	(\$1,058)	(\$896)	(\$1,211)	(\$1,143)	(\$1,096)	(\$1,499)	(\$1,520)	(\$1,965)

North – Scenario 2

CAPITAL IMPROVEMENTS AND DEBT FINANCING

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$101	\$101	\$101	\$101	\$101	\$101	\$101	\$101	\$101	\$101
General Administration Transfer	\$18	\$37	\$55	\$74	\$92	\$110	\$129	\$147	\$165	\$184
Total	\$119	\$137	\$156	\$174	\$193	\$211	\$229	\$248	\$266	\$285
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$11	\$38	\$38	\$65	\$65	\$92	\$119	\$119	\$173	\$200
Fire	\$0	\$0	\$0	\$0	\$430	\$0	\$0	\$0	\$0	\$430
Parks	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$72	\$99	\$99	\$126	\$556	\$153	\$180	\$180	\$234	\$691
Total	\$72	\$99	\$99	\$126	\$556	\$153	\$180	\$180	\$234	\$691
NET REVENUES	\$47	\$38	\$56	\$48	(\$364)	\$58	\$49	\$67	\$32	(\$407)
CUMULATIVE REVENUES	\$90	\$177	(\$1,238)	(\$1,114)	(\$1,436)	(\$1,346)	(\$1,246)	(\$1,567)	(\$1,555)	(\$1,964)

4. Southwest FAZ

Capital facility impacts for the Southwest FAZ are shown in the tables below. Under both scenarios, small net revenues are seen in most years. However, cumulative net deficits are seen due to the lumpy costs of fire expenditures.

Southwest – Scenario 1

CAPITAL IMPROVEMENTS AND DEBT FINANCING

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44
General Administration Transfe	\$14	\$29	\$43	\$58	\$72	\$87	\$101	\$116	\$130	\$145
Total	\$58	\$72	\$87	\$101	\$116	\$130	\$145	\$159	\$174	\$188
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YDU-GO CAPITAL EXPENDITURES										
Police	\$5	\$11	\$38	\$38	\$65	\$65	\$92	\$92	\$120	\$120
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$90	\$11	\$38	\$38	\$65	\$65	\$92	\$92	\$120	\$120
Total	\$90	\$11	\$38	\$38	\$65	\$65	\$92	\$92	\$120	\$120
NET REVENUES	(\$32)	\$61	\$49	\$63	\$51	\$65	\$53	\$67	\$54	\$68
CUMULATIVE REVENUES	\$4	(\$40)	(\$572)	(\$453)	(\$358)	(\$262)	(\$163)	(\$714)	(\$641)	(\$565)

Southwest – Scenario 2

CAPITAL IMPROVEMENTS AND DEBT FINANCING

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$73	\$73	\$73	\$73	\$73	\$73	\$73	\$73	\$73	\$73
General Administration Transfer	\$24	\$48	\$72	\$96	\$120	\$144	\$168	\$192	\$216	\$239
Total	\$97	\$121	\$145	\$169	\$193	\$217	\$241	\$265	\$289	\$313
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$5	\$35	\$62	\$89	\$116	\$143	\$170	\$197	\$224	\$251
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$90	\$35	\$62	\$89	\$116	\$143	\$170	\$197	\$224	\$251
Total	\$90	\$35	\$62	\$89	\$116	\$143	\$170	\$197	\$224	\$251
NET CAPITAL REVENUES	\$7	\$86	\$83	\$80	\$77	\$74	\$71	\$68	\$65	\$62
CUM NET CAPITAL REVENUES	\$77	\$106	(\$363)	(\$188)	(\$46)	\$90	\$220	(\$306)	(\$215)	(\$131)

5. Southeast FAZ

The capital facility impacts generated by the Southeast FAZ are shown in the following tables. Net revenues are seen in most years under both scenarios. Also, cumulative net revenues are seen over 20 years under both scenarios.

Southeast – Scenario 1

CAPITAL IMPROVEMENTS AND DEBT FINANCING										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$289	\$289	\$289	\$289	\$289	\$288	\$288	\$288	\$288	\$296
General Administration Transfer	\$52	\$103	\$155	\$207	\$259	\$310	\$362	\$414	\$465	\$517
Total	\$340	\$392	\$444	\$496	\$547	\$598	\$650	\$702	\$753	\$813
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$5	\$11	\$45	\$45	\$35	\$72	\$72	\$99	\$99	\$99
Fire	\$0	\$0	\$0	\$0	\$1,530	\$0	\$0	\$0	\$0	\$430
Parks	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199
Streets	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$244	\$210	\$244	\$244	\$1,764	\$271	\$271	\$298	\$298	\$728
Total	\$244	\$210	\$244	\$244	\$1,764	\$271	\$271	\$298	\$298	\$728
NET REVENUES	\$97	\$182	\$200	\$252	(\$1,217)	\$327	\$379	\$404	\$455	\$85
CUMULATIVE REVENUES	\$187	\$142	(\$100)	\$378	(\$588)	\$13	\$719	\$1,070	\$1,901	\$2,414

Southeast – Scenario 2

CAPITAL IMPROVEMENTS AND DEBT FINANCING										
	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020
CAPITAL REVENUES										
Impact Fees	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$185
General Administration Transfer	\$34	\$68	\$101	\$135	\$169	\$203	\$237	\$270	\$304	\$338
Total	\$216	\$250	\$283	\$317	\$351	\$385	\$418	\$452	\$486	\$523
DEBT FINANCED CAPITAL EXPENDITURES										
Police	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PAY-AS-YOU-GO CAPITAL EXPENDITURES										
Police	\$4	\$4	\$4	\$4	\$35	\$35	\$35	\$35	\$62	\$62
Fire	\$0	\$0	\$0	\$0	\$1,530	\$0	\$0	\$0	\$0	\$430
Parks	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126	\$126
Streets	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$170	\$130	\$130	\$130	\$1,691	\$161	\$161	\$161	\$188	\$618
Total	\$170	\$130	\$130	\$130	\$1,691	\$161	\$161	\$161	\$188	\$618
NET REVENUES	\$46	\$120	\$154	\$187	(\$1,340)	\$224	\$258	\$291	\$298	(\$95)
CUMULATIVE REVENUES	\$94	(\$71)	(\$430)	(\$72)	(\$1,265)	(\$862)	(\$390)	(\$281)	\$245	\$411

STEVEN P. ELLIOTT
200 Civic Center Drive, Suite 1200
Columbus, Ohio 43215

April 30, 2019

City of Delaware Planning
Commission
1 South Sandusky Street
Delaware, Ohio 43015
Attn: David M. Efland, Director

Subject: Letter of Objections to Winterbrooke Rezoning, Conditional Use Permit
and Preliminary Development Plan

Dear Mr. Efland:

I am representing John and Toni Gundling in connection with the proposed Winterbrooke development surrounding their property at 957 Peachblow Road, Lewis Center, Ohio (Tax Parcel No. 418-330-01-024-000). This letter is intended as an objection letter to the materials submitted to the Delaware City Planning Commission by Grden, LLC (the "Developer") in connection with the Developer's proposed single-family development known as Winterbrooke Place, which is being annexed into the City of Delaware (the "Development"). These submissions set forth the Developer's request for the City to re-zone the Developer's 100-acre Development site, to issue a Conditional Use Permit and to approve a Preliminary Development Plan for the Development.

I have reviewed with the Gundlings the submissions to the Planning Commission for this Development and the Staff Report based on those submissions issued at the end of last week. Based on our review, and previous discussions with Mr. Grden of the Developer and yourself, the following is a summary of the Gundlings' objections to the Development and the Developer's requested actions by the City for the Development:

- Access concerns:
 - Traffic study not completed
 - Primary access means (roundabout on Peachblow Road) not committed
 - Secondary access means (from Belmont development to the west) not committed (by Grady Memorial/Ohio Health – panhandle owner)
 - Dysfunctional alignment of secondary access means through Belmont and Ohio Health panhandle (two close 90 degree turns)
 - Alternate plan for access to Peachblow Road. Will the Ohio Health panhandle be a main access point?
- Engineering studies (including drainage plan) not completed
- Wetlands delineation not completed/included in Planning Commission submissions

- Inadequate mounding and buffering plan:
 - Non-compliant with inconsistent/incompatible use standards
 - Should include all boundaries of Gundling property on a continuous basis
 - Needs to include more plant screening for better opacity and more variety
 - Requirement for HOA maintenance/replacement
 - See attached letter from EDGE Landscape Architecture Group on behalf of the Gundlings
- Bike path “stubbed” at Gundling property lines:
 - Alternate route preferred
 - Require clear signage that path ends at Gundling “Private Property”
 - Encourages use of Gundling lawn or Peachblow Road
- Pond:
 - Needs buffering along entire property line
 - Commitment to wet pond with aeration
 - Requirement for HOA maintenance
- Lot size – too small, especially in area of Gundling property
- High density of Lots
- Non-compliance with City Comprehensive Plan
 - “Entry level” product not supported by City – all smaller Lots are entry level Lots
- Open areas primarily under high-voltage electric lines
- Private HOA and Deed Restrictions – No deed restrictions. Will these be required?
- Procedural issues:
 - Public notice included different development plan
 - Gundlings shown four different plans in last six weeks – no time to review/respond
 - All conditions of Staff report, as supplemented by the above objections, should be completed and satisfied prior to commencement of construction
- Significant reduction in aesthetic and economic values of Gundlings’ home

The Gundlings built their home in 1995, and have put considerable time and funds into making it an attractive and comfortable home site for themselves and their extended family. They are now being forced into a decision to stay in this home in the midst of the surrounding development, or sell their home and relocate -- all by reason of an excessively large development which is being prematurely considered and does not meet the buffering requirements for this materially different and incompatible land use (as noted above).

City of Delaware Planning Commission
April 30, 2019
Page 3

We would appreciate your sharing this letter with staff and Commission members for consideration. We are happy to discuss any of the above objections with the Planning Commission staff or members in a professional manner. I am planning to be present at the May 1 Planning Commission meeting.

Thank you for your consideration.

Respectfully,



Steven P. Elliott, Esq.

SPE/jrk

cc: John and Toni Gundling

April 30, 2019

Mr. John Gundling
957 Peachblow Road
Lewis Center, Ohio 43035

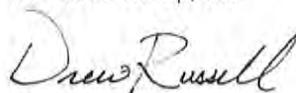
Dear Mr. Gundling:

After reviewing your property and the proposed preliminary development plan on the adjacent parcels, we understand your desire to have a buffer installed by the surrounding property owner to establish visual screening and security. It is our understanding that you would like this buffer to provide a solid, continuous, visual screen with 100% opacity within 3-5 years of the installation date.

In order to best achieve the desired results, we would recommend the following.

1. A landscaped earthen mound at least 4-6 feet high, with no more than a 3:1 slope.
2. A continuous planting of Evergreen Trees spaced 15 feet on center in a staggered pattern
3. 1 Deciduous Shade Tree, 2 Ornamental Trees and 10 Large Deciduous Shrubs per 100 linear feet installed on your side of the Evergreen Tree plantings to break up the evergreen wall effect. Deciduous Shrubs should be planted together with no less than 5 shrubs per group.
4. In order to help establish adequate screening within the desired time period, we recommend that the minimum plant sizes at the time of installation for all Evergreen Trees be eight 8 feet high, all Deciduous Shade Trees be 2.5" caliper, all Ornamental Trees to be 2" caliper, and all Deciduous Shrubs be 30 inch high.
5. We recommend that all mounding and landscaping be installed during the initial phases of the development to help establish the desired screening as quickly as possible.
6. In order to maintain the long-term integrity of the buffer, we recommend that all plantings be adequately maintained and that any dead or removed plantings be replaced within the next growing season.

Respectfully,
The EDGE Group, Inc.



Drew Russell
Drew Russell
Associate



FACT SHEET

AGENDA ITEM NO: 18

DATE: 06/10/2019

ORDINANCE NO: 19-33

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Mayor Carolyn Kay Riggle

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, AND DECLARING AN EMERGENCY.

BACKGROUND:

Each year, pursuant to the City Manager's employment agreement, City Council conducts a review and adjusts the manager's salary accordingly. This year's employment agreement reflects a 2.5% annual increase. One change included a prior update to the City Manager's contract (adopted with ordinance 17-62) was to shift the effective date for compensation to coincide with the effective date of the Management Pay Plan. This effective date is reflected in the attached contract and ordinance, meaning the increase will be applied retroactively.

REASON WHY LEGISLATION IS NEEDED:

And ordinance is required to change the City Manager's compensation.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

The pay rate includes a 2.5% increase.

POLICY CHANGES:

N/A

PRESENTER(S):

Mayor Carolyn Kay Riggle

RECOMMENDATION:

Approval at third reading

ATTACHMENT(S)

Draft agreement

ORDINANCE NO. 19-33

AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, AND DECLARING AN EMERGENCY.

WHEREAS, the employment agreement with the City Manager provides that the compensation of the City Manager shall be reviewed annually; and

WHEREAS, the effective date of changes to compensation was adjusted to coincide with the effective date of changes to the Management Pay Plan in the employment agreement authorized by Ordinance 17-62; and

WHEREAS, the Council has reviewed the salary and benefits of the City Manager and has made the necessary changes to the employment agreement (attached).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. An employment agreement reflecting the agreed upon changes is authorized to be executed by the City Manager and the Mayor, representing City Council.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 3. Emergency Clause: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City. The emergency clause is required to enact the changes retroactive to December 26, 2018 without further delay. Therefore this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON EMERGENCY CLAUSE:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2019

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

EMPLOYMENT AGREEMENT

The Council of the City of Delaware, Ohio, hereinafter referred to as “City” or “City Council” has offered the position of City Manager to R. Thomas Homan, and Mr. Homan, hereinafter referred to as “Manager” or “Mr. Homan” has accepted the offer of employment under the following terms agreeable to both parties.

1. Beginning with the date of employment, the City will compensated Mr. Homan as City Manager of Delaware and Mr. Homan will execute all the duties and responsibilities of City Manager set forth in the Delaware City Charter, Code of Ordinances and requirements of the City Council.
2. The Manager’s salary will be at the hourly rate of \$71.66 **73.45** effective December 27~~6~~, 2017~~8~~, **which** This represents a **2.5% increase. Note:** the salary rate reflects the conversion of the 2017-car allowance **which used to be included in prior agreements as a separate benefit.** ~~and no additional increase to reflect that converting the car allowance to salary is not cost neutral.~~
3. The Council and Mr. Homan will establish annual performance goals and objectives. Any pay increases during Mr. Homan’s tenure with the City will be based upon performance evaluations. Evaluations are anticipated every six months following Mr. Homan’s date of employment. One six-month evaluation may be primarily for discussion of the City Manager’s past performance and performance planning, while the alternate evaluation may be concerned primarily with matters of compensation for the City Manager. The method of evaluation will be formulated by the Council and Mr. Homan and conducted by the Council.
4. Mr. Homan will serve as City Manager at the will of the City Council and nothing herein will be taken to suggest or imply guaranteed tenure.
5. In the event the City terminates the services of Mr. Homan or requests his resignation at any time without cause, the City will pay to Mr. Homan a lump sum severance payment equal to ninety (90) days base salary and benefits, payable not later than the next regular pay date. No such lump sum severance payment will be paid upon a termination for cause. All accrued vacation, holiday, compensatory time, one-half the value of sick leave, other accrued benefits, retirement and group health insurance benefits will be paid to Mr. Homan at the same time, calculated at the rate of pay or benefit in effect upon notice of termination. The Manager will provide the City not less than 30 days written notice of his intent to resign his position wholly voluntarily, whereupon the Manager understands that he will not receive the lump sum severance payment equal to ninety (90) days base salary and benefits described above. All

accrued vacation, holiday, compensatory time, one-half the value of sick leave, other accrued benefits, retirement and group health insurance benefits will be paid to the date of termination and calculated at the rate of pay or benefit in effect upon notice of termination.

6. The Manager will remain a resident of the City during employment.
7. The City manager's automobile allowance paid for use of the Manager's personal vehicle for City business was converted into salary in 2018. The City manager is expected to use his own vehicle for transportation as the prior car allowance was converted into salary. While the use of the city manager's vehicle is included as part of salary, mileage may be reimbursed to the Manager for travel on behalf of the City beyond a 100-mile radius of Delaware.
8. The City will pay the expense of a mobile telephone for the Manager.
9. The City will provide the Manager paid coverage for health, dental and prescription benefits in terms and amounts provided other employees of the City generally, effective upon the first day of the month following his date of employment.
10. The City will provide the Manager paid annual vacation earned at the rate of 25 working days per year. Any use of vacation leave credits by the Manager will be following written notice to the Council. The City will pay for all accrued and unused vacation days to Mr. Homan upon separation from the City employment, for any reason, at his then current rate of pay.
11. The Manager will be permitted to engage in occasional teaching, writing, speaking or consulting performed on his time off, even if outside compensation is provided for such services, provided that, in no case, is any activity permitted which would present a conflict of interest with the City of Delaware. In the event that overnight travel is required for such non-City business, the City Council will be notified in advance.
12. The City will provide Mr. Homan four (4) personal days per anniversary year for personal business, credited at the beginning of each subsequent year. Upon termination from the City for any reason, accrued personal days will not be compensated.
13. The City will provide Mr. Homan paid sick leave in the amounts earned at a rate of 4.6 hours for each completed 80 hours of service. The City will pay for one-half the value of unused sick leave to Mr. Homan upon

separation from the City employment for any reason, at his then current rate of pay.

