CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

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

REGULAR MEETING September 4, 2019

1. ROLL CALL

2. INTRODUCTION – Kyle Kridler, Assistant City Manager

3. APPROVAL of the Motion Summary of the Planning Commission meeting held on August 7, 2019, as recorded and transcribed.

4. REGULAR BUSINESS

A. 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 (TABLED 8/7/19).

(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 (TABLED 8/7/19).

Anticipated Process

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

B. Springer Woods

(1) 2019-1864: A request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 2 on approximately 5.471 acres containing 21 single family lots on property zoned R-3 (One-Family Residential District) and located on Scarlett Drive and Arron Drive.

(2) 2019-1865: A request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 3 on approximately 5.65 acres containing 22 single family lots on property zoned R-3 (One-Family Residential District) and located on Bevan Way and Arron Drive.

Anticipated Process

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

C. 2019-1866: A request by Liberty Casting for approval of a Development Plan Exemption allowing for a 4,000 square foot expansion to the existing main building on 17.32 acres zoned M-2 (General Manufacturing District) located at 620 Liberty Road.

Anticipated Process

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

D. 2019-1869: A request by Evans Farm Land Development Company for review of a Concept Plan for Evans Farm consisting of 103 single family lots on approximately 43.85 acres located on the north side of Peachblow Road just east of the Winterbrooke Place Subdivision.

Anticipated Process

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

5. PLANNING DIRECTOR'S REPORT

6. COMMISSION MEMBER COMMENTS AND DISCUSSION

7. NEXT REGULAR MEETING: October 16, 2019

8. 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, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 17, 2019, as recorded and transcribed.

Motion: Vice-Chairman Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on July 17, 2019, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 6-0-1 (Prall) vote.

ITEM 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

Mr. Schultz discussed the location of the building and current zoning. The property is located in the Transitional Sub-District of the Downtown Historic District Overlay. The applicant purchased the property in 2019 and completed an Environmental Assessment due to the property formally being a gas station. The Applicant recently received approval through the Historic Preservation Commission for demolition of the building and the design for the proposed building. Mr. Schultz reviewed the plan to construct a two-story building and maintain the nine parking spots fronting North Franklin Street.

Mr. Halter voiced a concern over the one way out access on the

second floor and the safety issue if there was a fire. Staff reviewed that the fire staff had reviewed the plan with no concerns voiced.

b. Applicant Presentation

APPLICANT:
Jeff and Jill Rice
6 Darlington Road
Delaware, Ohio

Ms. Rice discussed her plans to have the first story of the building be a boutique-style fitness center, while the second floor would be an apartment with a private elevator and a garage. The current plan is for the Applicant's mother to reside in the apartment.

Mr. Halter also voiced a concern over the parking situation and if there is enough parking available to sustain the business. Ms. Rice discussed that they were aware that currently the property was being utilized for parking by the Helpline staff or others, but that they would have signage once they occupied the building and that they felt that once construction begins individuals will need to find other parking spaces that are available.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-1727, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved with a 7-0 vote. Mr. Halter recommended that the applicant consider an additional exit from the second floor.

Motion: Mr. Prall motioned to approve 2019-1728, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved with a 7-0 vote. Mr. Halter again recommended that the applicant consider an additional exit from the second floor.

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

Mr. Schultz discussed the request by Delaware Development Plan LTD., for a development text amendment to Sub-Areas 2, 5 and 6 of Coughlin's Crossing and the request for approval of an Amended Preliminary Development Plan to Sub-Areas 2 and 6. He discussed that the proposed development text revision includes consolidating Sub-Areas 2a and 2b. The applicant is also requesting to allow 194 multi-family dwelling units with no commercial and office units fronting Stratford Road instead of the approved 24 single-family dwelling units. The applicant also requests a change to the square footage requirements of the one and two bedroom apartments. Mr. Schultz reviewed the tree replacement plan and the landscaping and screening. Also reviewed were the proposed elevations. He informed the Commission that the Applicant has continued to meet privately with residents for feedback and input.

