

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
1 S. SANDUSKY ST.
6:30 P.M.**

REGULAR MEETING

August 7, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 17, 2019, as recorded and transcribed.
3. REGULAR BUSINESS

A. The Rice Building

- (1) 2019-1727: A request by J. Jill Properties LLC., for a Rezoning at 50 West William Street from B-3 (Community Business District) to B-2 (Central Business District) on approximately 0.119 acres.
- (2) 2019-1728: A request by J. Jill Properties LLC., for a Combined Preliminary and Final Development Plan for The Rice Building at 50 West William Street on approximately 0.119 acres zoned B-2.

Anticipated Process

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

B. Coughlin's Crossing

- (1) 2019-1578: A request by Delaware Development Plan LTD., for a development text amendment to Sub-Areas 2, 5 and 6 of Coughlin's Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU.
- (2) 2019-1579: A request by Delaware Development Plan LTD., for approval of an Amended Preliminary Development Plan to Sub-Areas 2, 5 and 6 of Coughlin Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU.

Anticipated Process

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

C. Belle Commons Business Park

- (1) 2018-1965: A request by Makapa LLC., for approval of a Rezoning Amendment for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) from R-3 (One-Family Residential District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.
- (2) 2018-1966: A request by Makapa LLC., for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) and located on the north side of Belle Avenue and the east side of Liberty Road
- (3) 2018-1967: A request by Makapa LLC., for approval of a Preliminary Development Plan for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.
- (4) 2018-1968: A request by Makapa LLC., for approval of a Preliminary Subdivision Plat for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.

Anticipated Process

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

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

PLANNING COMMISSION
August 7, 2019
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present: Robert Badger, Jim Halter (arrived at 6:45 p.m.), Mayor Carolyn Kay Riggle, Andy Volenik, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Members Absent: Dean Prall

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

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

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

Motion: Mr. Badger motioned to nominate Mr. Simpson as Chairperson and Mr. Mantzoros as Vice-Chairperson. Mr. Simpson and Mr. Mantzoros voiced no objection to the nomination and there were no other nominations. This motion was seconded by Mr. Mantzoros. Motion approved by a 5-0 vote.

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on May 1, 2019, as recorded and transcribed.

Motion: Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on June 5, 2019, as recorded and transcribed, seconded by Vice-Chairman Mantzoros. Motion approved with a 4-0-1 (Badger) vote.

ITEM 4. REGULAR BUSINESS

- A. 2019-1389: A request by Stronghold Construction for approval of a Combined Preliminary and Final Development Plan for Stronghold Industrial Park located at 1327 London Road on approximately 6.2 acres zoned M-2 (General Manufacturing District).

Anticipated Process

- a. Staff Presentation

Mr. Schultz provided a staff update to the Commission. He included the location of the property and current zoning. He discussed that the majority of the site is located in the Airport Overlay District. He discussed the plan for the owner to relocate his current business into this location and information was provided on the single family resident on the property that is expected to remain and has a current tenant. Information was provided regarding access to the sign from a single realigned curb cut from London Road. The western portion of the site fronting London Road would remain vacant and potentially have future expansion. The applicant is proposing a 10,000 square foot office/warehouse building and 3,600 square foot storage building along with the existing single family residence.

b. Applicant Presentation

APPLICANT:
Doug Kuepfer
Stronghold Construction
35 Grace Drive
Powell, Ohio

Chris Tebbe
Tebbe Civil Engineering, LLC
5792 Gaelic Court
Dublin, Ohio 43016

Mr. Tebbe discussed the “Determination of No Hazard to Air Navigation” approval that will need received from the FAA and the requirement to get permission for use of a crane during construction.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Mr. Halter arrived at 7:45 p.m. prior to the vote. He informed the Commission that he was abstaining from the vote due to his late arrival.

Motion: Mr. Badger motioned to approve 2019-1389, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 5-0-1 (Halter) vote.

ITEM 5. PLANNING DIRECTOR’S REPORT

Mr. Schultz provided an update on the Planning Department's move to the second floor of the City Hall Annex building.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik thanked staff for the efforts.

Vice-Chairman Mantzoros questioned staff on upcoming development. Mr. Schultz discussed tentative August 7 agenda items.

Chairman Simpson questioned what business was going into the former Goodyear Tire store on Sandusky Street. Mr. Schultz replied that the building would be used by another auto store.

ITEM 7. NEXT REGULAR MEETING: August 7, 2019

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 6:54 p.m.

Chairperson

Elaine McCloskey, Clerk

CASE NUMBERS: 2019-1727-1728

REQUEST: Multiple Requests

PROJECT: The Rice Building

MEETING DATE: August 7, 2019

APPLICANT/OWNER

Jeff & Jill Rice
6 Darlington Road
Delaware, Ohio 43015

REQUEST

2019-1727: A request by J. Jill Properties LLC., for a Rezoning at 50 West William Street from B-3 (Community Business District) to B-2 (Central Business District) on approximately 0.119 acres.

2019-1728: A request by J. Jill Properties LLC., for a Combined Preliminary and Final Development Plan for The Rice Building at 50 West William Street on approximately 0.119 acres zoned B-2.

PROPERTY LOCATION & DESCRIPTION

The subject building is located at 50 West William Street which is north of West William Street and west of North Franklin Street. The zoning of the property is B-3 (Community Business District), as are the properties to the immediate north, west, and south. Properties to the east are zoned B-2 (Central Business District). The subject site is also located in the Transitional Sub-District of the Downtown Historic District Overlay.

BACKGROUND/PROPOSAL

The applicant purchased the subject parcel in May 2018 and proceeded in a lengthy Phase I and Phase II Environmental Assessment that was completed, due to the property being a former gas station. Fortunately, the property received a 'No Further Action' determination after the required remediation. In addition to this expenditure, the Applicant hired a licensed contractor to inspect and remove asbestos from the building in preparation for demolition. Then the owner retained an architect and proceeded through the Historic Preservation Commission process. On July 24, 2019, the Historic Preservation Commission approved the demolition and design, materials and color of the construction of a new building at 50 West William Street. Now the owner is requesting a Rezoning to B-2 and Combined Preliminary and Final Development Plan to advance this project to construction.

The owner is requesting to demolish the existing building and to construct a two story building while retaining the nine parking spots fronting North Franklin Street. The building footprint would be moved approximately 18 feet south from the previous building while maintaining the nine parking spaces fronting North Franklin Street. The first story will be a boutique-style fitness center while the second floor would be an apartment with a private elevator and a garage.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the property is zoned B-3 which allows commercial uses including the boutique-style fitness use but not any residential uses. The proposed B-2 zoning district allows dwelling units on upper floors of commercial or office buildings. Almost the entire downtown core of Delaware (which is located east across North Franklin Street from the subject site) is zoned B-2 which has several apartments above downtown commercial and office uses. Also, the Comprehensive Plan Future Land Use Map recommends Mixed Use future land use for this property and the surrounding properties. The proposed B-2 zoning complies with this mixed land use recommendation by mixing commercial, office, and residential uses. Therefore, the proposed B-2 zoning district with commercial and office uses on the first floor and residential on the second floor would achieve compliance with the land use plan. In conclusion the proposed rezoning and extending the B-2 zoning across North Franklin Street appears to be a practical extension of the zoning district for a use that is compatible to the existing downtown uses and the land use plan.
- **GENERAL ENGINEERING:** Per the Engineering Department, the proposed use requires minor work and would have to achieve compliance with storm water quality design requirements. A formal set of engineering drawings would not be required.
- **SITE CONFIGURATION:** The proposed two-story approximate 4,000 square foot building would be located approximately five feet from the West William Street right-of-way with nine parking spaces fronting North Franklin Street while the existing single story building is located approximately 23 feet from West William Street with nine parking spaces fronting North Franklin Street. Therefore the proposed building would be

located approximately 18 feet closer to West William Street. The proposed location would be more usable for the owner from a design perspective. The main entrance for the first floor commercial use would be on the North Franklin Street elevation while a secondary access would be on the West William Street elevation. The main entrance for the second floor residential use would be on north elevation through a staircase along with the garage for the residential use. With the rezoning to B-2, the subject building would meet the building setback requirements in the B-2 zoning district which generally allows construction up to the primary street line. The owner and second floor tenant would likely utilize tip cart refuse service with the carts located in a storage area under the steps on the north elevation.

- **BUILDING DESIGN:** As mentioned above, the Historic Preservation Commission approved the building design, materials and colors on July 24, 2019. The proposed approximately 4,000 square foot two-story rectangular-shaped structure will have a façade of primarily red brick, paired with a smooth-finish horizontal cement-fiber board siding with a 4" exposure and painted a deep navy blue. The gable-style roof will be covered with black architectural asphalt shingles, with vertical cement-fiber board siding in the gable ends, and harkening to the majestic former residential homes on the same side of the block to its north. Windows will be single or double with divides, two-over-two, wood aluminum-clad double-hung windows in black. On the south (side) elevation second floor and facing West William Street, wood double entry doors (similar in style to the east elevation commercial unit front entry door) will open from the residential unit onto a small black 5'x12' wood balcony with a black wrought iron guardrail to accommodate a small bistro table and two chairs. The balcony will be supported by structural load-bearing wood columns, thereby also creating a covered porch for the first floor underneath. The first floor covered porch will also have wood double entry doors, identical to those above it, opening from the commercial space onto the porch. On the east (front) elevation, the main entrance to the first floor commercial space will be on North Franklin Street via a wood entry door flanked by sidelights. A black shed-type awning is planned above the entrance, preferably in a metal material as first choice or a taut Sunbrella-type fabric material as a second choice. The west (rear) elevation wall (facing the Willis Education Center parking lot behind a ~10 foot high chain link fence) must be, per the State Building Code, a 2-hour fire-rated wall with no openings or penetrations. This wall will be clad with a smooth-finish horizontal cement-fiber board siding with a 4" exposure painted a deep navy blue. Three black shuttered faux windows will be situated on the second floor residential level. The north (side) elevation serves as the entrance to the second floor residential unit. The north-facing one-car garage will have a wood carriage-style door and will contain a small elevator acting as an interior entrance to the second floor apartment. A stained wood exterior stair situated in the rear on the northwest corner of the building will also lead to and from the second floor and act as fire egress. The wood entry door will have 50% glass and will be covered by a black shed-type metal or taut Sunbrella-type fabric awning to match the awning on the east (front) elevation. Under the stairs, trash receptacles will be screened in an 8 foot high wood fenced enclosure painted black.
- **SIGNAGE:** The applicant is requesting a nine square foot pedestrian-oriented projecting sign with the business name that will be located to the side of the entry door on the west elevation (North Franklin Street). The proposed sign would have to achieve compliance Historic District Overlay requirements.
- **LIGHTING:** The owner is proposing black metal lantern-style light fixtures to be placed at building entrances, and security and emergency exit lighting will be installed on the building, as required by code. No light pole(s) or other type of lighting is being proposed at this time.
- **TREE REMOVAL & REPLACEMENT:** There are two large trees located on the subject site but the City Arborist has determined both trees are dead, damaged, diseased and/or invasive species and would not have to be replaced per Chapter 1168 Tree Preservation Requirements.
- **LANDSCAPING & SCREENING:** The applicant would have to install street tree(s) along West William Street but would have to achieve compliance with minimum site distance requirements. No other landscaping is provide or required based on the proposed layout based on the zoning code.

STAFF RECOMMENDATION (2019-1727 – REZONING)

Staff recommends approval of a request by J. Jill Properties LLC., for a Rezoning at 50 West William Street from B-3 (Community Business District) to B-2 (Central Business District) on approximately 0.119 acres, with the following condition:

1. Any change of use and/or new structure(s) shall require achieve compliance with B-2 zoning requirements.

STAFF RECOMMENDATION (2019-1728 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by J. Jill Properties LLC., for a Combined Preliminary and Final Development Plan for The Rice Building at 50 West William Street on approximately 0.119 acres zoned B-2, with the following conditions:

1. A formal set of engineering drawings shall not be required but the development shall meet the minimum storm water quality design requirements per the City Engineer approval.
2. The number of on-site parking spaces along North Franklin Street shall not exceed nine spaces.
3. Per the City Arborist, the two existing trees shall not be replaced because they are dead, damaged or disease per Chapter 1168 Tree Preservation Regulations.
4. Street tree(s) shall be required along West William Street per the zoning code requirements.
5. The signage shall achieve compliance with the Historic District Overlay requirements and the minimum zoning code requirements.
6. The site lighting shall achieve compliance with the minimum zoning code requirements and shall be approved by the Chief Building Official.
7. The sidewalks on West William Street and North Franklin Street shall achieve compliance with City Engineering requirements.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

50 West William Street – Current Status:

We, Jill and Jeff Rice, had been in contract on 50 West William Street since September 12th 2017, and closed on the property on May 3, 2018.

The delay in closing was largely due to the property having formerly been a gas station, and the associated risks of owning such properties. After extensive Phase I, Phase II and remediation, the property was deemed, 'No Further Action' from an environmentally-certified company. In addition to this, there was an asbestos inspection completed, which resulted in removal by licensed contractor.

As was stated in our submission to HPC and City of Delaware, in November 2017, the property has been vacant since 2013 and is in very bad condition.

There is no HVAC and no plumbing. Also, water has caused severe damage to the south/southwest part of the building, which is being held up by temporary supports with angle iron and ratchet straps. In addition, interior sewer lines have been jack-hammered out of the floor and there are many broken windows. It is our understanding that 50 West William St contains no features of architectural or historic significance.

The property has been reviewed by different architects and contractors; all have deemed the property to be not usable in its current condition and cost prohibitive to rehab or remodel, and therefore must be demolished.

50 West William Street – Proposed Plan:

Our request is to build a two-story building, with the same site configuration, including historic parking, on the property. The building would essentially be where the existing structure is located, but in a more usable configuration.

The proposed two-story rectangular-shaped structure that will be a mix of brick and cement-fiber board siding, and will be approximately 4,000 sq. feet.

The first story will house a boutique-style fitness studio. We have owned and operated private, boutique fitness studios in Fairlawn and Hudson, OH, for 10 + years, prior to relocating to the Columbus area, to be near family. Having lived in the downtown area for nearly 9 years, we see an opportunity to use our experience and bring this type of service/business to downtown Delaware.

The second story will house a large-upscale rental apartment with private elevator and garage parking. Due to the building not being able to be rehabbed, we had to develop a business plan to cover the cost of constructing a new building. The solution is to have additional income from the rental. On a side note, our mother/mother-in-law will move into the second story, which will move her closer to us and our children, as well as bring another full-time resident into the downtown Delaware corridor.

Additionally, we live in the NW neighborhood, within walking distance to this property and are active in the Delaware community with our 4 children. In short, we want to fully embrace the growth of downtown Delaware and bring a family-owned and operated healthy-life style service to the community.

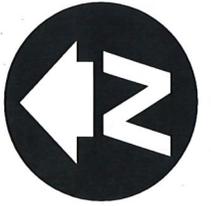
We also intend to use local architects, contractors, employees and will abide by zoning/building requirements. As part of our proforma, we will hire 4-6 people within the first 18 months of opening.

Additionally, we will not compromise area parking, as our fitness classes will range in size from 6 – 12 clients at a time, mainly offering classes in the morning and early evening.

With this, we ask for the support of the Historic Preservation Commission.

Thank you,

Jill and Jeff Rice



2019-1727-1728
 Rezoning Amendment, Combined Preliminary
 and Final Development Plan
 The Rice Building - 50 West William Street
 Location Map



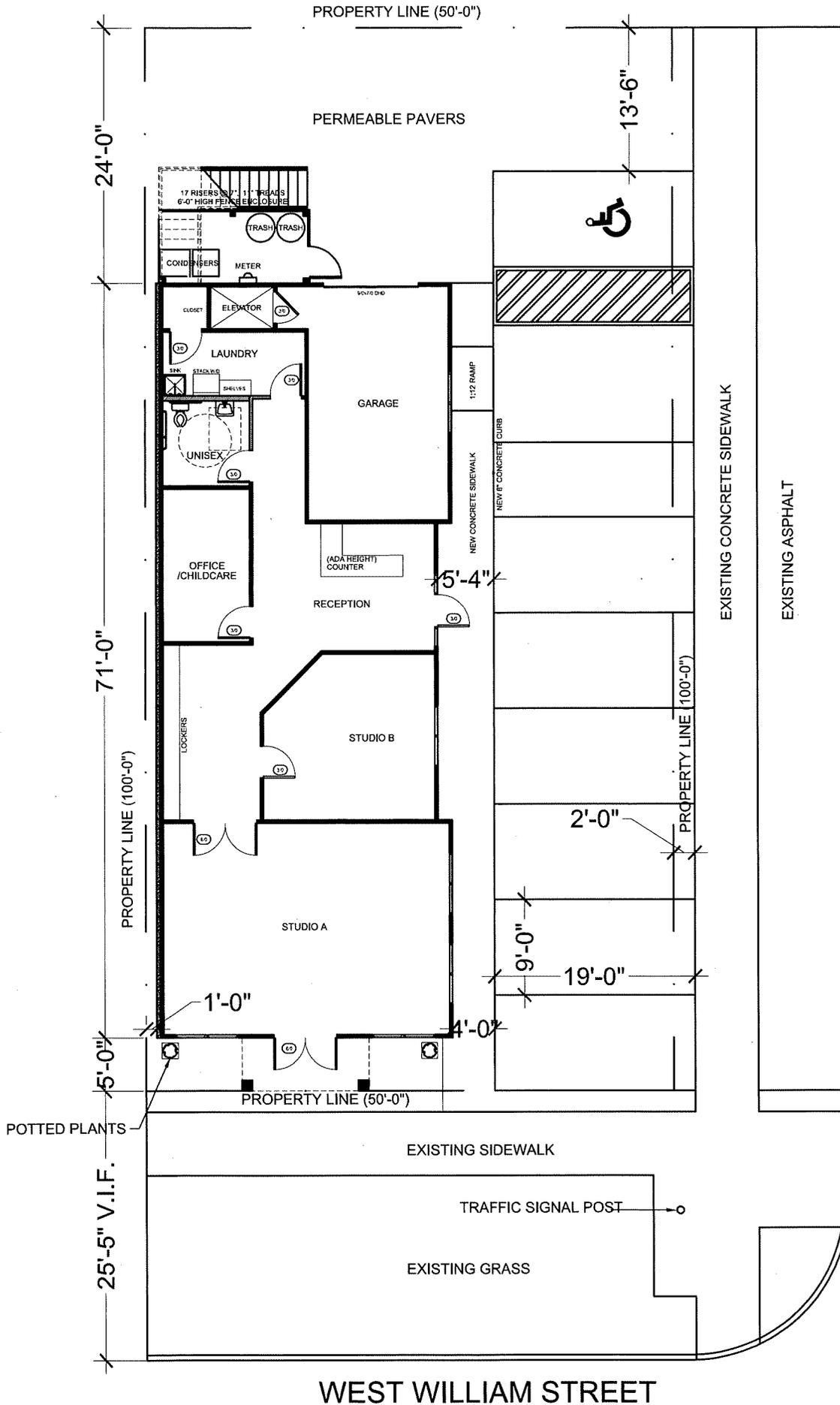
2019-1727-1728
 Rezoning Amendment, Combined Preliminary
 and Final Development Plan
 The Rice Building - 50 West William Street
 Zoning Map



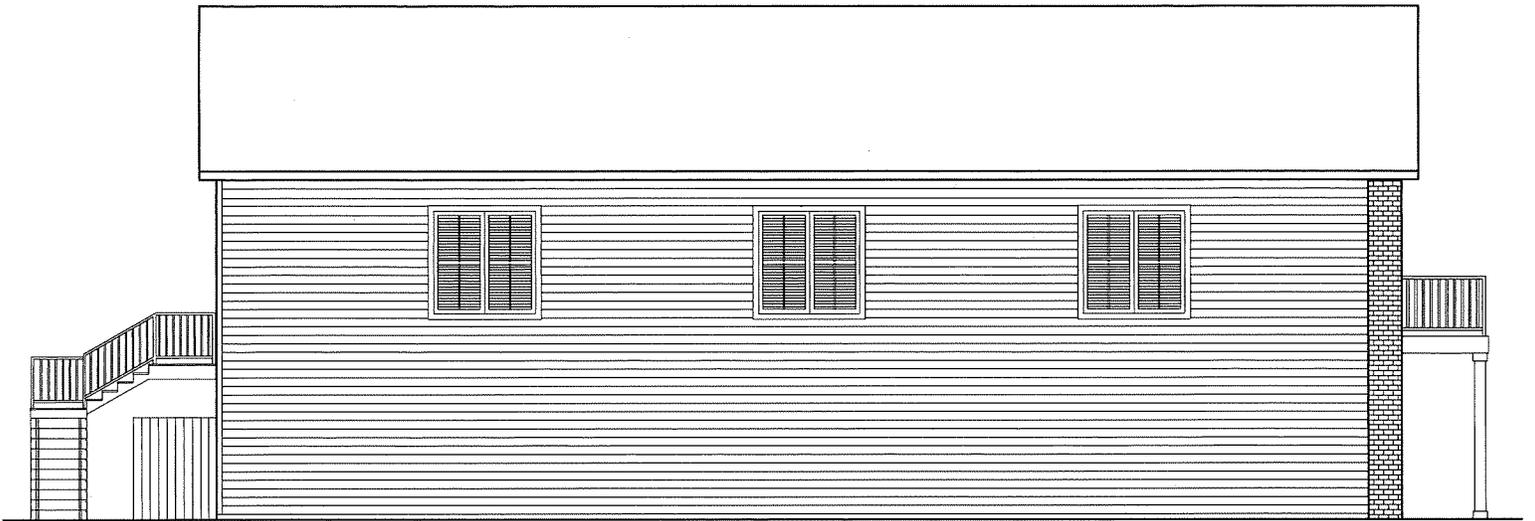


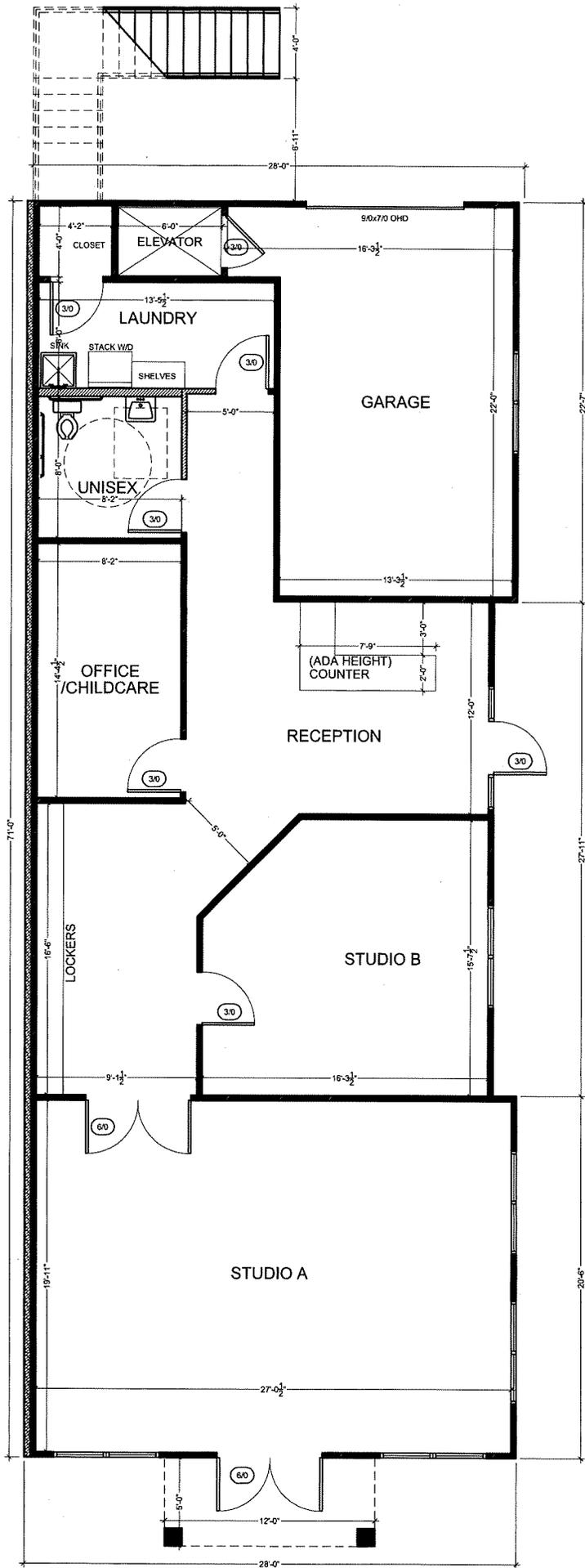
2019-1727-1728
 Rezoning Amendment, Combined Preliminary
 and Final Development Plan
 The Rice Building - 50 West William Street
 Aerial (2016) Map

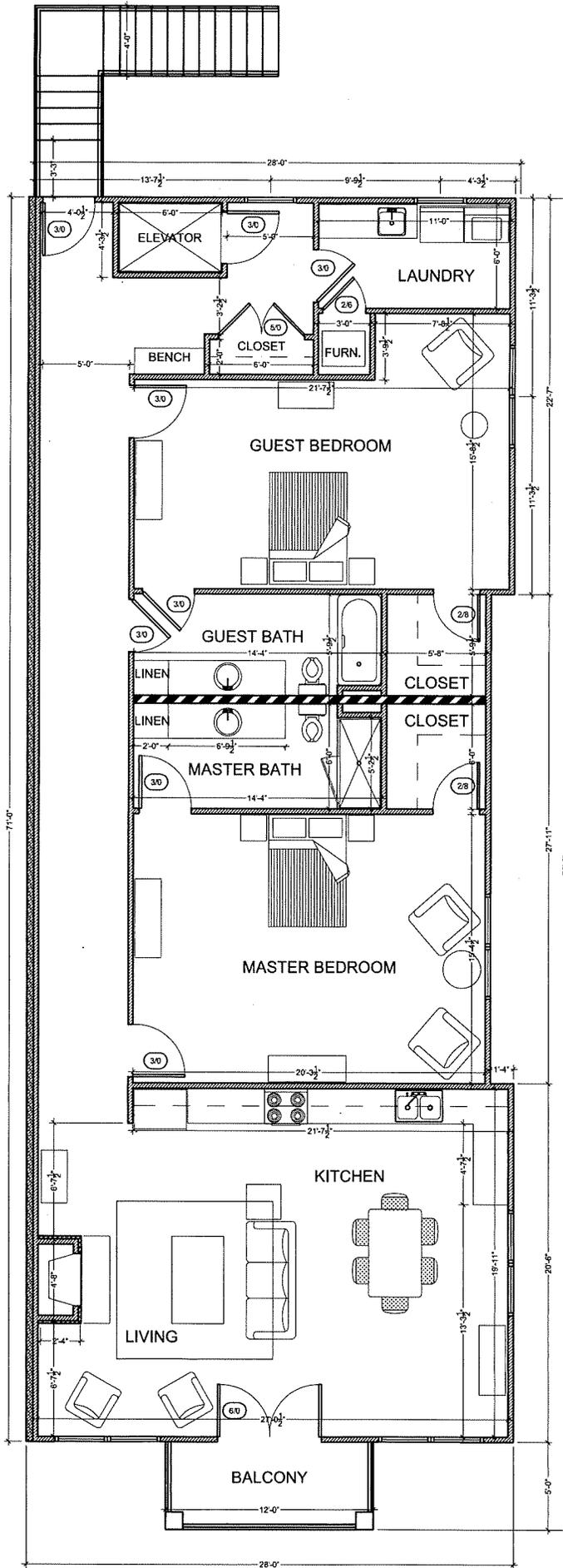












SECOND FLOOR PLAN
 JUNE 24, 2019

PC AUGUST 7



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



CC 12 + 20

Project #

Case # 2019-1727 REC-500
2019-1728 CPFD 1000

Planning Commission

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

Subdivision/Project Name The Rice Building Address 50 West William St Delaware OH
(Lot size 50x100)
Acreage .119 Square Footage 5,000 Number of Lots 1 Number of Units 2
Zoning District/Land Use B-3 Proposed Zoning/Land Use B-2 Parcel # 519 432 260 090 00

Applicant Name Jeff and Jill Rice Contact Person Jeff Rice

Applicant Address 6 Darlington Rd

Phone 614-493-6546 Fax E-mail jrincbuse@hotmail.com

Owner Name Jeff and Jill Rice Contact Person Jeff Rice

Owner Address 6 Darlington Rd

Phone 614-493-6546 Fax E-mail jrincbuse@hotmail.com

Engineer/Architect/Attorney Karen Beasley Contact Person Karen Beasley

Address

Phone 937-599-2323 Fax E-mail kbearley@bearleyarchitecture.com

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

Jill Marie Owner Signature

Jill M Rice Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 11 day of June, 2019.



Notary Stamp
JOSEPH R. MARSHALL
Notary Public, State of Ohio
My Commission Expires
July 9, 2023

Notary Public





PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-1578-1579
REQUEST: Multiple Requests
PROJECT: Coughlin's Crossing
MEETING DATE: August 7, 2019

APPLICANT/OWNER

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

REQUEST

2019-1578: A request by Delaware Development Plan LTD., for a development text amendment to Sub-Areas 2, 5 and 6 of Coughlin's Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU.

2019-1579: A request by Delaware Development Plan LTD., for approval of and Amended Preliminary Development Plan to Sub-Areas 2 and 6 of Coughlin Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU.

PROPERTY LOCATION & DESCRIPTION

The approximate 80 acre site is located east of US 23, west of Stratford Road, north of Meeker Way and south of Chesrown Chevrolet and Elliot Estates Subdivision. The zoning to the north is A-1 PMU in the City and FR-1 in the Township, to the south is B-4 PMU (General Business District with a Planned Mixed Use Overlay District) in the City, to the east is FR-1 in the Township and to the west B3 (Community Business District), R-3 (One-Family Residential District) and R-4 (Medium Density Residential District) in the City and FR-1 in the Township.

BACKGROUND/PROPOSAL

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

In May 2017, Planning Commission and City Council approved a Final Development Plan for Phase 1 (Infrastructure), a Final Subdivision Plat and Street Vacation to subdivide the site and initiate construction for the subject development.

In September 2018, the developer presented a concept plan of a land use revision to Sub-Area's 5 and 6 pertaining to the location of Reserve Area A (storm water basin) which was favorably received by the Planning Commission. Now the applicant is proposing to advance the above mentioned request along with development text amendments to Sub-Areas 2, 5 and 6 along with corresponding Preliminary Development Plans for each Sub-Area.

SUB-AREA 2

STAFF ANALYSIS

- **PROPOSED DEVELOPMENT TEXT REVISION:** The proposed development text revision includes consolidating Sub-Areas 2a and 2b and corresponding proposed land uses into one Sub-Area. In addition, the applicant is requesting the Sub-Area to allow 194 multi-family dwelling units with no commercial and/or office units fronting Stratford Road in this Sub-Area instead of originally approved 24 single family dwelling units and larger mixed use buildings in 2b. Also, the applicant is requesting square footage requirements of the one and two bedroom apartments to be a minimum 790 square feet and 1,100 square foot respectively while a very small number of carriage units are to be a minimum 570 square feet.
- **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 multi-family development (Sub-Area 2) would have full access points from Stratford Road and Coughlin Way (main spine road) with potential secondary access points from Sub-Areas 3 and 4 depending on future development.