14. The City will provide fully paid coverage for Mr. Homan of workers compensation and unemployment compensation insurance from his first date of employment.
15. The City will afford Mr. Homan paid funeral leave in the amounts provided for all other City employees generally, upon his attendance at the funeral or memorial observance of any member of his family in the first degree of sanguinity, and of his spouse and parents-in-law.
16. The City will provide Mr. Homan group life insurance from his date of employment in the amount of \$125,000 with double indemnity for accidental death or dismemberment.
17. The City will pay Mr. Homan the monthly amount of \$131.67 toward the premium expense for long term disability insurance.
18. The City will provide Mr. Homan paid holiday leave on the same annual schedule as that provided for other City employees generally.
19. The City will pay the expense of Mr. Homan's membership in ICMA and OCMA and for his attendance at national and state conferences, within an amount budgeted each year.
20. The City will anticipate a recommendation from Mr. Homan for inclusion in each annual budget amounts to be used at Mr. Homan's discretion for:
 - a. Educational courses, conferences and workshops directly related to Mr. Homan's work as City Manager, including expenses directly related to his attendance at such educational programs.
 - b. Membership dues and subscriptions for Mr. Homan's involvement in professional organizations that are directly in the interest of the City and Mr. Homan's performance on behalf of the City.
 - c. Routine business expenses of the City Manager directly related to his performance of official duties. The City Manager's membership in Rotary requires him to purchase lunches at meetings, and his salary has been increased (already reflected in wages) to reflect that expense.
21. Effective December 21, 2011, the City increased Mr. Homan's base salary by 7.3% to reflect the fact that the City no longer pays the City Manager's share of the PERS premium.

22. The City manager is entitled to 5.5% of the hourly rate of pay included in Section 2 to be contributed to the ICMA-RC investment program.
23. The City will indemnify and hold harmless Mr. Homan from liability for any claims, demands or judgments arising out of an act or omission occurring in the lawful performance of his duties as City Manager. The City will pay the cost of any fidelity or other bonds required of Mr. Homan by the City Charter, City Ordinances or Ohio statutes.
24. All other provisions of City ordinances, regulations or rules relating to personnel matters of non-union employees of the City and terms of the Management Pay Plan, not contrary to the terms listed in this memorandum or to the City Charter, will also apply to Mr. Homan during his employment as City Manager.
25. Mr. Homan's initial date of employment is February 2, 1999. Starting with 2018, the effective date for Mr. Homan's compensation will coincide with the effective date of the Management Pay Plan.
26. Any portion of this memorandum in conflict with the City Charter or any State, or Federal law, will be considered null and void. The remaining provisions of this agreement will remain in full force and effect. The law of the State of Ohio will govern the interpretation of this agreement.
27. The City and Mr. Homan agree that this Agreement accurately reflects the terms of employment for the City Manager position offered by the City and accepted by Mr. Homan.

The parties have evidenced their agreement by affixing their signatures below this _____ day of _____, 2018~~9~~.

Council of the City of Delaware, Ohio

City Manager

Carolyn Kay Riggle, Mayor

R. Thomas Homan, City
manager

Approved as to form:

Darren Shulman
City Attorney



FACT SHEET

AGENDA ITEM NO: 19

DATE: 06/10/2019

ORDINANCE NO: 19-34

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT WITH THE WESLEYAN INN AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A BUILDING AT 235 WEST WILLIAM STREET AND DECLARING AN EMERGENCY.

BACKGROUND:

We are requesting City Council's approval for the City Manager to enter into a Community Reinvestment Area (CRA) Tax Incentive Agreement with The Wesleyan Inn for a \$2,200,000 renovation and expansion of 235 West William St. on Parcel 51943304039002 for a new boutique hotel.

Jim Manos, owner of The Wesleyan Inn has submitted application for a 100%/15 year Community Reinvestment Area Tax Abatement for building renovations and expansion.

This request for a CRA is for \$500,000 in renovations and a \$1,200,000 expansion to the original building.

Our success in assisting Mr. Manos with his renovation would allow him to commit to the creation of the equivalent of 4 new full-time permanent job opportunities, 8 new part-time permanent job opportunities, 0 full-time temporary job opportunities, and 0 part-time temporary job opportunities, for a total of 8 full-time equivalent (FTE). He also would commit to a minimum total payroll creation of \$250,000.

REASON WHY LEGISLATION IS NEEDED:

For incentive discussion purposes, we calculated a 15%/15 year CRA tax abatement generating an approximate \$101,377.35 in tax savings after 15 years on his \$2,700,000 investment. Due to the abatement being for a new payroll of \$250,000, a School Compensation Agreement is not required. School Pilot payments also are not required because the abatement is for 15%, so the schools would already get above 30% of their pre-abatement property taxes.

Staff is recommending a 15%/15 year CRA to assist the company. With the staff recommendation as made, this project would achieve a -0.36% ROI for the City with \$69,375 in income taxes after 15 years.

This proposed incentive package provides an opportunity to spur considerable investment and continue the upward progress of investment and new businesses in an area adjacent to our Historic Downtown.

15%/15 year CRA Tax Analysis Comparison			
Project Wesleyan Inn			
<u>Projections</u>			
Employees (New)			8
Employees (Retained)			0
Payroll (New)			\$250,000
Payroll (Retained)			\$0
1.85% Muni Taxes (new)			\$4,625
1.85% Muni Taxes (retained)			\$0
50% of Muni Taxes (over \$1 million new taxes)			\$0
Real Property Investment			\$2,025,000
	Building Addition		\$1,200,000
	Renovation Investment		\$500,000
	Land and/or Existing Building (not abateable)		\$325,000
Personal Property Investment			\$175,000
	F&F		\$100,000
	M&E		\$25,000
	Inventory		\$50,000
Project Annual Value of Abatement		\$6,758.49	
30% School Pilot Per Year		\$0.00	
Project is for a target industry	Yes		Desired project
Project Hires at Greater than LMI average wage	No		\$33,333
Project has a 25% or Greater ROI for City	No		
	City ROI	-0.36%	
Project has a 30% or Greater ROI for School	Yes		
	School ROI	85.00%	

COMMITTEE RECOMMENDATION:

Tax Incentive Review Council, 5/2/19
 VOTE: Approval

FISCAL IMPACT(S):

COST: N/A

FUND SOURCES: N/A

BUDGETED: NO

DEPARTMENTS IMPACTED: Economic Development

POLICY CHANGES:

N/A

PRESENTER(S):

Sean Hughes, Economic Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

CRA School Notification Letters

Incentives Application

CRA Agreement

Map Exhibit of Building Location

ORDINANCE NO. 19-34

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT WITH THE WESLEYAN INN AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A BUILDING AT 235 WEST WILLIAM STREET AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has encouraged development of and investment in real property in the area designated as Community Reinvestment Area 141-1135-1 pursuant to ORC 3735; and

WHEREAS, the City of Delaware by Resolution Number 01-52, resolved to review and approve all Community Reinvestment Area Agreements which meet the statutory guidelines; and

WHEREAS, the City of Delaware partners with impacted school districts to ensure mutual benefit from economic development projects; and

WHEREAS, the Council of the City of Delaware established an economic development fund to attract, incentive and assist high return on investment projects in the City of Delaware; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO, that:

SECTION 1. The Community Reinvestment Area Agreement by and between the City of Delaware and THE WESLEYAN INN meets all of the guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 2. That the City Council of the City of Delaware hereby authorizes the execution of said agreements by the City Manager to implement the Community Reinvestment Area Program for this project.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize

negotiations and allow for the timely construction of the project, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

VOTE ON EMERGENCY CLAUSE:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



May 16, 2019

Mary Beth Freeman
Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, OH 43015

Paul Craft
Superintendent
Delaware City Schools
74 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn Community Reinvestment Area Request for Tax Incentives

Dear Superintendents Craft and Freeman:

In an effort to attract the Wesleyan Inn to the City of Delaware, the City of Delaware's Incentive Negotiation Committee, that includes the superintendents and treasurers from the impacted school districts, negotiated a 15% for 15 year CRA tax abatement for their expansion and renovation of 235 William St. on Parcel # 51943304039002. Due to this CRA only being 15%, a school compensation agreement between the company and schools or city and schools was not necessary.

All incentives are based on the Wesleyan Inn's commitment to the creation of 8 new full-time equivalent jobs to the City of Delaware with a payroll minimum of \$250,000 within 3 years of the completion of your project. A copy of their application for tax incentives is attached.

CRA (ORC 3735.65-70) guidelines require that Boards of Education be informed of amendments, notice requirements, review rights, meeting requests, revenue sharing requirements, and/or program participation. Since the CRA legislation and company agreements contain many legal requirements, you may want to review Ohio Revised Code references (please see: <http://onlinedocs.andersonpublishing.com/>).

The City of Delaware is requesting a waiver of the required 45 business day notice period so that Delaware City Council will be able to consider these requests at our regularly scheduled Council meeting on June 24, 2019, held at Delaware City Hall, 1 South Sandusky Street, Delaware, at 7:00 P.M. A second reading and public hearing may be scheduled for July 8, 2019, but may not be needed if Council chooses

to take action on the first reading for economic development purposes. School Board Members, staff and the public are welcome to attend these meetings. Please let me know if you require any further assistance. I can be reached at 740.203.1016 or shughes@delawareohio.net. Please email me with confirmation of receipt of this notification so that I can send it with our petition to the Ohio Development Services Agency.

Yours Sincerely,
Sean Hughes
Economic Development Director

xc: Honorable George Kaitsa, Auditor
 R. Thomas Homan, City Manager
 Dean Stelzer Finance Director
 Melissa Swearingen, Treasurer, Delaware City School District
 Chris Bell, Treasurer, Delaware Area Career Center

Attached:

1. ORC 3735.671
2. The Wesleyan Inn application for tax incentives

3735.671 Written agreement where commercial or industrial property is to be exempted.

(A) If construction or remodeling of commercial or industrial property is to be exempted from taxation pursuant to section [3735.67](#) of the Revised Code, the legislative authority and the owner of the property, prior to the commencement of construction or remodeling, shall enter into a written agreement, binding on both parties for a period of time that does not end prior to the end of the period of the exemption, that includes all of the information

and statements prescribed by this section. Agreements may include terms not prescribed by this section, but such terms shall in no way derogate from the information and statements prescribed by this section.

(1) Except as otherwise provided in division (A)(2) or (3) of this section, an agreement entered into under this section shall not be approved by the legislative authority unless the board of education of the city, local, or exempted village school district within the territory of which the property is or will be located approves the agreement. For the purpose of obtaining such approval, the legislative authority shall certify a copy of the agreement to the board of education not later than forty-five days prior to approving the agreement, excluding Saturday, Sunday, and a legal holiday as defined in section [1.14](#) of the Revised Code. The board of education, by resolution adopted by a majority of the board, shall approve or disapprove the agreement and certify a copy of the resolution to the legislative authority not later than fourteen days prior to the date stipulated by the legislative authority as the date upon which approval of the agreement is to be formally considered by the legislative authority. The board of education may include in the resolution conditions under which the board would approve the agreement. The legislative authority may approve an agreement at any time after the board of education certifies its resolution approving the agreement to the legislative authority, or, if the board approves the agreement conditionally, at any time after the conditions are agreed to by the board and the legislative authority.

(2) Approval of an agreement by the board of education is not required under division (A)(1) of this section if, for each tax year the real property is exempted from taxation, the sum of the following quantities, as estimated at or prior to the time the agreement is formally approved by the legislative authority, equals or exceeds fifty per cent of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation:

(a) The amount of taxes charged and payable on any portion of the assessed valuation of the new structure or remodeling that will not be exempted from taxation under the agreement;

(b) The amount of taxes charged and payable on tangible personal property located on the premises of the new structure or of the structure to be remodeled under the agreement, whether payable by the owner of the structure or by a related member, as defined in section [5733.042](#) of the Revised Code without regard to division (B) of that section.

(c) The amount of any cash payment by the owner of the new structure or structure to be remodeled to the school district, the dollar value, as mutually agreed to by the owner and the board of education, of any property or services provided by the owner of the property to the school district, whether by gift, loan, or otherwise, and any payment by the legislative authority to the school district pursuant to section [5709.82](#) of the Revised Code.

The estimates of quantities used for purposes of division (A)(2) of this section shall be estimated by the legislative authority. The legislative authority shall certify to the board of education that the estimates have been made in good faith. Departures of the actual quantities from the estimates subsequent to approval of the agreement by the board of education do not invalidate the agreement.

(3) If a board of education has adopted a resolution waiving its right to approve agreements and the resolution remains in effect, approval of an agreement by the board is not required under this division. If a board of education has adopted a resolution allowing a legislative authority to deliver the notice required under this division fewer than

forty-five business days prior to the legislative authority's execution of the agreement, the legislative authority shall deliver the notice to the board not later than the number of days prior to such execution as prescribed by the board in its resolution. If a board of education adopts a resolution waiving its right to approve agreements or shortening the notification period, the board shall certify a copy of the resolution to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority.

(B) Each agreement shall include the following information:

(1) The names of all parties to the agreement;

(2) A description of the remodeling or construction, whether or not to be exempted from taxation, including existing or new structure size and cost thereof; the value of machinery, equipment, furniture, and fixtures, including an itemization of the value of machinery, equipment, furniture, and fixtures used at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of machinery, equipment, furniture, and fixtures at the facility prior to the execution of the agreement; the value of inventory at the property, including an itemization of the value of inventory held at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of inventory held at the property prior to the execution of the agreement;

(3) The scheduled starting and completion dates of remodeling or construction of real property or of investments made in machinery, equipment, furniture, fixtures, and inventory;

(4) Estimates of the number of employee positions to be created each year of the agreement and of the number of employee positions retained by the owner due to the remodeling or construction, itemized as to the number of full-time, part-time, permanent, and temporary positions;

(5) Estimates of the dollar amount of payroll attributable to the positions set forth in division (B)(4) of this section, similarly itemized;

(6) The number of employee positions, if any, at the property and at any other location in this state at the time the agreement is executed, itemized as to the number of full-time, part-time, permanent, and temporary positions.

(C) Each agreement shall set forth the following information and incorporate the following statements:

(1) A description of real property to be exempted from taxation under the agreement, the percentage of the assessed valuation of the real property exempted from taxation, and the period for which the exemption is granted, accompanied by the statement: "The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after (insert date) nor extend beyond (insert date)."

(2) "..... (insert name of owner) shall pay such real property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If (insert name of owner) fails to pay such taxes or file such returns and reports, exemptions from taxation granted under this

agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter."

(3) "..... (insert name of owner) hereby certifies that at the time this agreement is executed, (insert name of owner) does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which (insert name of owner) is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, (insert name of owner) currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101 , et seq., or such a petition has been filed against (insert name of owner). For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes."

(4) "..... (insert name of municipal corporation or county) shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions."

(5) "If for any reason (insert name of municipal corporation or county) revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless (insert name of owner) materially fails to fulfill its obligations under this agreement and (insert name of municipal corporation or county) terminates or modifies the exemptions from taxation pursuant to this agreement."

(6) "If (insert name of owner) materially fails to fulfill its obligations under this agreement, or if (insert name of municipal corporation or county) determines that the certification as to delinquent taxes required by this agreement is fraudulent, (insert name of municipal corporation or county) may terminate or modify the exemptions from taxation granted under this agreement."

(7) "..... (insert name of owner) shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the applicant's compliance with the agreement, including returns filed pursuant to section [5711.02](#) of the Ohio Revised Code if requested by the council."

(8) "This agreement is not transferable or assignable without the express, written approval of (insert name of municipal corporation or county)."

(9) "Exemptions from taxation granted under this agreement shall be revoked if it is determined that (insert name of owner), any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section [5709.62](#) or [5709.63](#) of the Ohio Revised Code prior to the time prescribed by that division or either of those sections."

(10) "..... (insert name of owner) and (insert name of municipal corporation or county) acknowledge that this agreement must be approved by formal action of the legislative authority of (insert name of municipal

corporation or county) as a condition for the agreement to take effect. This agreement takes effect upon such approval."

The statement described in division (C)(6) of this section may include the following statement, appended at the end of the statement: ", and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement." If the agreement includes a statement requiring repayment of exempted taxes, it also may authorize the legislative authority to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

(D) Except as otherwise provided in this division, an agreement entered into under this section shall require that the owner pay an annual fee equal to the greater of one per cent of the amount of taxes exempted under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars. The fee shall be payable to the legislative authority once per year for each year the agreement is effective on the days and in the form specified in the agreement. Fees paid shall be deposited in a special fund created for such purpose by the legislative authority and shall be used by the legislative authority exclusively for the purpose of complying with section [3735.672](#) of the Revised Code and by the tax incentive review council created under section [5709.85](#) of the Revised Code exclusively for the purposes of performing the duties prescribed under that section. The legislative authority may waive or reduce the amount of the fee, but such waiver or reduction does not affect the obligations of the legislative authority or the tax incentive review council to comply with section [3735.672](#) or [5709.85](#) of the Revised Code.