Mr. Halter voiced a concern over the density difference. Mr. Prall voiced a concern over the expected increase of traffic with the new proposal and questioned if the access point from Stratford could be relocated to allow traffic to flow to Meeker and U.S. 23.

b. Applicant Presentation

APPLICANT:
Connie Klema
Delaware Development Plan LTD
P.O. Box 991
Pataskala, Ohio 43062

John Oney
Architectual Alliance
49 East 3rd Street
Columbus, Ohio

Jim Ohlin
Romanelli & Hughes
148 West Schrock Road
Westerville, Ohio

Ms. Klema discussed the need to change the single-family dwellings to multi-family dwelling units. She discussed that she had difficulty finding a builder for the project, but that she was able to retain Romanelli and Hughes.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Jeannie Ball
1989 Stratford Road
Delaware, Ohio

Ms. Ball voiced a concern over the increase in density and the effects on traffic on Stratford Road.

Mary Gnade
170 Hull Drive
Delaware, Ohio

Ms. Gnade requested that the Commission make a limit of how many residents in the development. She is concerned over the multiple projects in the area and how the City can handle the growth.

John Main
100 Wagner Way
Delaware, Ohio

Mr. Main voiced a concern over traffic and the lack of traffic signal at Hull Drive.

Ms. Klema was agreeable to have staff look at the current access to the development and if can be altered. She discussed using the Stratford Road access as an emergency access only. Mr. Owen discussed the benefit to the proposed Stratford Road improvements and recommended that staff review the traffic study for recommendations. Mr. Volenik voiced his support for the access to remain on Stratford Road, but questioned the density request and if the dwelling units could be two story. Mr. Efland recommended that the Commission consider tabling the cases to allow staff and the applicant to look at the concerns voiced.

d. Commission Action
Motion: Mr. Badger motioned to approve 2019-1578, along with all staff conditions and recommendations, seconded Mr. Volenik. Motion failed with a 3 (Badger, Riggle, Simpson) – 4 (Halter, Prall,

Volenik, Mantzoros) vote.

Motion: Mr. Halter motioned to reconsider the vote to 2019-1578 and to table 2019-1578 and 2019-1579 for 30 days, seconded by Mr. Prall. Motion approved by a 7-0 vote.

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

Mr. Schultz reviewed the proposal to rezone the property site to allow light manufacturing/offices. The property is located at the northeast corner of Liberty Road and Belle Avenue intersection. He reviewed current zoning and that a tree preservation area will be established just northeast of the Liberty Road and Belle Avenue intersection and along the eastern portion of the site.

Mr. Badger voiced a concern regarding the location of street trees along Liberty Road and possible site distance concerns. Mr. Efland discussed the requirement for street trees to be in the right-a-way,

unless the applicant is agreeable to the trees on the east side of the sidewalk.

b. Applicant Presentation

APPLICANT:
Jim Ullman
1520 Hyatts Road
Delaware, Ohio

Mr. Ullman discussed the location of the trees on the east side of the property to provide a buffer. He was in agreement to the street trees on the east side of the sidewalk along Liberty Street.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Halter motioned to approved 2018-1965, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Halter motioned to approved 2018-1966, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.
Motion: Mr. Halter motioned to approved 2018-1967, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Halter motioned to approved 2018-1968, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the new requirement by the U.S.P.S. for cluster mailboxes in new single-family dwelling developments. He provided an update on the Comprehensive Plan Steering Committee.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: September 4, 2019

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 9:26 p.m.

_____

Chairperson

_____

Elaine McCloskey, Clerk

EST 1808

CITY OF

DELAWARE

OHIO

To:	Planning Commission
From:	Lance A. Schultz LAS Planning and Zoning Administrator
Date:	9/4/22/19
Project Number:	2019-1578-1579
Description :	Coughlin's Crossing

Per the applicant's request, Zoning Cases 2019-1578-1579 Coughlin's Crossing Development Text Amendment and Amended Preliminary Development Plan for Sub-Areas 2, 5 and 6 were tabled until the September meeting. The applicant, staff and the community continues to work on the items requested by the Planning Commission and need additional time.