- **PEDESTRIAN CONNECTIVITY:** A proposed bike path would extend (currently under construction) on the west side of Stratford Road just east of the apartment complex with private interior sidewalks within the apartment complex connecting to the bike path at the curb cut on Stratford Road. Also, private interior sidewalks would connect the apartment's buildings, amenities and open spaces within the development.
- **SITE CONFIGURATION:** Sub-Area 2 is a linear site located along Stratford Road north of Meeker Way. The proposed development would yield 194 apartment units that would be contained within 14 buildings. There would be 4 two-story buildings containing 16 dwelling units, five three-story buildings containing 24 dwelling units and 5 two-story units containing 2 dwelling units (carriage units located above freestanding garages). There would be 6 two story buildings fronting Stratford Road while 5 three-story buildings would be located adjacent to Sub-Areas 3 and 4 along the western portion of the site. The typical apartment dwelling unit would range in size from 790 square feet for a one bedroom unit and 1,100 square feet for a two bedroom unit. The Carriage units shall be a minimum of 570 square feet. The site would contain 364 parking spaces of which 50 parking spaces would be within 5 garages scattered throughout the development for a ratio of 1.87 parking spaces per unit. The clubhouse with a pool is located along the extreme southern portion of the Sub-Area just east of the curb cut from Coughlin Lane. The mail box area is located just north across the street from the clubhouse and pool. There is an approximately one acre open space area located on the extreme northwestern portion of the Sub-Area which would align with the old barn in Sub-Area 1b as originally conceived. A dumpster is located on the extreme north portion of the site and would have to be screened by a wall made of brick or stone to match the buildings with wood doors painted or stained to match. Existing detention basins are located north and south of the Sub-Area.
- **TREE REMOVAL & REPLACEMENT:** There do not appear to be any qualifying trees (6 inches in caliper or larger) on the subject site (Sub-Area 2). The entire development is subject to the tree replacement requirements established with the approved development text and agreements. This site requires a payment in lieu of planting trees of \$44,007.41 (9.734 acres x \$4,521 per acre) prior to the approval of construction drawings
- **LANDSCAPING & SCREENING:** The required landscaping and screening along Stratford Road is being installed with the Phase 1 infrastructure improvements in the past year. However, a comprehensive landscape plan including street trees, shade trees, interior parking lot landscaping and foundation landscaping has been submitted. The proposed landscape plan appears to meet the development text and zoning code requirements except for each parking lot island requires two trees instead of one. The Final Development Plan for this Sub-Area shall be approved by the Shade Tree Commission.
- **OPEN SPACE:** The proposed approximate one acre open space called "Stratford Commons", located on the extreme northwestern portion of the Sub-Area, shall be programmed with amenities and view lines as originally conceived per the approved development text.
- **LIGHTING:** The applicant would have to submit a lighting plan for the subject development during the Final Development Plan Submission and it would have to achieve compliance with the approved development text. The City would have to approve the lighting plan.
- **SIGNAGE:** The applicant is not proposing any signage at this time. However, any ground and building signage shall achieve compliance with the approved development text requirements. Staff would recommend a Comprehensive Sign Plan for this Sub-Area.
- **BUILDINGS:** The subject development text has extensive design standards approved by Planning Commission and City Council that is generally best described as a Pennsylvania Dutch style which includes stone end walls, vertical clapboard, board and batten, cement board siding and pitched standing seam metal roofs. The design requirements intent is to create a cohesive and unified design throughout the entire development with all buildings being consistent in overall design, color materials, and architectural pattern and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes dormers, detailed and well defined cornices on flat roof structures, columns, awnings or other elements as determined through the Final Development Plan process.

As mentioned above, the applicant is proposing two and three story apartment buildings, a two-story carriage unit with a garage on the first floor and a clubhouse. The two-story apartment building is comprised of a mostly stone first floor and the second floor is mostly comprised of horizontal fiber cement siding capped with a hip roof with three cupolas. There would be porches/balconies for most of the units and the windows

would have vertical and horizontal grids with some windows having shutters. The three story building would be similar but with the second floor elevation being a mix of stone and fiber cement siding and the third floor elevation all fiber cement siding. There would be a hip roof but no cupolas. The two story carriage unit is similar in design and materials to the two story apartment buildings and has a hip roof with a copula. The clubhouse complements the apartment buildings with stone and fiber cement siding with columns and a hip roof with a cupola. Staff believes the proposed building design and materials are complimentary and meet the intent of the approved development text building requirements.

SUB-AREA'S 5 and 6

- **PROPOSED DEVELOPMENT TEXT REVISION:** The applicant is proposing the following development text revision for Sub-Areas 5 and 6:
 1. Convert the storm water detention area (approximately 3.29 acres) currently located in Sub-Area 5 adjacent to Hawthorn Boulevard to developable land (Lot 12724) in accordance with the Sub-Area 5 zoning text and to have the storm water area be relocated to Sub-Area 5 on approximately 2.31 (Lot 12730) located on the northwest corner of Coughlin Lane and Meeker Way.
 2. Amend Sub-Area 5 to permit the side setback for internal collector roads to be 40 feet as permitted in Sub-Area 6.
 3. Amend Sub-Areas 5 and 6 to permit internal side yard setbacks to be 30 feet instead of 60 feet.
 4. Amend Sub-Area 6 to permit minimum lot area to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of a 1.5 acre lot minimum.
 5. Amend Sub-Area 6 to permit minimum lot width and frontage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of a 120 feet minimum lot width.
 6. Amend Sub-Area 6 to permit minimum building coverage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of a 40% maximum building coverage.

SUB-AREA 5 – Preliminary Development Plan

- **ZONING:** As mentioned above, the site is zoned A-1 PMU and Sub-Area 5 allows a mix of commercial and office uses. Sub-Area 5 encompasses three lots which includes Lot 12734 (3.88 acres), Lot 12729 (3.788 acres) and Lot 12730 (3.202 acres). Lot 12730 is a detention basin which was relocated from just south of Hawthorn Boulevard and reduced in size to 2.31 acres per the above development text revision. The developer is proposing three buildings on the two developable parcels which total 8.57 acres.
- **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 subject three commercial/office buildings would have two full movement curb cuts from Coughlin Lane. The developer is seeking access from Meeker Way and Hawthorn Boulevard but would not be permitted per the City Engineer and ODOT as access is to be managed in these locations.
- **PEDESTRIAN CONNECTIVITY:** Per the approved development text, a bike path would be located on the north side of Hawthorn Boulevard that would extend across US 23 and a sidewalk on the eastside of Coughlin Lane. Therefore, there will not be any sidewalks on the west side of Coughlin Lane adjacent to Sub-Area 5 per the original approval.
- **SITE CONFIGURATION:** The developer is proposing three commercial/office buildings on approximately 8.57 acres on Lots 12734 and 12729 fronting US 23 while Lot 12730 (2.31 acres) is a designed detention basin just northwest of Meeker Way and Coughlin Lane. The northernmost two buildings would be twin buildings with each encompassing 20,800 square feet, Each building would have potential drive thru's on the north and south ends of the building with each having double dumpsters located just east of each respective building. The dumpsters would have to be screened by a wall made of brick or stone to match the buildings

with wood doors painted or stained to match. Approximately 373 parking spaces would surround each building which would provide appropriate parking for the future commercial and office uses.

The southernmost building would yield 8,000 square feet with approximately 137 parking spaces for the likely restaurant use. A double dumpster is located just east of the building. The dumpster would have to be screened by a wall made of brick or stone to match the buildings with wood doors painted or stained to match. Storm water would likely be detained in the Coughlin's Crossing regional detention basin.

- **TREE REMOVAL & REPLACEMENT:** With moving the detention area from along US 23 to along Meeker Way, the applicant removed 1,571 caliper inches (which equals \$157,100) of trees which would have to be replaced. In addition, to the required \$4,521 per acre tree replacement fee an additional \$18,331.39 (\$157,100/8.57 acres) fee would be required for all development in Sub-Area 5 for a total of \$22,852.39 per acre for tree replacement.
- **LANDSCAPING & SCREENING:** The proposed development shall require US 23 landscaping and piers, street trees, shade trees, interior parking lot landscaping, foundation plantings and perimeter landscaping per the approved development text and zoning code during the Development Plan approval process. Street trees along Coughlin's Lane and Hawthorn Boulevard have already been installed. The buffering along US 23 with landscaping and piers would have to be installed to be consistent with the approved US 23 landscape plan north of Hawthorn Boulevard prepared by the developer. Foundation landscaping and shade trees would be required along with each parking lot island requires two trees instead of one. The Final Development Plan shall be approved by the Shade Tree Commission.
- **LIGHTING:** The applicant would have to submit a lighting plan for each out lot as developed that achieves compliance with the approved development text and the zoning code that would need to be approved by the City during the Final Development Plan approval process.
- **SIGNAGE:** The applicant is not proposing any signage at this time. However, any ground and building signage shall achieve compliance with the approved development text requirements. Staff would recommend a Comprehensive Sign Plan for this Sub-Area.
- **BUILDINGS:** The subject development has extensive design standards approved by Planning Commission and City Council that is generally best described as a Pennsylvania Dutch style which includes stone end walls, vertical clapboard, board and batten, cement board siding and pitched standing seam metal roofs. The design requirements intent is to create a cohesive and unified design throughout the entire development with all buildings being consistent in overall design, color materials, and architectural pattern and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes dormers, detailed and well defined cornices on flat roof structures, columns, awnings or other elements as determined through the Final Development Plan process. The proposed three buildings in Sub-Ara 5 would have to achieve compliance with the building design requirements.

SUB-AREA 6 - PRELIMINARY DEVELOPMETN PLAN

- **ZONING:** As mentioned above, the site is zoned A-1 PMU and Sub-Area 6 allows the mixed commercial and office uses proposed for the building on Lot 12724 which encompasses 2.641 acres. The subject 2.641 acre site is located west of Coughlin Lane and north of Hawthorn Boulevard just south of the recently approved Blue Sky Carwash.
- **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 mixed use commercial/office building would have a full movement curb cut on Coughlin Lane on the northern portion of the property to be shared with the recently approved Blue Sky Car Wash and a right-in/right-out only on the southern portion of the property. A drive thru is proposed on the northern portion of the building with stacking queue on the north and east sides of the building. There would not be any direct access to US 23 and Hawthorn Boulevard.

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- **PEDESTRIAN CONNECTIVITY:** A bike path is located on the east side of Coughlin Way north of the roundabout and the bike path extends west on the north side of Hawthorn Boulevard which is located just south of this parcel. The bike path extends west across US 23.
 - **SITE CONFIGURATION:** The approximate 2.641 acre site would yield a one story approximate 17,600 square foot commercial/office building with 150 parking spaces surrounding the building. As mentioned above, the curb cut to the north would be shared with Blue Sky Car Wash that would allow the two parking lots to be connected. The northern tenant space could have a drive thru per the site plan with a stacking queue on the north and east sides of the building. A dumpster would be located just north of the southernmost right-in/right-out curb cut on Coughlin Lane. The dumpster would have to be screened by a wall made of brick or stone to match the buildings with wood doors painted or stained to match. Storm water would likely be detained in the Coughlin's Crossing regional detention basin.
 - **TREE REMOVAL & REPLACEMENT:** There does not appear to be any qualifying trees (6 inches in caliper or larger) on the subject site (Lot 12724). The entire development is subject to the tree replacement requirements established with the approved development text and agreements. This site requires a payment in lieu of planting trees of \$11,939.96 (2.641 acres x \$4,521 per acre) prior to the approval of construction drawings.
 - **LANDSCAPING & SCREENING:** The proposed development shall require US 23 landscaping and piers, street trees, shade trees, interior parking lot landscaping, foundations plantings and perimeter landscaping per the approved development text and zoning code during the Development Plan approval process. Street trees along Coughlin's Lane and Hawthorn Boulevard have already been installed. The buffering along US 23 with landscaping and piers would have to be installed per the approved US 23 landscape plan prepared by the developer. Foundation landscaping and shade trees would be required while each parking lot island requires two trees instead of one. The Final Development Plan shall be approved by the Shade Tree Commission.
 - **LIGHTING:** The applicant would have to submit a lighting plan for the out lot as developed that achieves compliance with the approved development text and the zoning code that would need to be approved by the City during the Final Development Plan approval process.
 - **SIGNAGE:** The applicant is not proposing any signage at this time. However, any ground and building signage shall achieve compliance with the approved development text requirements. Staff would recommend a Comprehensive Sign Plan for this Sub-Area.
 - **BUILDINGS:** The subject development has extensive design standards approved by Planning Commission and City Council that is generally best described as a Pennsylvania Dutch style which includes stone end walls, vertical clapboard, board and batten, cement board siding and pitched standing seam metal roofs. The design requirements intent is to create a cohesive and unified design throughout the entire development with all buildings being consistent in overall design, color materials, and architectural pattern and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes dormers, detailed and well defined cornices on flat roof structures, columns, awnings or other elements as determined through the Final Development Plan process. The proposed building on Lot 12742 appears to achieve compliance with the building design requirements. The proposed 17,600 square foot one story mixed use commercial/office building would emulate a barn structure with dormers and stone end walls.

STAFF RECOMMENDATION (2019-1578 – DEVELOPMENT TEXT AMENDMENT)

Staff recommends approval of a request by Delaware Development Plan LTD., for a development text amendment to Sub-Areas 2, 5 and 6 of Coughlin's Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU, with the following conditions that:

1. Any new structure(s) or any change of use of any proposed buildings or property shall require conformance to all provisions of the Development Text.
2. The parcels and/or sites that have a layout on the Preliminary Development Plan shall require Final Development Plan approval while the parcels and/or sites that do not have a layout shall require Preliminary and Final Development Approval by the Planning Commission and City Council.
3. The development text, renderings and all associated submitted plans (including the Comprehensive Sign Plan) comprise the zoning and development requirements for the site together with all other City applicable code and regulations.
4. The number of multi-family units in Sub-Area 2 shall not exceed 194 dwelling units.
5. In Sub-Area 2, the one bedroom units shall be a minimum 790 square feet and the two bedroom units shall be a minimum 1,100 square feet.
6. In Sub-Area 2, the carriage apartments shall be minimum 570 square feet.
7. Convert the storm water detention area (approximately 3.29 acres) currently located in Sub-Area 5 adjacent to Hawthorn Boulevard to developable land (Lot 12724) in accordance with the Sub-Area 5 zoning text and to have the storm water area be relocated to Sub-Area 5 on approximately 3.202 acres (Lot 12730) located on the northwest corner of Coughlin Lane and Meeker Way.
8. Amend Sub-Area 5 to permit the side setback for internal collector roads to be 40 feet as permitted in Sub-Area 6.
9. Amend Sub-Areas 5 and 6 to permit internal side yard setbacks to be 30 feet instead of 60 feet.
10. Amend Sub-Area 6 to permit minimum lot area to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of 1.5 acre lot minimum.
11. Amend Sub-Area 6 to permit minimum lot width and frontage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of 120 feet minimum lot width.
12. Amend Sub-Area 6 to permit minimum building coverage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of 40% maximum building coverage.

STAFF RECOMMENDATION (2019-1579 – PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware Development Plan LTD., for a Preliminary Development Plan to Sub-Areas 2, 5 and 6 of Coughlin Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU, with the following conditions that:

1. In Sub-Area 2, 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. In Sub-Area 2, the limestone on the building shall achieve compliance with the approved development text.
3. In Sub-Area 2, all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
4. In Sub-Area 2, all roof top mechanical equipment shall be screened from public view.
5. In Sub-Area 2, the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
6. In Sub-Area 2, the dumpster enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match.

7. In Sub-Area 2, the proposed approximate one acre open space called "Stratford Commons", located on the extreme northwestern portion of the Sub-Area, shall be programmed with amenities and view lines as originally conceived per the approved development text.
8. In Sub-Area 2, the site shall require a payment in lieu of planting trees of \$44,007.41 (9.734 acres x \$4,521 per acre) prior to the approval of construction drawings.
9. In Sub-Area 2, all the landscape plans shall be approved by the Shade Tree Commission.
10. In Sub-Area 2, the lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
11. In Sub-Area 2, all signage including size, material and color shall be submitted and reviewed by staff for approval.
12. In Sub-Area 5, 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.
13. In Sub-Area 5, the limestone on the building shall achieve compliance with the approved development text.
14. In Sub-Area 5, all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
15. In Sub-Area 5, all roof top mechanical equipment shall be screened from public view.
16. In Sub-Area 5, the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
17. In Sub-Area 5 the dumpster enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match.
18. In Sub-Area 5 the site shall require a payment in lieu of planting trees of \$22,852.39 an acre prior to the approval of construction drawings.
19. In Sub-Area 5, all the landscape plans shall be approved by the Shade Tree Commission.
20. In Sub-Area 5, the lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
21. In Sub-Area 5, all signage including size, material and color shall be submitted and reviewed by staff for approval.
22. In Sub-Area 6 (Lot 12724), 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.
23. In Sub-Area 6 (Lot 12724), the limestone on the building shall achieve compliance with the approved development text.
24. In Sub-Area 6 (Lot 12724), all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
25. In Sub-Area 6 (Lot 12724), all roof top mechanical equipment shall be screened from public view.
26. In Sub-Area 6 (Lot 12724), the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
27. In Sub-Area 6 (Lot 12724), the dumpster enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match.
28. In Sub-Area 6 (Lot 12724), the site shall require a payment in lieu of planting trees of \$11,939.96 (2.641 acres x \$4,521 per acre) prior to the approval of construction drawings.
29. In Sub-Area 6 (Lot 12724), all the landscape plans shall be approved by the Shade Tree Commission.
30. In Sub-Area 6 (Lot 12724) the lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
31. In Sub-Area (Lot 12724), all signage including size, material and color shall be submitted and reviewed by staff for approval.

DELAWARE DEVELOPMENT PLAN LTD
 COUGHLIN'S CROSSING DEVELOPMENT
 PLANNED MIXED USE DEVELOPMENT TEXT
 DELAWARE, OHIO

~~November 14, 2016~~ Proposed Revisions August 7, 2019

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1) DESCRIPTION OF DEVELOPMENT

a) Delaware Development Plan LTD is proposing a mixed use development (the “Development”) of approximately 80 acres zoned A-1 (Agricultural District) and A-1 PMU (Agricultural with a Planned Mixed Overlay District) in the City and located north of the proposed Meeker Way, east of US 23, west of Stratford Road, and south of the Elliott Estates subdivision.

2) GENERAL DEVELOPMENT STANDARDS & REGULATIONS FOR ALL SUB-AREAS

a) **Purpose and Intent.** It is the intent of this development to provide a mixed use development with common architectural design, streetscape, signage, lighting, and pedestrian amenities to be compatible throughout the entire development and covered by a common set of declarations. Prototypical design or design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area 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.

i) **Zoning of Annexed Land.** If the property shown on the Preliminary Development Plan that lies outside of the current City of Delaware boundaries is successfully annexed, it shall become subject to this development text and the overall Development Plan for such. Within 90 days of annexation or concurrent with the final annexation of such land, the then current owner may request in writing that the properties shall be zoned in accordance with this Text as approved by the City of Delaware and that the area (s) shall become part of the applicable Sub Area as shown on the approved Preliminary Development Plan. If this request is received by the City, the subject lands shall become part of the overall Development as shown and subject to this Text and all applicable Development Plans and regulations. It is the express intention of the City and applicant that these lands shall become part of the overall development and subject to this text and applicable Development Plans. If no such request is made within 90 days following the annexation, the land shall be zoned A-1 Agricultural under the then current Zoning Code of the City of Delaware and any subsequent request for zoning change shall be made under the processes required by the then current Zoning Code for amendments. If no such request is timely made, provisions contained herein related to pedestrian connections, landscaping, and buffering shall be required regardless of zoning district or uses.

- 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 and Community Development, that results in:
- i) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
 - ii) Major change in the approved location of land uses or land use sub-areas.
 - iii) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results 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 and Community Development, that results in:
- i) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning and Community Development.
 - ii) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 10% in the total number of dwelling units or any increase less than 15% in the non-residential building areas.
 - iii) Minor change in the approved location of land uses or land use sub-areas.

- iv) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- v) Minor structural alterations that do not alter the overall design intent of the building.

f) Construction Schedules. Wherever reasonably possible, areas of the development to be utilized as buffers for existing residential areas shall be developed and constructed prior to or concurrent with commencement of construction of commercial portions of the Development.

- i) The trees along the north edge of Sub-Area 1 and Sub-Area 6 shall be preserved during the development of Sub-Area 1 and Sub-Area 6 to provide for the required buffer for properties in the Elliott Estates subdivision.
- ii) The regional bike path is to be constructed as part of the first phase of development.
- iii) Prior to or concurrent with the first Final Development Plan, the developer shall submit for review and approval a Final Subdivision Plat for the entire Development area. After a Final Plat is approved and recorded, administrative staff level minor lot splits and lot line adjustments may be allowed thereafter so long as the request is consistent with this Text and the applicable then current Zoning Code regulations. These will be processed pursuant to the Minor Modification provisions of this Text.

g) Perpetual Maintenance of Improvements. Any and all improvements including but not limited to buildings, structures, preserves, landscaping, signage, and pavement approved and constructed upon the Development area is required to be maintained to the level at which it was at installation. The City shall enforce this and shall ensure conformance with all regulations of the City and the then landowners are compelled to comply with any written order of the City in regard to maintenance of improvements.

- h) Donation collection dumpsters, bins, or areas.** Donation boxes, dumpsters, bins, or areas are not permitted on the Development site to be located outside a completely enclosed primary building.
- i) Tree Removal and Replacement.** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced according to the survey of open land, preserves and sample areas and verified by the City of Delaware. Tree removal and replacement shall meet all requirements of Chapter 1168 and with the following replacement schedule and fee/replanting requirements:
- i) Trees in poor condition shall not be replaced.
 - ii) Trees in fair condition shall be replaced at 50%.
 - iii) Trees in good condition shall be replaced at 100%
 - iv) Ash trees shall not be replaced and must be removed from the site.
 - v) For any permanently preserved tree areas replacement credit shall be granted based on the submitted and verified survey and the schedule above.
 - vi) Tree Replacement Fee / Replanting – Based upon the submitted and verified survey, the net difference in caliper inches between trees removed and trees permanently preserved in the verified tree survey is 4,072 and the following replacement and/or payment schedule shall apply:
 - (1) The 4,072 caliper inch deficiency requires a \$407,200 payment in lieu of replacement (\$100 per caliper inch) or replanting on site above that which is required on any Final Development Plan individually or in total.
 - (2) To satisfy this deficiency and facilitate administration of these provisions, the applicant shall pay \$100,000 up front with the first approved final development plan and infrastructure improvements.
 - (3) The balance of \$307,200 (or 3,072 caliper inches of qualifying replacement trees) shall be paid on a per acre basis as the site developments. The preliminary development plan identifies 67.95 net developable acres which would require \$4,521 per acre ($\$307,200/\67.95) to be paid as development occurs and as given in the process requirements of this section.

- (4) The process shall be that when each final development plan is approved a fee of \$4,521 per acre of the subject Final Development Plan would be required prior to construction drawing approval of the subject Final Development Plan.
- (5) All the trees planted as required landscaping (street trees, perimeter landscaping, etc.) would not count towards the aforementioned tree replacement balance and as any are required on approved Final Development Plans.
- (6) Any trees planted in excess of any required landscaping would count toward the tree replacement balance per City approval. A running balance shall be kept by the City in both dollars and caliper inches of required replacement for this purpose. When the balance equals zero the tree replacement shall be satisfied so long as the removal of trees is the same as that submitted with the initial verified survey. In the event that additional trees are removed as may be approved with future phases, the fee or replanting caliper inches shall be increased accordingly per the same method as is given in this section.

j) Landscaping.

- i) Green space / open space shall encompass 25% of the overall Development at minimum. The percentage of green space in each individual Sub-Area may vary.
- ii) View corridors shown on the Preliminary Development Plan and submitted materials and renderings are required elements and may not be altered.
- iii) All street tree plantings and any trees shown and approved on a Final Development Plan are considered required trees and shall meet the requirements and approval process of the Zoning Code unless modified in this text and shall be approved by the Shade Tree Commission.
- iv) Street trees placed every 40 feet on center shall be provided along all public streets (including US 23) and private access drives and, wherever such drives are adjacent to parking spaces, landscaping in conformance with Section 1166.09(b) shall be provided. Street trees or ornamental trees as approved by the City shall also be provided in any median and placed every 40 feet on center or as otherwise approved with a Final Development Plan.
- v) Along the US 23 frontage Gateway and Corridor plan elements shall be required including but not limited to stone piers spaced at regular intervals, street trees, and

low (2-3 feet) undulating earthen mounding where it does not interfere with drainage courses and easements. Required front yard trees (not street tree) may be clustered so as to provide for visibility to building fronts while still ensuring their inclusion on the site.

- vi) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
- vii) All ponds must include fountains and/or bubblers and/or aerators to prevent stagnant water.
- viii) Parking lots will be landscaped in a manner that minimizes the direct views of expanses of parking spaces and encourages safe vehicular movement, at a minimum, as depicted on the Preliminary Development Plan. Each landscaped island within the parking lot shall be planted with two trees. The initial applicant submission shows 1 tree each and shall be corrected to reflect the requirements of this section.
- ix) Shrubs shall be provided at edges of parking lots and along roads in conformance with Section 1166.
- x) Wherever possible along building frontages with a pedestrian walkway, a mix of year-round and seasonal foundation plantings shall be provided in addition to tree wells or planters of other similar plantings included in the pedestrian walkway.
- xi) Ground mounted equipment shall be screened from view using plant materials, opaque decorative fencing, or mounding providing 100% year round opacity.
- xii) Open spaces shall be landscaped and designed in a manner consistent with the overall Development and the Preliminary Development Plan. 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 and provide active recreation throughout.
 - (2) Crosswalks leading to open spaces and public or private parkland shall be defined with special paving or alternative pavement coloring acceptable to the City Engineer as approved on the Final Development Plan(s).

- (3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces.
- (4) Unless otherwise noted herein, 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.
- (5) Open spaces, green spaces, and preserves shown on the Preliminary Development Plan are required elements and may not be altered.

k) Pedestrian Connectivity. Pedestrian connectivity shall be provided throughout the Sub-Areas with stub connections to other Sub-Areas and future development and shall be constructed to the property lines as approved. Concrete sidewalks 5 feet in width and achieving compliance with minimum engineering requirements shall be provided on one side of all public streets and multi-use paths shall be provided as shown on the Preliminary Development Plan together with the pedestrian plan exhibit to be submitted by the applicant for staff approval prior to the first Final Development Plan submission.

- i) The developer shall make a payment in lieu of installation of a sidewalk along the length of the US 23 frontage. The linear footage shall be determined upon approval of the Preliminary Development Plan. The Developer shall submit a cost per foot of this sidewalk for review and approval by the City. The City reserves the right to modify this cost based upon its review. Once established, the cost per foot of a standard sidewalk along this frontage, shall be submitted via check in lieu of installation concurrent with the first development in each Sub-Area adjacent to US 23 or may be submitted as one lump sum concurrent with the first construction. The only exception to this is that the payment shall be made with the first construction of any structures located within any Sub-Area adjacent to US 23 for the planned open space/detention/retention/preserve area shown on the Preliminary Development Plan in Sub-Area 5.

l) Parking. The amount of parking provided shall not be more than that shown on the Preliminary Development Plan and shall meet the minimum parking requirements of the

current Zoning Code. However, because the Planning Commission encourages the reduction of the required amount of parking by up to 30% and encourages shared parking opportunities where the locations and uses are compatible and make sense in order to minimize the overall amount of parking on-site, the parking requirements of the Development may be reduced with approval of the Planning Commission with approval of a Final Development Plan. Where necessary for connectivity and access management throughout the Development and to adjacent properties, cross access easements shall be provided and recorded. No overnight parking (12:00am to 7:00am), except employees and trucks docked in the loading facility, which shall not have their engines or cooling units running, shall be allowed. This overnight prohibition includes, but is not limited to, RVs and trucks. Overnight parking is defined as any qualifying vehicle parked on-site longer than 4 hours. The Development shall include signs indicating no overnight parking is permitted.

m) Lighting. Building, site, and accent lighting shall be provided in accordance with the current Zoning Code and this text. All lighting fixtures, except those located in loading or service areas and not visible by the general public, shall be decorative fixtures that are appropriate and consistent with the overall design of the Development. Standard shoe-box type fixtures and standard wall packs may only be used in loading or service areas that are not visible by the general public. No lighting fixture shall be mounted higher than 28 feet in height. All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility or significantly add to overall skyglow. All non-security site and building lighting will be turned off one hour following close of business in accordance with tenant's operational requirements. Any use with a 24 hour operation shall provide a night lighting plan that minimizes site and building lighting during non-peak nighttime hours. This night lighting plan shall be reviewed and approved by the City. The City may revise or modify this plan through time as needed to achieve the overall goal of night time light reduction while providing for adequate security lighting. The then property owner is responsible for complying with the plan and any modifications as directed by the city. Exterior lighting will include a mix of amber and white lighting colors similar to the existing Turkey Hill store to the south.

n) Entry Features and Signs. A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c), this text, and the Final Development Plan. A Comprehensive Sign Plan has been submitted for review and approval with this text dated September 28, 2016. If approved, it may be updated or modified from time to time consistent with this text and all applicable zoning code provisions. All signs in the Sub-Area shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements. Unless noted below, all signs shall meet the current Zoning Code.

i) **All Signs.** All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area and the Gateways and Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are preferred. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. Rear illumination creates a soft glow or halo behind the letter. Changeable copy and changeable face signs are prohibited except for gas pricing signs as approved with the Final Development Plan. Businesses located within a business shall not be permitted any free-standing signs and shall be limited to one non-illuminated wall sign not exceeding 2 square feet in area located in a sign band. No building shall have more than 2 such signs.

Any and all signs shall not be allowed to fall into disrepair as determined by the city. If signs are found to be in disrepair and the City orders them removed, modified, or improved, the then current owner of the property and/or business is required to comply with any such order within 30 days.

ii) **Freestanding Signs.** Except for development identification and directional signs, freestanding signs are prohibited. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the Development. Development identification signs may only be provided at areas depicted on the comprehensive sign plan. No more than 2 primary Development Identification Signs shall be allowed. Primary Development identification signs shall not exceed 20 ft. in height and must be located adjacent to US 23. Any single

development identification sign may be permitted to include up to 5 accessory tenant panel signs as approved on the comprehensive sign plan. Additionally, two secondary development signs may be permitted not to exceed 9 ft. in height (including a stone base) and may include 3 tenant panels each. One secondary development sign may be located along Meeker Way and one along US23 as generally depicted on the Comprehensive Sign Plan and both are to be in conformance with the Gateway and Corridor Plan. Two tertiary development signs may be allowed along Stratford Rd. These signs shall not exceed 5 ft. in height and shall contain the name of the overall development only and shall not include any tenant panels. These signs shall be design on a monument stone base and shall include halo glow lettering only. On site directional and wayfinding signs are permitted as approved with any Comprehensive sign plan.