(E) If any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or section [5709.62](#), [5709.63](#), or [5709.632](#) of the Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, "successor" means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial nonrecognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. "Related member" has the same meaning as defined in section [5733.042](#) of the Revised Code without regard to division (B) of that section.

The director of development shall review all agreements submitted to the director under division (F) of this section for the purpose of enforcing this division. If the director determines there has been a violation of this division, the director shall notify the legislative authority of such violation, and the legislative authority immediately shall revoke the exemption granted under the agreement.

(F) When an agreement is entered into under this section, the legislative authority authorizing the agreement shall forward a copy of the agreement to the director of development within fifteen days after the agreement is entered into.

Effective Date: 09-26-2003; 03-23-2005

CITY HALL — 1 SOUTH SANDUSKY STREET — DELAWARE, OHIO 43015

CLICK www.delawareohio.net



INCENTIVES APPLICATION

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name: *The Wesleyan Inn* Contact Person: *Jim Monos*

Address: *235 W. William St., Delaware, Oh 43015* Telephone Number: *(614) 562-2421*

b. Project site:
Contact Person: *Same (Jim Monos)*

Address: *5973 Macewen Ct., Dublin, Oh 43017* Telephone Number: *(614) 562-2421*

Date: *4-10-19*

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site. *Hotel*

b. List primary 6 digit North American Industry Classification System (NAICS) #
Business may list other relevant SIC numbers. *721110*

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: *not a consolidation*

d. Form of business of enterprise (corporation, partnership, proprietorship, or other). *S corp.*

3. Name of principal owner(s) or officers of the business. *Jim Monos (sole owner)*

4. a. State the enterprise's current employment level at the proposed project site: *Ohio*

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes No

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located: *NA*

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): *0*

e. State the enterprise's current employment level for each facility to be affected by the

relocation of employment positions or assets: 0

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? 0

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes__ No

b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes__ No

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes__ No

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: *Renovate existing Mansion + add 48x70 new construction to the back.*

7. Project will begin *June, 19* and be completed *April, 20* provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary): *12*

b. State the time frame of this projected hiring: *1 yrs. < less*

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): *4 full time, 8 part-time*

9. a. Estimate the amount of annual payroll such new employees will add \$ *250k* (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 0

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings/Land: \$ *325k*

B. Additions/New Construction:	\$ 1,700K
C. Improvements to existing buildings:	\$ 500K
D. Machinery & Equipment:	\$ 25K
E. Furniture & Fixtures:	\$ 100K
F. Inventory:	\$ 50K
 Total New Project Investment:	 \$ 1,700,000. ^{cc}

11. a. Business requests the following incentives: *15 year TAX Abatement*

b. Business's reasons for requesting incentives (be quantitatively specific as possible): *Renovating a historic home that I could demo. No other organization was able to help in the project. (Historical TAX credit, etc). Feel it will be a great addition to Delaware & it's influx of dollars to the downtown corridor.*

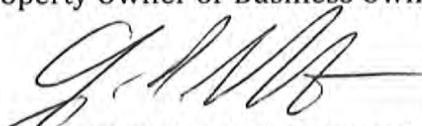
Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item# 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner or Business Owner

Date *4-10-19*

Signature



Typed Name and Title *Jim P. Manos*

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Incentives Agreements as Exhibit A

COMMUNITY REINVESTMENT AREA AGREEMENT
CITY OF DELAWARE and THE WESLEYAN INN

This agreement made and entered into by and between the City of Delaware, Ohio, a municipal government, with its main offices located at 1 South Sandusky Street, Delaware, Ohio 43015, and THE WESLEYAN INN, 235 West William Street, Delaware, OH 43015, WITNESSETH;

WHEREAS, the City of Delaware has encouraged the development of real property and the acquisition of personal property located in the area designated as Community Reinvestment Area 141-1135-01; and

WHEREAS, The Wesleyan Inn (building owner) desires to renovate and expand an historic building for retail and lodging use within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Delaware, Ohio, by Resolution No. 17-52 adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

WHEREAS, the City of Delaware, having the appropriate authority for the stated type of project desires to provide THE WESLEYAN INN with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, THE WESLEYAN INN has submitted a proposed agreement application (herein attached as Exhibit A) to the City of Delaware (hereinafter referred to as "APPLICATION"); and

WHEREAS, THE WESLEYAN INN has remitted the required state application fee of \$750.00 made payable to the Ohio Department of Development with the APPLICATION to be forwarded to said department with a copy of the final agreement; and

WHEREAS, the Tax Incentive Negotiating Committee of the City of Delaware investigated the APPLICATION of THE WESLEYAN INN on May 2, 2019, and recommended approval to the Council of the City of Delaware on the basis that THE WESLEYAN INN is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City of Delaware; and

WHEREAS, the project site as proposed by THE WESLEYAN INN is located in the Delaware City School District and the Delaware Area Career Center. Per the attached resolutions authorizing the superintendents to act on behalf of their boards and noted in the minutes of the May 2, 2019, meeting of the Tax Incentive Negotiating Committee meeting, the boards of education have been notified in accordance with Section 5709.83 and been given a copy of the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. THE WESLEYAN INN shall renovate and expand the structure at 235 W. William Street on Parcel 51943304039002, as the same is known and designated on the Auditor's revised list of lots in Delaware, Ohio.

The PROJECT will involve a total on-site infrastructure investment by THE WESLEYAN INN of ONE HUNDRED TEN THOUSAND DOLLARS (\$110,000), plus or minus 10%, at the PROJECT site according to the following:

Real Property	
New Building Construction	\$1,200,000
On-Site Infrastructure/Renovation	\$500,000
Sub Total Real Property	\$1,700,000
Building Acquisition	\$325,000
Total Real Property	\$2,025,000
Personal Property	
Equipment	\$25,000
F&F	\$100,000
Inventory	\$50,000
Total Investment	\$2,200,000

No tax incentives are available for the Personal Property.

The PROJECT will begin by July 1, 2019 and all acquisition, construction and construction will be completed by July 31, 2020.

2. THE WESLEYAN INN shall create or cause to be hired within a time period not exceeding 36 months after the completion of construction and subsequent occupancy of the aforesaid facility, the equivalent of 4 new full-time permanent job opportunities, 8 new part-time permanent job opportunities, 0 full-time temporary job opportunities, and 0 part-time temporary job opportunities, for a total of 8 full-time equivalent (FTE) job opportunities to be created by the PROJECT.

The job creation period begins January 1, 2019 and all jobs will be in place by Dec. 31, 2021 (3 years or 36 months after the completion of the PROJECT per ORC3735).

THE WESLEYAN INN currently has 0 full-time temporary employees, and 0 part-time temporary employees at the project site.

THE WESLEYAN INN has 0 employees at other sites in Ohio or the US.

This increase in the number of employees shall result in at least TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000) in total annual payroll (\$250,000 NEW FULL TIME PERMANENT) generated at the PROJECT site by December 31, 2021.

Based on new job and payroll creation levels, the City of Delaware estimates an annual new employee income tax revenue amount of \$4,625.00 (\$250,000 payroll times the current income tax rate of 1.85%) for the PROJECT. If in any year of this Agreement the level of new and retained payroll does not reach or falls below levels established by this Agreement, THE WESLEYAN INN agrees to reimburse the City of Delaware for lost employee income taxes. The City of Delaware and THE WESLEYAN INN agree to add a 3% inflation factor per year. Should the City's income tax rates change, these figures are adjusted accordingly.

3. THE WESLEYAN INN shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the property owner's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council (ORC3735.671C7).

ADDITIONAL REQUIREMENTS:

4. City of Delaware hereby grants THE WESLEYAN INN a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be for fifteen (15) years in the following amounts:

<u>Year of Tax Exemption</u>	<u>Tax Exemption Amount</u>
Year 1	15%
Year 2	15%
Year 3	15%
Year 4	15%
Year 5	15%
Year 6	15%
Year 7	15%
Year 8	15%
Year 9	15%
Year 10	15%
Year 11	15%
Year 12	15%
Year 13	15%
Year 14	15%
Year 15	15%

The exemption commences the first full taxable year the facility is 100% complete. No exemption shall commence before January 1, 2021, nor extend beyond December 31, 2035. Said exemption shall be based on the increase on the assessed value of real property attributed to the real property improvements at the PROJECT site. THE WESLEYAN INN must file the appropriate tax forms (DTE 23) with the County Auditor to effect and maintain the exemptions covered in the agreement.

5. A. The City of Delaware **waives** the annual fee equal to the greater of one percent of the dollar value of incentives offered under the agreement or five hundred dollars (ORC3735.671D).
6. THE WESLEYAN INN shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If THE WESLEYAN INN fails to pay such taxes or file such returns and reports after written notification, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter (ORC3735.671C2).
7. City of Delaware shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions (ORC3735.671C4).
8. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Department of Development revokes certification of the area, or the City of Delaware revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless THE WESLEYAN INN materially fails to fulfill its obligations under this agreement and the City of Delaware terminates or modifies the exemptions from taxation granted under this agreement (ORC3735.671C5).
9. If THE WESLEYAN INN materially fails to fulfill its obligations under this agreement, or if the City of Delaware determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement (ORC3735.671C6).
10. THE WESLEYAN INN hereby certify that at the time this agreement is executed, THE WESLEYAN INN do not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which THE WESLEYAN INN are liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, THE WESLEYAN INN, currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against THE WESLEYAN INN. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes (ORC3735.671C3).
11. THE WESLEYAN INN affirmatively covenants that THE WESLEYAN INN does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2)

any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

12. THE WESLEYAN INN and the CITY OF DELAWARE acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Delaware and approval and execution of this agreement by THE WESLEYAN INN as a condition for the agreement to take effect (ORC3735.671C10).
13. The City of Delaware has developed a policy to ensure recipients of a Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, THE WESLEYAN INN is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that THE WESLEYAN INN any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections (ORC3735.671C9).
15. THE WESLEYAN INN affirmatively covenants that it has made no false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives. If any representative of THE WESLEYAN INN has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives THE WESLEYAN INN shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant ORC Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13(D)(1), which is punishable by a fine of not more than \$100 and/or a term of imprisonment of not more than six months.
16. THE WESLEYAN INN acknowledge that this agreement is not transferable or assignable without the express, written approval of the City of Delaware (ORC3735.671C8).
17. THE WESLEYAN INN acknowledges that if any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or sections 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, 'successor' means a person to which the assets or equity of another person has been transferred, which transfer

resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. 'Related member' has the same meaning as defined in section 5733.042 of the Ohio Revised Code without regard to Division (B) of that section (ORC3735.671E).

18. THE WESLEYAN INN hereby represent that it has full authority to act, negotiate, and execute this agreement.

IN WITNESS WHEREOF, the City of Delaware, Ohio, by R. Thomas Homan, its City Manager, and pursuant to Ordinance 19-__ adopted on ____ __, 2019, has caused this instrument to be executed this ____ day of _____ 2019, THE WESLEYAN INN has caused this instrument to be executed on this ____ day of _____ 2019.

CITY OF DELAWARE

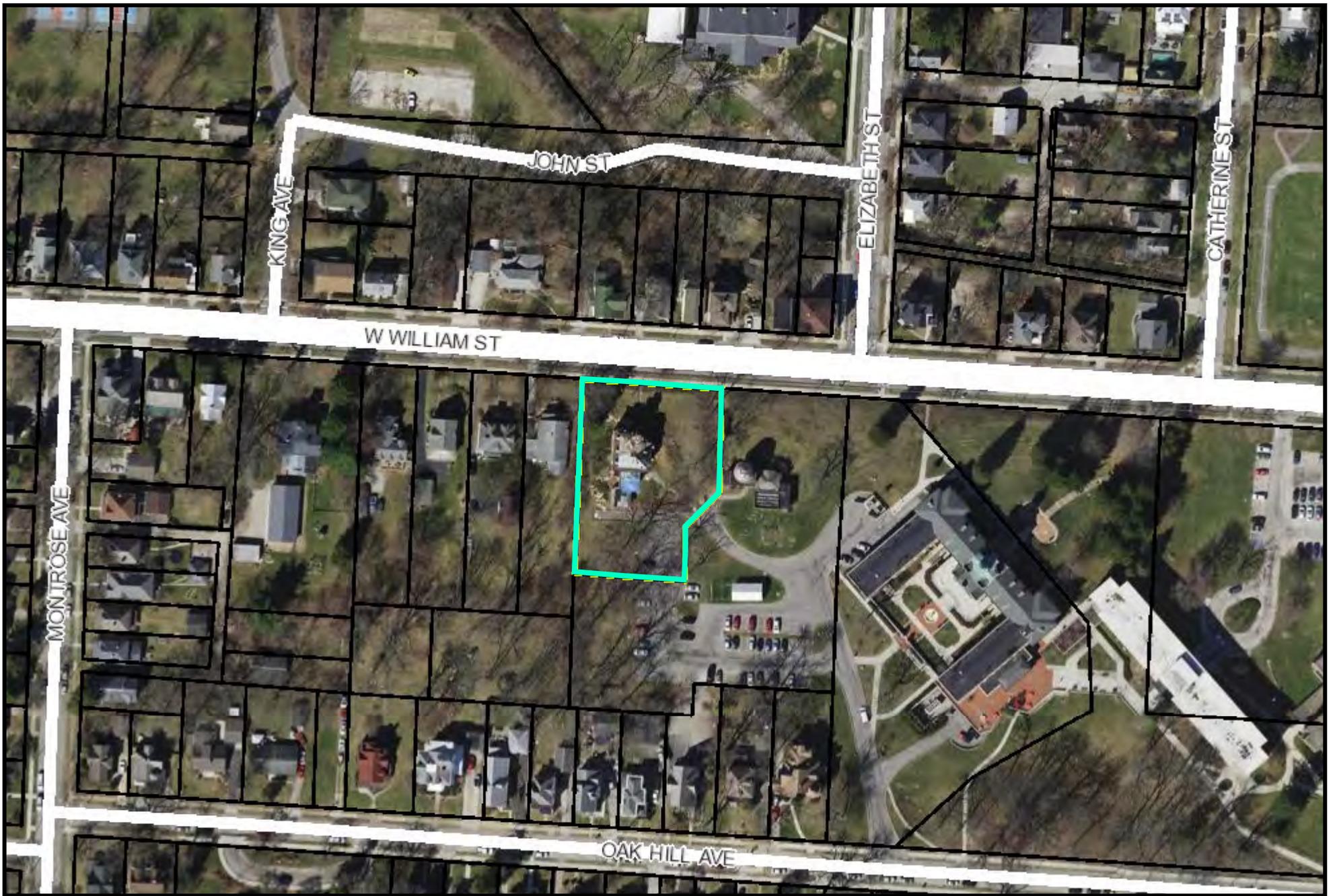
By: _____
R. Thomas Homan, City Manager

THE WESLEYAN INN

Jim Manos, Owner

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney



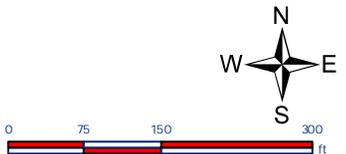
The Wesleyan Inn - 235 W William

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



Delaware County Auditor
George Kaitsa

Printed on 5/28/2019





FACT SHEET

AGENDA ITEM NO: 20

DATE: 06/10/2019

ORDINANCE NO: 19-35

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 24, 2019 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE OHIO WESLEYAN VILLAGE STUDENT HOUSING LOCATED AT THE NORTHWEST CORNER OF LIBERTY STREET AND PARK AVENUE ON APPROXIMATELY 3 ACRES ZONED PO/I PLANNED OFFICE/INSTITUTIONAL DISTRICT.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 6-0 on June 5, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-35

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE OHIO WESLEYAN VILLAGE STUDENT HOUSING LOCATED AT THE NORTHWEST CORNER OF LIBERTY STREET AND PARK AVENUE ON APPROXIMATELY 3 ACRES ZONED PO/I PLANNED OFFICE/INSTITUTIONAL DISTRICT.

WHEREAS, the Planning Commission at its meeting of June 5, 2019 recommended approval of a Conditional Use Permit for the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office /Institutional District (2019-0924).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Conditional Use Permit for the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres, is hereby confirmed, approved, and accepted with the following conditions that:

- 1. The building and site shall be developed per any approved Combined Preliminary and Final Development Plan with all approved conditions.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2019

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 21

DATE: 06/10/2019

ORDINANCE NO: 19-36

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING:NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR OHIO WESLEYAN UNIVERSITY APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR OHIO WESLEYAN VILLAGE STUDENT HOUSING LOCATED AT THE NORTHWEST CORNER OF LIBERTY STREET AND PARK AVENUE ON APPROXIMATELY 3 ACRES ZONED PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT).

BACKGROUND:

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 5, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval.

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-36

AN ORDINANCE FOR OHIO WESLEYAN UNIVERSITY APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR OHIO WESLEYAN VILLAGE STUDENT HOUSING LOCATED AT THE NORTHWEST CORNER OF LIBERTY STREET AND PARK AVENUE ON APPROXIMATELY 3 ACRES ZONED PO/I PLANNED OFFICE/INSTITUTIONAL DISTRICT.

WHEREAS, the Planning Commission at its meeting on June 5, 2019 recommended approval of a Combined Preliminary and Final Development Plan for Ohio Wesleyan University for a Combined Preliminary and Final Development Plan for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District (2019-0925).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Combined Preliminary and Final Development Plan for Ohio Wesleyan University for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District, is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The appropriate amount of right-of-way shall be dedicated to the City at the northwestern portion of Liberty Street and Park Avenue per the City Engineer.
3. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
4. The mechanical equipment area shall be screened from public view by a wall made of stone or brick to match the building.
5. The proposed student housing building shall achieve compliance with the City design standards per the submitted drawings as approved by staff.

6. The City shall independently approve the 2019 OWU parking study and OWU shall have to achieve compliance with such approval
7. The Ohio Wesleyan University shall replace 218 caliper inches of trees or a revised amount based on the City Arborist review and approval of final construction drawings. The University shall utilize the land bank option for replacement that achieves compliance with Chapter 1168 Tree Preservation Regulations. The exact location, amount and type of trees within the University Campus and the City shall be determined per an agreement between the University and the City. This agreement shall be executed prior to approval of the occupancy permit of the subject building.
8. A continuous row of shrubs a minimum 3 foot high at installation shall be planted along Park Avenue adjacent to the parking lot. Also, trees shall be installed in each parking island and within the proposed bio-swale located in the parking lot.
9. Any street trees or other on-site trees damaged by construction shall be replaced.
10. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
11. A lighting plan that achieves compliance with the minimum zoning requirements and shall be reviewed and approved by the Chief Building Official.
12. Any signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
13. The entire development shall achieve compliance with the minimum fire department requirements.
14. The project area shall be consolidated into one lot as practical.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___ NAYS___
ABSTAIN ___

PASSED: _____, 2019

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 22

DATE: 06/10/2019

ORDINANCE NO: 18-37

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 24, 2019 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR APPROVAL OF AN ALLEY VACATION REQUEST BY OHIO WESLEYAN UNIVERSITY OF AN ALLEY FOR OHIO WESLEYAN VILLAGE STUDENT HOUSING LOCATED ALONG THE NORTH SIDE OF PARK AVENUE JUST WEST OF LIBERTY ST.

BACKGROUND:

See attached report

REASON WHY LEGISLATION IS NEEDED:

Per Chapter 910 Street and Alley Vacations of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 5, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-37

AN ORDINANCE FOR APPROVAL OF AN ALLEY VACATION REQUEST BY OHIO WESLEYAN UNIVERSITY OF AN ALLEY FOR OHIO WESLEYAN VILLAGE STUDENT HOUSING LOCATED ALONG THE NORTH SIDE OF PARK AVENUE JUST WEST OF LIBERTY ST.

WHEREAS, the Planning Commission at its meeting of June 5, 2019 recommended approval of an Alley Vacation request by Ohio Wesleyan University of an alley for Ohio Wesleyan Village Student Housing located along the north side of Park Ave. just west of Liberty St. (2019-0926).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Alley Vacation for Ohio Wesleyan University of an alley for Ohio Wesleyan Village Student Housing located along the north side of Park Ave. just west of Liberty St, is hereby confirmed, approved, and accepted with the following conditions that:

1. The alley vacation shall be recorded at the County by the applicant.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST:

CITY CLERK

MAYOR



PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-0924-0926

REQUEST: Multiple Requests

PROJECT: Ohio Wesleyan Village Student Housing

MEETING DATE: June 5, 2019

APPLICANT/OWNER

Ohio Wesleyan University
61 South Sandusky Street
Delaware, Ohio 43015

REQUEST

2019-0924: A request by Ohio Wesleyan University for approval of a Conditional Use Permit to allow the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District.

2019-0925: A request by Ohio Wesleyan University for approval of a Combined Preliminary and Final Development Plan for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District.

2019-0926: A request by Ohio Wesleyan University for approval of Alley Vacation for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District.

PROPERTY LOCATION & DESCRIPTION

The site area encompasses approximately three acres which is located on the northwest corner of Liberty Street and Park Avenue and is zoned PO/I Planned Office/Institutional District. The property and areas to the north, east and west are zoned PO/I while the properties to the south are zoned R-6 (Multi-Family Residential District). The University owns the property to the north, east and west and is part of their campus.

BACKGROUND/PROPOSAL

Ohio Wesleyan University has received donations earmarked toward upgrading the residential campus by constructing new student housing options and renovating existing facilities. Phase 1 would include the construction of a three-story 46,500 square foot 126 dwelling unit student housing building with a 115 space parking lot located at the northwest corner of Liberty Road and Park Avenue. The student housing building would contain 112 single occupant bedrooms, 8 double occupancy bedrooms and a 2 bedroom apartment for the residential assistant. Each suite would have common bathing and living area. The first floor will also have a meeting room and mini-campus store with an outdoor plaza. Also, the Smith Edwards dormitory would be renovated in Phase 1 but is not part of this application. Future phases would likely include the demolition of Bashford Hall and Thompson Hall and the construction of new student housing in this area.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned PO/I which permits multi-family dwelling units as a conditional use with approval by the Planning Commission and City Council. The proposed student housing would achieve compliance with Chapter 1148.02 General Criteria of All Conditional Uses and there are not any Supplemental Regulations for Specific Uses for the proposed multi-family use in this manner per Chapter 1148.05. Along with the Conditional Use Permit, the proposal would also require Combined Preliminary and Final Development Plan and Alley Vacation approval by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The proposed three-story 46,500 square foot 126 unit student housing building would be located fronting Liberty Street with a 115 space parking lot located fronting Park Avenue. There would be two curb cuts from Park Avenue into the parking lot. To help correct the right-of-way offset between Park Avenue east and west of Liberty Street, the City Engineer is requesting the appropriate amount of right-of-way to be dedicated to the City at the northwestern portion of Liberty Street and Park Avenue.

-
- **PEDESTRIAN CONNECTIVITY:** Per the adopted Bicycle and Pedestrian Master Plan 2027, there are not any proposed bike paths across the subject properties. However, the existing sidewalk along Liberty Street and Park Avenue would remain and would have to be maintained by the developer.
 - **SITE CONFIGURATION:** The three-story 46,500 square foot 126 unit student housing building would be located on the west side of Liberty Street centered on Rowland Avenue to the east (the main pedestrian walkway thru campus), The building would be located approximately 53 feet west of Liberty Street right-of-way and just east of Bashford Hall and Thompson Hall. The student housing building would have two courtyard gardens on the front elevation and an outdoor plaza on the rear elevation for the students. A 151 space parking lot would be located 20 feet north of the Park Avenue right-of-way and just south of Bashford Hall. A bio-swale would be located within the parking lot and outlet into an underground storm water storage facility located just east of the parking lot. A mechanical equipment area screened by a wall from public view would be located just east of the parking lot also. The wall shall be constructed of brick or stone that matches the proposed building. A network of internal sidewalks would connect the new student housing building with the parking lot, adjacent dormitories and the public sidewalk for convenient and safe routes for the student population. Some of the internal sidewalks would have to be constructed to withhold a fire truck. Access to the existing dormitories and the proposed new building and parking lot would have to achieve compliance with all fire department requirements.
 - **PARKING:** Section 1161.05 Specific Parking Standards for College/University Uses of the zoning code specifically calls for a parking study to be prepared in cases such as this to determine overall campus parking demand and use. In July 2015, OWU prepared a Rowland Avenue Student Housing Parking Study and now they have are in the process of preparing a parking study for the entire campus to address the future expansion of the campus. The applicant was not able to produce a parking study prior to the date of the report for review by Staff. They have indicated they will present such at the Planning Commission meeting. Staff is confident there is sufficient parking across campus to accommodate student and faculty vehicles based upon past studies and current knowledge of the parking situation on campus. The University will ultimately be responsible for actively managing the parking on the campus and they have the unique ability to compel students and faculty to park at designated locations and to enforce and penalize them if they do not follow university rules, even if the parking is remote which is typical on a college campus. The City shall independently approve the parking study and OWU would have to achieve compliance with such approval.
 - **BUILDING DESIGN:** The proposed three-story 46,500 square foot 126 unit student housing building would be comprised of a mix of red/orange modular brick and white fiber cement siding with several single hung windows capped off with a pitched roof with asphalt shingles. In conclusion, the proposed building design, materials and colors appear to be compatible with the recent existing construction within the University and would be a good model for the future student housing proposed on the campus. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
 - **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes street trees, parking lot and building foundation landscaping. The owner would be responsible to replace any street trees removed in construction and supplement street trees where necessary along Liberty Street and Park Avenue. The applicant identifies the appropriate amount of building foundation landscaping but would require parking lot landscaping. A continuous row of shrubs a minimum 3 foot high at installation would be required along Park Avenue adjacent to the parking lot. Also, trees shall be installed in each parking island and within the proposed bio-swale located in the parking lot. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
 - **TREE REMOVAL & REPLACEMENT:** The applicant has provided a tree survey that indicates 218 caliper inches of trees are located in this project area and would be removed because of this project per their preliminary plans. The City Arborist is in the process of reviewing the tree survey to verify the amount and condition of the trees identified as being removed at this time. Upon review by the City Arborist and the approved final construction drawings should result in in a firm number of caliper inches that would be removed. Per Chapter 1168 Tree Preservation Regulations, the applicant can replace the trees inch for inch, make a payment in lieu of planting of \$100 per inch, or a combination of both. The applicant is proposing to

replace the trees within a tree bank per Chapter 1168.07 with new trees that would be planted on the Ohio Wesleyan Campus and/or within the City Park system. The exact locations, amount and type of trees within the University Campus and the City would be determined per an agreement between the University and the City. This agreement shall be executed prior to occupancy of the proposed student housing building.

- **SIGNAGE:** The applicant has not proposed any signage with this application. Any future signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** The applicant did not provide lighting plans plan but the required plans (parking lot, site and building lighting) shall achieve compliance with the zoning code and shall need to be approved by the Chief Building Official.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with Conditional Use Permit requirements per Chapter 1148.02 General Criteria For All Conditional Use and Chapter 1148.05 Supplemental Regulations for Specific Uses (the proposed use does not have any supplemental regulation requirements).
- **ALLEY VACATION:** A public alley is located perpendicular to Park Avenue approximately 200 feet west of Liberty Street where the proposed parking lot is located (eastern portion of the parking lot). Ohio Wesleyan University is the property owner of the property to the east and west of the existing alley right-of-way. There are not any public utilities and/or easements within the subject right-of-way. Therefore, the vacation of the right-of-way shall be dedicated to Ohio Wesleyan University per the City Codified Ordinances.
- **PHASES:** As mentioned about, Ohio Wesleyan University is proposing to construct and renovate the student residential component of the campus. Phase 1 would include the new student housing in this application and the renovation of Smith/Edwards Hall located just north of the new student housing. Future phase would likely include the demolition of Bashford Hall and Thompson Hall and the construction of new student housing in this area.

STAFF RECOMMENDATION (2019-0924 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Ohio Wesleyan University for a Conditional Use Permit to allow the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District, with the following condition:

1. The building and site shall be developed per the any approved Combined Preliminary and Final Development Plan with all approved conditions.

STAFF RECOMMENDATION (2019-0925 COMBINED PRELIMIARY & FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Ohio Wesleyan University for a Combined Preliminary and Final Development Plan for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District, with the following conditions:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The appropriate amount of right-of-way shall be dedicated to the City at the northwestern portion of Liberty Street and Park Avenue per the City Engineer.
3. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
4. The mechanical equipment area shall be screened from public view by a wall made of stone or brick to match the building.
5. The proposed student housing building shall achieve compliance with the City design standards per the submitted drawings as approved by staff.

6. The City shall independently approve the 2019 OWU parking study and OWU shall have to achieve compliance with such approval
7. The Ohio Wesleyan University shall replace 218 caliper inches of trees or a revised amount based on the City Arborist review and approval of final construction drawings. The University shall utilize the land bank option for replacement that achieves compliance with Chapter 1168 Tree Preservation Regulations. The exact location, amount and type of trees within the University Campus and the City shall be determined per an agreement between the University and the City. This agreement shall be executed prior to approval of the occupancy permit of the subject building.
8. A continuous row of shrubs a minimum 3 foot high at installation shall be planted along Park Avenue adjacent to the parking lot. Also, trees shall be installed in each parking island and within the proposed bio-swale located in the parking lot.
9. Any street trees or other on-site trees damaged by construction shall be replaced.
10. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
11. A lighting plan that achieves compliance with the minimum zoning requirements and shall be reviewed and approved by the Chief Building Official.
12. Any signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
13. The entire development shall achieve compliance with the minimum fire department requirements.
14. The project area shall be consolidated into one lot as practical.

STAFF RECOMMENDATION (2019-0926 ALLEY VACATION)

Staff recommends approval of a request by Ohio Wesleyan University for approval of an Alley Vacation for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District, with the following condition that:

1. The alley vacation shall be recorded at the County by the applicant.

Ohio Wesleyan University – Village Student Housing

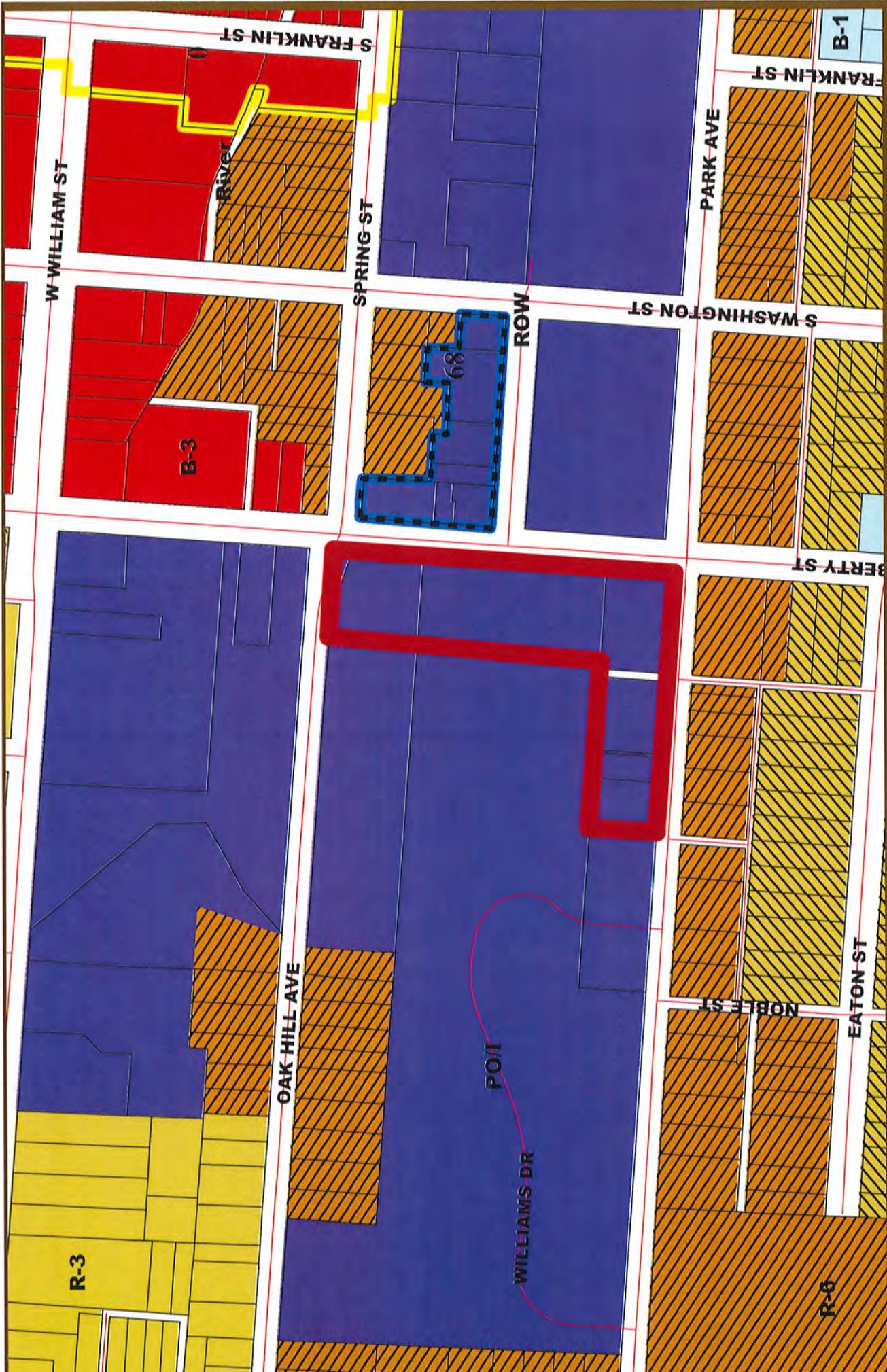
Ohio Wesleyan plans to build a new dormitory for its upper class students. It will be a three story, metal stud framed structure with cement board siding and brick veneer with a sloped asphalt shingle roof. The footprint square footage is 15, 600 sq. ft. The building will contain 112 single occupant bedrooms and 8 double occupancy bedrooms. These will be arranged in 4, 6 and 8 room suites. Each suite will have a common bathing and living area. The first floor will also have a meeting room and a mini-campus store with an outdoor plaza.

This will be the first phase of new student housing on the campus. Future phases will replace the existing dormitories of Bashford Hall and Thomson Hall. A separate phase will renovate the existing Smith Hall dormitory.