- iii) **Building Signs.** As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign no larger than 2 sq. ft. in area may be granted administratively. Except along US 23 and Meeker Way, no primary signs shall be permitted facing a residential district or use. Reverse channel letters signs, as previously defined, and gooseneck down lighting are required
- iv) **Other Signs.** A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code. Temporary grand opening signage is allowed for up to 30 days (initial opening of the business) and shall not include streamers, balloons, spinners, other air activated devices, billboards, search lights, flag (or blade flag) signs, flutter flag, or other temporary or permanent signs or attraction devices shall be permitted.
- v) **Prohibited signs.** Streamers, balloons (inflatable or hard plastic), spinners, any air activated devices, billboards, search lights, flag (or blade flag) signs, flutter flag,

other devices prohibited within the Zoning Code of the City of Delaware, card board signs, sandwich board type signs, or other signs or attraction devices shall be prohibited.

vi) **Existing Billboards:** All existing billboards shall be removed with development of the site.

o) **Outdoor Patios.** Where permitted and not in conflict with this text, commercial outdoor patio hours of operation shall not begin before 9am or extend past 11pm. Outdoor music, amplified sound or sound systems, or outdoor entertainment shall be allowed only during the hours of operation and only where specifically permitted or not prohibited within each Sub-Area as noted in this Text. Trash receptacles, regular maintenance, fencing and lighting shall be provided. All commercial outdoor patio areas shall be shown in detail at the time a Final Development Plan is brought forward for any particular use. All commercial outdoor patio areas shall be oriented away from existing residential property located outside the Development area and shall be completely screened from adjacent residential property. No signs shall be permitted in conjunction with any outdoor dining area, such as, but not limited to, banners, umbrella signs, pennants, and flags.

p) **Adult Entertainment Businesses** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

q) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS).** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

r) **Utilities.** All public utilities shall be placed underground with the exception of street and parking lot lights as approved on any Final Development Plan. All other utilities shall be completely screened or camouflaged.

3) BUILDING DESIGN

- a) Building Design.** All buildings shall meet the design requirements of Chapter 1143 and 1171 as applicable unless modified by this Text. The entire development (all Sub-Areas) shall respect and be compatible with the architecture and history of the Stratford area. The architecture shall include Pennsylvania Dutch components and generally be recognizable as in the Pennsylvania Dutch style such as stone end walls, vertical clapboard, board and batten, and cement board siding, and pitched standing seam metal roofs. The architecture shall be compatible and consistent with the historic Meeker homestead and historic Meeker barn to the south of the site currently owned by the Delaware County Historical Society as well as the Stratford homes to the east. To create a cohesive and unified design throughout the entire development, all buildings shall be consistent in overall design, color, materials, and architectural pattern, and shall include similar and/or repeating patterns of design elements such as cupolas, wind vanes, dormers, detailed and well defined cornices on flat roof structures, columns, awnings, or other elements as determined through the Final Development Plan review process.
- i) All buildings shall be consistent with the style, materials (including brick, stone, and cement fiber siding), rhythm, glazing, spacing, roof lines and pitches, as depicted upon the submitted architectural renderings and this Text.
 - ii) Each building shall include a minimum of 30% brick, stone, or cultured stone upon publicly viewable portions thereof.
 - iii) Vinyl, stucco, EIFS, and similar materials shall only be used as an accent material.
 - iv) A color pallet for buildings including roofs shall be submitted with the first Final Development Plan for a building use type (i.e. commercial or residential) for review and approval through the Final Development Plan process.
- b) Single-family attached or detached residential structures.** To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types, all residential buildings shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating patterns of design elements such as architectural styles, roof and building massing, window proportion, or other elements

as determined through the Final Development Plan review process. All elevations (all sides) shall be reviewed and approved by the Planning Commission and City Council as part of the Final Development Plan.

- i) The architectural design/patterns of single-family dwellings, both attached and detached, shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, roof pitches, use and mix of exterior materials, and building massing.
- ii) 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. Any porch shall be a minimum depth of 6 feet.
- iii) Porch railings 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 and shall not consist of visible metal or wrought iron posts.
- iv) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- v) Exterior materials shall include cement fiber board, brick, stone, wood, or similarly approved products on all elevations.
- vi) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- vii) All front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.
- viii) Treated lumber shall be painted or stained.
- ix) All exposed foundation walls shall be faced with brick or stone.
- x) All single-family dwellings, both attached and detached, shall be permitted to utilize vinyl trim on all elevations. Vinyl shall not be used as a primary siding material for any structure.
- xi) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- xii) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.

- xiii) Standing seam metal roofs are allowed in natural colors. White and bare metal (silver) are not permitted colors. Any asphalt shingles shall be dimensional.
- xiv) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- xv) Primary roofs shall have a minimum pitch of 6:12. Porches shall have a minimum roof pitch of 3:12.
- xvi) Lintels and sills in masonry walls shall be brick soldier course, limestone, sandstone, or a manufactured stone product.
- xvii) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. Rear and side elevations shall have a minimum of two windows.
- xviii) Where wood burning fireplaces are utilized the chimney shall be faced with natural materials. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
- xix) All single-family dwelling units, both detached and attached, shall have a two-car garage at minimum. All garages shall be attached. Front elevations shall be designed to de-emphasize the visual impact of the garage. Single-car garage doors or the appearance (through the use of trim kits or overall design) of single car garage doors are encouraged to lessen or de-emphasize the visual impact of the garage facing a public street. 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 to the predominant color of the main structure. Garages of front loaded attached single-family dwelling units shall not extend closer to the street than the primary wall facing the street.
- xx) Side elevations of any corner lot shall include multiple windows and design elements that provide visual interest to the secondary street which it faces.
- xxi) Any elevation facing Stratford Road or Meeker Way shall be designed in a manner giving the appearance of a second front elevation with the other front elevation being towards the street from which the dwelling is accessed.

- c) Commercial/Office and Commercial less than 80,000 square feet with or without First and Second Story Flats (residential apartments).** All such buildings shall be designed to be compatible with each other and with residential buildings in the Development.
- i) Large commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts.
 - ii) Buildings shall be oriented to a street whenever possible.
 - iii) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
 - iv) Exterior materials shall include cement fiber board, brick, stone, cultured stone, wood, or similarly approved products on all elevations visible to the general public.
 - v) Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.
 - vi) Painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials with the following exception. Split-face concrete block, tilt-up concrete wall panels, or pre-cast concrete wall panels may be used on elevations not visible to the general public, but such materials shall have an exposed surface that is textured, patterned, pigmented, and/or detailed to be complimentary to the building design. It is not anticipated that there will be many or any such areas that are not visible to the public and generally four sided architecture and materials are required. Quick-brik or similar structural brick masonry units are preferred in areas of the building not visible to the public.
 - vii) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view and consistent with the Preliminary Architectural renderings made part of this Text and Preliminary Plan.
 - viii) EIFS, Stucco, or similar products are prohibited as an exterior material, except as accents.
 - ix) Treated lumber shall be painted or stained

- x) All exposed foundation walls shall be faced with brick or stone.
- xi) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around except where shutters directly abut windows.
- xii) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.
- xiii) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.
- xiv) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- xv) Primary Roofs shall have a minimum pitch of 6:12
- xvi) Lintels and sills in masonry walls shall be brick soldier course, limestone, sandstone, or a manufactured stone product.
- xvii) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. Rear and side elevations shall have a minimum of two windows. Glazing (windows) shall comprise most of the ground floor elevation and shall be utilized on all elevations and all stories with the exception of limited areas devoted only to service areas.
- xviii) Any elevation facing Stratford Road or Meeker Way shall be designed in a manner giving the appearance of a second front elevation with the other front elevation being towards the street from which the building is accessed. Generally, similar architecture and materials are required for all sides and all elevations of buildings to present a unified and high quality design across the entire Development site.
- xix) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals and areas and shall be metal or wood painted or stained to match the primary building materials.

xx) Rooftop Mechanical Equipment shall be completely screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

d) Commercial structures 80,000 square feet or greater. Any building 80,000 square feet or greater in gross floor area shall meet the following design requirements of Chapter 1143 as well as the requirements of Chapter 1148, unless modified by this Text, which are related to uses commonly referred to as Big Box uses (in Chapter 1143 these are contained in provisions related to uses over 100,000 sq ft. and applied herein to uses greater than 80,000 sq. ft.).

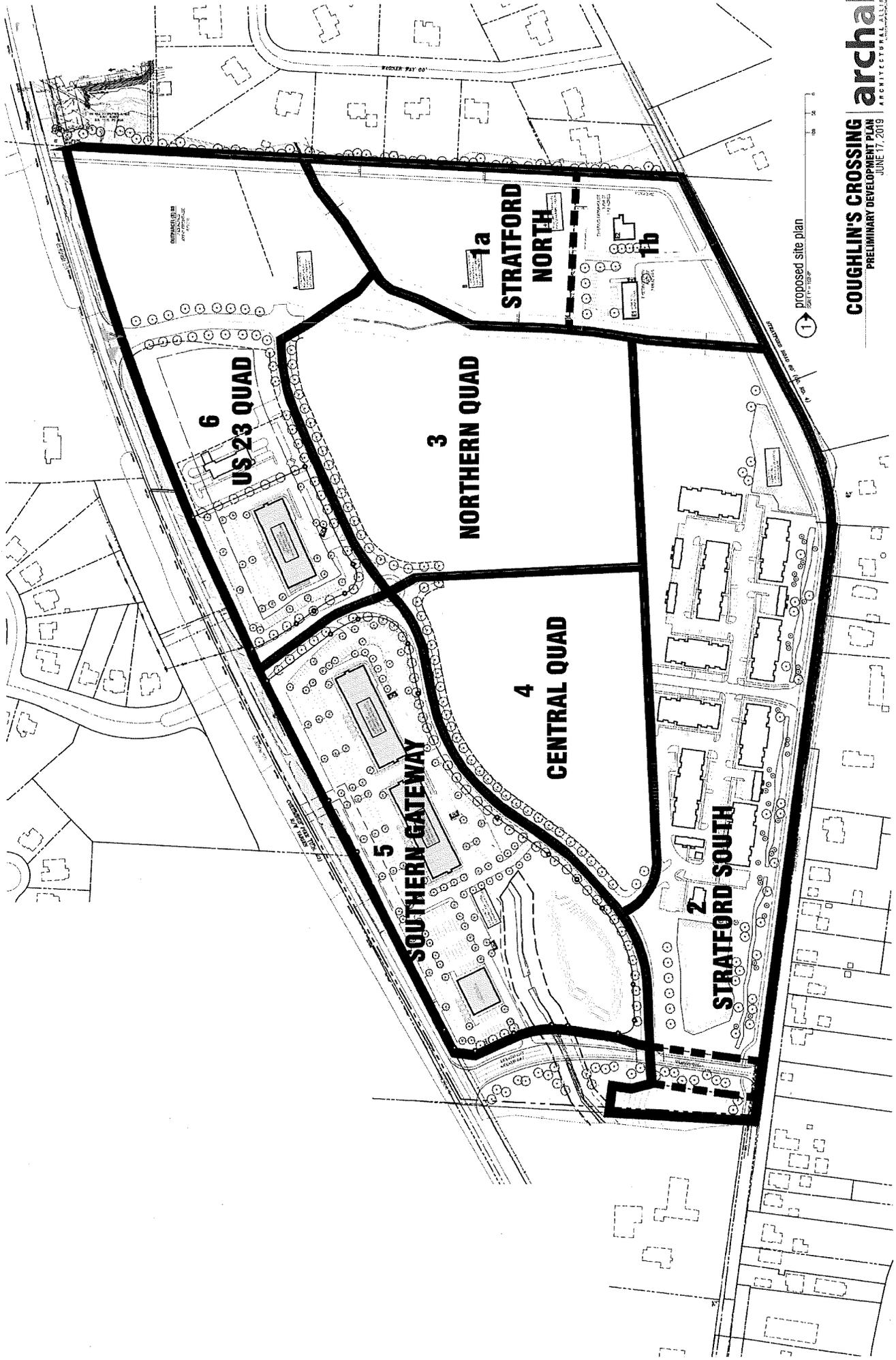
i) When the wall of a building faces a public right-of-way, or the main parking area, or is within 45 degrees of facing a public right-of-way, a minimum of forty percent (40%) of such wall area, on the ground floor, shall have the appearance of display-type windows. The bottom edge of such windows shall not be higher than three (3) feet above grade. All such windows may be opaque.

ii) Walls shall have no more than twenty (20) feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.

iii) Walls that meet the following criteria shall be exempt from the requirements of (i) and (ii) above:

(1) Two walls, other than front walls, of adjacent business uses face one another and are separated by not more than 40 feet, or, two walls face one another, are separated by not more than 40 feet and the space between the two walls is used for servicing the buildings.

(2) The wall faces an area devoted solely to loading and delivery and the wall is screened from view from all public rights-of-way, parking areas, and abutting residential areas.



1 proposed site plan
SCALE: 1" = 100'

- b) **Sub-Area 1 (Stratford North)** is the northern portion of the property and the location of the historic Janes Home and Barn. This Sub-Area is bounded by the Elliott Estates subdivision to the north, Stratford Road to the east, and a currently unnamed stream to the south and west. This Sub-Area is further divided into two smaller areas, one encompassing the existing Janes Home and Barn (Sub-Area 1b) and the other representing the western half of the Sub-Area (Sub-Area 1a).
- c) **Sub-Area 2 (Stratford South)** is located along the eastern portion of the property and is bounded by a currently unnamed stream to the north, Stratford Road to the east, the proposed Meeker Way to the south, and the proposed primary spine road and Central and Northern Quads to the west. ~~This Sub-Area is further divided into two smaller areas (a and b) as defined on the plan and within this Text. Sub-Area 2a is generally located along Stratford Rd. and provides a residential transitional buffer between the existing development along that road and the rest of the Development site. Sub-Area 2b is generally located to the west of Sub-Area 2a and provides for mixed use ground floor commercial and upper story residential uses with a large open Stratford Commons area providing a significant programmed open space amenity for the entire Development site.~~
- d) **Sub-Area 3 (Northern Quad)** is located in the center of the property and is bounded by a currently unnamed stream to the north, Stratford South to the east, Central Quad to the south, and the proposed primary spine road to the west.
- e) **Sub-Area 4 (Central Quad)** is located in the southern half of the property and is bounded by Northern Quad to the north, Stratford South to the east, and the proposed primary spine road to the south and west.
- f) **Sub-Area 5 (Southern Gateway)** is located at the southwestern corner of the property and is bounded by US 23 Quad to the north, the proposed primary spine road to the east, the proposed Meeker Way to the south, and US 23 to the west.

g) Sub-Area 6 (US 23 Quad) is located in the northwestern corner of the property and is bounded by the Chesrown Chevrolet property and the Elliott Estates subdivision to the north, a currently unnamed stream and Northern Quad to the east, Southern Gateway to the south, and US 23 to the west.

5) SUB-AREA 1 – STRATFORD NORTH DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 1 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **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.
 - iii) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area 1a Uses
1) Residential	
a) Single-family detached dwelling	P
b) Single-family attached dwellings (2 or less)	P
c) Bed and Breakfast	C
d) Minor home occupation	P
2) Community Facilities	
a) Assisted living or Nursing home	C
3) Recreation/Open Space	
a) Public Parks and Playgrounds	P

Land Use Category	Sub-Area 1b Uses
4) Janes Home and Janes Barn	
a) Event center	C
b) Restaurant	C
c) Art Gallery	P
d) Museum	P
e) School	P
f) Trade School	P
g) Office	P
h) Medical Office	P
i) Outdoor Patio	L

b) **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.

i) **Outdoor Patios** – Sub-Area 1a shall not be permitted any outdoor commercial patios. Sub-Area 1b shall be permitted to have one accessory outdoor patio with the restrictions set forth elsewhere within Section 2 of this Text and further that the patio shall not be allowed to have any outdoor sound systems (amplified or acoustic) or outdoor entertainment.

c) **Mix of Dwelling Unit Types.** The overall Sub-Area 1a density and mix of dwelling unit types shall not exceed the lesser of six dwelling units per acre or 40 dwelling units in total, except for assisted living facilities. Assisted living facilities located on Sub-Area 1 shall be counted not in density for dwelling units but rather shall be counted by the number of beds in each facility and shall not exceed the lower of 15 per acre or 100 beds in total.



d) **Lot Standards.** Sub-Area 1a shall be a single lot unless fee simple detached condominium homes are platted or as otherwise modified with approval of a Final Development Plan which shall include minimum lot sizes.

- e) **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks, which are to be measured from the perimeter of the Sub-Area to create a perimeter setback based on the type of dwelling unit.

Minimum Building Setbacks	Sub-Area 1
North setback with buffer	40'
South setback	35'
West setback	35'
East setback	As described on the Preliminary Development Plan (the existing setbacks of the Janes Barn and Home from Stratford Rd) or any subsequent Final Development Plan

- f) **Minimum Square Footage Requirements.** Each dwelling unit shall provide for 1,500 square feet minimum floor area for each two bedroom dwelling unit, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings. Each additional bedroom shall increase floor area requirements by 200 square feet.
- g) **Maximum Building Height.** The maximum height of any residential building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof. The maximum height of any assisted living building or structure shall be 45 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.
- h) **Maintenance of Preserved Buildings.** The Janes Home and Janes Barn (shown in Sub-Area 1b) shall, in the absence of tenants, be maintained so as to retain the existing structural integrity and exterior aesthetic appeal of both buildings. When and if a tenant or tenants for the structures are proposed, a future applicant may also propose adaptive reuse of the structures including minor modifications to facilitate redevelopment, rehabilitation, and tenancy of the structures. Changes to or removal of the structures shall

require review and approval through the Final Development Plan review process (including a formal public hearing) and any such proposal shall be sensitive to the unique historical, cultural, and design elements of the structures. Care shall be used in preserving the unique architectural and detailed design elements of each structure while allowing for adequate adaptive reuse opportunities to promote long term tenancy (and therefore long term maintenance) of the structures. Demolition of either structure in its entirety is not permitted unless a Final Development Plan that permits such demolition is approved. Historic reuse, adjacency of neighbors, open space provision, buffering to adjacent properties, character of the area, and overall architecture and design shall be some, but may not be all, of the decision criteria upon which to base a decision of potential demolition.

- i) **Parking.** Parking lots for Sub-Area 1b shall be located west of the existing Janes Barn and Janes Home and shall extend no further north than the existing north wall of the Janes Home. The amount of parking provided shall not be more than that shown on the Preliminary Development Plan. Parking shall conform to all requirements set forth elsewhere within Section 2 of this Text

- j) **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways and Corridors Plan unless modified herein.
 - i) A landscaped buffer shall be provided on the northern boundary to buffer existing homes in the Elliott Estates subdivision to the north. Existing trees on the northern property line shall be preserved. The buffer shall be a minimum of 40 feet wide and shall run (east to west) the length of the Sub-Area. This area shall include additional required plantings at a minimum including a staggered course (soldier course) of evergreen trees, 6 feet tall at planting. Additionally, there shall be mounding of at least 6 feet which may undulate (vary) slightly and which shall account for all required water runoff courses to ensure proper drainage. These elements shall be as shown on the Preliminary Development Plan and Preliminary Landscape Plan. This shall be constructed prior to or concurrent with the first construction anywhere on the Development.

- ii) A typical landscaping plan for each unit type shall be submitted and approved with the appropriate Final Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy.
- iii) All areas east of the Janes Home and Barn shall remain open green space, except for the access drive from Stratford Road, unless otherwise approved by the Planning Commission and City Council through a future Final Development Plan review process.

6) SUB-AREA 2 – STRATFORD SOUTH DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 2 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **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.
 - iii) **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.
 - iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area 2 (a & b) Uses as noted
1) Residential	
a) Single-family detached dwelling	P in Sub-Area 2a
b) Single-family attached dwelling (2 or less)	P in Sub-Area 2a
c) First story flats / apartments	P in Sub-Area 2b
d) Second story flats / apartments	P in Sub-Area 2b
e) Minor home occupation	P in Sub-Areas 2a and 2b
f) Multi-family dwellings (not to exceed 194 units)	P
g) Only residential uses shall front Stratford Road - no commercial and/or offices uses shall front Stratford Road	P
2) Community Facilities	
a) Public cultural institution, art gallery	P in Sub-Areas 2a and 2b
3) Recreation/Open Space	
a) Public Parks and Playgrounds	P in Sub-Areas 2a and 2b
b) Noncommercial recreation facility (including homeowner association controlled facilities)	P in Sub-Areas 2a and 2b
4) Office and Professional Services	
a) Offices – administrative, business, and professional	P in Sub-Area 2b
b) Financial institutions, banks (no drive-throughs)	P in Sub-Area 2b
c) Medical and dental offices, health and allied services	P in Sub-Area 2b
5) Retail and Services	
a) Retail and service establishments in completely enclosed buildings	P in Sub-Area 2b
b) Restaurants – Table service	P in Sub-Area 2b
c) Restaurants – Counter service (no drive-throughs)	P in Sub-Area 2b
d) Veterinary office (without kennel or outdoor runs)	L in Sub-Area 2b
6) Accessory Uses	

Land Use Category	Sub-Area 2 (a & b) Uses as noted
a) Outdoor Patios	L in Sub-Area 2b

b) **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.

i) **Veterinary Office (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.

ii) **Outdoor Patios.** No commercial outdoor patios are permitted in Sub-Area 2a adjacent to Stratford Road. The remainder of Sub-Area 2b shall be permitted to have accessory outdoor patios with the restrictions set forth elsewhere within Section 2 of this Text and further that any such patio is only allowed on the west-facing (US23) side of a structure. Any such patio shall not be allowed to have an outdoor sound system (amplified or acoustic) or outdoor entertainment.

c) **Density and Mix of Dwelling Unit Type.** The Sub-Area 2a density and mix of dwelling unit types shall not exceed 194 dwelling units as that approved on the Preliminary Development Plan. Only two story buildings shall front Stratford Road. A maximum of 24 single-family dwellings, both detached and attached, shall be permitted facing Stratford Road.

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

Lot Standards	Sub-Area 2
Minimum lot area	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Minimum lot width and frontage*	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum building coverage	As approved on the Final Development Plan and consistent with Preliminary Development Plan
Maximum lot coverage**	As approved on the Final Development Plan and consistent with Preliminary Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 2 and converted to a percentage.

e) Building Setback Standards. The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 2
Setback from Stratford Road	60 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
Setback from Meeker Way	60 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
Perimeter side setback	20 0 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan

Perimeter rear setback	200 ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
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f) **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	Sub-Area 2
Setback from Stratford Road	60 ft.
Setback from Meeker Way	10 ft.
Setback from any private access drive or street	0 ft.
Setback from interior property lines	As approved on the Final Development Plan



g) **Minimum Square Footage Requirements.** ~~Residential unit square footage requirements are required as follows. These units shall be a minimum of 800 square feet in area each.~~

~~In Sub Area 2b, ground floor flats/apartments shall include at least one separate bedroom and be a minimum of 800 square feet in area each and shall not make up the majority of ground floor frontage and shall not be allowed at any corner locations of proposed buildings—the intention is that the first floor space will be primarily reserved for non-residential uses to create an overall mixed use concept. In Sub Area 2b, residential units located above the ground floor shall include at least one separate bed room and be a minimum of 800 square feet in area each. Each additional bedroom shall increase floor area requirements by 200 square feet Residential unit square footage requirements are provided as follows. Carriage units (units located above freestanding garage buildings) shall be a minimum of 570 square feet. Flats/apartments in multi-unit buildings shall be a minimum 790 square feet for a one bedroom unit and two bedroom units shall be a minimum 1,100 square feet.~~

- h) Maximum Building Height.** The maximum height of any residential building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof. The maximum height of any commercial building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

- i) Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways and Corridors Plan unless modified herein.
- i) Along Stratford Road a 60 foot buffer from the proposed right-of-way including a bike path, green space, stream, and sidewalk shall be provided as shown on the Preliminary Development Plan. Extensive additional landscaping shall be included as approved on the Final Development Plan.
 - ii) An open area and/or storm water detention pond shall be located on the southern portion of the Subarea as shown on the Preliminary Development Plan. This area shall include extensive additional landscaping as approved on a Final Development Plan to provide for buffering and an appropriate transition between dwelling units located along the east side of Stratford Rd. and the Development site.
 - iii) This area shall include the open space amenity shown on the Preliminary Development Plan as Stratford Commons and as determined in final form with the requisite Final Development Plan. This shall not be inconsistent with the rendering below and any approved Preliminary Development Plan.



7) SUB-AREA 3 – NORTHERN QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 3 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **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.
 - iii) **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.
 - iv) **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	Sub-Area 3 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
b) Financial institutions, banks	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
c) Medical and dental offices, health and allied services	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
2) Retail and Services	
a) Retail and service establishments with a minimum gross floor area of 80,000 square feet or greater	L
b) Retail and service establishments in completely enclosed buildings with a minimum gross floor area of less than 80,000 square feet.	P
c) Restaurant – table service	A
d) Restaurant – counter service	A
3) Automotive and Transportation	
a) Gasoline station with or without convenience store or car wash	L
b) Stand-Alone ATM Facility	L
c) Drive-through facility associated with any principal permitted use	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
c) Garden Center	L

Land Use Category	Sub-Area 3 Uses
5) Community Facilities	
a) Schools, trade, business or cultural arts	C
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	A
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patios	L

b) 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.

i) Retail or Service Establishment with a Minimum Gross Floor Area of 80,000 Square Feet or Greater. Unless modified within this text all requirements of Chapter 1148, as attached to this text and as noted in that Chapter as regulations for uses over 100,000 square feet (aka Big Box uses) and applied herein to uses greater than 80,000 square feet, shall be met.

(1) Section 1148.05(bb)(12). Stratford Commons, located in Sub-Area 2, shall fulfill this requirement.

- (2) Section 1148.05(bb)(17). This Section shall be fulfilled by the Development of out-lots along US 23 as depicted on the Preliminary Development Plan and through the provision of landscaping and other elements described in the Gateways and Corridors Plan and as approved with any Final Development Plan.
- ii) **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.
- iii) **Gasoline Station (with or without convenience store).** This use is only permitted (and therefore is limited) to be an accessory use (not a stand-alone use) to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). It shall be designed in a manner to minimize its appearance from any public roadway. Within this Sub-Area it is only allowed within the proposed parking lot area as shown on the Preliminary Development Plan and only when an approved and actively used 'Big Box' grocery user is present on the site that either owns or has a business relationship with the gasoline station. Only passenger vehicle fueling shall be allowed. Such use shall meet all requirements of the then current Zoning Code and be designed in a manner that substantially limits the view of fueling pumps from the public right-of-way. Any canopy or weather cover associated with this use shall be designed in manner that is substantially similar with the overall development of this Development and the principal building, and shall not include exposed metal support columns. Canopies shall be of neutral color and include a pitched roof. Signs shall only be allowed in accordance with the approved Comprehensive Sign Plan. A single limited area for outdoor storage areas shall be delineated on the Final Development Plan. Any accessory appurtenances such as propane, ice, etc. shall be located on the side of the store away from the public way and shall be screened with landscaping and/or walls made of materials of similar type and quality to the primary building. Lights shall be fully recessed and cut off. No more than one gas station (with or without convenience store) is permitted in the entire Development area.

- iv) **Stand-Alone ATM Facility.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.
- v) **Drive-through Facility Associated with any Principal Permitted Use.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development and the principal building, and shall not include exposed metal support columns.
- vi) **Car Wash.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses) which is a grocery store that has an associated Gas station. The car wash shall be designed and located to be integrated with such gas station. Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building (Gasoline Station). The building, whether detached or attached to the building containing the principal use, shall be designed in a manner that is substantially similar with the overall development of the Development.
- vii) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.
- (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.

- (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. In no case shall such area exceed 500 square feet separately or in total. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.
- (3) Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is completely screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.
- viii) **Garden Center.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Garden Centers are structures which are attached to the principal building and enclosed on four sides for the purposes of displaying garden related items, vegetation, bulk materials, or other items. Such structures shall be substantially similar in design with the overall development of the Development including being fully integrated into the principal building design. The enclosures shall be designed in a manner that substantially limits the view of any item within the Garden Center. In no case shall any item contained within the Garden Center extend above the height of the enclosure.
- ix) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.

- x) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.
- xi) **Outdoor Patios.** Patios shall be permitted in this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text and any such patio shall not be allowed to have an outdoor sound system (amplified or acoustic) or outdoor entertainment.

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

Lot Standards	Sub-Area 3
Minimum lot area	As approved on Final Development Plan
Minimum lot width and frontage*	As approved on Final Development Plan
Maximum building coverage	As approved on Final Development Plan
Maximum lot coverage**	As approved on Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 3 and converted to a percentage.

- d) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 3
Setback from internal collector roads	100 ft.
Setback from Sub-Area 1	60 ft.
Setback from Sub-Area 2	60 ft.
Setback from Sub-Area 4	As approved on the Final Development Plan

- e) **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	Sub-Area 3
Setback from internal collector roads	10 ft.
Setback from any private access drive or street	10 ft.
Setback from interior property lines	As approved on the Final Development Plan

- f) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.
- g) **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways and Corridors Plan and Section 2 of this Text unless modified herein.
- i) On the northern edge of Sub-Area 3, evergreen trees shall be provided to further buffer homes to the north and to provide a layer of buffering in Sub-Areas 1 and 3. Existing trees in the stream corridor area will be preserved. These elements shall be as shown on the approved Final Development Plan. The eastern edge of the subarea shall be landscaped to screen the uses in sub area 2, particularly on the southeastern edge.

8) SUB-AREA 4 – CENTRAL QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 4 as represented in the chart below by P, C, or L, respectively, and as defined within 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.

- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- ii) **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.
- iii) **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.
- iv) **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	Sub-Area 4 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
2) Retail and Services	
a) Retail and Service establishments in completely enclosed buildings less than 80,000 square feet	P
b) Restaurant – table service	P
c) Restaurant – counter service	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
3) Automotive and Transportation	

Land Use Category	Sub-Area 4 Uses
a) Stand-Alone ATM Facility	L
b) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
5) Community Facilities	
a) Schools, trade, business or cultural arts	P
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patios	L

b) 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.

i) 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.

- ii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.
- iii) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development of Meeker Pont and the principal building, and shall not include exposed metal support columns.
- iv) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.
 - (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
 - (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.

- v) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.
- vi) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.
- vii) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text.

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

Lot Standards	Sub-Area 4
Minimum lot area	As approved on Final Development Plan
Minimum lot width and frontage*	As approved on Final Development Plan
Maximum building coverage	As approved on Final Development Plan
Maximum lot coverage**	As approved on Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 4 and converted to a percentage.

d) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be

permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 4
Setback from internal collector roads (Primary Spine road)	60 ft.
Perimeter side setback	60 ft.
Perimeter rear setback	60 ft.

- e) **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	Sub-Area 4
Setback from internal collector roads	10 ft.
Setback from any private access drive or street.	As approved on the Final Development Plan
Setback from interior property lines	As approved on the Final Development Plan

- f) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

9) SUB-AREA 5 – SOUTHERN GATEWAY DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 5 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **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.
 - iii) **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.
 - iv) **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	Sub-Area 5 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
2) Retail and Services	
a) Retail and service establishments in completely enclosed buildings less than 80,000 square feet	P
b) Restaurant – table service	P
c) Restaurant – counter service	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
3) Automotive and Transportation	
a) Stand-Alone ATM Facility	L
b) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
5) Community Facilities	
a) Schools, trade, business or cultural arts	P
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L

Land Use Category	Sub-Area 5 Uses
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patios	L

b) 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.

- i) **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.
- ii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.
- iii) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall

be designed in a manner that is substantially similar with the overall development of The Development and the principal building, and shall not include exposed metal support columns.

- iv) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.
 - (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
 - (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.
 - (3) Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.
- v) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.
- vi) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop

games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.

vii) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text. Further, for Lot 5 only as shown on the Preliminary Plat, any such patio shall not be allowed to have an outdoor sound system (amplified or acoustic) or outdoor entertainment.