2019-0924-0926
 Conditional Use Permit, Combined Preliminary and
 Final Development Plan & Alley Vacation
 Ohio Wesleyan University - Liberty Street and Park Avenue
 Location Map





2019-0924-0926
 Conditional Use Permit, Combined Preliminary and
 Final Development Plan & Alley Vacation
 Ohio Wesleyan University - Liberty Street and Park Avenue
 Zoning Map

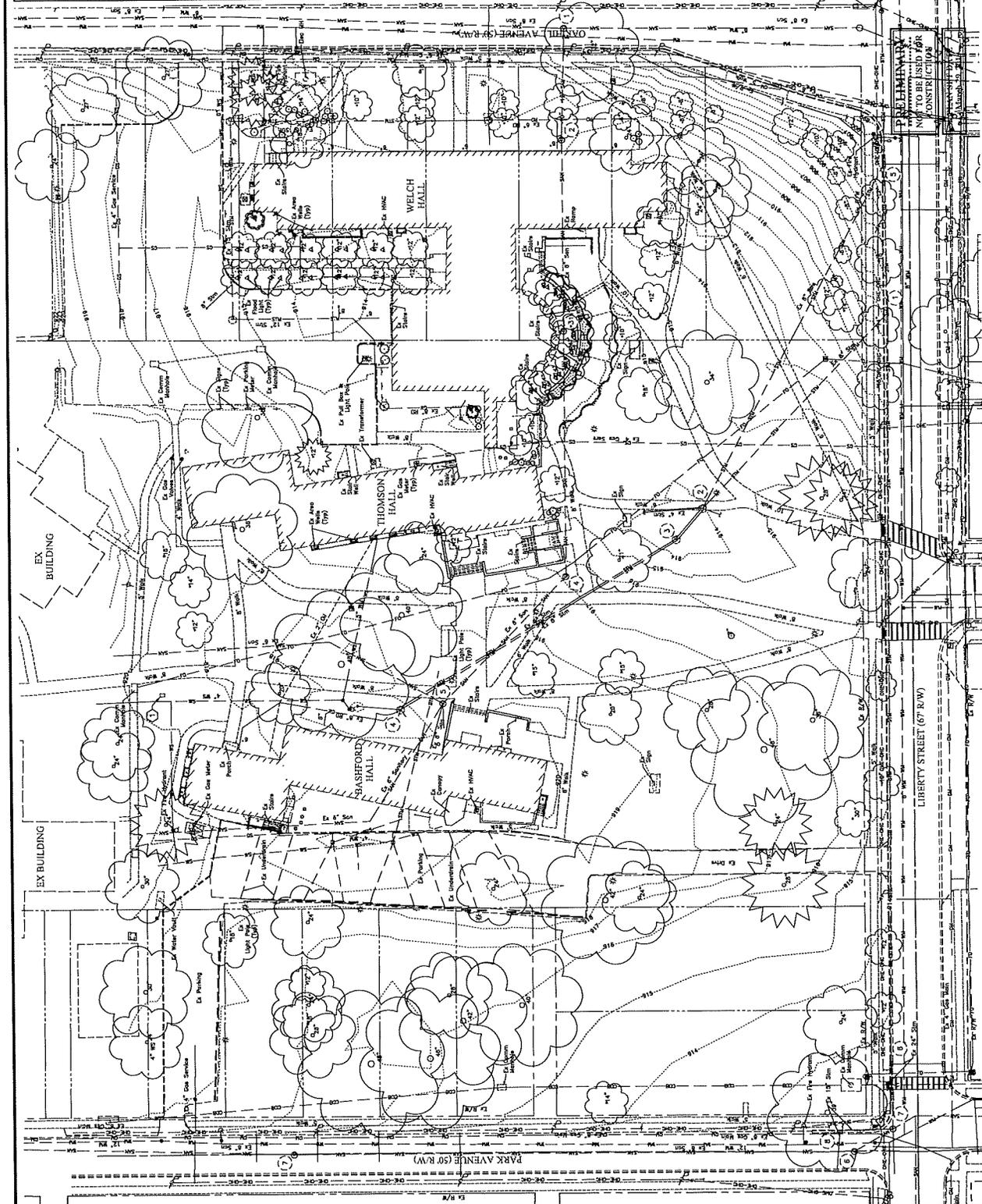




2019-0924-0926
Conditional Use Permit, Combined Preliminary and
Final Development Plan & Alley Vacation
Ohio Wesleyan University - Liberty Street and Park Avenue
Aerial (2016) Map



SYMBOL	DESCRIPTION	REVISIONS
[Symbol]	Garage	
[Symbol]	Stairway/Curb Ramp	
[Symbol]	Center Line Swale	
[Symbol]	Perimeter/Retain	
[Symbol]	Water Main	
[Symbol]	Water Service	
[Symbol]	Domestic Water Service	
[Symbol]	Fire Water Service	
[Symbol]	Sanitary Sewer Mch	
[Symbol]	Sanitary Sewer Service	
[Symbol]	Storm Sewer	
[Symbol]	Roof Drain	
[Symbol]	Underdrain	
[Symbol]	Underground Electric Service	
[Symbol]	Electric Duct Bank	
[Symbol]	Overhead Electric	
[Symbol]	Overhead Electric & Communications	
[Symbol]	Underground Street Lighting	
[Symbol]	Private Site Lighting	
[Symbol]	Communications Duct Bank	
[Symbol]	Communications Duct Bank	
[Symbol]	Natural Gas Mch	
[Symbol]	Natural Gas Service	
[Symbol]	Tree Box	
[Symbol]	Ornamental Tree/Shrub	
[Symbol]	Bedroom/Emergency Tree	
[Symbol]	Detachable Warning Posts	
[Symbol]	Curb & Gutter Inlet	
[Symbol]	Wheel Block	
[Symbol]	Headless Pavement Symbol	
[Symbol]	Ballast	
[Symbol]	Light Pole	
[Symbol]	Transformer	
[Symbol]	Gas Meter	
[Symbol]	Pull Box	



EXISTING LEGEND

GENERAL NOTES

- Existing conditions are shown based upon survey field notes and as-built drawings. All utility lines shown are based on the survey field notes and are supplemented by Geographic Information System (GIS) data and record plan information. The design engineer assumes no responsibility for the accuracy of utility lines shown on this plan. The contractor shall verify the location and depth of all utility lines shown by utility owners, and locations of above ground utility structures.
- Utility utilities are shown based upon available record plan information and field observations. The design engineer assumes no responsibility for the accuracy of utility lines shown on this plan. The contractor shall verify the location and depth of all utility lines shown by utility owners, and locations of above ground utility structures.
- Utility utilities are shown based upon available record plan information and field observations. The design engineer assumes no responsibility for the accuracy of utility lines shown on this plan. The contractor shall verify the location and depth of all utility lines shown by utility owners, and locations of above ground utility structures.
- Utility utilities are shown based upon available record plan information and field observations. The design engineer assumes no responsibility for the accuracy of utility lines shown on this plan. The contractor shall verify the location and depth of all utility lines shown by utility owners, and locations of above ground utility structures.

ABBREVIATIONS

DB Do Not Disturb
DND Do Not Disturb
EX Existing
F/A Fire Alarm
R/W Right-of-Way
REC Record
T/B To Be Returned

CODED NOTES

- Emergency Phone
- Storm Sewer Structures
- C&G Inlet - TC-406-46

NOT TO BE USED FOR CONSTRUCTION

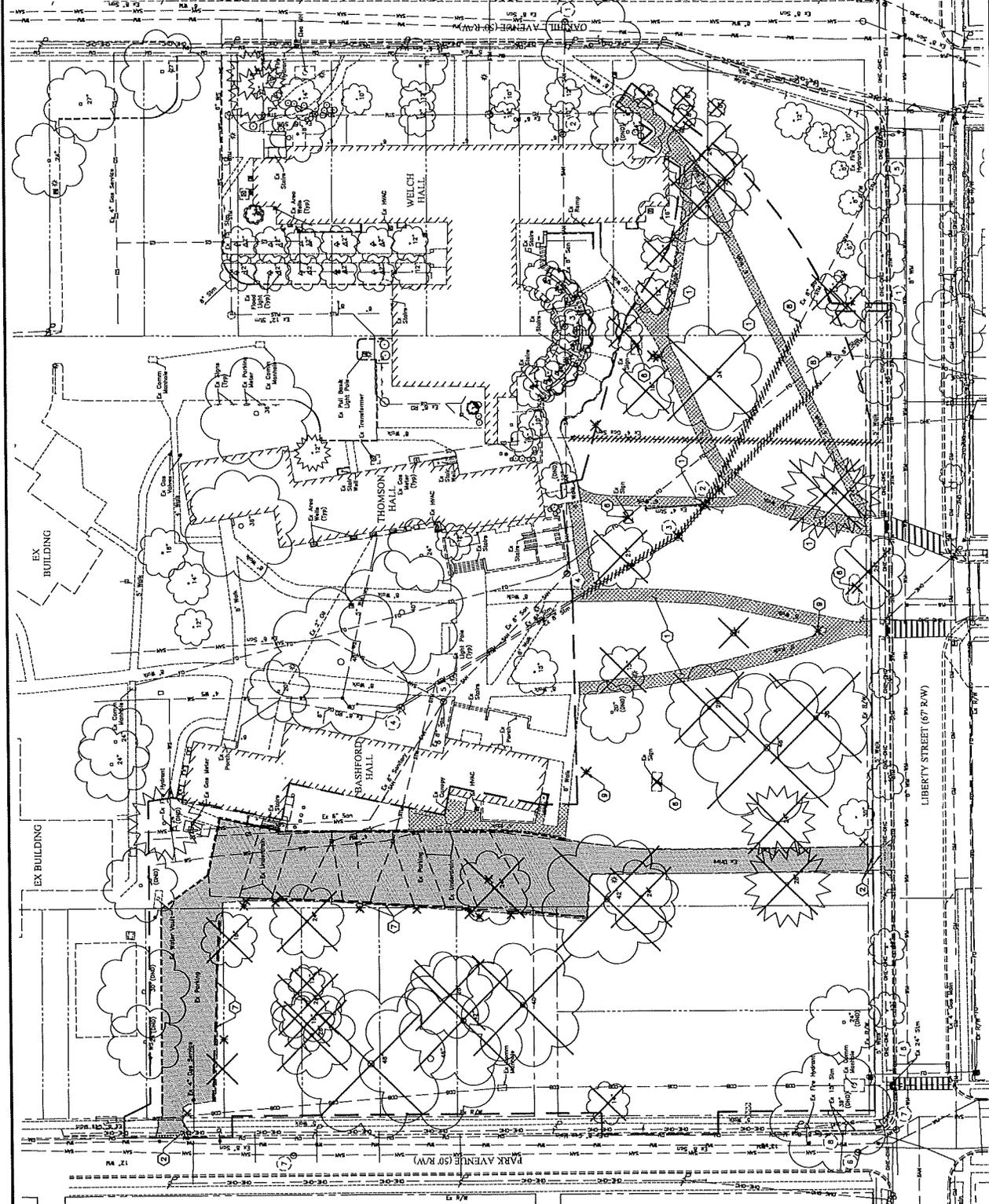
DEMOLITION LEGEND

--- (dashed line)	Seawall Line
--- (long dashed line)	Remove Existing Utility
--- (short dashed line)	Remove Existing Fence
--- (dash-dot line)	Remove Curb
--- (cross-hatch)	Remove Existing Vegetation
--- (diagonal lines)	Remove Existing Concrete Sidewalk and Aggregate Base
--- (horizontal lines)	Remove Existing Asphalt and Aggregate Base
--- (vertical lines)	Remove Existing Trees
--- (X-hatch)	Remove Existing Sign

GENERAL NOTES

- Basin at demolition site shall be filled with compacted per DOT 603.11.1. Place and compacted per DOT 603.11.1.
- Outside right of way, baseload all demolition under and above ground utilities shall be removed per DOT 603.11.1. Baseload all demolition outside of right of way and adjacent to adjacent property lines (see general construction methods).
- Existing utilities shall be protected and remain in place undisturbed unless specifically listed for abandonment.
- The Contractor shall obtain all necessary permits prior to demolition.
- It shall be the responsibility of the contractor to remove all debris from the site and to provide for the site prior to project completion. In no instance shall the contractor be held responsible for the removal of adjacent properties or structures that may become damaged as a result of demolition.
- Soil fill depth existing pavement at limits of demolition with neat, straight lines, except any removal of pavement shall be noted on the plan for this project. The contractor shall make any necessary adjustments to the satisfaction of the owner of no additional cost.
- Any existing pavement disturbed beyond the work shown on the plan shall be repaired or replaced in accordance with Item 202 of the Contractor's specification.
- Any existing pavement to be removed shall be noted on the plan for this project. The contractor shall make any necessary adjustments to the satisfaction of the owner of no additional cost.
- Provide a minimum of 6" of topsoil and seed all areas with lawn seed prior to beginning demolition, refer to sheet 13 for erosion & sediment control information.
- Ensure that all erosion and sediment control measures are in place prior to beginning demolition, refer to sheet 13 for erosion & sediment control information.

- CODED NOTES**
- Remove existing concrete sidewalk.
 - Seawall for depth existing pavement per General Note #1, this sheet.
 - Remove existing existing vegetation.
 - Abandon existing storm sewer pipe.
 - Remove existing storm sewer pipe.
 - Remove, salvage and deliver existing sign to Owner.
 - Remove existing parking block.
 - Cut existing storm sewer and plug after new storm is connected.
 - Remove existing light pole.



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET ONLY
 (UNLESS NOTED OTHERWISE)



NO.	DATE	DESCRIPTION

OHIO WESTLYAN UNIVERSITY
 XXXX S. LIBERTY STREET
 STORM SEWER PROFILES

EMH T
 ENGINEERING & ARCHITECTURE
 2410 W. 12th Street, Columbus, OH 43221
 Phone: 614.221.2200 Fax: 614.221.2205
 www.emht.com

DATE: April 16, 2019
 SCALE: Horiz: 1" = 10' Vert: 1" = 10'
 JOB NO.: 20180122
 SHEET: 9/14

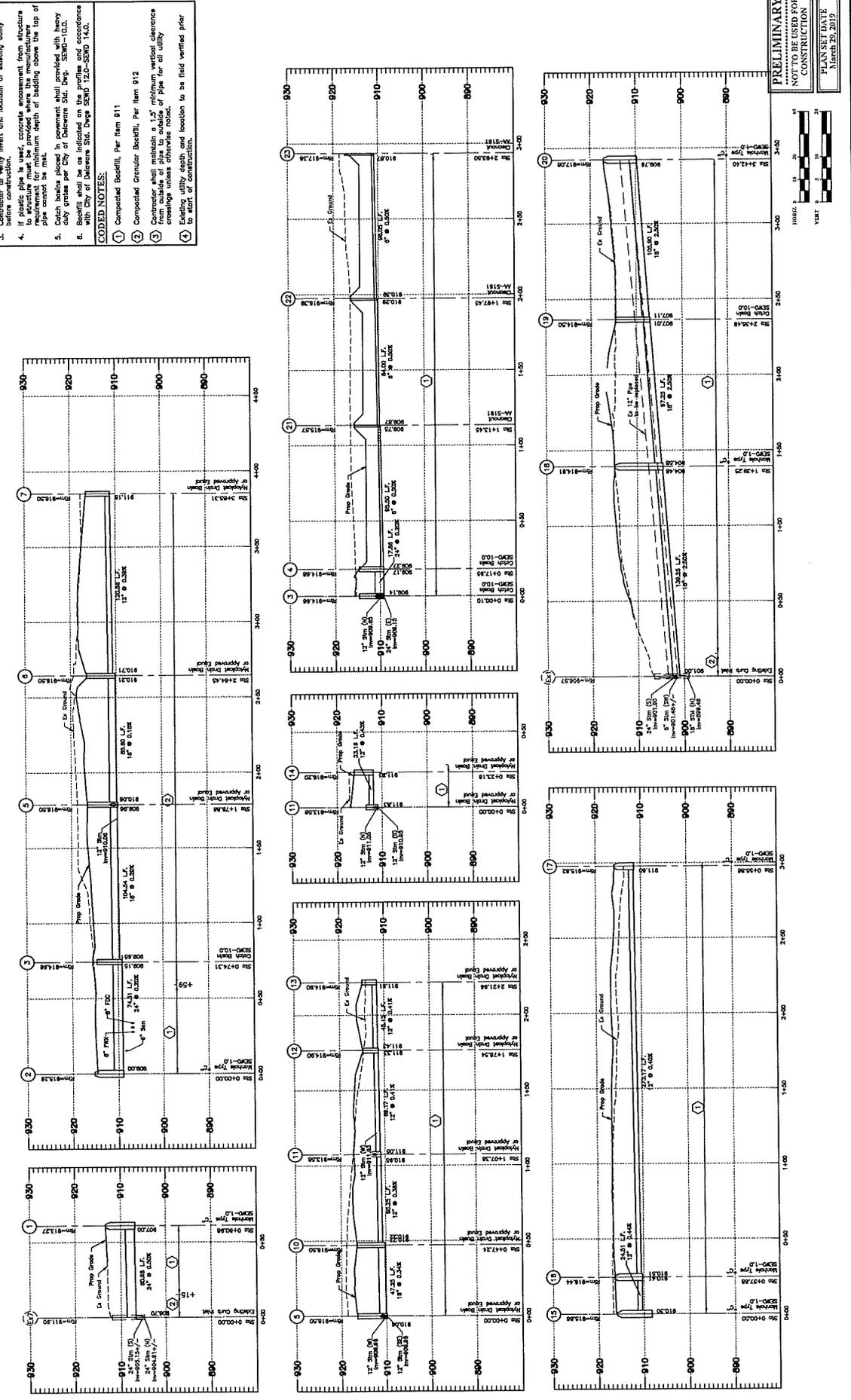
GENERAL NOTES:

- All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.
- Backfill shall be compacted in horizontal lifts, with loose material in the center of the lift. The maximum dry density shall be determined by test per ASTM D-1557.
- Contractor to verify invert and location of existing utility lines in construction.
- Contractor to verify invert and location of existing utility lines in construction. Backfill shall be compacted in horizontal lifts, with loose material in the center of the lift. The maximum dry density shall be determined by test per ASTM D-1557.
- Backfill shall be compacted in horizontal lifts, with loose material in the center of the lift. The maximum dry density shall be determined by test per ASTM D-1557.
- Backfill shall be compacted in horizontal lifts, with loose material in the center of the lift. The maximum dry density shall be determined by test per ASTM D-1557.