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

Lot Standards	Sub-Area 5
Minimum lot area	As approved on Final Development Plan
Minimum lot width and frontage*	As approved on Final Development Plan
Maximum building coverage	As approved on Final Development Plan
Maximum lot coverage**	As approved on Final Development Plan

i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 5 and converted to a percentage.

d) **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 5

Setback from US 23	60 ft.
Setback from Meeker Way	60 ft.
Side setback from internal collector roads	640 ft.

- e) **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	Sub-Area 5
Setback from US 23	15 ft.
Setback from Meeker Way	10 ft.
Setback from any private access drive or street	10 ft.

- f) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

10) SUB-AREA 6 – US 23 QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 6 as represented in the chart below by P, C, or L, respectively, and as defined within 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.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
 - ii) **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.
 - iii) **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.
 - iv) **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	Sub-Area 6 Uses
1) Office and Professional Services	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
2) Retail and Services	
a) Restaurant – table service	P
b) Restaurant – counter service	P
c) Retail and service establishments in completely enclosed buildings under 80,000 square feet	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
3) Automotive and Transportation	
a) Gasoline station with or without convenience store	L
b) Stand-Alone ATM Facility	L
c) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
d) Car wash	L
e) New Car Dealership	L
4) Outdoor Display/Storage	
a) Outdoor display	L
b) Outdoor storage	L
5) Community Facilities	
a) Schools, trade, business or cultural arts	C
b) Public cultural institutions and art galleries	P

Land Use Category	Sub-Area 6 Uses
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L
6) Recreation and Entertainment	
a) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	L
b) Public parks and playgrounds	P
c) Health club	P
7) Accessory Uses	
a) Outdoor Patio	L

b) 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.

- i) **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.
- ii) **Gasoline Station (with or without convenience store).** This use is permitted (and therefore is limited) to be an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses) or if not accessory to such use than a Conditional Use Permit is required to ensure design, location, orientation of structures, and quality consistency with this text and the overall development. Such use shall meet all requirements of the then current Zoning

Code and be designed in a manner that substantially limits the view of fueling pumps from the public right-of-way. Any canopy or weather cover associated with this use shall be designed in manner that is substantially similar with the overall development of The Development and the principal building, and shall not include exposed metal support columns. No more than one gas station (with or without convenience store) is permitted in the entire Development area.

- iii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with overall design and to minimize its presence.
- iv) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development of The Development and the principal building, and shall not include exposed metal support columns.
- v) **Car Wash (accessory to principal use).** Such use shall meet all requirements of the then current Zoning Code and be located in the side or rear (opposite the public right-of-way) of the principal building (Gasoline Station). The building, whether detached or attached to the building containing the principal use, shall be designed in a manner that is substantially similar with the overall development of The Development.
- vi) **New Car Dealership.** Such use shall only allow new automotive sales as the primary use while used car sales are only permitted as a part of the new dealership. An automotive service facility and car wash are permitted as accessory to a new car dealership only and must be attached to or completely within the primary dealership building. No more than one new automotive sales facility (dealership) is permitted in the entire Development area and it is only permitted within this Sub-Area in accordance with this text.

vii) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.

(1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.

(2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.

(3) Outdoor storage of pallets, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.

viii) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.

ix) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.

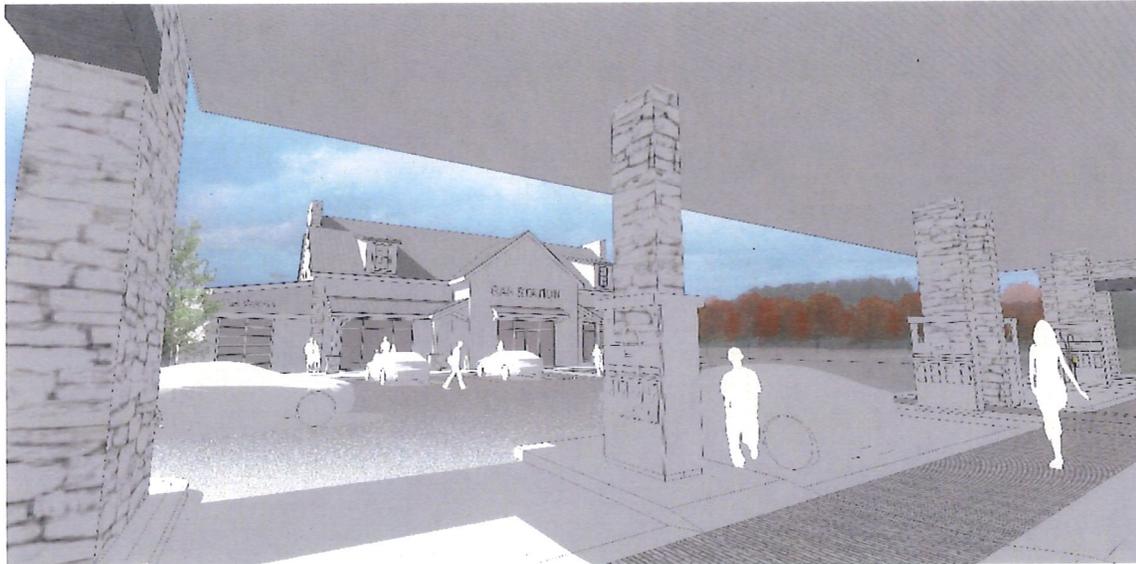
x) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text. Further, any such patio shall not be allowed to have an outdoor sound system (amplified or acoustic) or outdoor entertainment.

c) **Building Design – New Car Dealership.**

- i) Building design and materials for a new car dealership on US 23 shall be of the highest quality as approved on the Final Development Plan. Design shall include extensive landscaping and may include display pods along US 23 surrounded by landscaping not inconsistent with the current Chesrown and Byers Toyota dealerships north of this site. No vehicles may be parked upon the landscaped areas or grass areas of the Development site. Prototypical dealership design will not be accepted. Building design shall be consistent with the overall Development design and materials. The building shall include primarily glass (glazing) and incorporate stone or cultured stone extensively on the front and side elevations at a minimum. Gateway and Corridor Plan elements shall be included such as but not limited to stone piers distributed along the US 23 frontage. Building signage shall be held to a minimum. No amplified music or announcement systems shall be utilized. Site lighting shall be the minimum necessary for security and maneuverability purposes. The building may include a pick up and drop portion that is covered and integrated with the overall design but that is located to the side of the building and screened from public view along US 23. Trees shall be incorporated throughout the site, parking areas, and along US 23 as part of the site landscaping. Vehicles shall not be displayed upon blocks, risers, or any other artificial structure or device.
- ii) Buildings shall be oriented to a public street whenever possible.
- iii) Split-faced concrete block, painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials..
- iv) EIFS, stucco, or similar products are prohibited as an exterior material.
- v) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be

consistent and cohesive with the principal building it serves. They shall have metal or wood doors painted or stained in color to match the color scheme of the Development and minimize their appearance.

- vi) Rooftop Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.



d) Lot Standards. This subarea may be further divided into smaller lots than preliminarily shown but in no case shall the lot area of an individual lot fall under the required minimum amount noted herein. After the recording of any Final Subdivision Plat for this Sub-Area, Administrative (minor) lot splits are allowable if they are in conformance with this Text and all applicable Zoning code regulations. The following standards shall apply for lot standards and coverage.

Lot Standards	Sub-Area 6
Minimum lot area	1.5-acre As approved on the Final Development Plan
Minimum lot width and frontage*	120-ft As approved on the Final Development Plan.
Maximum building coverage	40% As approved on the Final Development Plan
Maximum lot coverage**	As approved on the Final Development Plan

- i) *Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) **Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 6 and converted to a percentage.

e) Building Setback Standards. The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Sub-Area 6
Setback from US 23	60 ft.
Setback from internal collector roads	40 ft.
Side setback	630 ft.

- f) **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	Sub-Area 6
Setback from US 23	15 ft.
Setback from any private access drive or street	10 ft.
Side setback	10 ft.

- g) **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.
- h) **Access.** A shared access easement shall be provided between the Chesrown Chevrolet site to the north and the Development concurrent with the first Final Development Plan approved for the entire Development or with the improvement plans for the planned main spine road, whichever comes first. This easement, once approved by the City, shall be immediately recorded upon the requisite property and shall thereafter be available for immediate improvement and use.
- i) **Landscaping.** The existing tree line located along the northern edge of this Sub-Area shall be preserved except for the minimum necessary to allow for the connection of the shared cross access easement noted above. In areas where this area of the Sub-Area may be visible from adjacent off Development site residential uses, additional landscaping and buffering shall be required as approved on any Final Development Plan.

ATTACHMENT TO MASTER APPLICATION FORM

COUGHLIN'S CROSSING

INFORMATION:

* Amended Preliminary Development Plan:

(1) Requesting amendment of the approved PDP & zoning text for Subareas 2a & 2b:

Amended to represent Subarea 2a & 2b as one Subarea 2 with uniform development standards for residential units.

(See submitted PDP and zoning text amendments for Subarea 2)

(2) Requesting amendment of the approved PDP & zoning text for Subareas 5 & 6:

Amended to convert the storm water area/facility currently located in Subarea 5 adjacent to Hawthorn Blvd to developable land in accordance with the Subarea 5 zoning text and to have said storm water area/facility replace and be relocated to the currently developable land located at the northwest corner of Meeker Way/Coughlin Lane.

Amended Subarea 5 to permit side setback from internal collector roads to be 40' as permitted in Subarea 6

Amended Subarea 6 to permit minimum lot area to be as approved with the FDP as permitted in Subarea 5

Amended Subarea 6 to permit minimum lot width and frontage to be as approved with the FDP as permitted in Subarea 5

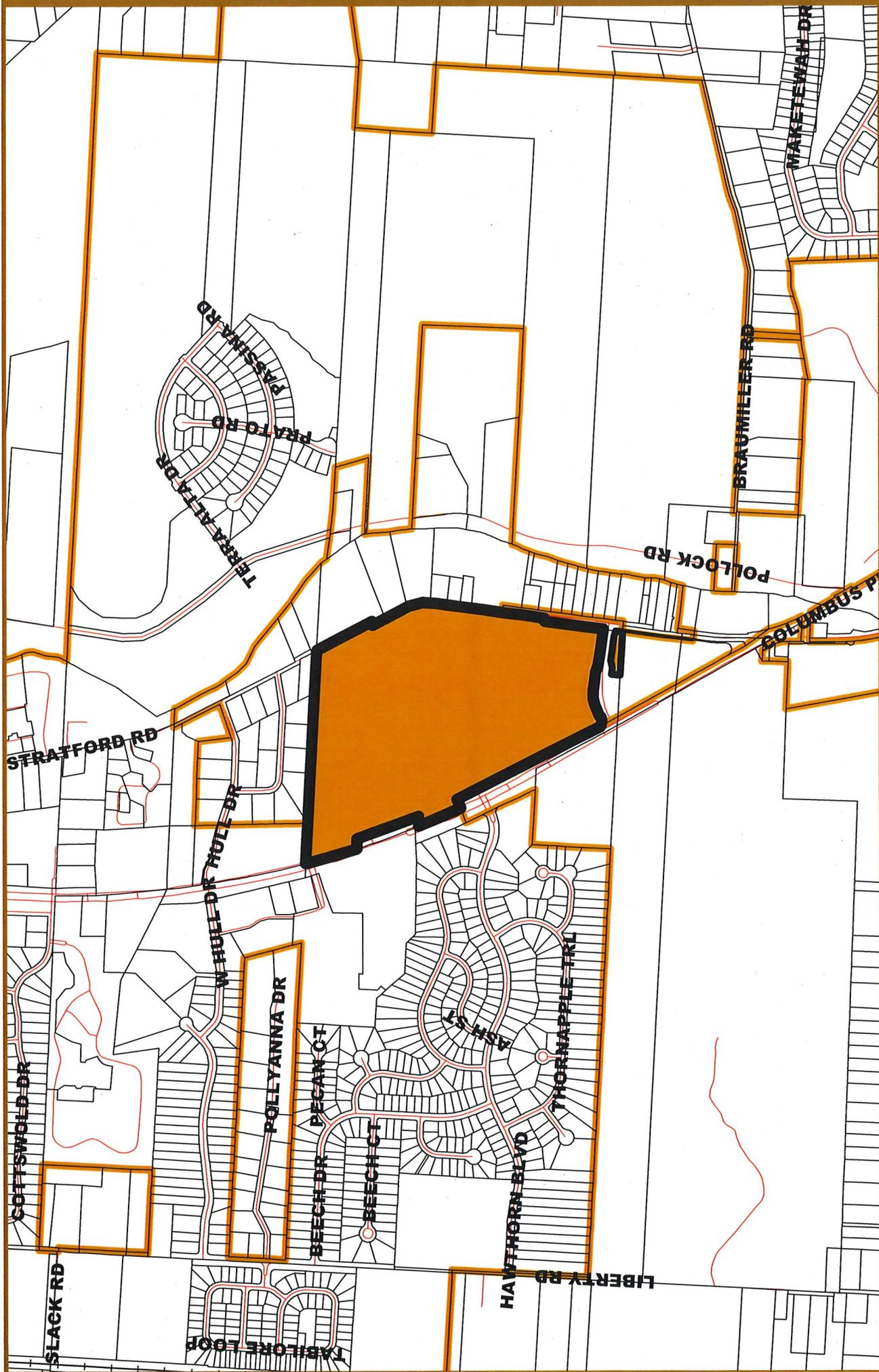
Amended Subarea 6 to permit minimum building coverage to be as approved with the FDP as permitted in Subarea 5

Amended Subareas 5 & 6 to permit internal side yards to be 30'

(See submitted PDP and zoning text amendments for Subareas 5 & 6)

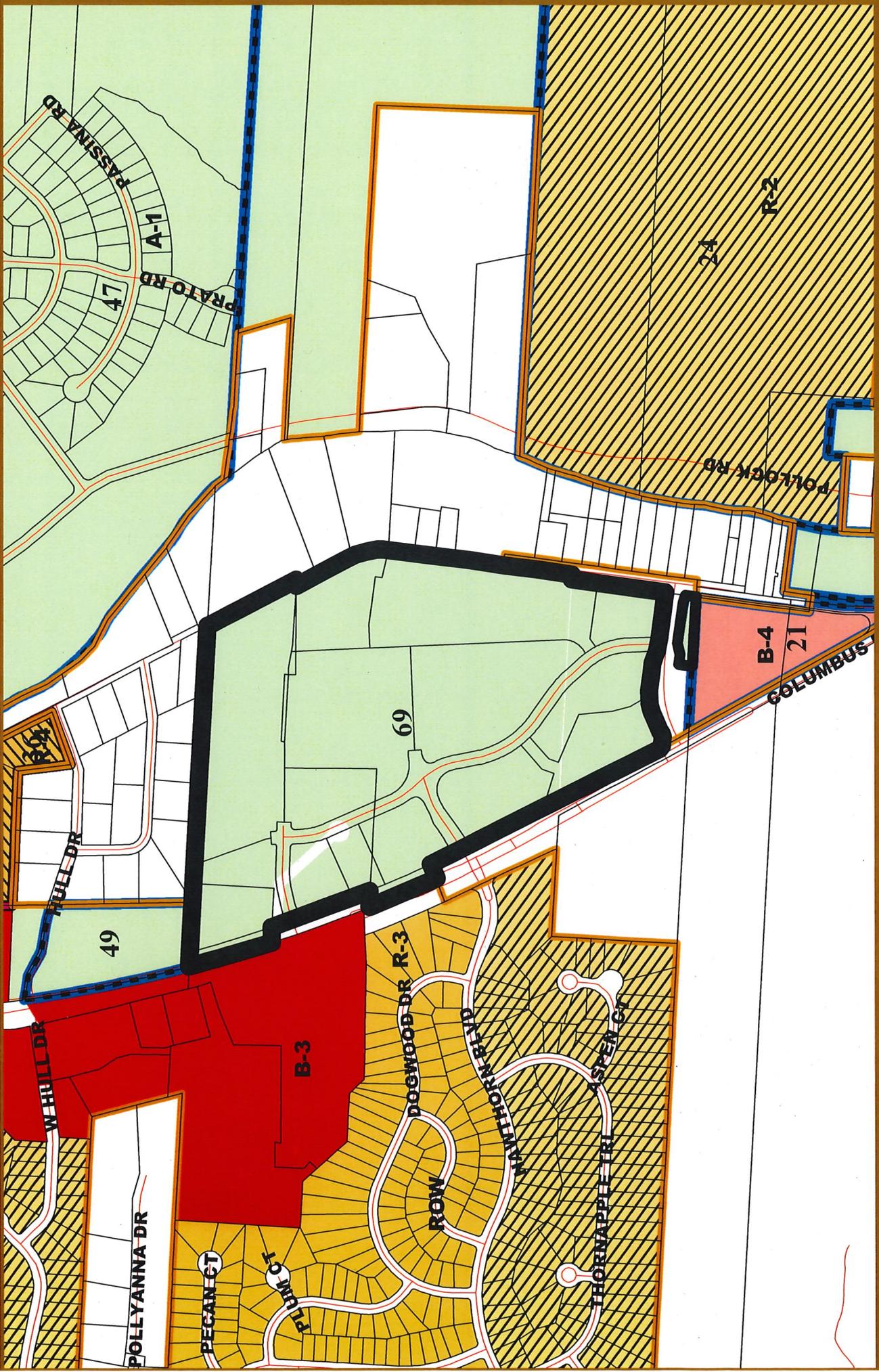
* Preliminary Development Plan

Submitted Preliminary Development Plan for a mixed-use building to be located in Subarea 6

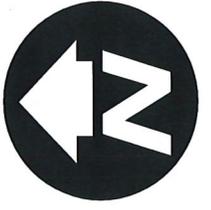


2019-1578-1579
 Development Text Amendment and Amended
 Preliminary Development Plan
 Coughlin's Crossing - Sub-Areas 2, 5, and 6
 Location Map

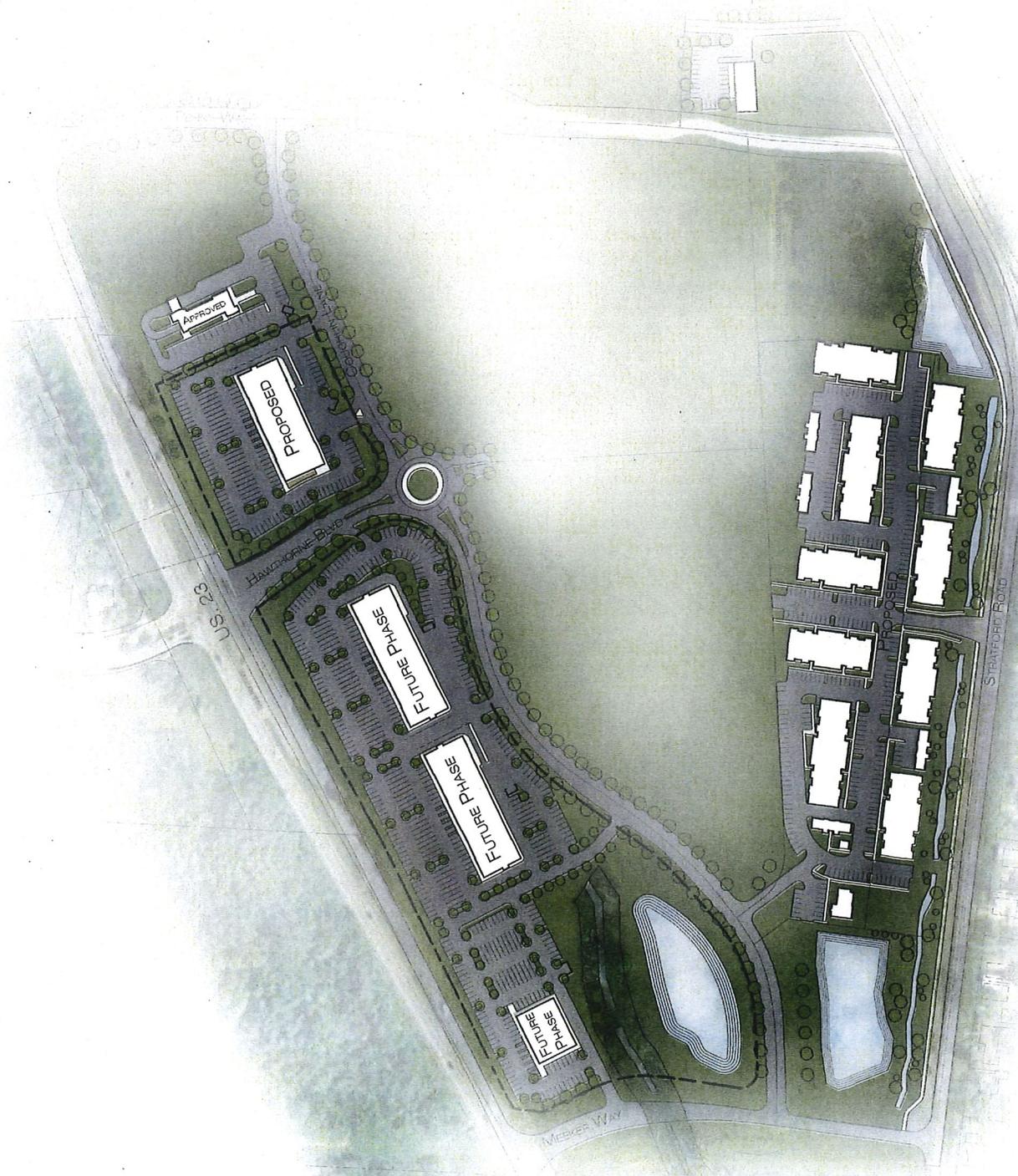




2019-1578-1579
 Development Text Amendment and Amended
 Preliminary Development Plan
 Coughlin's Crossing - Sub-Areas 2, 5, and 6
 Zoning Map

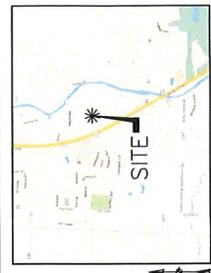


2019-1578-1579
 Development Text Amendment and Amended
 Preliminary Development Plan
 Coughlin's Crossing - Sub-Areas 2, 5, and 6
 Aerial (2016) Map

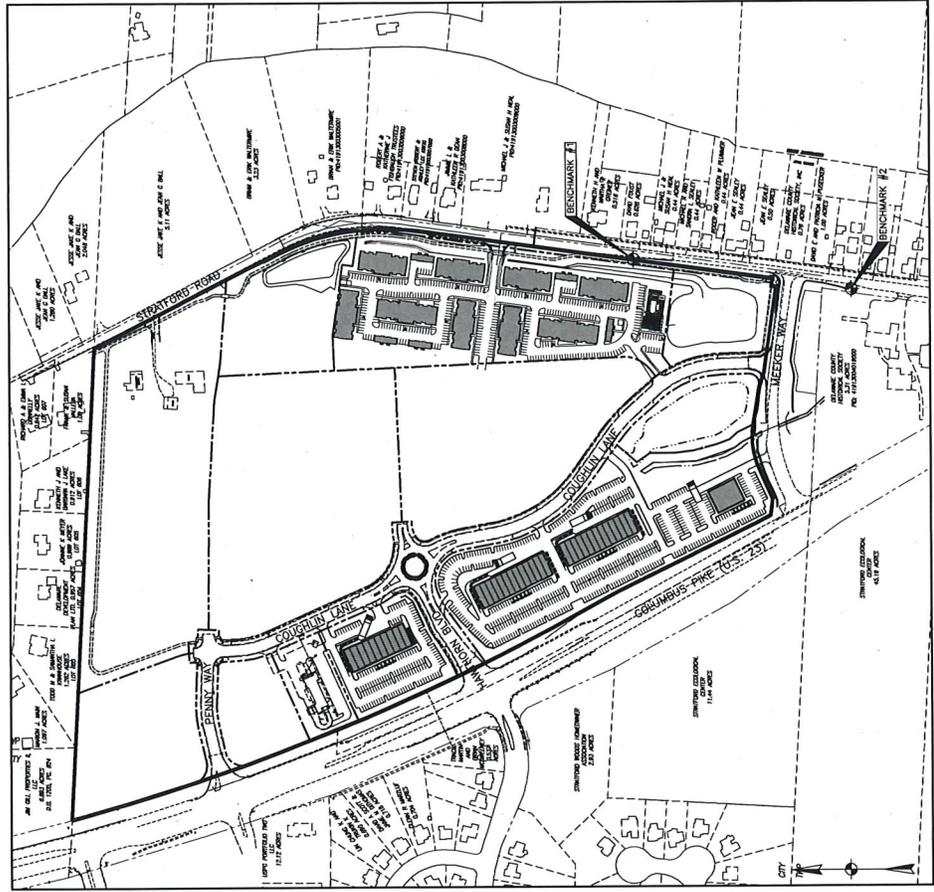


PRELIMINARY DEVELOPMENT PLANS FOR COUGHLIN'S CROSSING PHASE 2

FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
CITY OF DELAWARE, TOWNSHIP OF DELAWARE,
COUNTY OF DELAWARE, STATE OF OHIO
JUNE 2019



NO.	DATE	DESCRIPTION
1	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
2	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
3	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
4	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
5	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
6	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
7	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
8	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
9	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2
10	06/20/19	PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2



INDEX MAP
SCALE: 1"=200'

BENCHMARKS
ALL BENCHMARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAVD 88) NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FEET).
B.M. #1 THE TOP RM. OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STAIRFORD ROAD (C.R. 4) AND BEING IN THE GRAVEL DRIVEWAY TO RESIDENCE #2430, 13.5' WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STAIRFORD ROAD. ELEV=854.33
B.M. #2 BEING THE TOP RM. OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STAIRFORD ROAD (C.R. 4) AND BEING IN THE GRAVEL DRIVEWAY TO RESIDENCE #2430, 13.5' WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STAIRFORD ROAD. ELEV=847.74
B.M. #3 BEING AN IRON NAIL IN THE NORTH ZONE, MD 83 DATUM (2011), TAKEN FROM GPS COORDINATE SYSTEM, NORTH ZONE, MD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

UTILITY CONTACTS	ADDRESS	TELEPHONE
UTILITY AMERICAN ELECTRIC POWER	850 TECH CENTER DRIVE GAINWIND, OH 43230	(614) 883-8802
COLUMBIA GAS	920 WEST CODDLE BOULEVARD COLUMBUS, OH 43212	(603) 460-5232 24-HOUR CONTACT
AT&T	1589 NORTH HIGH STREET COLUMBUS, OH 43215	(614) 291-2500
TIME WARNER CABLE	15 WEST MAIN STREET COLUMBUS, OH 43261	(614) 454-1605
DEL-CO WATER COMPANY	573 SELENGY MEYER ROAD COLUMBUS, OH 43215	(740) 548-7748
SWANWICK DELAWARE COUNTY SEWER	56 CHANNING ST DELAWARE, OH 43015	(740) 933-2240
DELAWARE COUNTY ENGINEER	65 CHANNING ST DELAWARE, OH 43015	(740) 933-2434

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DEVELOPER
DELAWARE DEVELOPMENT LTD
9000 L. BROAD STREET
COLUMBUS, OH 43215
CONTACT: CONNIE ALEXIA
PHONE: 614-374-8488
EMAIL: CALEXIA@DELDEV.COM

ENGINEER
SUBAREA 5 & 6
THE MANN & SMITH GROUP, INC.
160 NORTH FIFTH STREET
COLUMBUS, OH 43215
CONTACT: RANDY L. VANTILBURG, P.E.
PHONE: 614-374-8488
EMAIL: RVANTILBURG@MANNANDSMITHGROUP.COM

ARCHITECT
SUBAREA 5 & 6
ARCHITECTURAL ALLIANCE
160 NORTH FIFTH STREET
COLUMBUS, OH 43215
CONTACT: JOHN ONEY, AIA
PHONE: 614-374-8488
EMAIL: JON@ARCHALL.COM

SURVEYOR
LANDMARK SURVEY GROUP, INC.
2099 WEST FIFTH AVENUE
COLUMBUS, OH 43215
CONTACT: SCOTT D. GRUNDEL, P.S.
PHONE: 614-485-9000

SHEET INDEX

TITLE SHEETC000
PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2C10
PRELIMINARY SITE PLAN (SUBAREA 5)C10
PRELIMINARY SITE PLAN (SUBAREA 2)C102

PREPARED FOR	DELAWARE DEVELOPMENT LTD
CITY OF DELAWARE, OHIO	SUBAREAS 2, 5 & 6 PHASE 2 COUGHLIN'S CROSSING PRELIMINARY DEVELOPMENT PLAN FOR
C000	TITLE SHEET

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MANN & SMITH GROUP
ARCHITECTURAL ALLIANCE
ARCHITECTS

C100

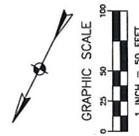
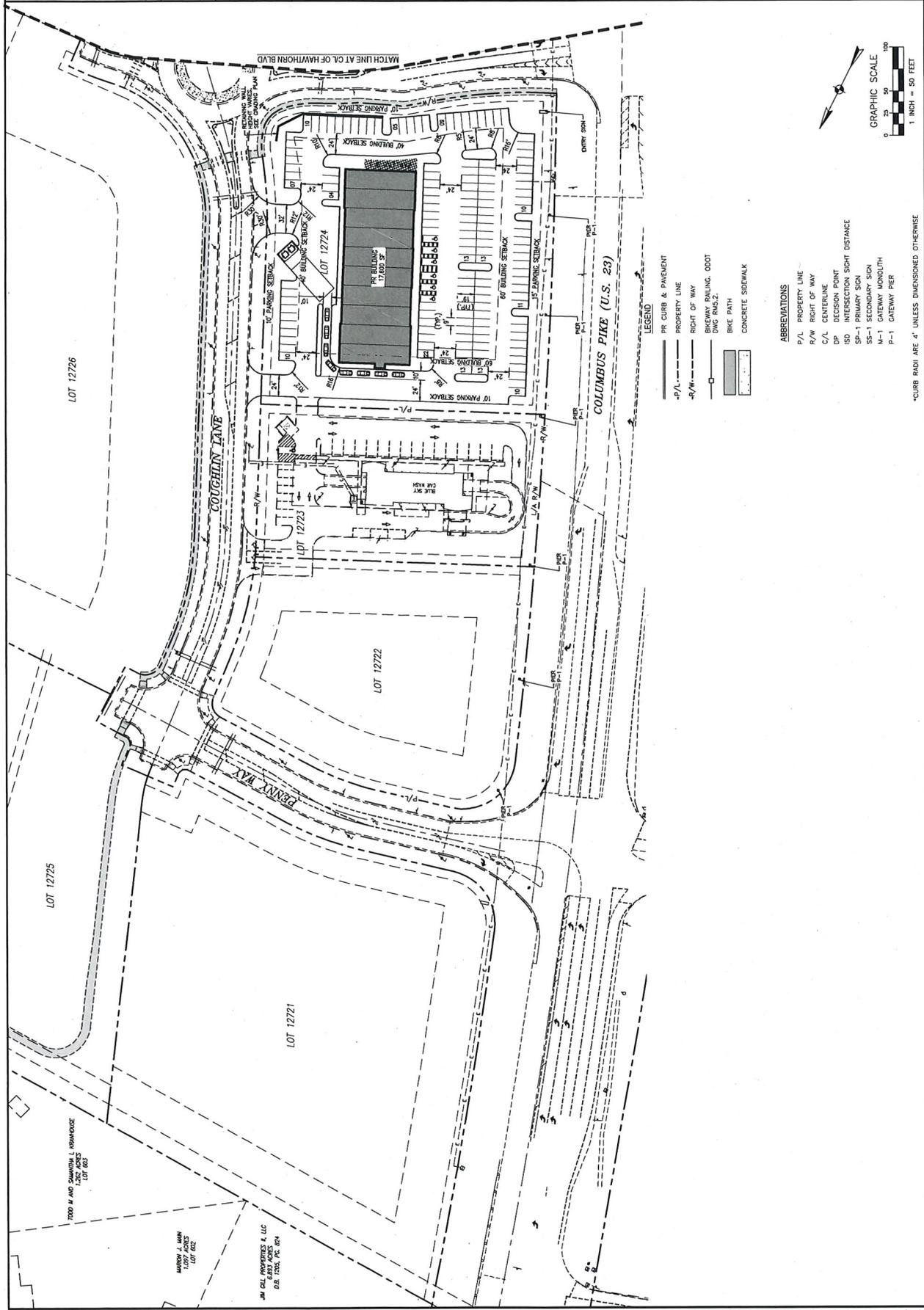
SUBAREA 6
SITE PLAN

PRELIMINARY DEVELOPMENT PLAN FOR
COUGHLIN'S CROSSING
PHASE 2
SUBAREAS 2, 5 & 6
CITY OF DELAWARE, OHIO

DELAWARE
DEVELOPMENT LTD.



1193 DRUM ROAD
COLUMBUS, OH 43215
DATE: 08/27/10
SHEET: 100
NOT FOR CONSTRUCTION



- LEGEND**
- PR CURB & PAVEMENT
 - P/L PROPERTY LINE
 - R/W RIGHT OF WAY
 - BKWAY RAILING, ODOT
 - BWG RWS.2.
 - BKE PATH
 - CONCRETE SIDEWALK

- ABBREVIATIONS**
- P/L PROPERTY LINE
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - DP DECISION POINT
 - ISD INTERSECTION SIGHT DISTANCE
 - SP--1 PRIMARY SIGN
 - SS--1 SECONDARY SIGN
 - M-1 GATEWAY MONUMENT
 - P-1 GATEWAY PIER

*CURB RADI ARE 4' UNLESS DIMENSIONED OTHERWISE

LOT 12726

LOT 12725

LOT 12721

LOT 12722

LOT 12723

LOT 12724

1700 W AND COLUMBUS, L. ROWHOUSE
LOT 602

MAYOR J. MARY
4800 S. AGES
THIRD FLOOR
LOT 602

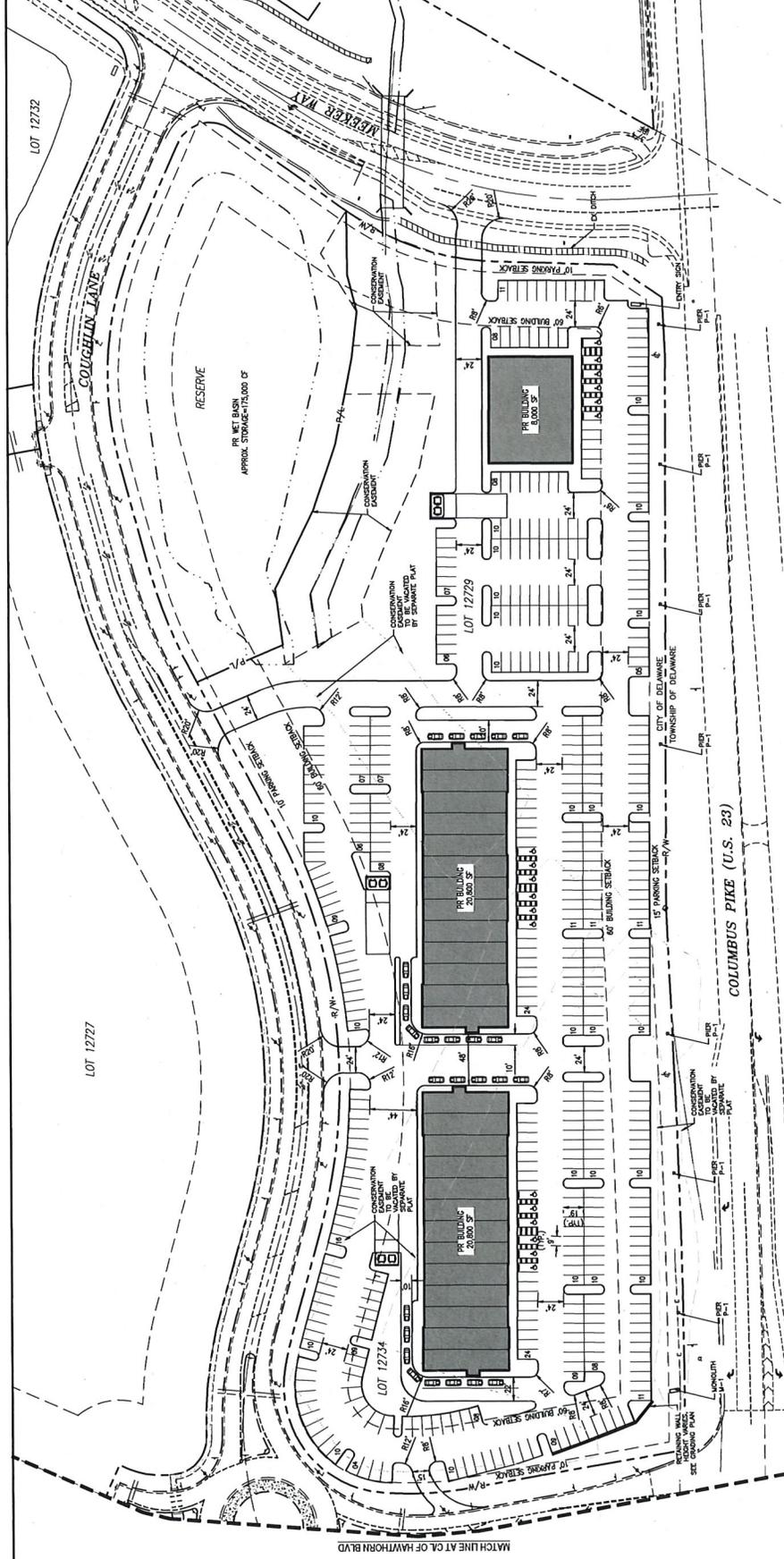
JM GILL PROPERTIES 4, LLC
4800 S. AGES
THIRD FLOOR, P.C. 604
LOT 602



PRELIMINARY
NOT FOR CONSTRUCTION

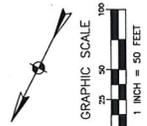
NO. DATE DESCRIPTION

119 DUBLIN ROAD
COLUMBUS, OH 43215
SITE NO.
PROJECT DATE: 07/03/2019
PROJECT NO: 02/010012
DRAWN BY: DJL
CHECKED BY: RLV



- LEGEND**
- PR CURB & PAVEMENT
 - PROPERTY LINE
 - RIGHT OF WAY
 - BIKEWAY RAILING, ODOT
 - DWG R.M.S.2.
 - BIKE PATH
 - CONCRETE SIDEWALK

- ABBREVIATIONS**
- P/L PROPERTY LINE
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - DP DECISION POINT
 - ISD INTERSECTION SIGHT DISTANCE
 - SP--1 PRIMARY SIGN
 - SS--1 SECONDARY SIGN
 - M--1 GATEWAY MONUMENT
 - P--1 GATEWAY PIER



*CURB RADI ARE 4' UNLESS DIMENSIONED OTHERWISE

MATCH LINE AT CA OF HAWTHORN BLVD

PRELIMINARY
NOT FOR CONSTRUCTION

NO. DATE BY DESCRIPTION
 11 11/15/11
 10 11/15/11
 9 11/15/11
 8 11/15/11
 7 11/15/11
 6 11/15/11
 5 11/15/11
 4 11/15/11
 3 11/15/11
 2 11/15/11
 1 11/15/11

2424 N. 5TH STREET
 COLUMBUS, OH 43215
 SALES
 TEL: 614.872.1984

PROJECT NO. 111511
 PROJECT DATE 7/20/11

CHECKED BY: [Signature]
 DRAWN BY: [Signature]

Faris Planning & Design
 1410 N. 10TH ST.
 COLUMBUS, OH 43215
 TEL: 614.872.1984

DELAWARE DEVELOPMENT LTD

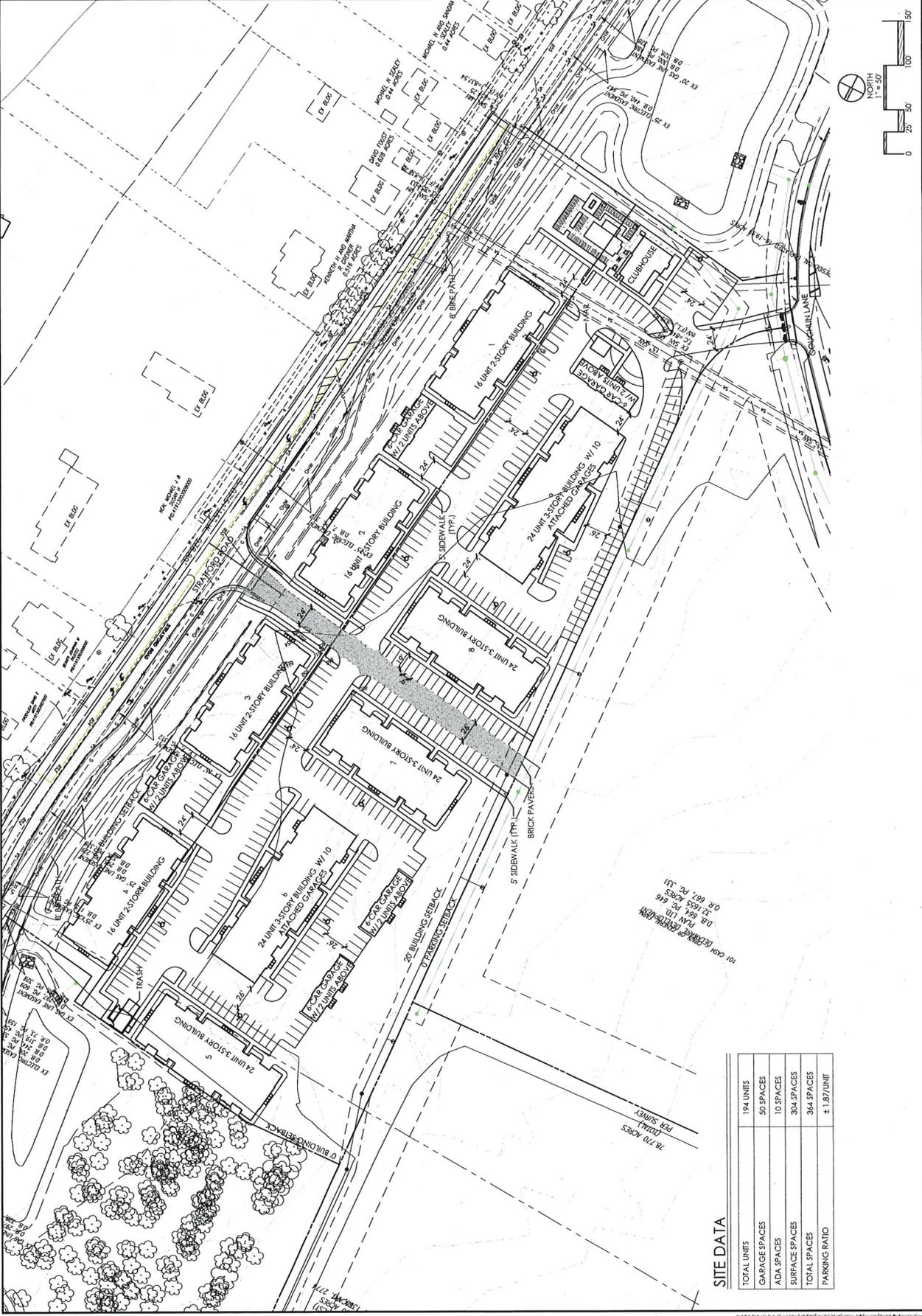
PREPARED FOR:
 DELAWARE DEVELOPMENT LTD

PRELIMINARY ENGINEERING PLAN FOR
COUGHLIN'S CROSSING
PHASE 2

CITY OF DELAWARE, OHIO

DEVELOPMENT PLAN
 SUBAREA 2

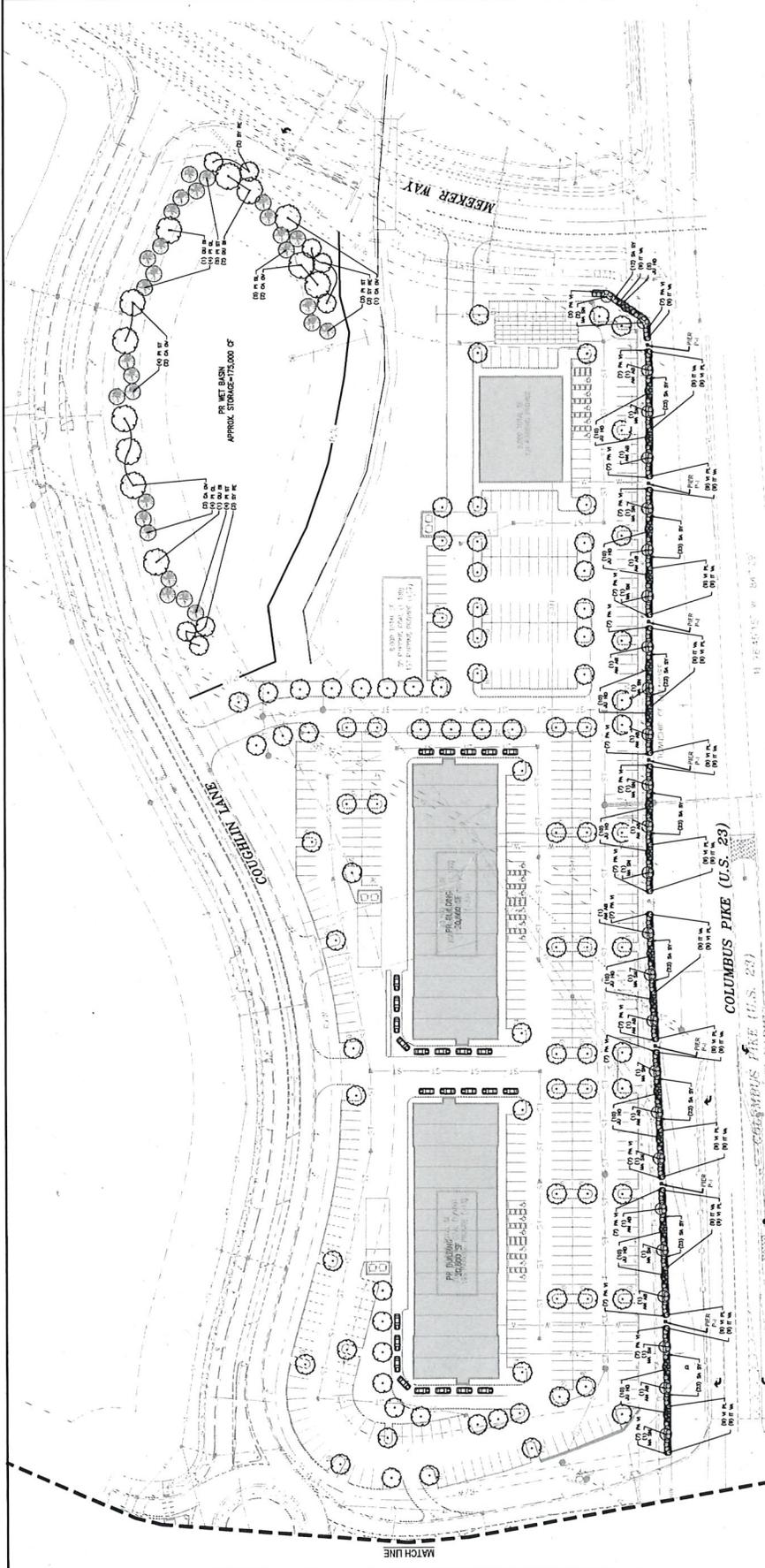
C102



SITE DATA

TOTAL UNITS	194 UNITS
GARAGE SPACES	50 SPACES
ADA SPACES	10 SPACES
SURFACE SPACES	304 SPACES
TOTAL SPACES	364 SPACES
PARKING RATIO	± 1.87/UNIT

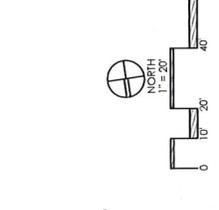
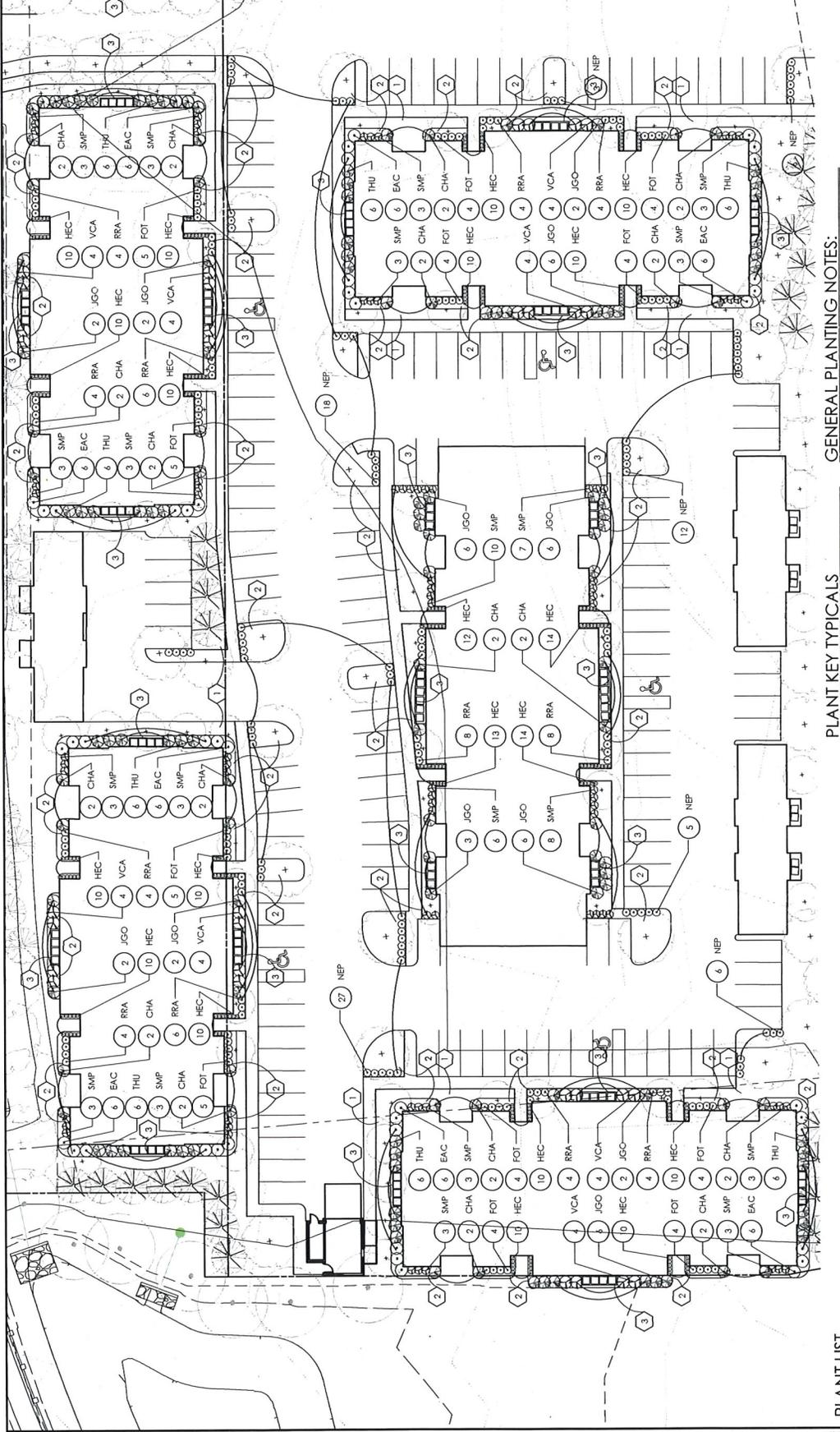
DATE: 11/15/11
 PLAN NO. 616
 JOB NO. 111511
 JOB: 614.872.1984



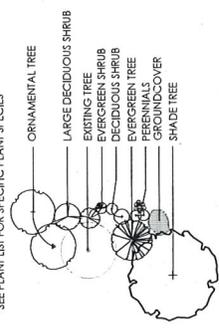
LANDSCAPE PLANT LIST

SYMBOL	SYMBOL NAME	COMMON NAME	SIZE	BRANCHES	TYPE
AM 12	AMALANCHIER 'NUTKIN BRILLIANCE'	AUTUMN BRILLIANCE SPYRODERM	1.5" CALIPER	BAR	DECIDUOUS TREE
BA 3N 14	MAJOLE 'SUNSHINE'	FLOWERING CHERRYBLOSSOM	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 15	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 16	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 17	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 18	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 19	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 20	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 21	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 22	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 23	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 24	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 25	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 26	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 27	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 28	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 29	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 30	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 31	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
PL 32	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
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PL 34	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
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PL 50	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE
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PL 100	PRUNUS STRIBILIS	PRUNUS STRIBILIS	1.5" CALIPER	BAR	DECIDUOUS TREE

SEE SHEET 101 FOR PLANTING DETAILS



- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- CONSTRUCTION NOTES:**
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 3. A/C CONDENSER SCREENING FENCE - SEE SHEET L103 / DETAIL 2



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

CODE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
36	CHA	CHAMAECYPARIS FRISCHERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRUS	5 GAL	B&B	
48	EAC	ELIOMYALIS ALATIS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL	B&B	
52	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL	B&B	
45	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL	B&B	
55	SMP	SYRINGA METIERI 'PALBEN'	DWARF KOREAN LILAC	2 GAL	B&B	
48	THU	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	5 GAL	B&B	
36	VCA	VIBURNUM 'CARLEISI'	KOREAN SPICE VIBURNUM	5 GAL	B&B	
60	RRA	ROSA 'RADRAZ'	RED KNOCK OUT SHRUB ROSE	2 GAL	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
203	HEC	HEMEROCALLIS 'EARLY BIRD CARDINAL'	EARLY BIRD CARDINAL DAYLILY	1 GAL	CONV.	
77	NRP	NEFEA X FRAUSSENI 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	CONV.	

GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES:

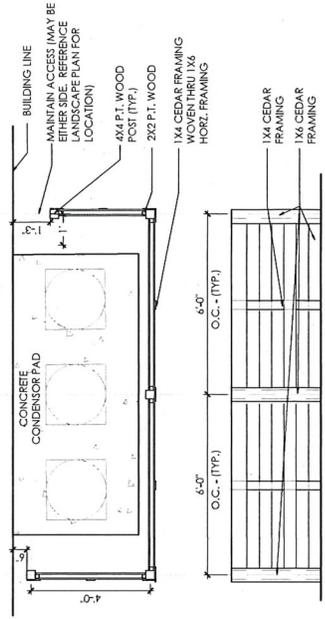
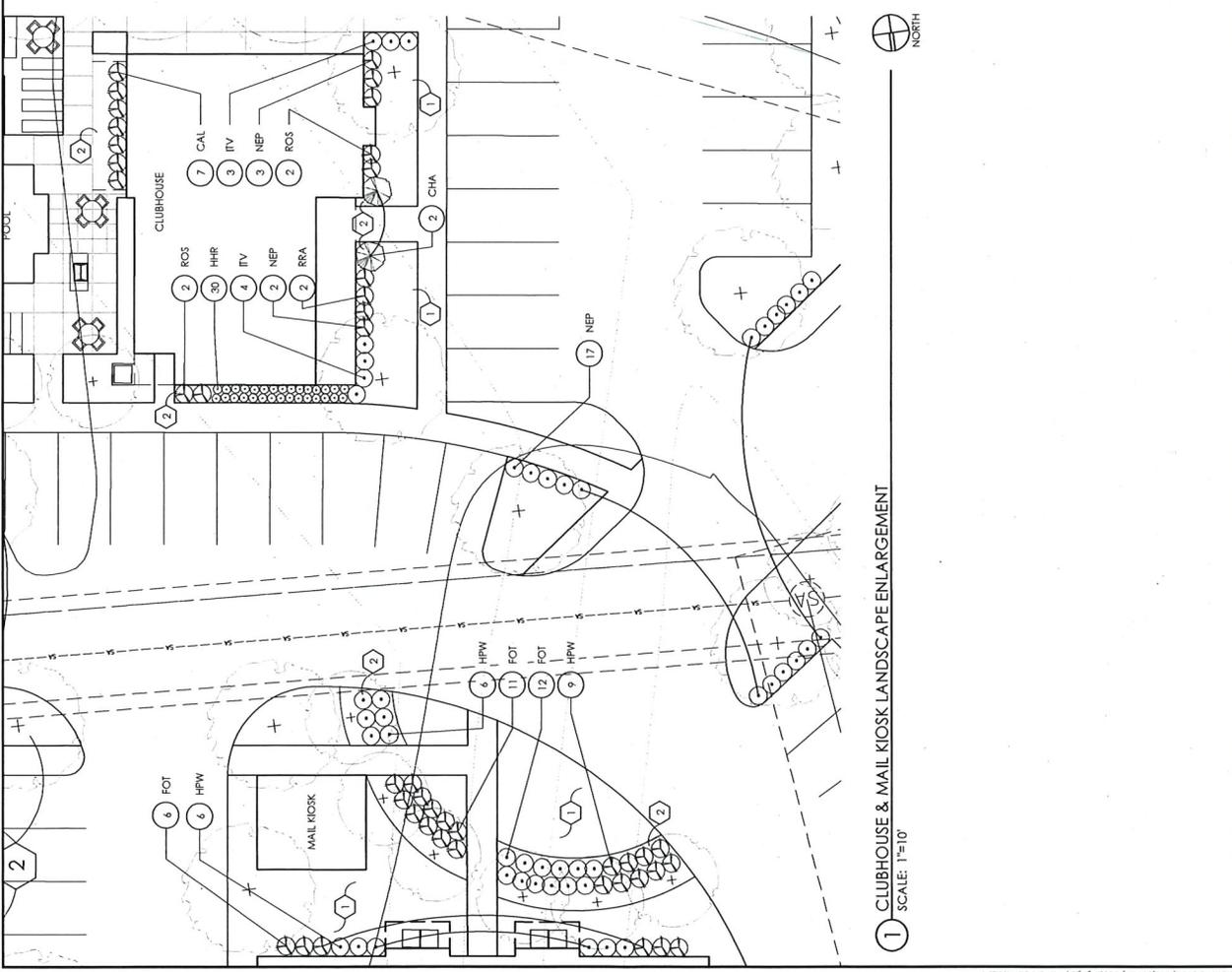
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

- ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- EXISTING TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- EVERGREEN TREE
- SPRING BLOOMING
- GROUND COVER
- SHADE TREE

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

SHRUBS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
2	CHA	CHAMAECYPARIS PRIFERA	GOLDEN MOF	GOLDEN MOF THREADED LEAF FALSE CYPRESS	5 GAL	B&B	
29	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	DWARF FOTHERGILLA	2 GAL	B&B	
21	HPW	HYDRANGEA OBOVATA	PEE WEE	PEE WEE OXLEYAN HYDRANGEA	2 GAL	B&B	
4	RA	RAVENSBRIDGE	RAVENSBRIDGE	RAVENSBRIDGE	2 GAL	B&B	
4	RA	RAVENSBRIDGE	RAVENSBRIDGE	RAVENSBRIDGE	2 GAL	B&B	
7	FER	FERRELLIA CORNUTICOLA	COBOLDS	RED KNOCK OUT SHRUB ROSE	2 GAL	B&B	
30	HHR	HEMEROCALLIS 'HAPPY RETURNS'	'HAPPY RETURNS'	FOEBSTER'S FEATHER REED GRASS	1 GAL	CONT.	
22	NEP	NEPEIA X FAASSENII	'WALKER'S LOW'	HAPPY RETURNS DAYLILY	1 GAL	CONT.	
				WALKER'S LOW CATMINT	1 GAL	CONT.	



NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

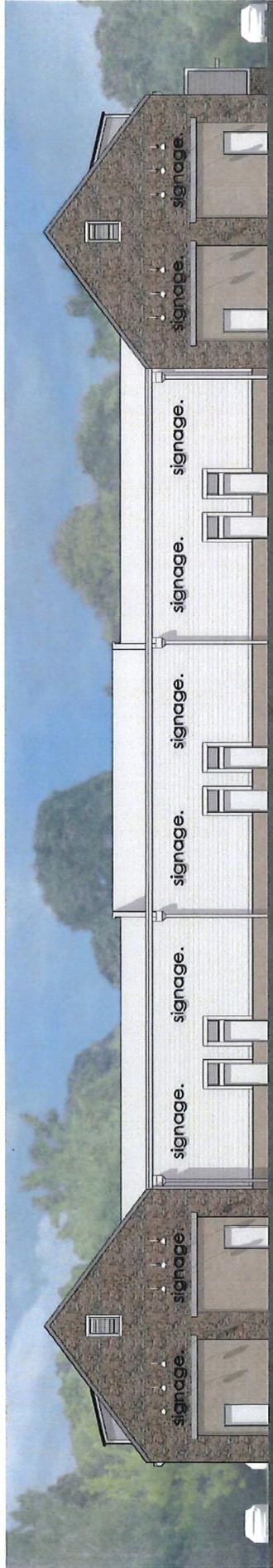
2 A/C CONDENSOR SCREENING FENCE
 N.T.S.

1 CLUBHOUSE & MAIL KIOSK LANDSCAPE ENLARGEMENT
 SCALE: 1"=10'

think. create. do.



West Facade // Scale: 1/16" = 1'-0"



East Facade // Scale: 1/16" = 1'-0"



South Facade // Scale: 1/16" = 1'-0"



North Facade // Scale: 1/16" = 1'-0"

think. create. do.