CODED NOTES:

- Compacted Backfill, Per Item 911
- Compacted Granular Backfill, Per Item 912
- Concrete shall be placed in 12" minimum vertical increments from outside of pipe to outside of pipe for all utility encasings unless otherwise noted.
- Existing utility depth and location to be field verified prior to start of construction.

NOTE GEN-36:
 Utility trenches which the influence of the roadway are to be filled and compacted per Item 912 of the CDDO C&S. Utility trenches within the right of way but outside the roadway influence shall be filled and compacted with material meeting the same requirements as within the roadway influence. The backfill material for any utility trench shall be compacted in horizontal lifts, with loose material in the center of the lift. The maximum dry density shall be determined by test per ASTM D-1557. The backfill shall be compacted in horizontal lifts, with loose material in the center of the lift. The maximum dry density shall be determined by test per ASTM D-1557.



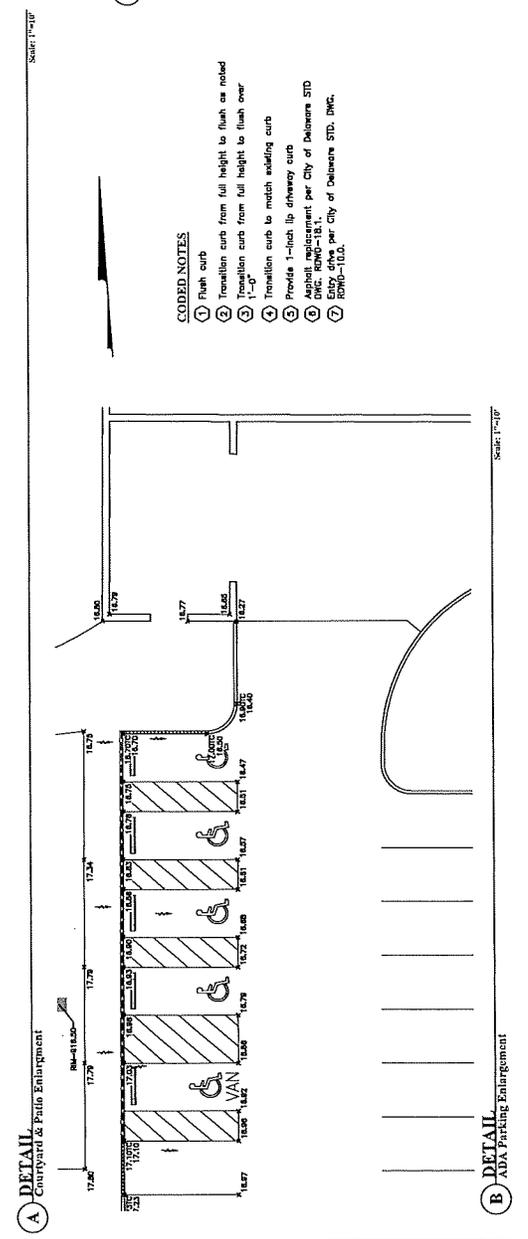
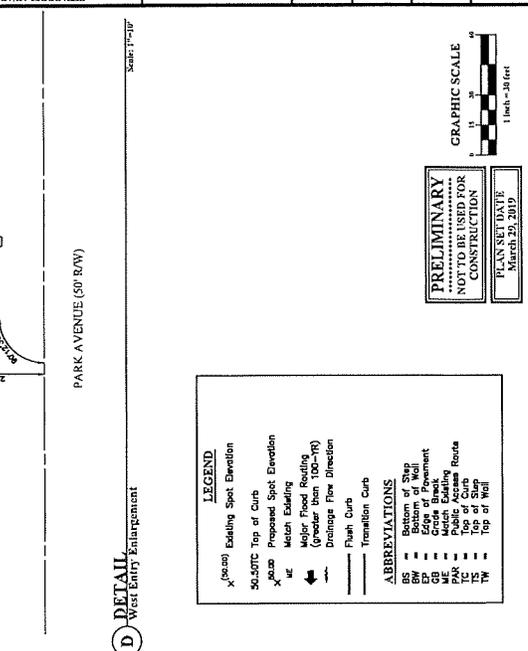
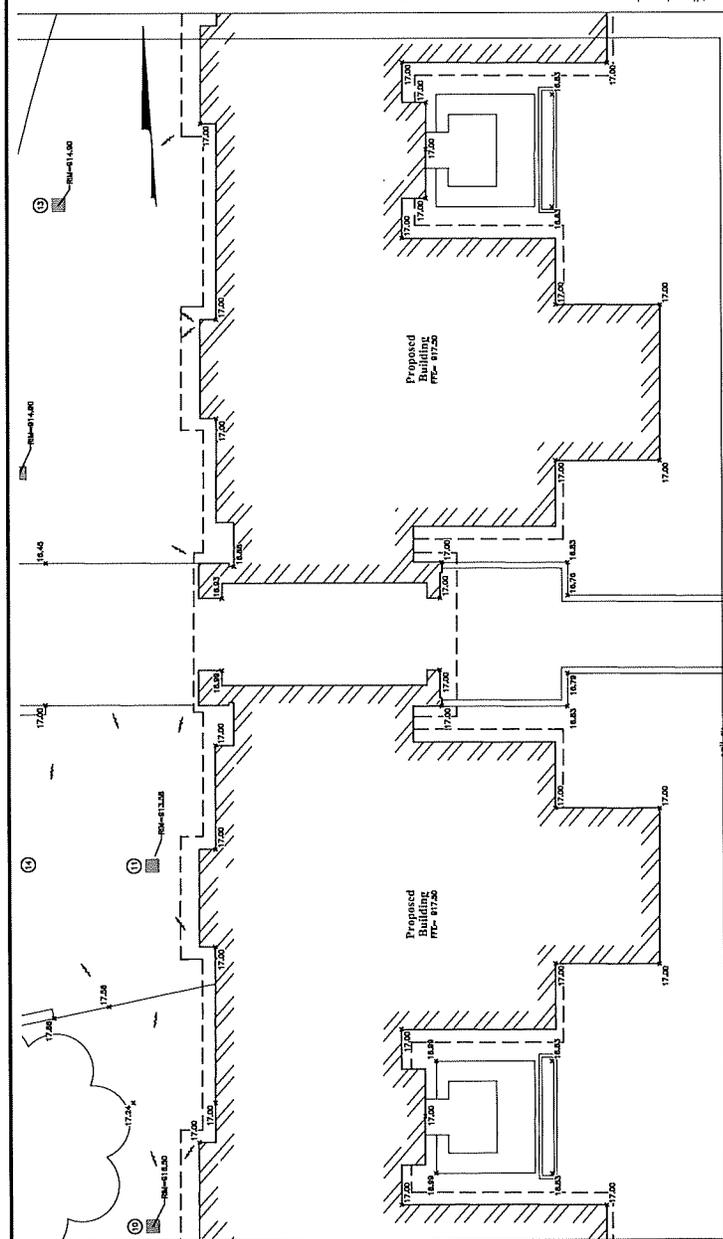
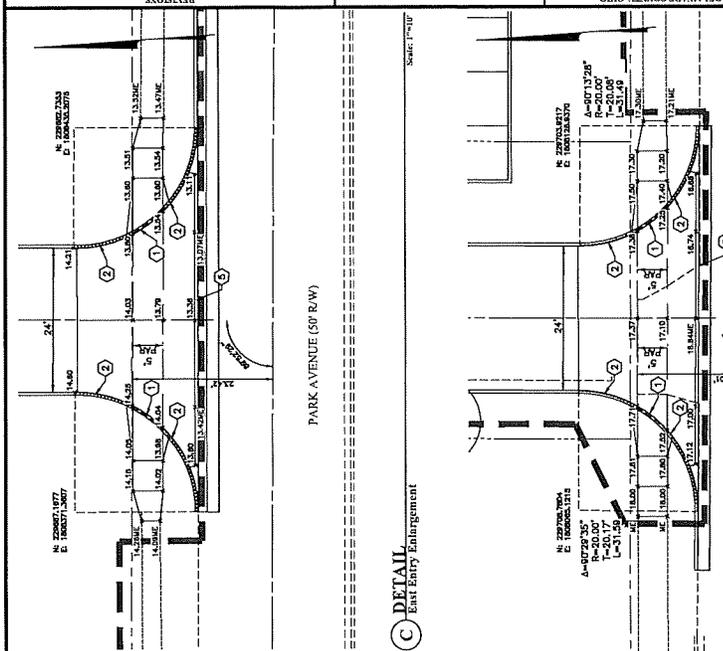
PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 March 29, 2019

DATE	DESCRIPTION

CITY OF DELAWARE COUNTY, OHIO
 19th
 OVI VILLAGE STUDENT HOUSING
 XXXX S. LIBERTY STREET
 GRADING ENLARGEMENTS

EMHT
 Engineering & Construction
 2000 West 17th Street
 Columbus, OH 43228
 Phone: 614.291.1100
 Fax: 614.291.1101
 Email: info@emht.com

DATE: May 1, 2019
 SCALE: 1" = 30'
 JOB NO.: 20180122
 SHEET: 12/14



- CODED NOTES**
- 1 Flush curb
 - 2 Transition curb from full height to flush as noted
 - 3 Transition curb from full height to flush over
 - 4 Transition curb to match existing curb
 - 5 Provide 1-inch lip driveway curb
 - 6 Asphalt replacement per City of Delaware STD
 - 7 EBMG-10.0.

- LEGEND**
- X(=) Existing Spot Elevation
 - 5(=) Proposed Spot Elevation
 - uc Meter Elevation
 - MC Meter Reading
 - DR Drains Flow Direction
 - FC Flush Curb
 - TC Transition Curb
- ABBREVIATIONS**
- BS Bottom of Step
 - EW Edge of Walk
 - EP Edge of Pavement
 - GP Grade Break
 - PA Public Access Route
 - TC Top of Curb
 - TW Top of Wall

PRELIMINARY
 NOT FOR CONSTRUCTION

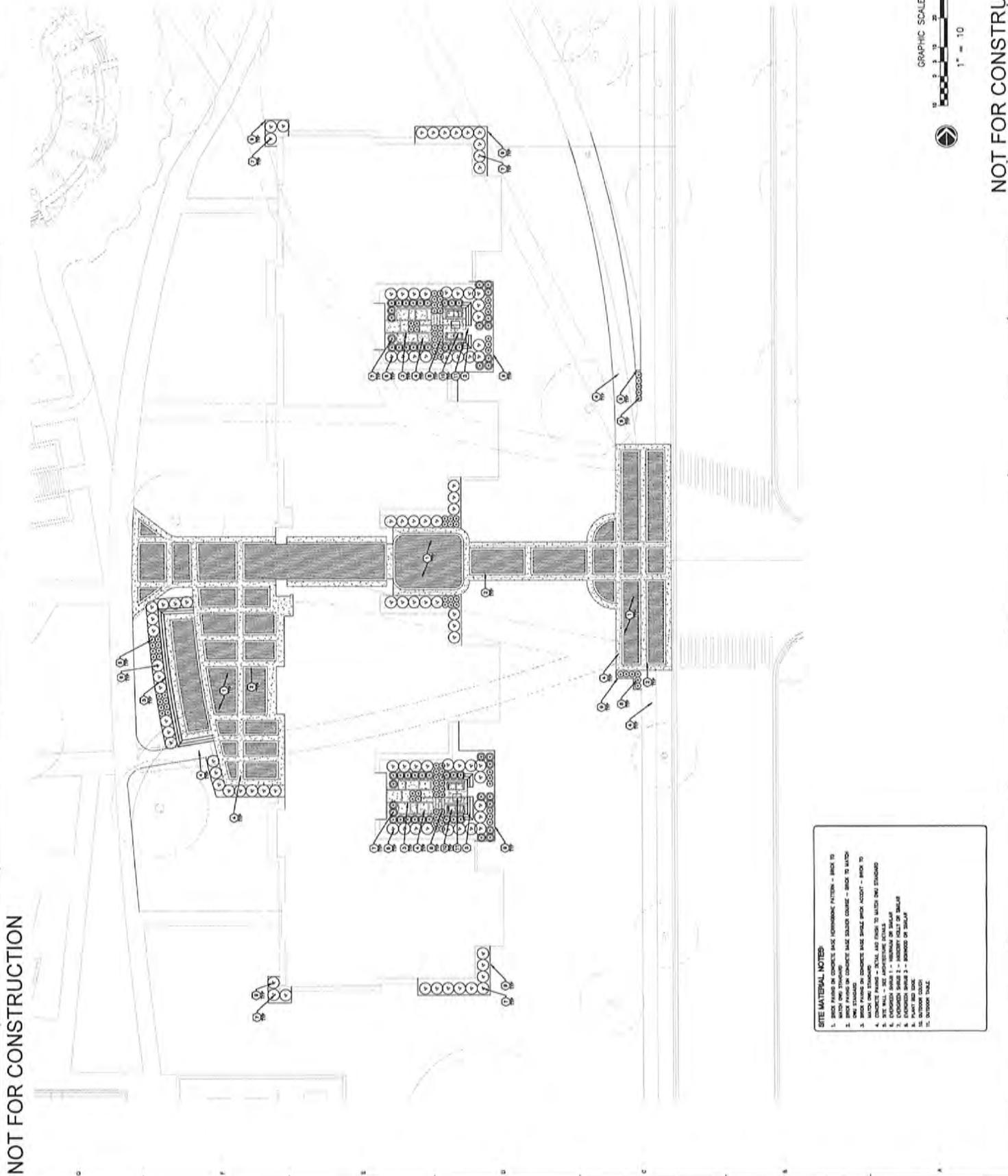
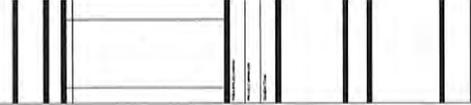
PLAN SET DATE
 March 29, 2019

GRAPHIC SCALE
 1 inch = 30 feet

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

- SITE MATERIAL NOTES**
1. BRICK PAVING IN CONCRETE BASE (ORIMARKER PATTERN) - BRICK TO MATCH
 2. BRICK PAVING IN CONCRETE BASE (SOLID COLOR) - BRICK TO MATCH ONE STANDARD
 3. ASPHALT PAVING IN CONCRETE BASE (SOLID COLOR) - BRICK TO MATCH ONE STANDARD
 4. CONCRETE PAVING - DETAIL AND FINISH TO MATCH ONE STANDARD
 5. CONCRETE CURB - DETAIL AND FINISH TO MATCH ONE STANDARD
 6. COLORED SAND 1 - MATCHING COLOR OF SAND
 7. COLORED SAND 2 - MATCHING COLOR OF SAND
 8. PLANT AND SOIL
 9. OUTSIDE CURB
 10. OUTSIDE WALL



Casey McCarty Cert #OH-6735A

Customer Name: Ohio Wesleyan University
Arborist Audit; Tree Evaluation
#05212019

- 1.) Walnut 17.20 DBH Strong taper healthy buds strong scaffold branches, healthy. *Juglans nigra*
- 2.) Walnut 21.66 DBH strong taper healthy buds strong scaffold branches, healthy! *Juglans nigra*
- 3.) Walnut 15.29 Strong taper, girdling roots healthy buds, strong scaffold branches 90% healthy. *Juglans nigra*
- 4.) Walnut 22.61 DBH strong taper girdling roots, some die back top part of canopy, decay of trunk signs of compartmentalization. 70% healthy *Juglans nigra*
- 5.) Maple 19.43DBH signs of insect damage at the base of the tree. Healthy canopy good growth. Appears the roots from tree six have married together "inoculation" 50% unhealthy. *acer saccharum*
- 6.) Maple 37.90 DBH unhealthy taper, over 40% dieback multiple leads with decay 30% healthy *acer saccharum*
- 7.) Maple 50.32DBH 10% die back at canopy root flare lots of mower damage signs of insect damage multiple cavity's 3/4 up major lead removed no signs of compartmentalization. 40% healthy. *acer saccharum*
- 8.) Maple 49.68DBH root flare is weak, large amounts of included bark, dieback of canopy, multiple open cavities. 35% healthy *acer saccharum*
- 9.) Maple 51.27DBH weak taper open cavities at the base dieback of canopy missing major lead. 40% healthy *acer saccharum*