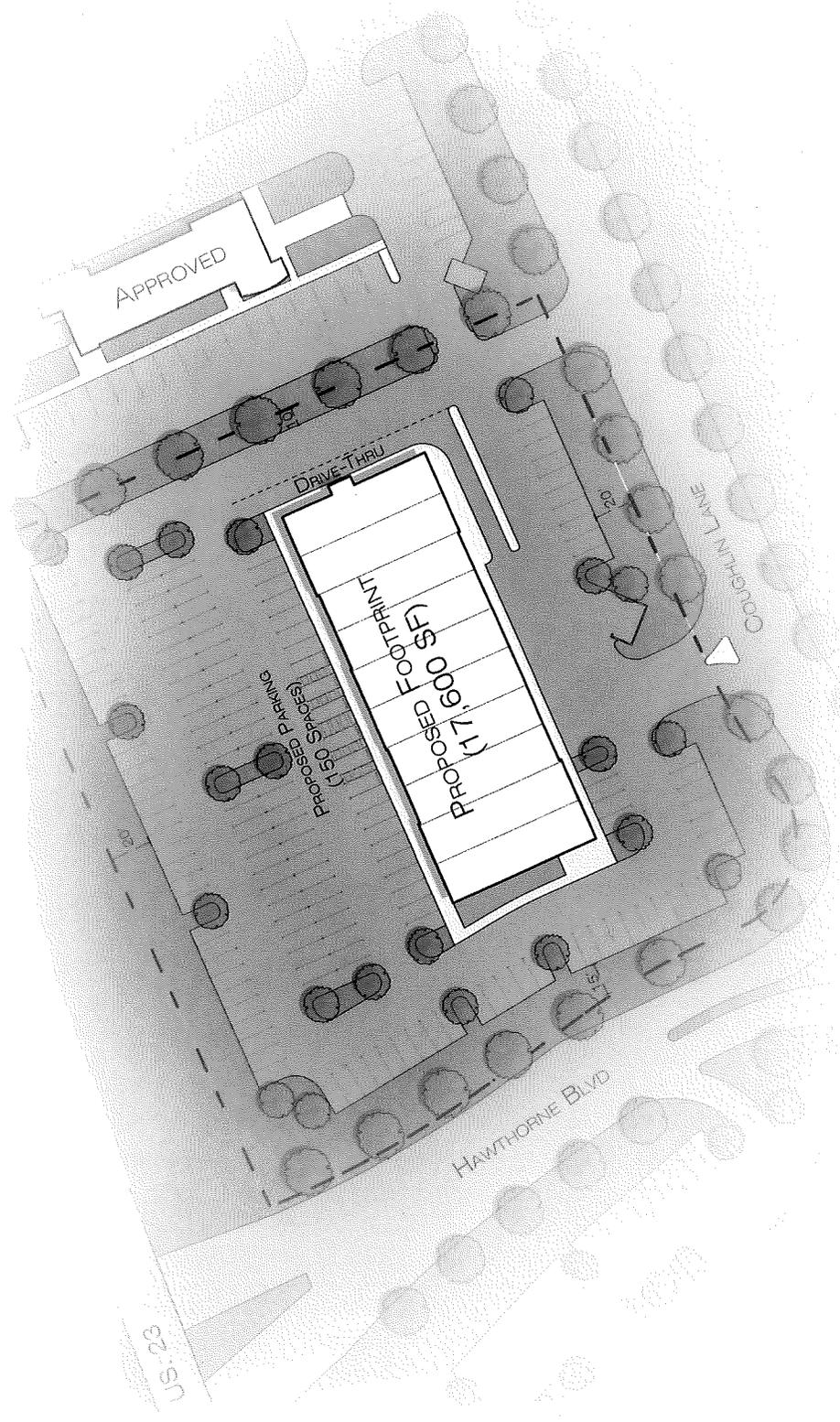


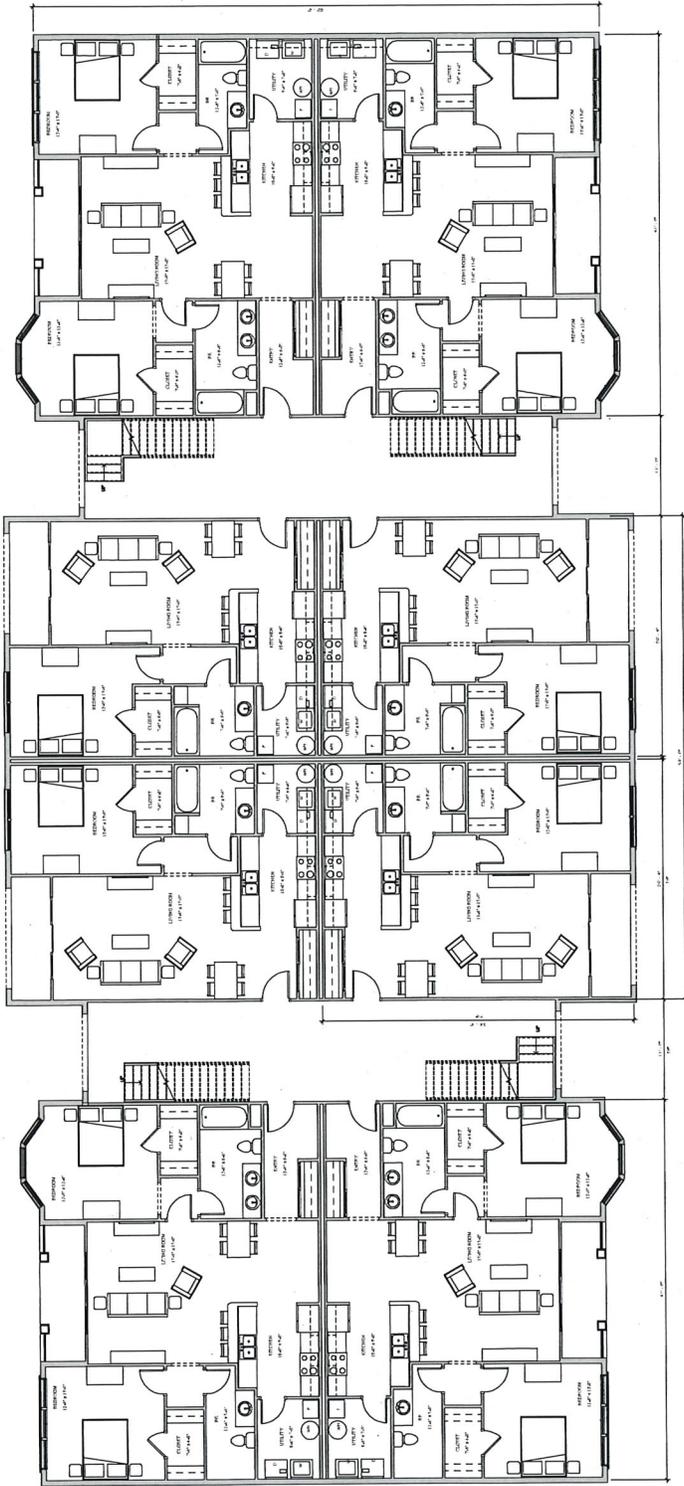
Perspective

DELAWARE DEVELOPMENT PLAN
OUTPARCEL FACADE STUDIES
JUNE 17, 2019

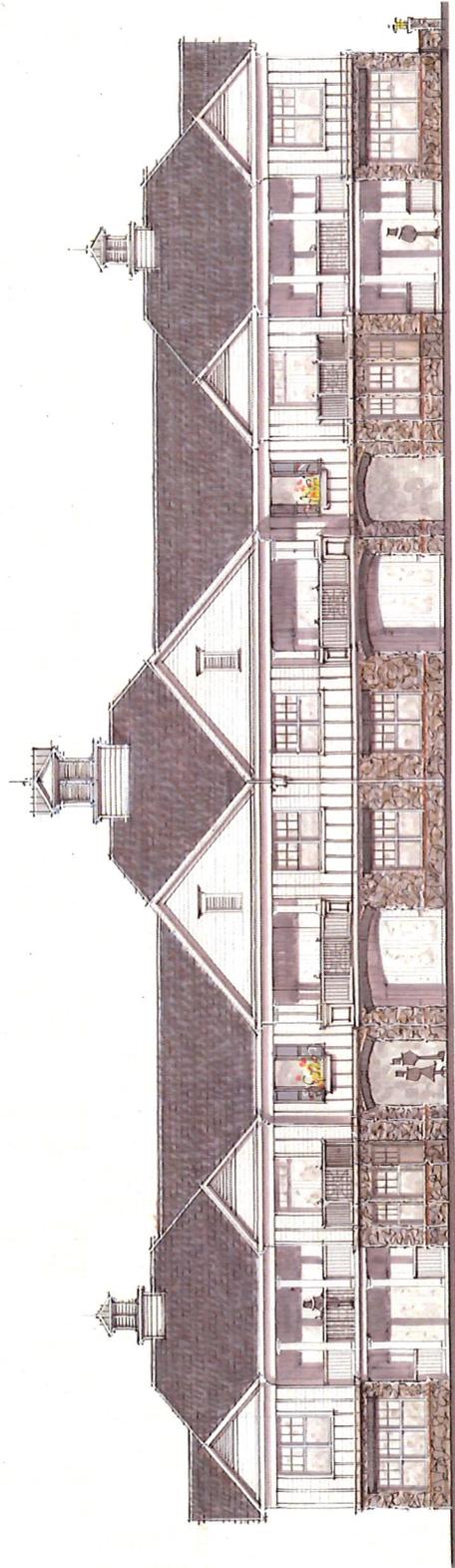
archall
ARCHITECTURAL STUDIOS

COMPONENT © 2018 ARCHITECTURAL STUDIOS

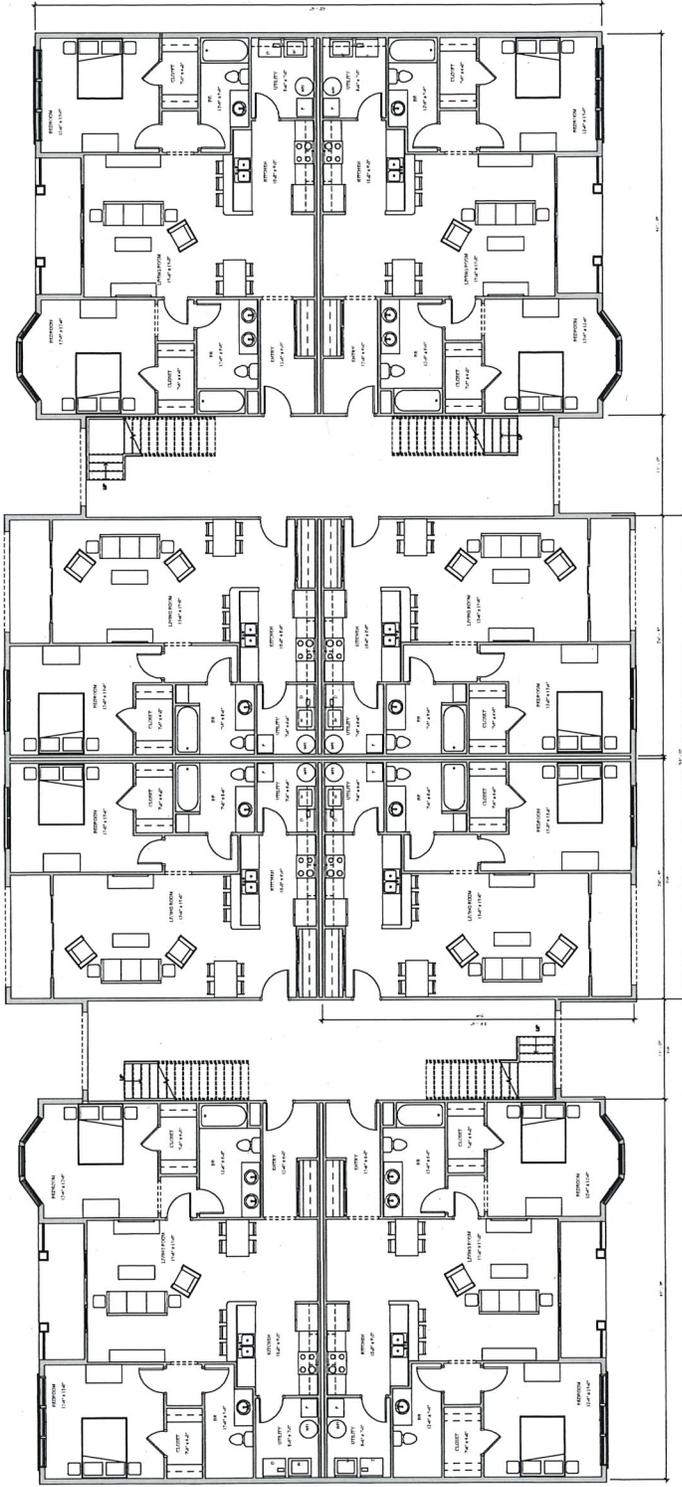




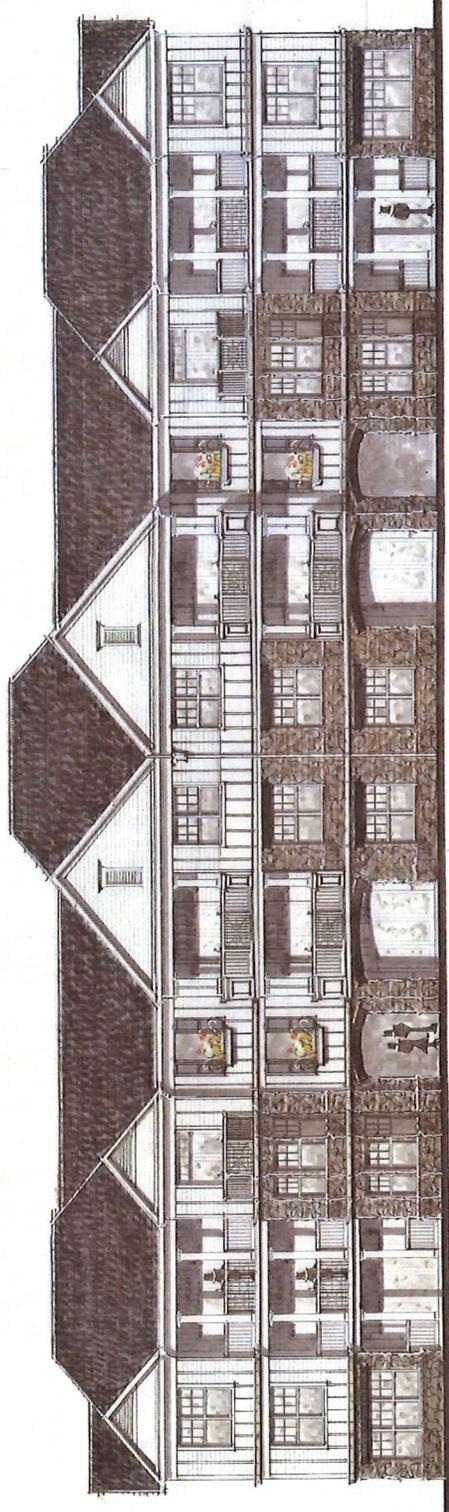
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SCALE 1/8" = 1'-0"



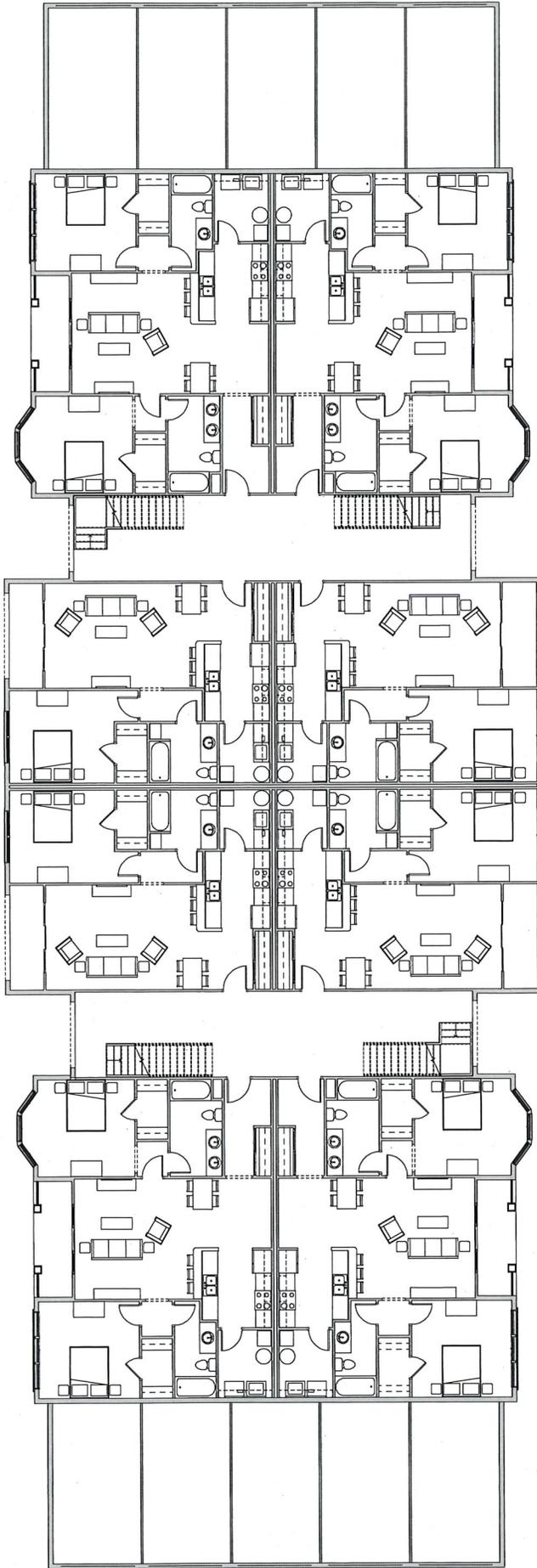
ELEVATION
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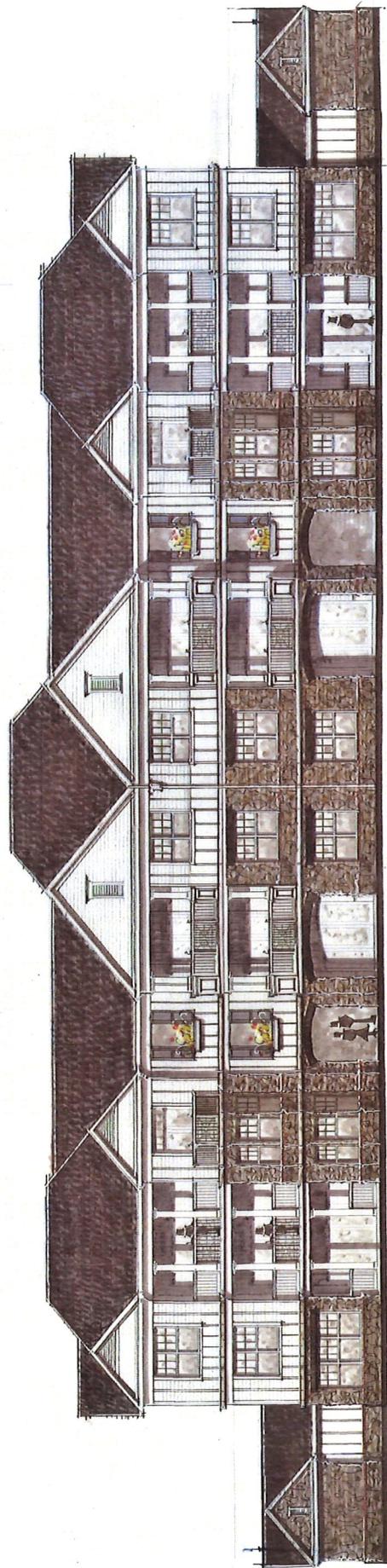
FLOOR PLAN
SCALE: 1/8" = 1'-0"



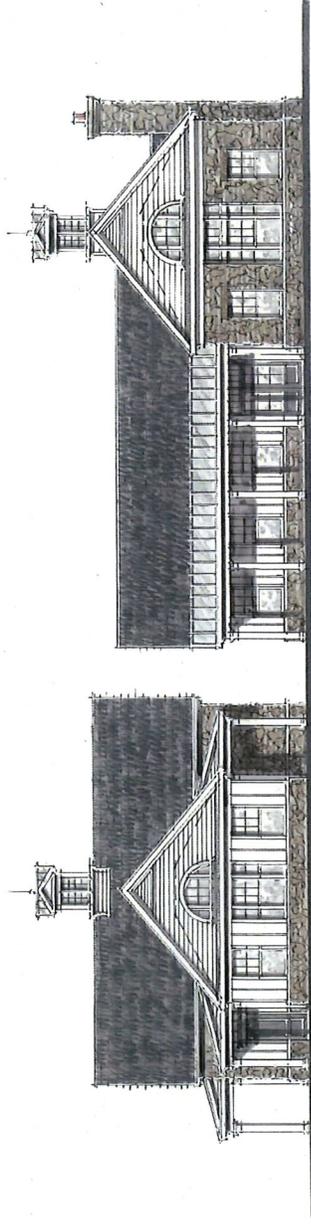
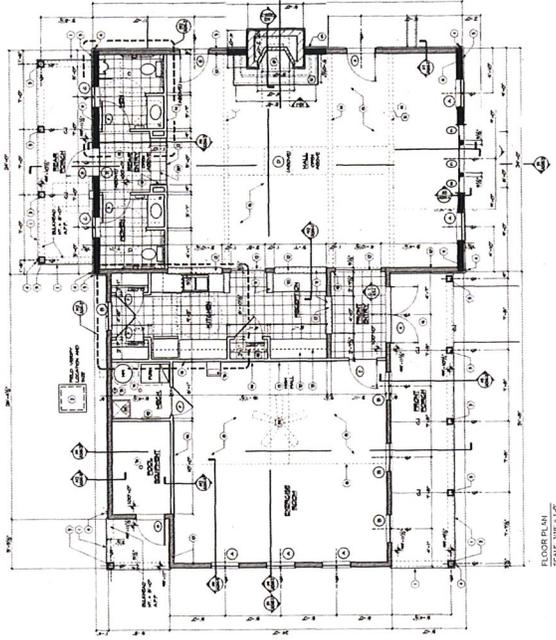
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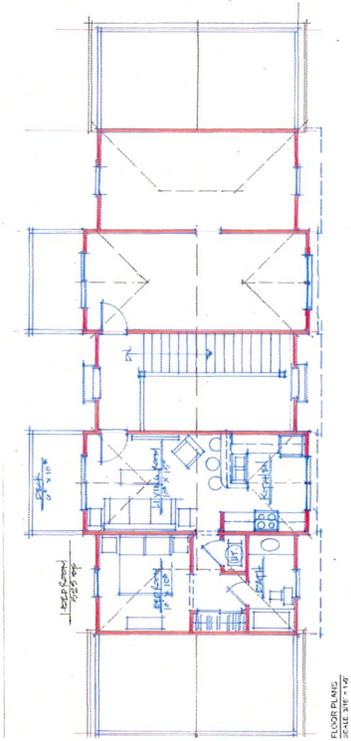


FLOOR PLANS
SCALE 3/8" = 1'-0"

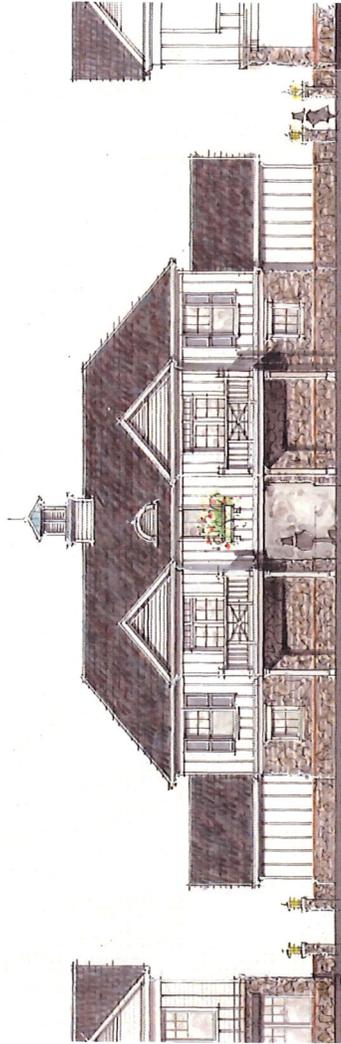


ELEVATION
SCALE 3/8" = 1'-0"

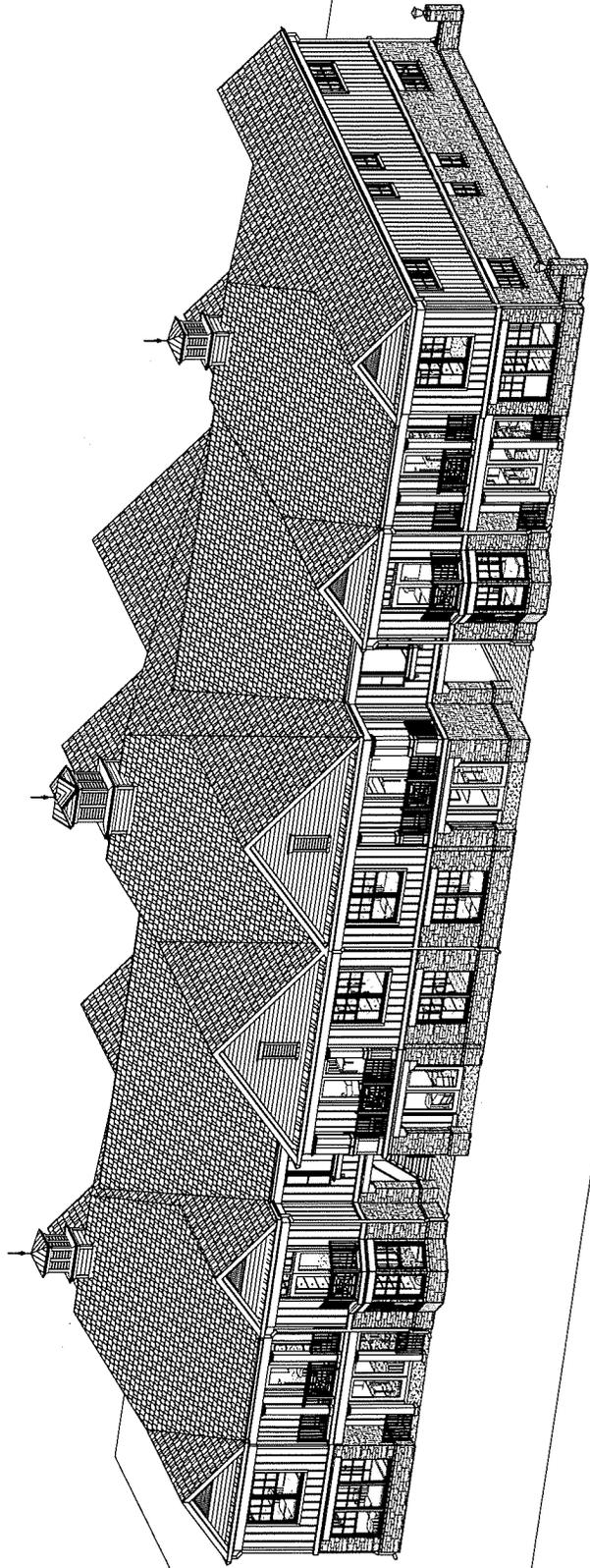




FLOOR PLAN
SCALE 3/8" = 1'-0"