- 10.) Catalpa 29.94DBH weak taper, major insect damage to base of the tree hollow. Die back of canopy multiple cavity's. 30% healthy *catalpa bignonioides*
- 11.) Maple 33.76DBH major die back of canopy good signs of compartmentalization open cavity's 15 ft up weak taper 50% healthy *acer saccharum*
- 12.) Walnut 28.98DBH unhealthy taper open cavity at base of tree Canopy dieback root compaction 40% unhealthy *Juglans nigra*
- 13.) White oak 41.40DBH strong taper healthy new growth, strong scaffold branches 90% healthy *Quercus alba*
- 14.) Silver maple 13.38 DBH healthy taper good canopy growth healthy *acer saccharinum*
- 15.) Norway spruce 24.84 DBH healthy growth fruiting healthy *picea abies*
- 16.) Norway spruce 19.75 DBH healthy growth fruiting healthy *picea abies*
- 17.) Maple 26.43DBH healthy growth. Good taper, some damage from mower.80% health *acer Saccharinum*
- 18.) Beech 41.72 DBH Strong base, lots of included bark good canopy growth 80% healthy. *fagus*
- 19.) Sourwood 33.12 DBH bark is discolored taper is poor clear insect damage, canopy is 50% in new growth multiple dead leads. *Oxydendrum arboreum*
- 20.) Walnut 24.84 DBH good taper late growth open cavities on scaffold branches, no insect damage, late growth 80% health *Juglans nigra*
- 21.) Maple 29.94 DBH several open cavity's on base and scaffold branches, significant mower damage to root flare, visible insect damage girdling roots. 85% canopy life *acer saccharum*
- 22.) Maple 18.76 DBH open cavity's on base and scaffold branches girdling roots good canopy health limited die back, hollow witnessed cleaner from mop bucket being emptied out. "Chemical damage" 40% health *acer saccharum*
- 23.) White pine 24.20 DBH browning of the needles obvious insect damage, salt damage to grass surrounding the tree, black fruiting bodies on dead needles fungus "Dothistroma needle blight" 20% health *pinus strobus*
- 24.) White pine 17.83 DBH browning of the needles obvious insect damage, salt damage to grass surrounding the tree black fruiting bodies on dead needles suggest fungus. "Dothistroma needle blight" 20% health *pinus strobus*
- 25.) Maple 17.52 DBH good taper, girdling roots, starting of compartmentalization *acer saccharum*

- 26.) American elm 8.60 DBH healthy canopy good root flare, healthy tree. *Ulmus americana*
- 27.) Silver maple 28.98 DBH 50% canopy growth insect damage fungi on scaffold branches 40% healthy *acer saccharinum*
- 28.) Pin oak 12.74 DBH full canopy good taper healthy tree *Quercus palustris*
- 29.) Sweet gum 11.78 DBH full canopy, good compartmentalization, healthy taper, no trunk damage 100% healthy *liquidambar styraciflua*
- 30.) Norway maple 14.68 DBH 50% canopy sun burned bark, clear insect damage 50% healthy *Acer Platanoides*
- 31.) Locust 32.48 DBH canopy 80% *robinia pseudoacacia*
- 32.) Locust 60 DBH girdling roots, hanging limbs, 70% canopy life root restriction 70% healthy *robinia pseudoacacia*
- 33.) Locust 69 DBH severe mower damage to root flare, good compartmentalization canopy life 80% fungi on one lead tree health 75% *robinia pseudoacacia*
- 34) Maple 24.52 DBH good root taper, excellent canopy health, good compartmentalization so root damage from mower 85% *acer platanoides*
- 35) Black Walnut 21.97 DBH good root taper, signs of insect damage at base and trunk, great scaffold branches, over all health 75% *juglans nigra*

The Tree Guy
943 Adams St
Marion, Oh 43302
740.361.1080
thetreeguy.com
casey@thetreeguy.com



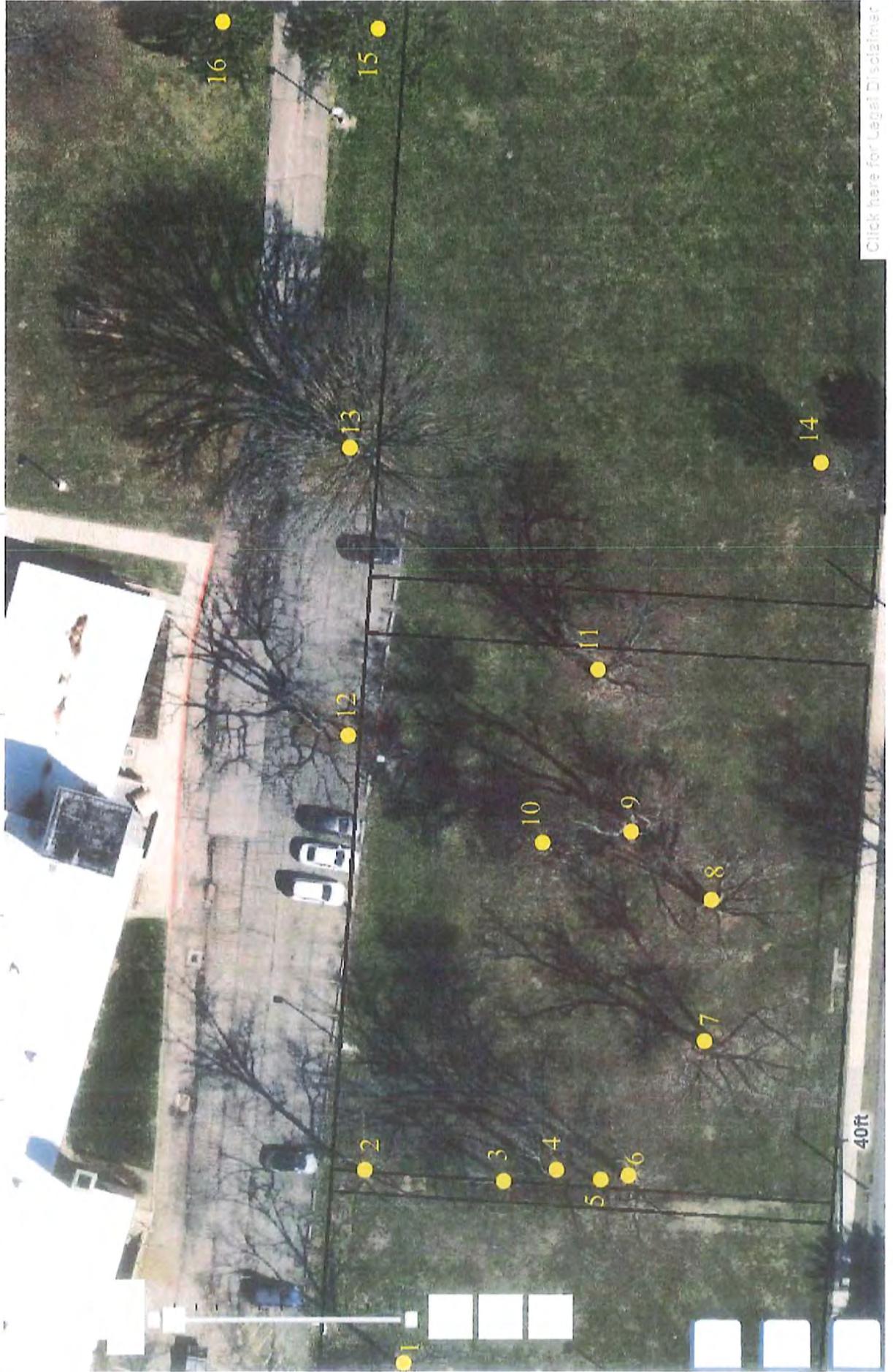


Delaware County GIS
George Kaisa, MBA, County Auditor
About the Auditor



Robert Parsons, GIS Director
Report an Issue

- Property Search
- Severenced Search
- Subdivision Search
- Reporter Search
- ReSearch
- Tools
- Maps
- Printing
- Links
- Help



[Click here for Legal Disclaimer](#)



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Property Search

Selected Selection

Subdivision Searches

Right of Way Searches

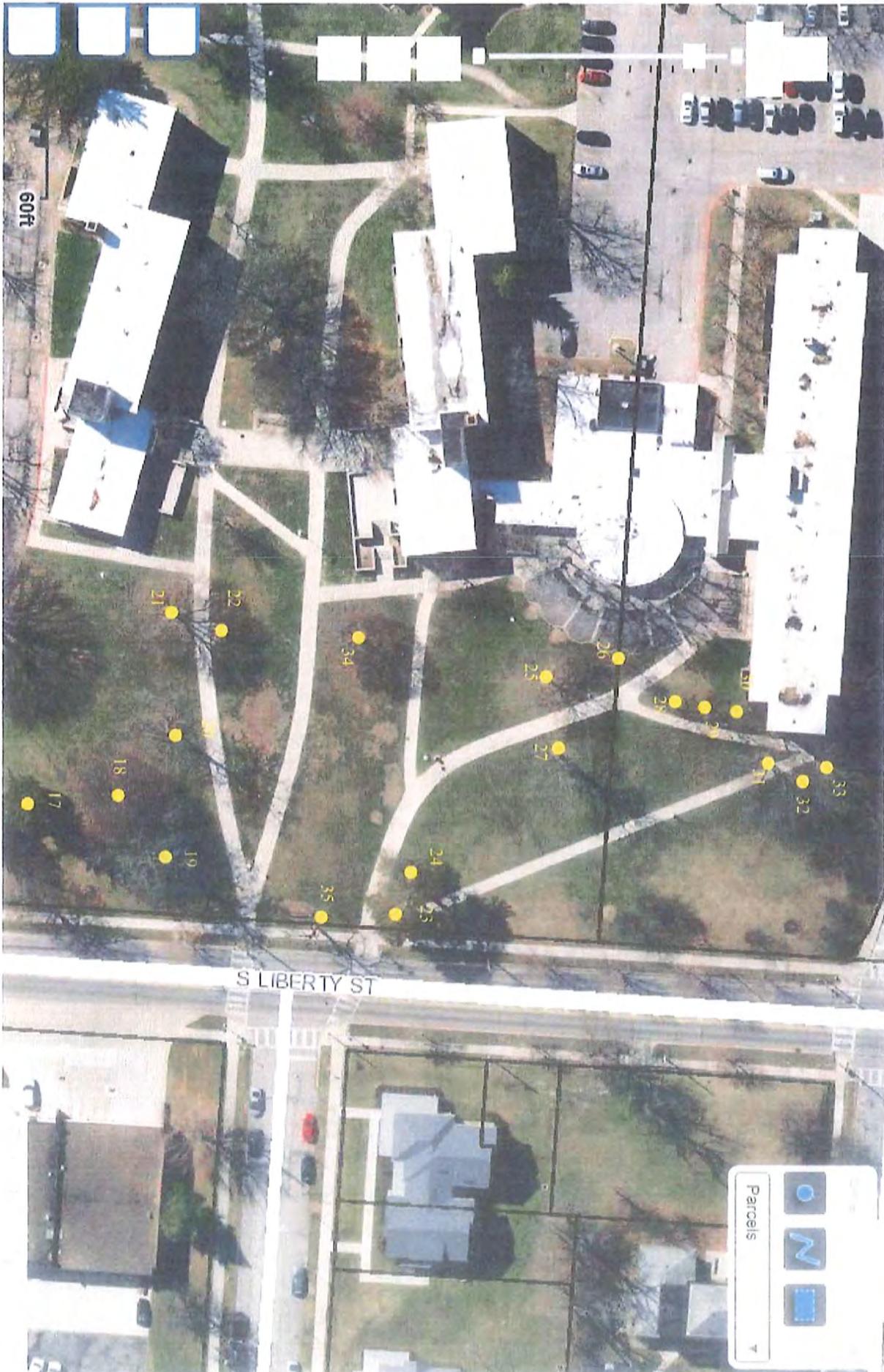
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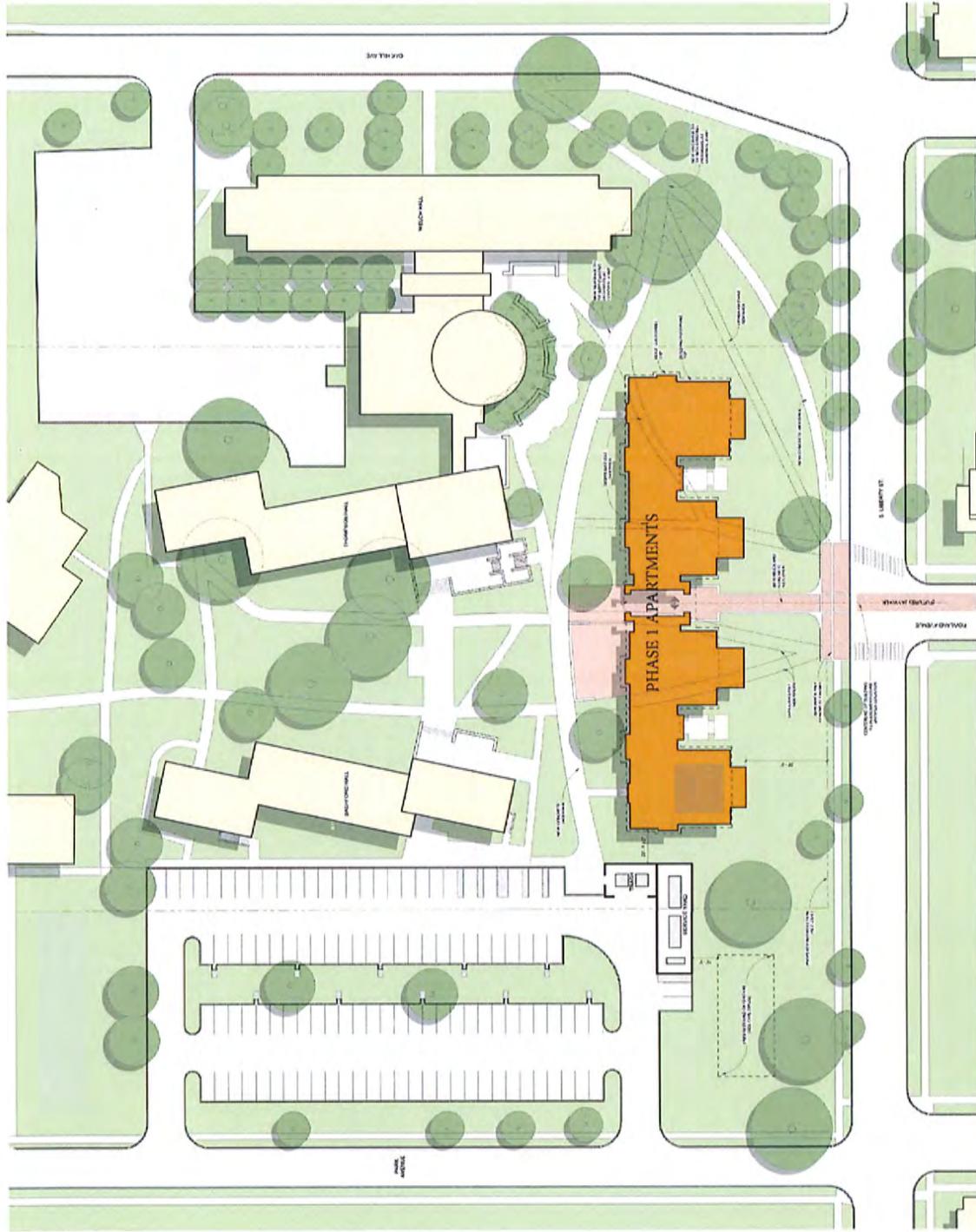
60ft