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

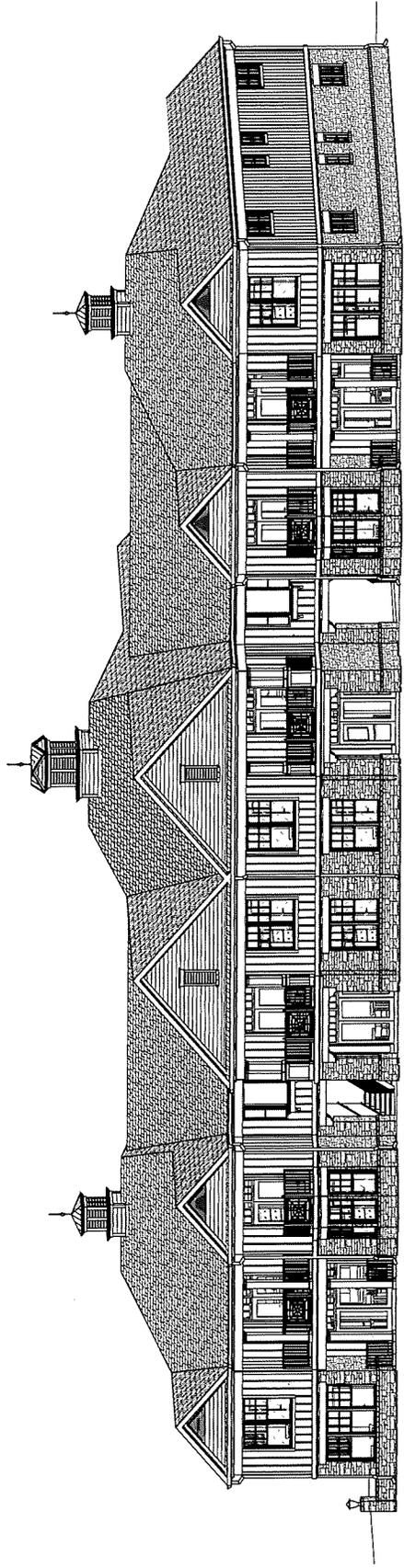


Register With Owner Logo

COUGHLIN'S CROSSING

2-LVL-1

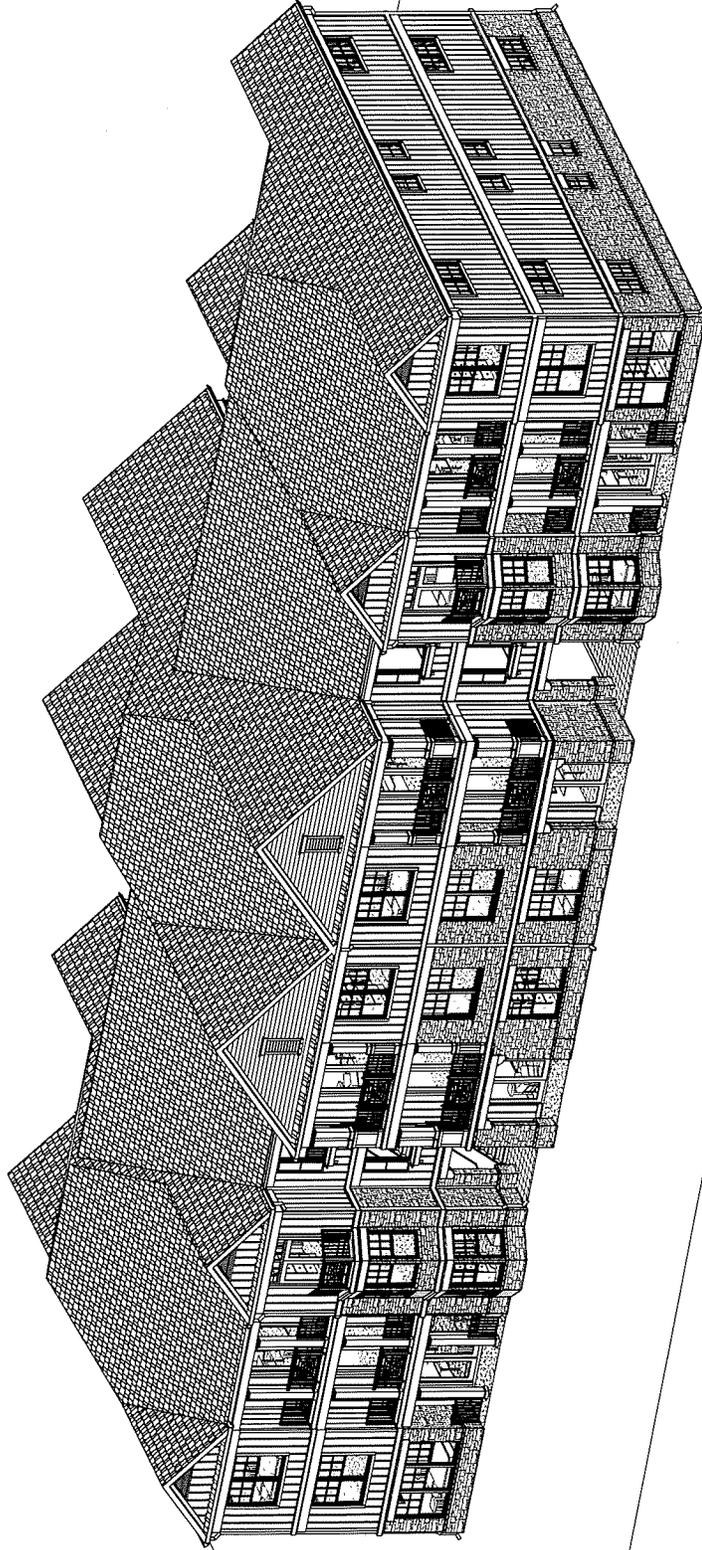


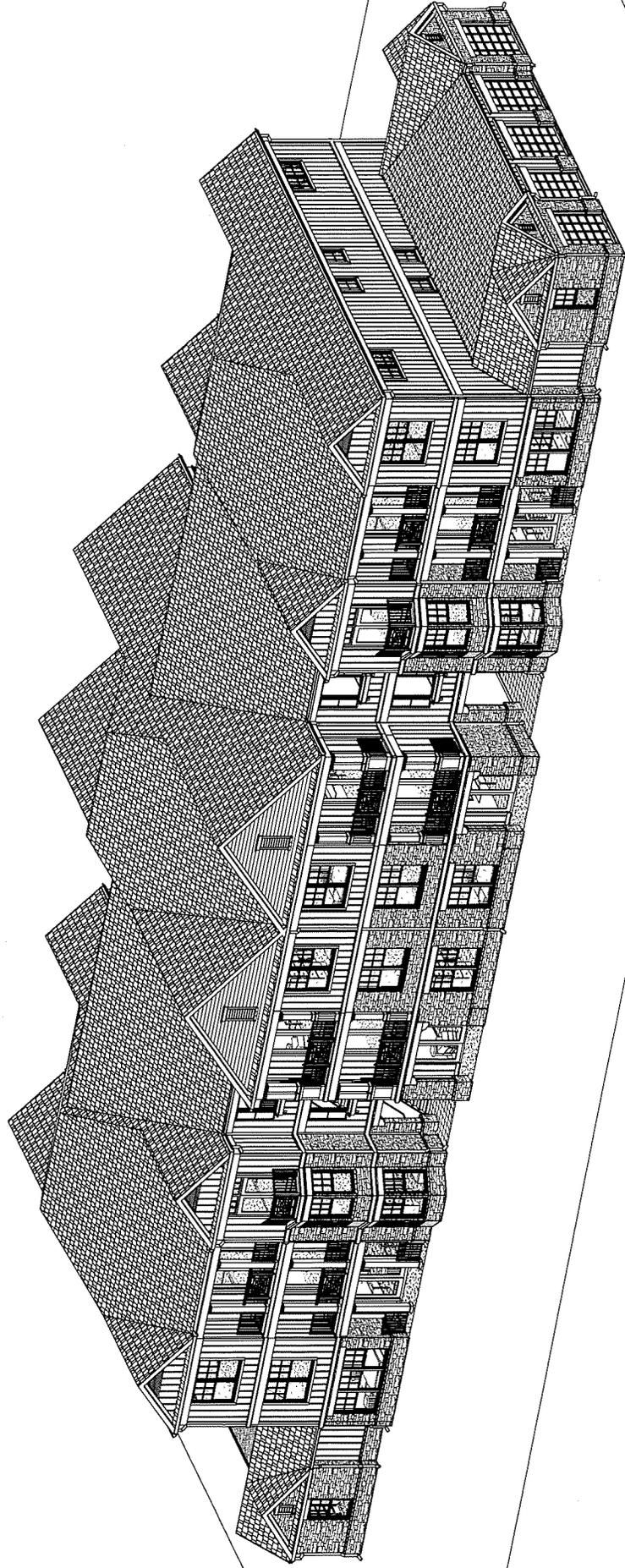


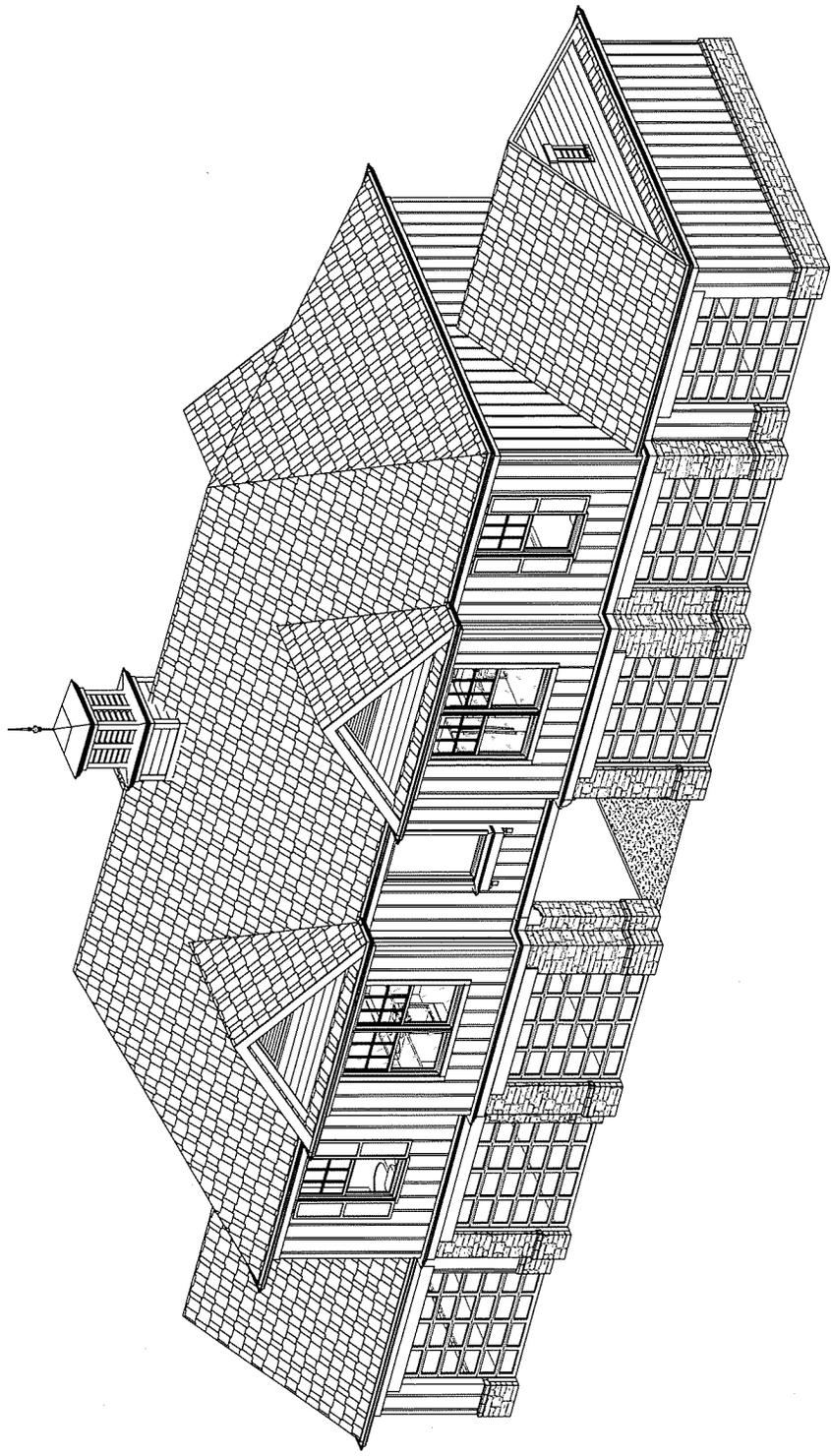
Replaces With General Logo

COUGHLIN'S CROSSING



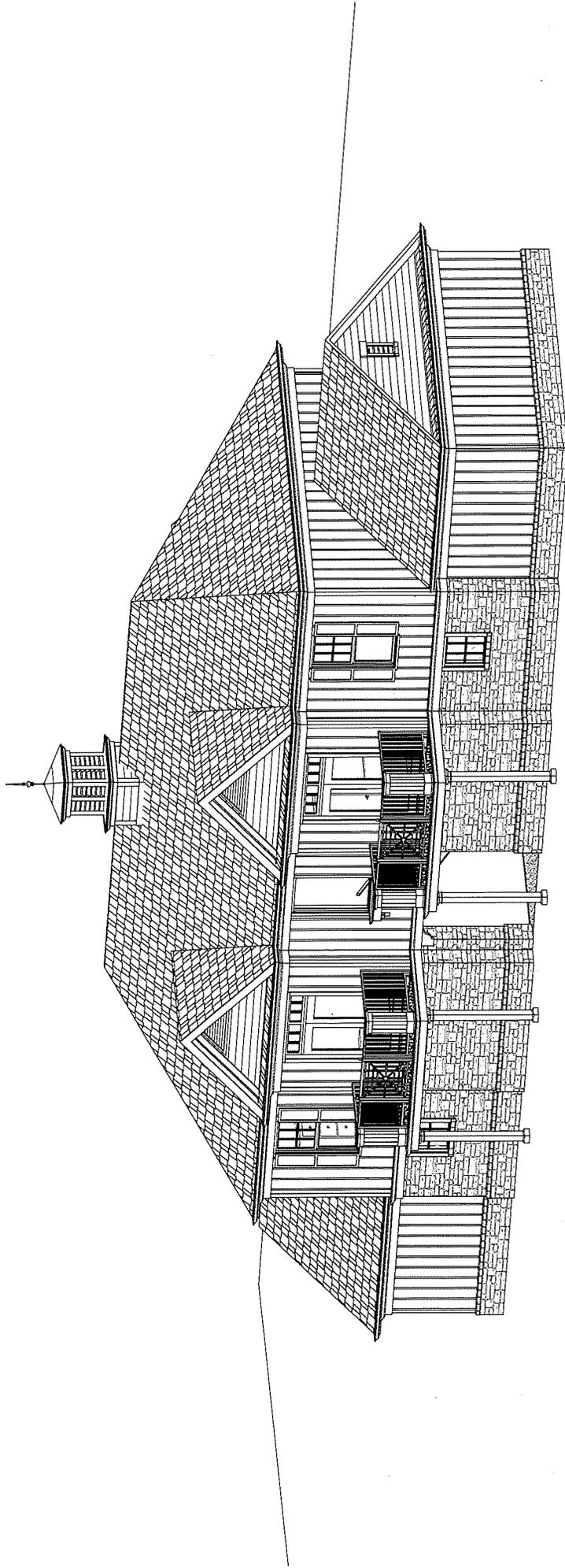






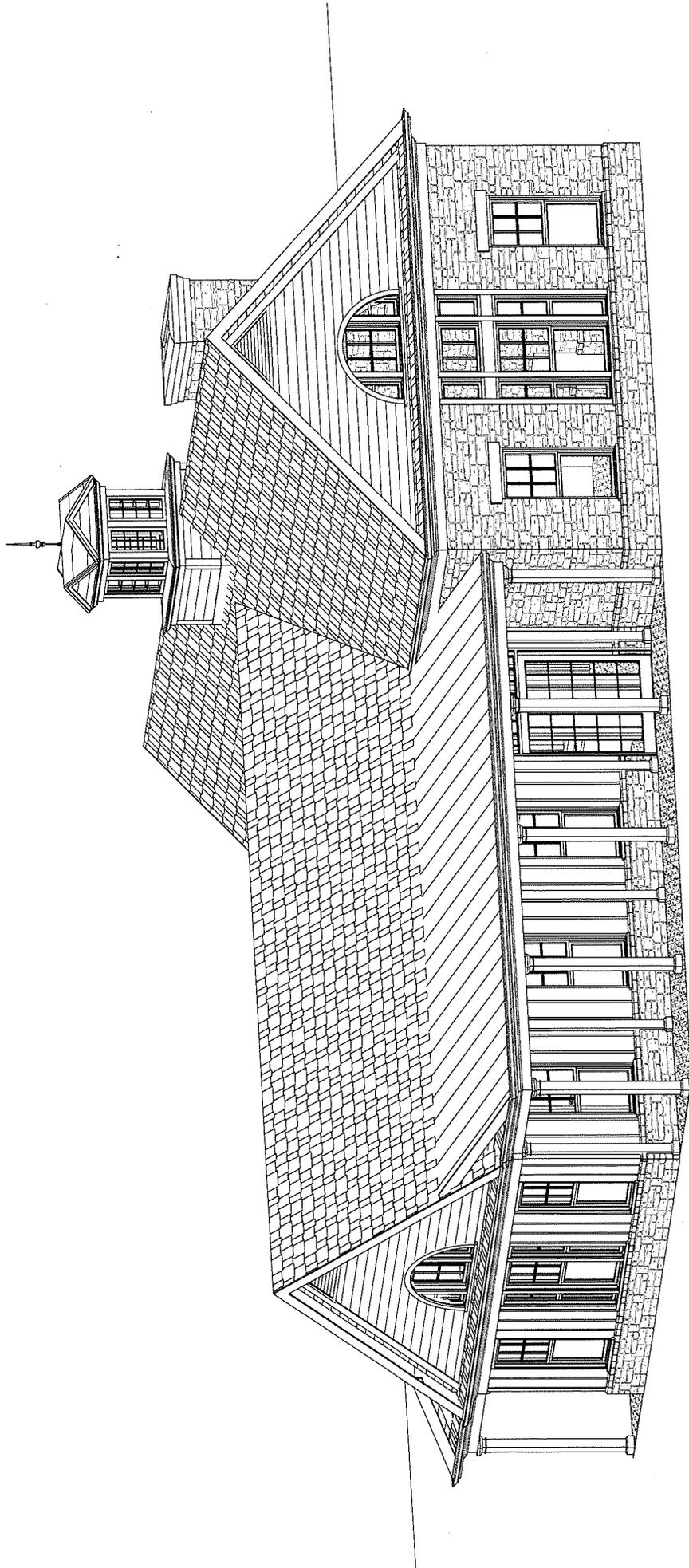
Requires With Owner Log

COUGHLIN'S CROSSING



Reduce With Owner's Logo

COUGHLIN'S CROSSING

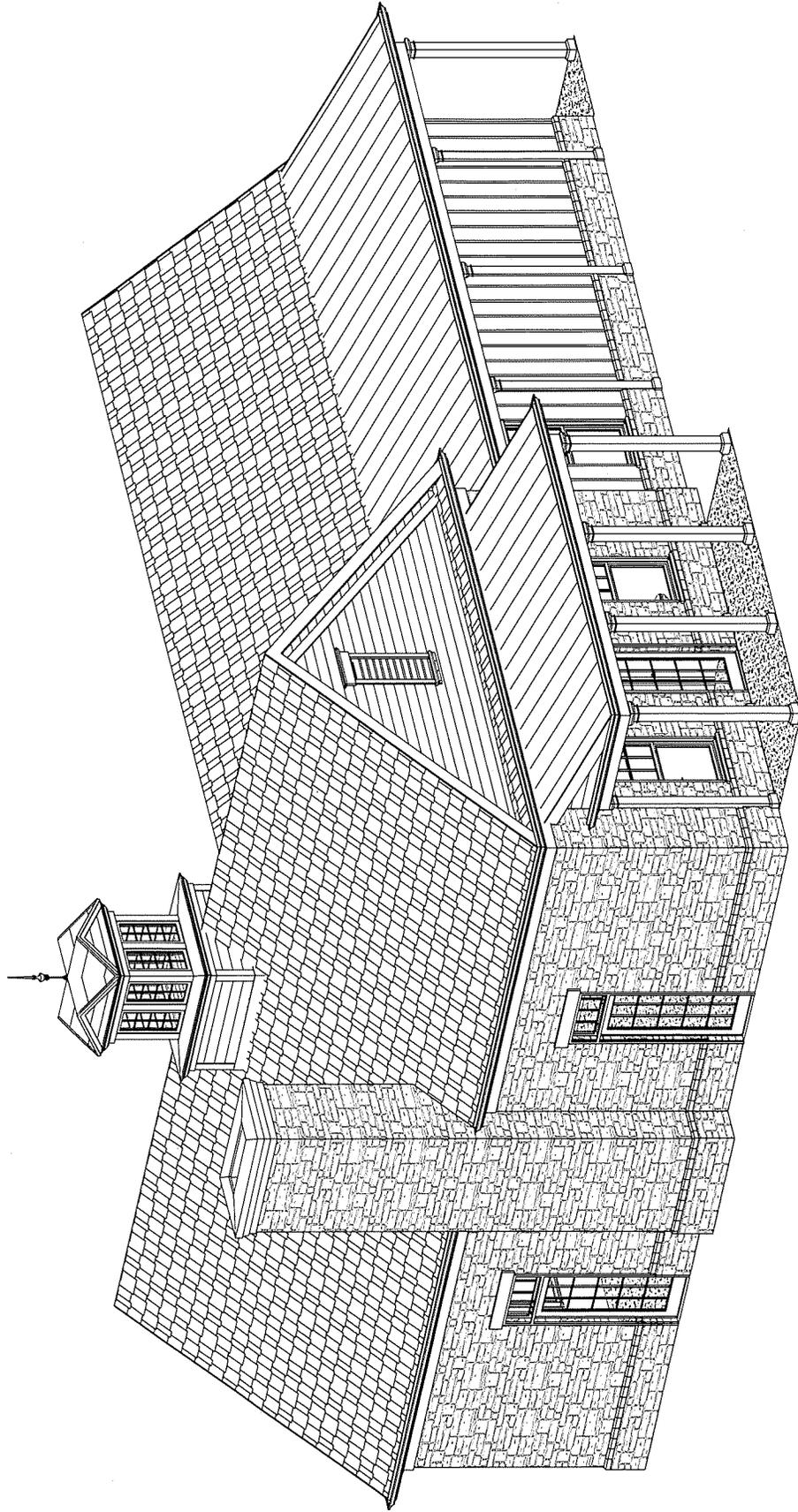


Realize With Custom Logo

COUGHLIN'S CROSSING

CLBH-1





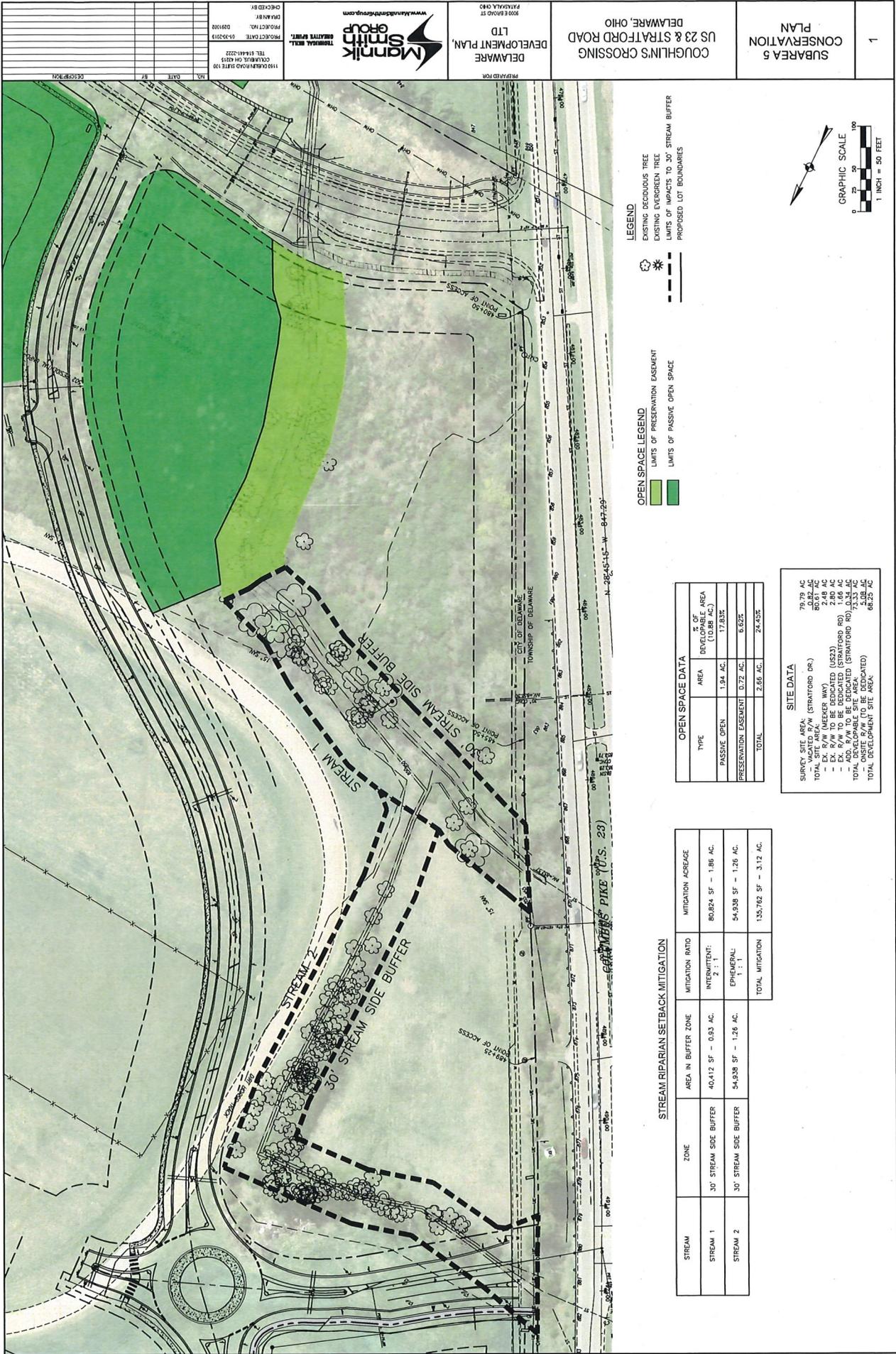
Register With Owner Logo

COUGHLIN'S CROSSING

CLBH-2



McQuintan



1	SUBAREA 5 CONSERVATION PLAN
COUGHLIN'S CROSSING US 23 & STRATFORD ROAD DELAWARE, OHIO	DELAWARE DEVELOPMENT PLAN, LTD
 MANNIK GROUP TERRAZZO REALTY GROUP, INC. www.MannikGroup.com	PROJECT NO. 0201002 PROJECT DATE 03-20-2019 CHECKED BY DRAWN BY 1180 COLUMBIAN ROAD SUITE 100 COLUMBUS, OH 43215 TEL. 614-441-2222

TYPE	AREA	% OF DEVELOPABLE AREA (10.88 AC.)
PASSIVE OPEN	1.94 AC.	17.83%
PRESERVATION EASEMENT	0.72 AC.	6.62%
TOTAL	2.66 AC.	24.45%

STREAM	ZONE	AREA IN BUFFER ZONE	MITIGATION RATIO	MITIGATION ACREAGE
STREAM 1	30' STREAM SIDE BUFFER	40,412 SF - 0.93 AC.	INTERMITTENT: 2 : 1	80,824 SF - 1.86 AC.
	30' STREAM SIDE BUFFER	54,938 SF - 1.26 AC.	EPHEMERAL: 1 : 1	54,938 SF - 1.26 AC.
TOTAL MITIGATION				135,762 SF - 3.12 AC.

SITE DATA	
SURVEY SITE AREA (STRATFORD DR.)	79.79 AC.
TOTAL SITE AREA	80.67 AC.
- EX. R/W (MEKER WAY)	2.48 AC.
- EX. R/W TO BE DEDICATED (US23)	1.96 AC.
- EX. R/W TO BE DEDICATED (STRATFORD RD)	1.96 AC.
- ADD. R/W TO BE DEDICATED (STRATFORD RD)	0.34 AC.
TOTAL DEDICATED R/W TO BE DEDICATED	6.74 AC.
ON-SITE R/W TO BE DEDICATED	5.08 AC.
TOTAL DEVELOPMENT SITE AREA	68.25 AC.

LEGEND	
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	LIMITS OF IMPACTS TO 30' STREAM BUFFER
	PROPOSED LOT BOUNDARIES

OPEN SPACE LEGEND	
	LIMITS OF PRESERVATION EASEMENT
	LIMITS OF PASSIVE OPEN SPACE

GRAPHIC SCALE
 0 25 50 100
 1 INCH = 50 FEET

LEGEND
 EXISTING DECIDUOUS TREE
 EXISTING EVERGREEN TREE
 LIMITS OF IMPACTS TO 30' STREAM BUFFER
 PROPOSED LOT BOUNDARIES

OPEN SPACE LEGEND
 LIMITS OF PRESERVATION EASEMENT
 LIMITS OF PASSIVE OPEN SPACE

STREAM RIPARIAN SETBACK MITIGATION

STREAM 1
 30' STREAM SIDE BUFFER
 40,412 SF - 0.93 AC.
 INTERMITTENT:
 2 : 1
 80,824 SF - 1.86 AC.

STREAM 2
 30' STREAM SIDE BUFFER
 54,938 SF - 1.26 AC.
 EPHEMERAL:
 1 : 1
 54,938 SF - 1.26 AC.

TOTAL MITIGATION
 135,762 SF - 3.12 AC.

1

1180 COLUMBIAN ROAD SUITE 100
 COLUMBUS, OH 43215
 TEL. 614-441-2222

PROJECT NO. 0201002
 PROJECT DATE 03-20-2019

DELTAWARE DEVELOPMENT PLAN, LTD

COUGHLIN'S CROSSING
 US 23 & STRATFORD ROAD
 DELAWARE, OHIO

1

Mannik Smith
 GROUP
 TERRAZZO APARTS
 1195 DELAWARE DRIVE
 COLUMBUS OH 43260
 TEL 614.444.4222
 WWW.MANNIKSMITHGROUP.COM

GRAPHIC SCALE
 0 30 60 90 120
 1 INCH = 60 FEET

LEGEND
 EXISTING DECIDUOUS TREE TO REMAIN
 EXISTING DECIDUOUS TREE TO BE REMOVED
 EXISTING DECIDUOUS TREES PREVIOUSLY REMOVED
 CONSERVATION EASEMENT

ABBREVIATIONS
 EX EXISTING
 R/W RIGHT-OF-WAY
 P/L PROPERTY LINE

TREE PRESERVATION NARRATIVE
 ALL TREES WITHIN THE BOUNDARY WERE LOCATED AND INVENTORIED BY 2/27/2018. SHADY AREAS IN THE ORIGINALLY PROPOSED CONSERVATION EASEMENT, THIS AREA IS BEING RE-EVALUATED FOR PRESERVATION. THIS AREA IS BEING RE-EVALUATED FOR PRESERVATION AND THE TREES WITHIN THIS AREA WERE CLASSIFIED FOR CONDITION AND TYPE. THE TREE STATUS OF THE COUGHLIN'S CROSSING TREE REPLACEMENT PLAN (SHEET 2000) FROM APRIL 4, 2017.

REMAINING TREE COUNT
 NOTE: THIS DATA REPRESENTS THE CURRENT TOTAL NUMBER OF TREES REMAINING IN

COUNT	CALIPER (IN.)
TOTAL	200
GOOD	143
FAIR	15
POOR	32
DEAD	12
ASH	0

2018 TREE REMOVAL
 NOTE: THIS DATA REPRESENTS THE CURRENT TOTAL NUMBER OF TREES REMOVED IN

COUNT	CALIPER (IN.)
TOTAL	160
GOOD	115
FAIR	12
POOR	23
DEAD	10
ASH	0

*TOTAL CALIPER (IN.) TO BE REPLACED AND/OR MITIGATED = 1571'





**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 checked="" 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 | Board of Zoning Appeals |
| <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 checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

* SEE ATTACHED INFORMATION

Subdivision/Project Name COUGHLIN'S CROSSING Address MEEREN # 4523
 Acreage 73.33 Square Footage VARIABLE Number of Lots PMU Number of Units PMU
 Zoning District/Land Use PMU Proposed Zoning/Land Use N/A Parcel # SEE RECORDED PLAT ATTACHED

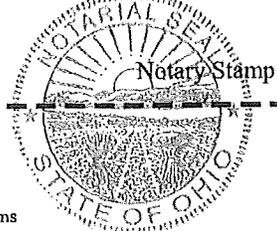
Applicant Name DELAWARE DEVELOPMENT PLAN Contact Person CONNIE KLEWA
 Applicant Address P.O. BOX 991 PATASKALA OH 43062
 Phone 614 374 8488 Fax N/A E-mail CKLEWAATTORNEY@gmail.com
 Owner Name DELAWARE DEVELOPMENT PLAN LTD Contact Person CONNIE KLEWA
 Owner Address P.O. BOX 991 PATASKALA OH 43062
 Phone 614 374 8488 Fax N/A E-mail CKLEWAATTORNEY@gmail.com
 Engineer/Architect/Attorney THE MANNIK & SMITH GROUP ARCHITECTURAL ALLIANCE Contact Person RANDY VAN TILBURG
 Address 815 GRANBUIEW AVE STR 650 COLS 43215
49 E THIRD AVE COLS 43201
 Phone 614 441 4222 E-mail RVAN TILBURG @ MANNIKSMITHGROUP.COM
614 361 3892 Fax _____ E-mail JONEY @ ARCHMAIL.COM

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

AL Coughlin Jr Owner Signature AL Coughlin Jr Owner Printed Name

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of JULY, 2019.



ELI WINLAND
Notary Public, State of Ohio
My Commission Expires
6-27-2023

[Signature]
Notary Public





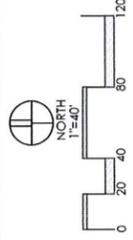
SITE DATA

TOTAL UNITS	194 UNITS
GARAGE SPACES	50 SPACES
ADA SPACES	10 SPACES
SURFACE SPACES	304 SPACES
TOTAL SPACES	364 SPACES
PARKING RATIO	± 1.87/UNIT

ILLUSTRATIVE PLAN: PHASE 2

COUGHLINS CROSSING

PREPARED FOR ROMANELLI AND HUGHES
DATE: 7/3/19



Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
241 N. 6th Street
Suite 401
Columbus, OH 43215
614.461.1764
www.farisplanningdesign.com

CASE NUMBER: 2018-1965-1968

REQUEST: Multiple Requests

PROJECT: Belle Commons Business Park

MEETING DATE: August 7, 2019

APPLICANT/OWNER

Makapa LLC
1159 Royal Palm Way
Boca Raton, FL 33432

2018-1965: A request by Makapa LLC., for approval of a Rezoning Amendment for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) from R-3 (One-Family Residential District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.

2018-1966: A request by Makapa LLC., for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) and located on the north side of Belle Avenue and the east side of Liberty Road

2018-1967: A request by Makapa LLC., for approval of a Preliminary Development Plan for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.

2018-1968: A request by Makapa LLC., for approval of a Preliminary Subdivision Plat for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.

PROPERTY LOCATION & DESCRIPTION

The subject site, which encompasses two parcels, contains 11.128 acres and is located at the northeast corner of Liberty Road and Belle Avenue. The subject site is zoned R-3 (One-Family Residential) as are the properties to the north, south and east while the properties to the west are zoned M-2 (General Manufacturing District).

BACKGROUND/PROPOSAL

The applicant is proposing to rezone their subject 11.128 acre property which encompasses two parcels and vacated right-of-ways to be made part of the project. The property is located at the northeast corner of the Liberty Road and Belle Avenue intersection. The property's existing zoning is R-3 (One-Family Residential District) while the owner is proposing a rezoning to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay). The proposed development would allow light industrial/office uses as detailed in the zoning text. A tree preservation area would be established just northeast of the Liberty Road and Belle Avenue intersection and along the eastern portion of site.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of High Density Single Family for the subject site in the Near South that does not allow light industrial uses and/or office uses for the subject site.

The subject site is a quintessential "transition area" with single family homes home to the east and south while to the west is large heavy industrial use (Liberty Castings) and to the north is a ball field/park area owned by a local church. Staff believes the subject proposal with approved development text and conditions would be an appropriate transition in this area as is possible for the following reasons:

- The applicant had four single family residential lots platted adjacent to the existing single family homes to the east and south last year.
- The applicant is proposing a tree preserve (existing wooded area) at the southwestern portion of the site along Belle Avenue and Liberty Road to buffer the proposed single family lots and the existing single family lots along the south side of Belle Avenue to the proposed business park.
- The applicant is proposing a tree preserve along the eastern portion of the site adjacent to the existing single family homes to the east.

- The proposed light industrial/office land use is accessed off Liberty Road only and is adjacent to Liberty Casting which is a heavy industrial use and the uses proposed by the applicant are significantly less intense than heavy industrial uses but could create an appropriate transition with the aforementioned wooded tree preserves adjacent to the existing single family homes. This is especially true given that the current zoning is residential on the development site which would not be allowed under the proposed development text.

Therefore, it appears the proposed development would be compatible with surrounding land uses for the aforementioned reasons with the approved development text. Ensuring that this development is of appropriate size, scale and buffering is of paramount importance to ensuring an appropriate transitional use.

- **ZONING:** As previously mentioned, the zoning for the subject site is R-3 which permits single family uses but not the business park uses proposed. Therefore, staff suggested and the applicant agreed to pursue a requested a Planned Mixed Use Overlay (PMU) District to prepare a specific plan and zoning text that is compatible with and provides a reasonable transition to the adjacent single family and industrial land uses. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to cluster the proposed development on a portion of the site while permanently preserving the wooded portions of the site. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. In this instance, the preservation of wooded portions of the site adjacent to the single family uses that provides buffering to the proposed light manufacturing uses can be most effectively achieved by using a PMU Overlay rather than simply applying a different base or overlay district available for consideration under the current Zoning Code. The PMU approach allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development available under the current R-3 zoning district which permits single family uses which would permit a single family subdivision adjacent to a heavy industrial use which would not likely be appropriate from a land use perspective while not creating the highest and best use for the subject property from an economic development perspective. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat by the Planning Commission and City Council. In addition, a Final Development Plan and likely Final Subdivision Plat (if divided into more than two lots) would need to be approved by the Planning Commission and City Council prior to construction of any future building
- **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 subject development would have a full movement curb cut from Liberty Road that would extend into a cul-de-sac to access the over six acre site that could be divided into up to six lots. The proposed private drive would have to be constructed to public standards per the City Engineer.
- **PEDESTRIAN CONNECTIVITY:** The adopted Bicycle and Pedestrian Master Plan 2017 identifies a bike path along Liberty Road but does not designate a specific side on the street. Per the City Engineer, a five foot wide concrete sidewalk will be required along the east side of Liberty Road starting at the north end of the site. To avoid the need for a pedestrian bridge or culvert crossing of an existing stream, no sidewalk will be required south of the stream along Liberty Road. Furthermore, due to the proximity of the stream adjacent to Belle Avenue, sidewalk will not be required adjacent to Belle Avenue west of the Belle Avenue culvert. Rather, the sidewalk alignment shall follow along the north side of the stream from Liberty Road to the eastern most limit of the site along Belle Avenue. To provide pedestrian connectivity to the south side of Belle Avenue, a pedestrian crossing shall be installed in the vicinity of the Belle Avenue Park, which may include a mid-block crossing. This sidewalk and the Belle Avenue pedestrian crossing shall be installed prior to any final occupancy approval for the first building in the subject development.

- **SITE CONFIGURATION:** The subject development, which is over 6 acres, could be divided into six lots with a full movement curb cut from Liberty Road that would extend into a cul-de sac. Also, there are two tree preserves in this development. One is located at the southwestern portion of the site along Liberty Avenue and Belle Road which is approximately 2.398 acres while there is a tree preserved along the eastern portion of the site adjacent to the single family homes which is 1.455 acres. Specific site details of each lot would need to be identified during the Final Development Plan and Final Subdivision Plat process.
- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefits are the control upon the use and the architectural and building material design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation. The proposed uses would require buildings to be constructed of steel siding with a stone veneer wainscoting per the development text.
- **LANDSCAPING & SCREENING:** The applicant would need a comprehensive landscape plan that includes street trees, front yard trees, foundation landscaping and perimeter buffering for the subject development. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced. Tree removal and replacement shall meet requirements of Chapter 1168 along with the following replacement schedule and fee/replanting requirements per the approved development text:
 - i) Trees in poor condition shall not be replaced (dead, damaged or diseased).
 - ii) Trees in fair condition shall be replaced at 50%.
 - iii) Trees in good condition shall be replaced at 100%
 - iv) Ash trees shall not be replaced and must be removed from the site.
 - v) 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.
 - vi) Based upon the submitted and verified survey, the number of caliper inches removed is 694 caliper inches).
 - vii) Per the submitted and verified survey, the owner is preserving 675 caliper inches of trees which includes two tree reserve areas which are located on the eastern and southwestern portions of the site respectively.
 - viii) Therefore, the owner shall be required to make a payment of \$1,900 (694 caliper inches removed – 675 caliper inches preserved = 19 total caliper inches removed x \$100 per caliper inch). The tree replacement payment shall be paid prior to any approval of building permits.
- **GATEWAYS & CORRIDORS PLAN:** Any proposed signage would need to be documented during the Final Development Plan approval process. Also, any monument signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** A lighting plan that identifies light poles and building lights with an illumination plan would need to be submitted during the Final Development Plan approval process. Any light poles would need to be black with a maximum height of 25 feet and have fully recessed and cut off-style fixtures. All lighting plans would need to be submitted, reviewed and approved by the City and achieve compliance with the minimum zoning requirements.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2018-1965 – REZONING AMENDMENT)

Staff recommends approval of a request by Makapa LLC., for a Rezoning Amendment for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) from R-3 (One-Family Residential District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road, with the following conditions that:

1. Any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.

STAFF RECOMMENDATION (2018-1966 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request Makapa LLC., for a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) and located on the north side of Belle Avenue and the east side of Liberty Road

STAFF RECOMMENDATION (2018-1967– PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Makapa LLC., for a Preliminary Development Plan for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road, 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 number of required parking spaces shall in accordance with the approved development text and approved Final Development Plan.
3. The proposed buildings shall achieve compliance with the design standards of the approved development text.
4. There are two preserves with one located at the southwestern portion of the site along Liberty Avenue and Belle Road which is approximately 2.398 acres while a second tree preserve is located along the eastern portion of the site adjacent to the single family homes which is 1.455 acres and they shall be within an easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the county.
5. The applicant shall be required to pay a tree replacement fee calculated at \$1,900 per the submitted tree survey to achieve compliance with Chapter 1168 Tree Preservation Regulations along with the approved development text.
6. Street trees shall be installed along Liberty Road per the zoning code during the Final Development Plan process.
7. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. A lighting plan shall be reviewed and approved by the City per Chapter 1158 Lighting Plan during the Final Development Plan process.
9. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
10. The entire development shall achieve compliance with the minimum engineering, public works and fire department requirements.
11. A sidewalk shall be required along Liberty Road and a sidewalk shall be required along Belle Avenue with a pedestrian crossing per the City Engineer. The sidewalks and the Belle Avenue pedestrian

crossing shall be installed prior to any final occupancy approval for the first building in the subject development.

STAFF RECOMMENDATION (2018-1968– PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Makapa LLC., for a Preliminary Subdivision Plat for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road, 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 number of required parking spaces shall in accordance with the approved development text and approved Final Development Plan.
3. The proposed buildings shall achieve compliance with the design standards of the approved development text.
4. There are two preserves with one located at the southwestern portion of the site along Liberty Avenue and Belle Road which is approximately 2.398 acres while a second tree preserve is located along the eastern portion of the site adjacent to the single family homes which is 1.455 acres and they shall be within an easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the county.
5. The applicant shall be required to pay a tree replacement fee calculated at \$1,900 per the submitted tree survey to achieve compliance with Chapter 1168 Tree Preservation Regulations along with the approved development text.
6. Street trees shall be installed along Liberty Road per the zoning code during the Final Development Plan process.
7. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. A lighting plan shall be reviewed and approved by the Chief Building Official per Chapter 1158 Lighting Plan during the Final Development Plan process.
9. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
10. The entire development shall achieve compliance with the minimum engineering, public works and fire department requirements.
11. A sidewalk shall be required along Liberty Road and a sidewalk shall be required along Belle Avenue with a pedestrian crossing per the City Engineer. The sidewalks and the Belle Avenue pedestrian crossing shall be installed prior to any final occupancy approval for the first building in the subject development

PLANNED MIXED USE DEVELOPMENT TEXT
MAKAPA LLC
BELLE COMMONS BUSINESS PARK (Liberty Road & Belle Avenue)
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Makapa, LLC is proposing to rezone their subject 11.128 acre property which encompasses two parcels (parcels 419-122-01-027-000 & 419-122-01-029) and includes vacated right-of-ways. The property is located at the northeast corner of the Liberty Road and Belle Avenue intersection. The property's existing zoning is R-3 (One-Family Residential District) while the owner is proposing a rezoning to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay). The proposed development would include manufacturing/lighting industrial/office land uses. A tree preservation area would be established just northeast of the Liberty Road and Belle Avenue intersection and along the eastern portion of site.



2. GENERAL DEVELOPMENT STANDARDS

- A. **Purpose and Intent.** It is the intent for this site to develop for manufacturing/light industrial/office uses. This Development Text represents the zoning requirements for this development as agreed upon between the developer and the City.
- B. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- C. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- D. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
- (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
 - (2) Major change in the approved location of land uses or land use sub-areas and building sizes of more than 10%.
 - (3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results 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, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.
 - (4) Minor structural alterations that do not alter the overall design intent of the building.

3. **Preliminary & Final Development Plan.** The proposed development will require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

a) **Tree Removal and Replacement.** : A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced. Tree removal and replacement shall meet requirements of Chapter 1168 along with the following replacement schedule and fee/replanting requirements per the approved development text:

- i) Trees in poor condition shall not be replaced (dead, damaged or diseased).
- ii) Trees in fair condition shall be replaced at 50%.
- iii) Trees in good condition shall be replaced at 100%
- iv) Ash trees shall not be replaced and must be removed from the site.
- v) 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.
- vi) Based upon the submitted and verified survey, the number of caliper inches removed is 694 caliper inches).
- vii) Per the submitted and verified survey, the owner is preserving 675 caliper inches of trees which includes two tree reserve areas which are located on the eastern and southwestern portions of the site respectively.
- viii) Therefore, the owner shall be required to make a payment of \$1,900 (694 caliper inches removed – 675 caliper inches preserved = 19 total caliper inches removed x \$100 per caliper inch). The tree replacement payment shall be paid prior to any approval of building permits.

4. **Proposed Use**

The project is located at the northeast corner of Liberty Road and Belle Avenue which encompasses approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029) which includes approximately 0.404 acres of vacated right-of-way. The subject development would contain a maximum of six new manufacturing/light industrial/office lots approximately one acre each that will access Liberty Road via a new private street full movement curb cut. Two tree preserves totaling 3.853 acres are located within the site, one along the eastern portion of the site (1.455 acres) and one along the southern portion of the of the along Liberty Road and Belle Avenue (2.398 acres), to provide a buffer to the adjacent single family lots. Based on market demand, the owner may elect to develop the property as one lot or up to six lots while maintaining the one access full movement curb cut to Liberty Road. Also, the length of the proposed private street may vary based on the site layout..

5. **Site**

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

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

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

Land Use Category	Uses
(a) Manufacturing / Light Industrial / Office	
(1) Research and development facility	P
(2) Office – Professional, administrative and sales – including flex office uses	P
(3) Training facility	P
(4) Warehouse or indoor storage facility	P
(5) Outdoor storage of materials with screening	A
(6) Outdoor storage of fleet vehicles for operation of principal use with screening	A
(7) Outdoor storage of equipment for sale or rental with screening	A
(8) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(9) Public safety facility	C
(10) Public service/maintenance facility	C

(5) **Prohibited Uses.**

- ix) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.
- x) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.
- xi) **Medical Marijuana:** No medical marijuana principal or accessory uses are permitted on the subject site.
- xii) **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

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

Lot Standards	
(1) Minimum lot area	0.95 acre
(2) Minimum lot width and frontage	Per approved FDP
(3) Maximum building coverage	40%
(4) Maximum lot coverage*	70%

*Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of the parcel to be developed, excluding any existing public right-of-way, and converted to a percentage.

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 setback from internal street right-of-way or Liberty Road if lot is to front on Liberty Road	50 Ft.

Minimum Building Setbacks	
(2) Side setback from property line **	20 Ft.
(3) Rear setback from property line **	20 Ft.

** No setback required when adjoining tree preserve.

D. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from internal street right-of-way or Liberty Road if lot is to front on Liberty Road	20 Ft.
(2) Setback from side property line ***	10 Ft.
(3) Setback from rear property line ***	10 Ft.

*** No setback required when adjoining tree preserve.

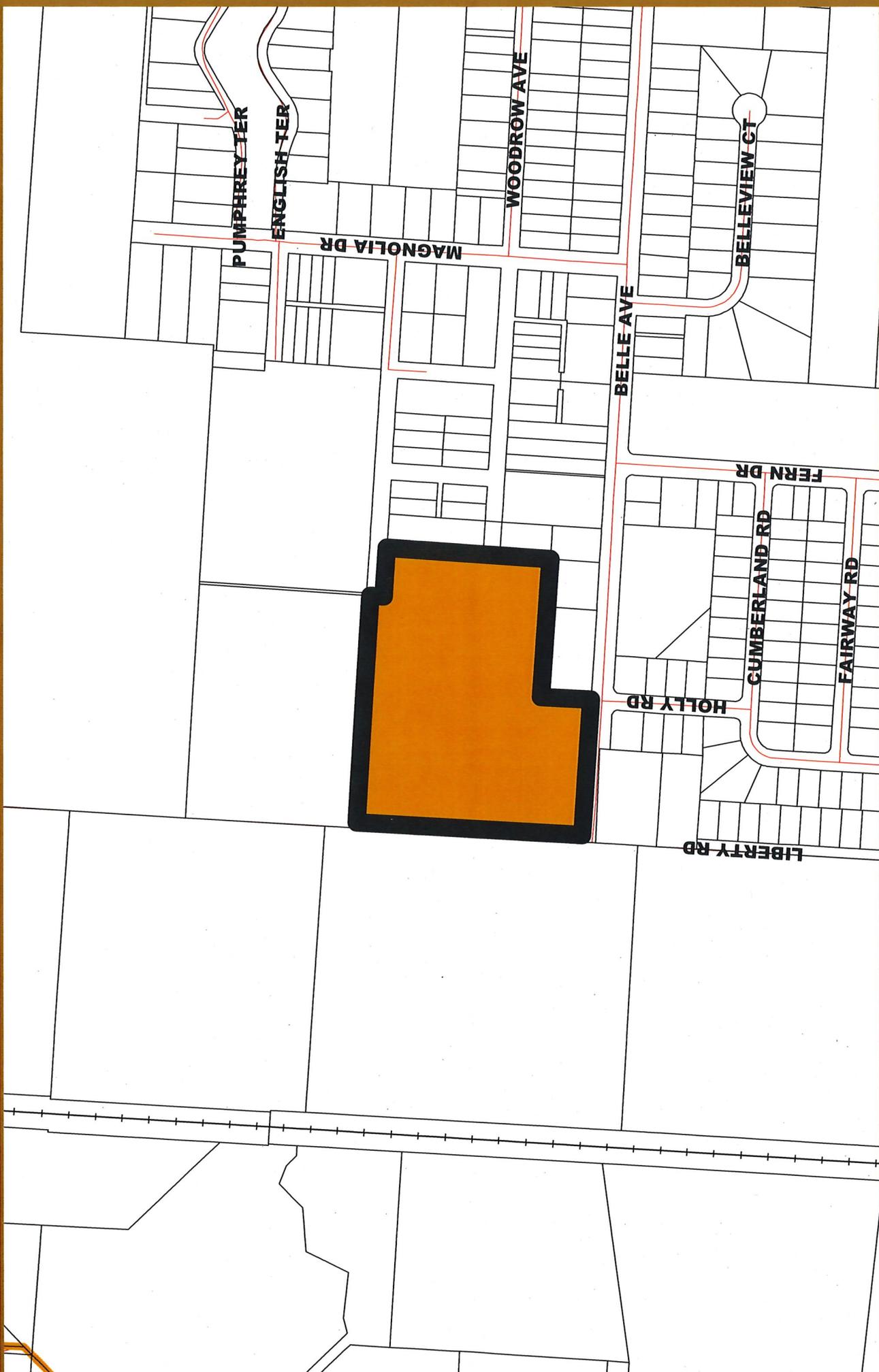
E. **Maximum Building Height.** The maximum height of any building or structure in Sub-Area A shall be 50 feet as measured from finished floor elevation to the highest point of the roof.

F. **Building Design.** All buildings regardless of use shall consist of steel siding combined with stone veneer water table or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the following elevations.

- (1) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
- (2) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

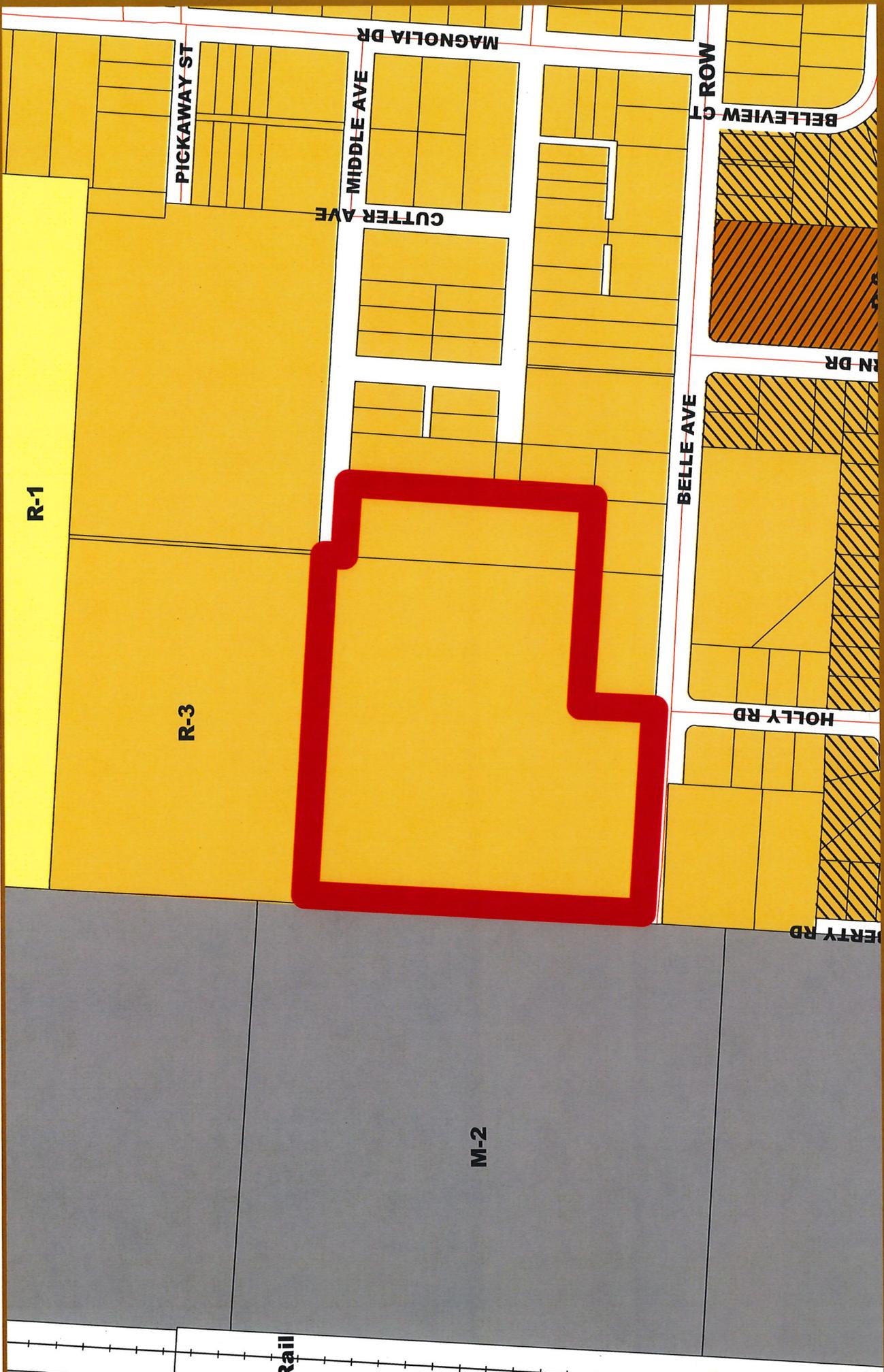
G. **Parking.** The amount of parking shall achieve compliance with Chapter 1161 Parking; except as otherwise approved on the Final Development Plan.

- H. **Landscaping and Screening.** All landscaping shall meet the requirements of Chapter 1166 Landscaping and Screening Regulations and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.
- I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with Chapter 1158 Lighting Plan.
- J. **Signage.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 and will be provided as part of the Final Development Plan.
- K. **Roads.** Any new road(s) to be constructed within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase. Also, a sidewalk would be required along the east side of Liberty Road that shall extend south to the existing stream and along Belle Avenue on the north side of the stream from Liberty Road to the eastern most limit of the site per the City Engineer.
- L. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.



2018-1965-1968
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan & Preliminary Subdivision Plat
Belle Commons Business Park - Belle Avenue and Liberty Road
Location Map





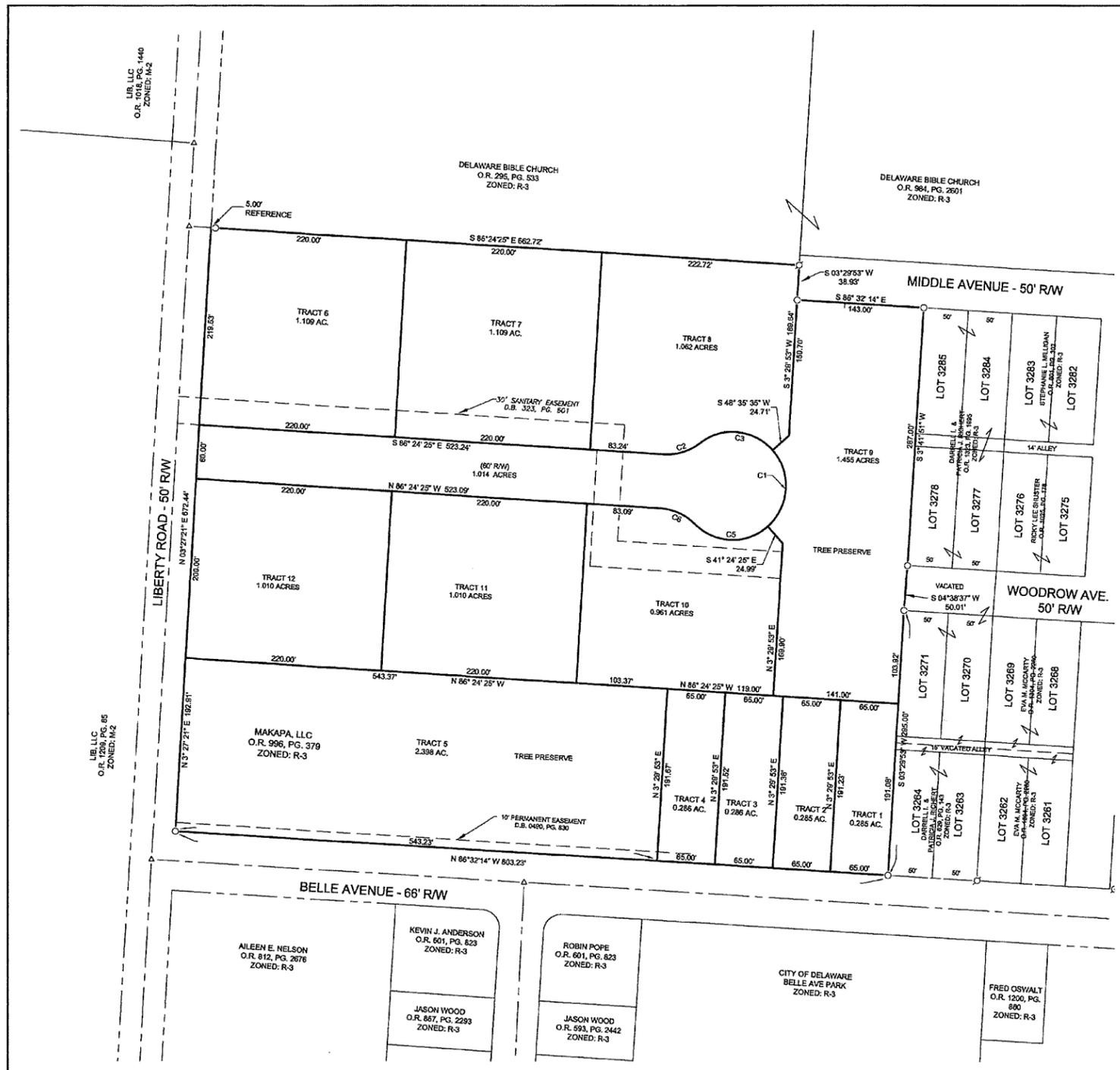
2018-1965-1968
 Rezoning Amendment, Conditional Use Permit,
 Preliminary Development Plan & Preliminary Subdivision Plat
 Belle Commons Business Park - Belle Avenue and Liberty Road
 Zoning Map



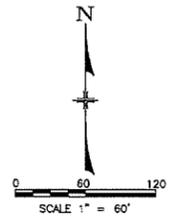


2018-1965-1968
 Rezoning Amendment, Conditional Use Permit,
 Preliminary Development Plan & Preliminary Subdivision Plat
 Belle Commons Business Park - Belle Avenue and Liberty Road
 Aerial (2016) Map





CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	275.22'	60.00'	262°49'09"	S 3° 35' 41" W	90.00'
C2	43.36'	60.00'	41°24'29"	S 72° 53' 21" W	42.42'
C3	90.49'	60.00'	86°24'28"	N 84° 36' 39" W	82.15'
C5	90.49'	60.00'	86°24'40"	S 88° 12' 05" E	82.15'
C6	43.37'	60.00'	41°24'40"	N 65° 42' 05" W	42.43'



LEGEND

- | FOUND | SET | |
|---------|---------|--------------------------------------|
| ○ | ○ | 5/8" IRON PIPE, UNLESS NOTED |
| ○ | ● | 5/8" IRON PIN, UNLESS NOTED |
| ○ | ● | SURVEY NAIL |
| △ | ▲ | RAIL ROAD SPIKE |
| ○ | ● | MAG SPIKE |
| □ | ○ | STONE |
| ○ | ○ | POST |
| ■ | ■ | CATCH BASIN |
| ■ | ■ | CURB INLET |
| ○ | ○ | STORM MANHOLE |
| ○ | ○ | TILE DROP |
| ○ | ○ | CLEAN OUT |
| ○ | ○ | SANITARY MANHOLE |
| ○ | ○ | FIRE HYDRANT |
| ○ | ○ | WATER VALVE |
| ○ | ○ | WATER SERVICE VALVE |
| ○ | ○ | POWER POLE |
| ○ | ○ | POWER/TELEPHONE POLE |
| ○ | ○ | LIGHT POLE |
| ○ | ○ | TELEPHONE POLE |
| ○ | ○ | POWER/TELEPHONE/CABLE POLE |
| ○ | ○ | GUY WIRE |
| ○ | ○ | SIGN |
| ○ | ○ | TELEPHONE BOX |
| ○ | ○ | TELEPHONE LINE MARKER |
| ○ | ○ | GAS MARKER |
| ○ | ○ | GAS VALVE |
| ○ | ○ | GAS SERVICE VALVE |
| ○ | ○ | GAS TEST VALVE |
| ○ | ○ | MAIL BOX |
| —S— | —S— | SANITARY SEWER |
| —ST— | —ST— | STORM SEWER |
| —W— | —W— | WATER LINE |
| —E— | —E— | ELECTRIC LINE |
| —E-C— | —E-C— | OVERHEAD ELECTRIC AND CABLE LINES |
| —E-T-C— | —E-T-C— | ELECTRIC, TELEPHONE, AND CABLE LINES |
| —T— | —T— | TELEPHONE LINE |
| —CAV— | —CAV— | CABLE TV LINE |
| —GAS— | —GAS— | GAS LINE |
| —X—X— | —X—X— | FENCE |

DESCRIPTION

BEING ALL OF OUT LOTS 98, AND 99, AND INLOTS 3265, 3266, 3267, 3272, 3273, 3274, 3275, 3280, 3281, 3285, 3287, AND 3288, AND PART OF VACATED ALLEYS, AND PART OF VACATED WOODROW AVENUE, OF TWIN PARKS ADDITION, OF RECORD IN PLAT BOOK 3, PAGE 122 OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO.

FLOOD PLAIN DESIGNATION:

THE SUBJECT PREMISES IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN F.I.R.M. MAP 99041C0112K, DATED 04-16-2009.

ZONING DISTRICTS

CITY OF DELAWARE ZONING OFFICE 740-203-1600

ZONING CODE R-3, SINGLE FAMILY RESIDENTIAL DISTRICT

MIN LOT AREA - 8000 SQ. FT.
 MIN LOT FRONTAGE - 35'
 MIN LOT WIDTH - 65'
 FRONT SETBACK - 30'
 SIDE SETBACK - 8'
 REAR SETBACK - 40'
 MAX HEIGHT - 35'

ZONING CODE M-2, INDUSTRIAL DISTRICT

MIN LOT AREA - 3 ACRES
 MIN LOT FRONTAGE - 200'
 MIN LOT WIDTH - 200'
 MAX COVERAGE BY BLDG - 40%
 MAX COVERAGE BY BLDG & PAV. - 70%

SETBACKS OPPOSITE/ADJACENT TO RESIDENTIAL DISTRICT
 FRONT SETBACK - 75'
 SIDE SETBACK - 75'
 REAR SETBACK - 75'
 MIN WIDTH BETWEEN BLDGS - 30'
 MAX HEIGHT - 50'

PARKING SETBACKS OPPOSITE/ADJACENT TO RES. DISTRICT
 FRONT SETBACK - 50'
 SIDE SETBACK - 30'
 REAR SETBACK - 30'

NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED USING NAD 83 STATE PLANE COORDINATES OF NGS MONUMENT MNN A.
- THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON O.U.P.S. MARKINGS, EXISTING CONSTRUCTION PLANS, AND PREVIOUS SURVEYS. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED FOR EXTENTS AND ACCURACY.

ISAAC L. KING, P.S.
 PROFESSIONAL SURVEYOR NO. 8318
 DATE: 5-29-2018



EASEMENT REFERENCE		
City's No.	County Recorder	Grantor
Volume	Page	

REVISIONS			
No.	Description	Approval	Date

Plans Prepared By:
Makeever & Associates, Inc.
 110 N. MOORE ST., 1110 E. MASSINGFIELD ST.
 BUCYRUS, OHIO 44820
 Phone: (419) 942-7797 Fax: (419) 943-4717

BENCHMARKS
 BM1 - MAG HUB SET IN TELEPHONE POLE
 ELEVATION - 925.47'
 BM2 - FIRE HYDRANT CAP BOLT OVER
 STEAMER NOZZLE
 ELEVATION - 903.31'
 BM3 - FIRE HYDRANT CAP BOLT OVER
 STEAMER NOZZLE
 ELEVATION - 903.90'

ENG. FILE NO. _____
 IMP. ACCT. NO. _____
 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

**PRELIMINARY DEVELOPMENT PLAN FOR:
 BELLE COMMONS**

Scale: Horiz. = AS NOTED
 Vert. = AS NOTED
 Original Sheet Size = 24"x36"
 Date: MAY 29, 2018

Sheet No.: 1 OF 1
 S:\2015\013
 Dwg. No.: 2015-013-2018