Tree Removal
Village Apts

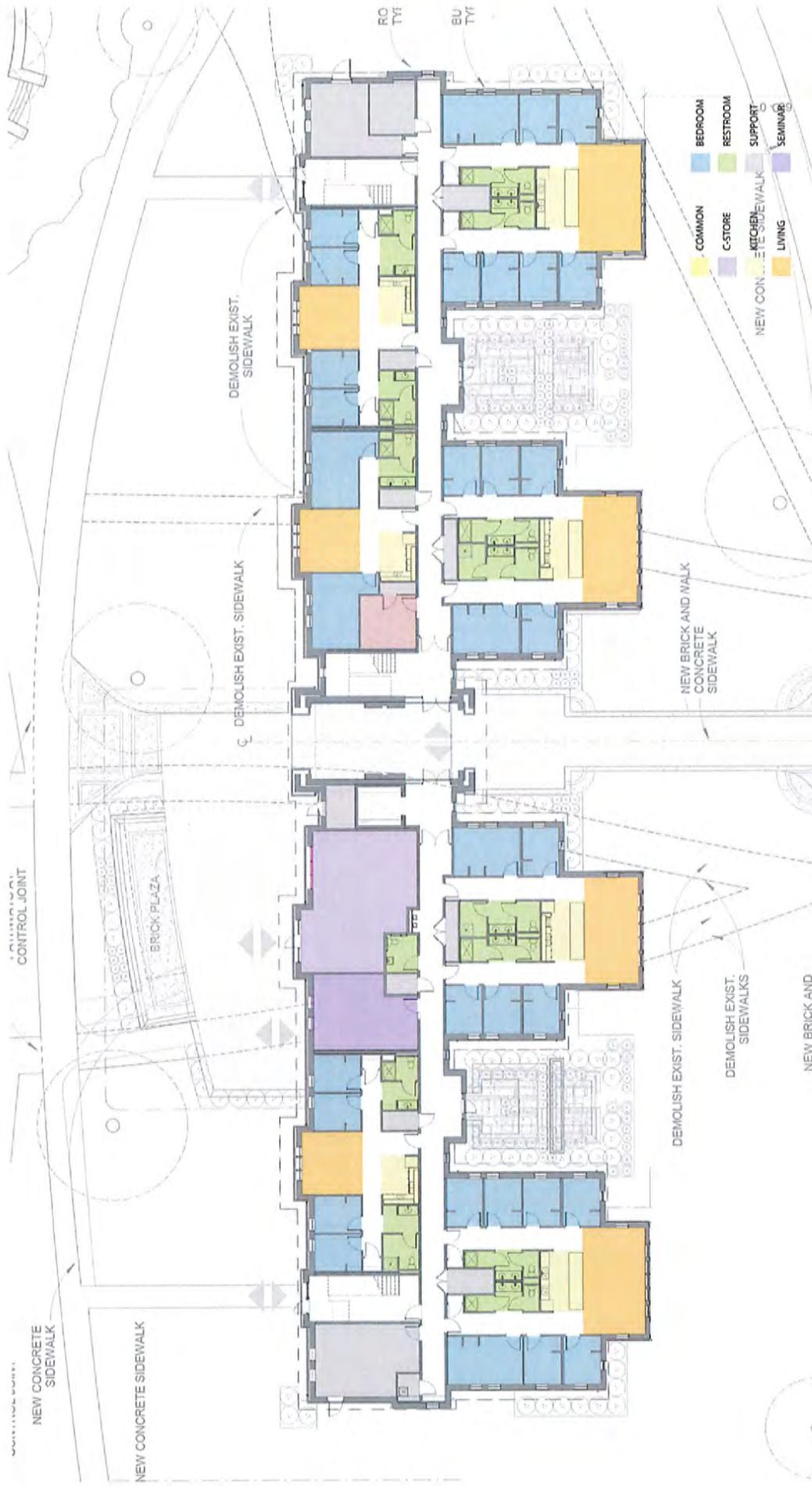
Location	Common Name	Genus Species	Health	DBH	Caliper Inch
1.) Bashford Lawn (south)	Walnut	Juglans Nigra	Healthy	17.20	54.01
2.) Bashford Lawn (south)	Walnut	Juglans Nigra	Healthy	21.66	68.02
3.) Bashford Lawn (south)	Walnut	Juglans Nigra	90% Health	15.29	48.02
4.) Bashford Lawn (south)	Walnut	Juglans Nigra	70% Health	22.61	71.00
5.) Bashford Lawn (south)	Maple	Acer Saccharum	50% Unhealthy	19.43	61.02
6.) Bashford Lawn (south)	Maple	Acer Saccharum	30% Health	37.90	119.01
7.) Bashford Lawn (south)	Maple	Acer Saccharum	40% Health	50.32	158.01
8.) Bashford Lawn (south)	Maple	Acer Saccharum	35% Health	49.68	156.00
9.) Bashford Lawn (south)	Maple	Acer Saccharum	40% Health	51.27	160.99
10.) Bashford Lawn (south)	Catalpa	Cat. Bignoniodes	30% Health	29.94	94.02
11.) Bashford Lawn (south)	Maple	Acer Saccharum	50% Health	33.76	106.01
12.) Bashford Lawn (southeast)	Walnut	Juglans Nigra	40% Unhealthy	28.98	91.00
13.) Bashford Lawn (south)	White Oak	Quercus Alba	90% Health	41.40	130.00
14.) Bashford Lawn (south)	Silver Maple	Acer Saccharum	Healthy	13.38	42.02
15.) Bashford Lawn (southeast)	Norway Spruce	Picea Abies	Healthy	24.84	78.00
16.) Bashford Lawn (east)	Norway Spruce	Picea Abies	Healthy	19.75	62.02
17.) Bashford Lawn (east)	Maple	Acer Saccharum	80% Health	26.43	83.00
18.) Bashford Lawn (east)	Beech	Fagus	80% Health	41.72	131.01
19.) Bashford Lawn (east)	Sour Wood	Oxydendrum Arbo	50% Health	33.12	104.00
20.) Thompson Lawn (east)	Walnut	Juglans Nigra	80% Health	24.84	78.00
21.) Thompson Lawn (east)	Maple	Acer Saccharum	85% Health	29.94	94.02
22.) Thompson Lawn (east)	Maple	Acer Saccharum	40% Health	18.76	58.91
23.) Welch Lawn (east)	White Pine	Pinus Strobus	20% health	24.20	75.99
24.) Thompson Lawn (east)	White Pine	Pinus Strobus	20% health	17.83	55.99
25.) Welch Lawn (east)	Maple	Acer Saccharum	Healthy	17.52	55.02
26.) Welch Lawn (east)	American Elm	Ulmus Americana	Healthy	8.60	27.01
27.) Welch Lawn (east)	Silver Maple	Acer Saccharum	50% Health	28.98	91.00
28.) Welch Lawn (east)	Pin Oak	Quercus Palustris	Healthy	12.74	40.01
29.) Welch Lawn (northeast)	Sweetgum	Limquid. Styrac.	Healthy	11.78	37.00
30.) Welch Lawn (northeast)	Norway Maple	Acer Platanoides	50% Health	14.68	46.10
31.) Welch Lawn (northeast)	Locust	Robinia Psuedo.	80% Health	32.48	101.99
32.) Welch Lawn (northeast)	Locust	Robinia Psuedo.	70% Health	60.00	188.40
33.) Welch Lawn (northeast)	Locust	Robinia Psuedo.	75% Health	69.00	216.66
34.) Thompson Lawn (southeast)	Maple	Acer Platanoides	85% Health	24.52	77.00
35.) Thompson Lawn (east)	Black Walnut	Juglans Nigra	75% Health	21.97	69
				996.52	3129.26

OHIO WESLEYAN UNIVERSITY
VILLAGE STUDENT HOUSING









LITTLE
 STANDARDS ARCHITECTURAL CONSULTING



FLOOR PLAN: LEVEL 1

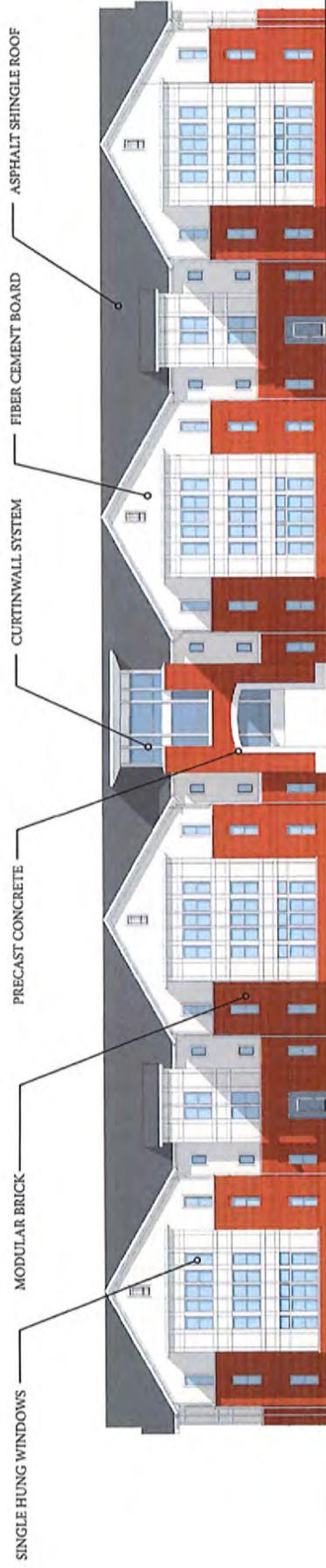
05/01/2019



- COMMON
- C-STORE
- KITCHEN
- LIVING
- BEDROOM
- RESTROOM
- SUPPORT
- SEMINAR



- COMMON
- C-STORE
- KITCHEN
- LIVING
- BEDROOM
- RESTROOM
- SUPPORT
- SEMINAR



ELEVATION: FRONT

05/01/2019

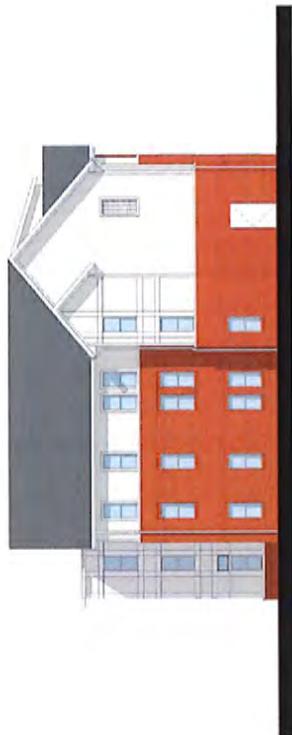


LITTLE
Landscape Architectural Consulting

bishm
architects, inc.

ELEVATION: BACK

05/01/2019



LITTLE
ENGINEERS ARCHITECTS INTERIORS CONSULTANTS



ELEVATION: SIDE

05/01/2019







LITTLE
UNIVERSITY ARCHITECTURAL CONSULTING



3D VIEW: OVERALL

05/01/2019



Evans, Mischwitz, Hombelton & Tiron, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.773.4520 Fax: 614.773.3448
 emht.com

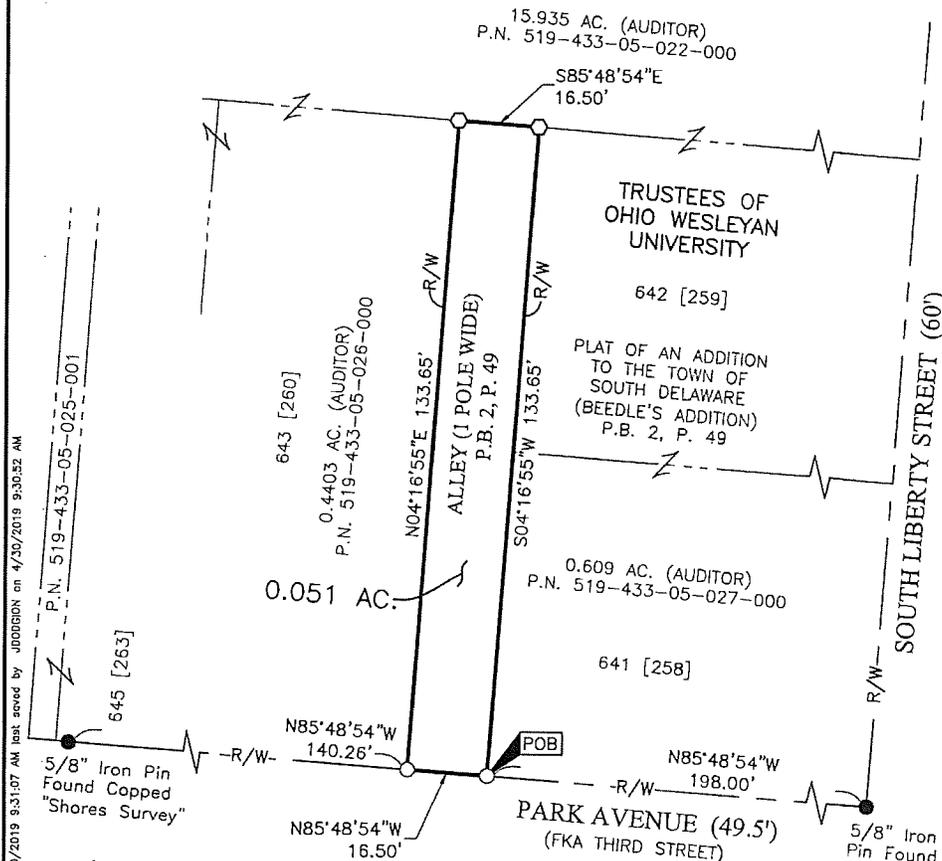
VACATION OF ALLEY

QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19
 UNITED STATES MILITARY DISTRICT
 CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date: April 30, 2019

Job No: 2019-0145

Scale: 1" = 30'

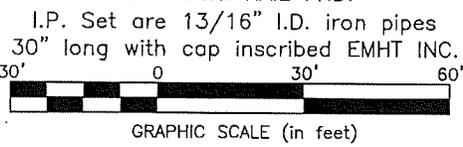


I:\2019\0145\DWG\04-SHEETS\BOUNDARY\20190145-05-01-DWG plotted by DODGION, JOHN on 4/30/2019 9:31:07 AM last saved by J000600N on 4/30/2019 9:30:52 AM

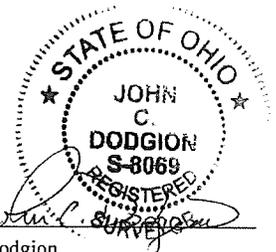
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARING:
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).



NOTE:
 [] Indicates original lot number as demonstrated on plat.



By John C. Dodgion Date 04/30/2019
 Professional Surveyor No. 8069

VACATION OF ALLEY
0.051 ACRE

Situated in the State of Ohio, County of Delaware, City of Delaware, lying in Quarter Township 4, Township 5, Range 19 of the United States Military District, and being all of that alley (one pole wide) dedicated for public use as shown in the subdivision plat entitled Plat of an Addition to the Town of South Delaware (also known as Beedle's Addition) of record in Plat Book 2, Page 49, being the first alley west of South Liberty Street (all references are to the records of the Recorder's Office, Delaware County, Ohio) and being more particularly described as follows:

DESCRIPTION FOR CLOSING ONLY
 RPC Approval Required
 Municipal Approval Required
Delaware County Engineer
6/12/19

BEGINNING at an iron pin set at the southwesterly corner of Lot 641 (original number 258) of said Beedle's Addition and the southerly terminus of the easterly right-of-way line of said alley, in the northerly right-of-way line of Park Avenue (formerly Third Street) as shown on Plat Book 2, Page 49;

Thence North 85° 48' 54" West, with said northerly right-of-way line, a distance of 16.50 feet to an iron pin set at the southeasterly corner of Lot 643 (original number 260) of said Beedle's Addition and the southerly terminus of the westerly right-of-way line of said alley;

Thence North 04° 16' 55" East, with the easterly line of said Lot 643 and said westerly right-of-way line, a distance of 133.65 feet to a magnetic nail set at the northeasterly corner of said lot and the northerly terminus of said alley westerly right-of-way line;

Thence South 85° 48' 54" East, with the northerly terminus of said alley, a distance of 16.50 feet to a magnetic nail set at the northwesterly corner of Lot 642 (original number 259) of said Beedle's Addition and the northerly terminus of said alley easterly right-of-way line;

Thence South 04° 16' 55" West, with the westerly line of said Lots 642 and 641 and said alley easterly right-of-way line, a distance of 133.65 feet to the POINT OF BEGINNING, containing 0.051 acre, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

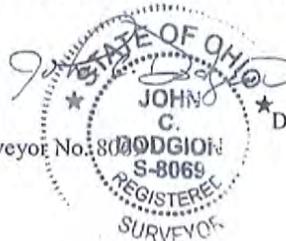
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8009



04/30/2019

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: June 6, 2019

1. **Calendar**

See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**

N/A

3. **Meetings**

May 7

911 Board Meeting

May 8

SourcePoint

May 9

MORPC

May 13

City Council

May 21

Strand Board Meeting

June 3

Rotary

June 5

United Way Affordable Housing Conversation

CONTRACT APPROVAL - June 10, 2019

VENDOR	EXPLANATION OF AGREEMENT	2019 AMOUNT	DEPARTMENT
YMCA of Central Ohio	YMCA's Diabetes Prevention Program for employees Direct Payor Agreement	\$8,580.00	HR
Central Ohio Trauma System	Central Ohio Healthcare MOU	\$0.00	Fire
CHA Consulting	2019 Airport Design for Taxi-lane	\$81,360	Public Works
Resource International Inc.	Inspection and Management services for E William St. Widening Project	\$250,000	Public Works
Ohio Public Works Commission	Second and final OPWC Reimbursement request	\$92,231.11	Public Works
Cintas Corp	Uniform contract for PW staff	\$9,050.00	Public Works
Kimmel Corp	Rug contract/hand cleaner	\$4,084	Public Works
ODOT District 6	East William Improvements	N/A	Public Works
OWU	OWU Summer Camp - Delaware PD Bike Patrol School	\$1,512.55	Police
OWU	Emergency Medical Services for 2019 graduation	\$116.20/hr	Fire
Cintas Corp	Uniforms contract for Parks staff	\$2,288	Parks

June

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 3:30 Civil Service 6:30 Planning	6	7	8
9	10 7:00 City Council	11	12	13	14	15
16	17 3:30 Finance 6:00 Parking and Safety	18	19	20	21	22
23	24 7:00 City Council	25 6:30 Shade Tree	26 6:30 HPC	27	28	29
30						