Therefore, staff recommends the Planning Commission formally table these cases to a future meeting instead of "30 days" as indicated in Planning Commission motion on August 7, 2019.

EST 1808
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PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-1864-1865
REQUEST: Multiple Requests
PROJECT: Springer Woods
MEETING DATE: September 4, 2019

APPLICANT/OWNER
Westport Homes
507 Executive Campus Drive, Suite 100
Westerville, Ohio 43082

REQUEST
2019-1864: A request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 2 on approximately 5.471 acres containing 21 single family lots on property zoned R-3 (One-Family Residential District) and located on Scarlett Drive and Arron Drive.
2019-1865: A request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 3 on approximately 5.65 acres containing 22 single family lots on property zoned R-3 (One-Family Residential District) and located on Bevan Way and Arron Drive.

PROPERTY LOCATION & DESCRIPTION
The 87 acre site is located between West Central Avenue (Warrensburg Road, SR 37) and West William Street (Marysville Road, US 36) and is relatively flat with portions of the site being heavily wooded. Section 2 consists of 16.237 acres located on the southern portion of the site just north of the East William Street and west of Springer Woods Boulevard (Section 1). The subject site is zoned R-3 (One Family Residential) District while the property to the east is R-3 (One Family Residential) District with a PUD Planned Unit Development Overlay District and the property to the south is zoned R-3 (One Family Residential) with a PRD Planned Residential District and A-1 (Agricultural) District. The properties to the north and west are in the Township.

BACKGROUND/PROPOSAL
On January 26, 2000 by the Planning Commission (PC-99-57) approved a Preliminary Subdivision Plat for Springer Woods which contained 278 single family lots on 87 acres for a density of 3.13 units per acre. City Council (01-104) approved Final Subdivision Plats for Section 1 Phases 1-3 on October 22, 2001, which contained 62 lots on 20.93 acres. The subdivision was a victim of the housing downtown in the mid 2000's and has been sold to a new developer who wants to the advance the build out of the subdivision in a timely manner. All of Section 1 has been constructed or currently is under construction.

Since 2000 when the Preliminary Subdivision Plat was approved, engineering and zoning standards have been revised and the developer agreed with staff to upgrade the site plan to the extent possible to achieve compliance with the current standards. In February 2013 Planning Commission and City Council approved a Preliminary Subdivision Plat for Springer Woods Section 2 which consisted of 58 single family lots on approximately 16.237 acres (Ordinance 13-06). Also on the same date, Planning Commission and City Council approved a Final Subdivision Plat for Section 2 Phase 1 consisting of 15 single family lots on approximately 5.109 acres. This phase has been constructed and the houses are being sold. Now the developer is proposing to advance Section 2 Phases 2 and 3 through the Final Subdivision Plat approval process. Phase 2 would contain 21 single family lots on approximately 5.471 acres and Phase 3 would contain 22 single family lots on approximately 5.65 acres. Furthermore, the developer is likely to request an Amended Preliminary Development Plan for Section 3 in the near future.

STAFF ANALYSIS

- **ZONING:** The subject site is zoned R-3 (One Family Residential District) and the typical bulk requirements (setbacks, minimum lot width and size) have changed since original approval in 2000. Therefore, staff and the developer have negotiated fair zoning bulk requirements based on the previous and existing requirements coupled with the engineering requirements of wider streets and right-of-way which inherently reduced the length of the lots. The proposed typical lots would be a minimum 8,190 square with 70 feet lot widths that are 117 feet deep. The yard setbacks would be: 25-foot front, 30-foot rear and 8 foot side. The corner lots would be oversized (minimum 82 feet wide) to comply with current zoning standards. The current zoning requirements are: 8,775 square foot minimum lots, 65 foot wide lots, 30 foot front yard setback, 40 foot rear yard setback and 8 foot side yard setbacks while the previous zoning in 2000 permitted 7,200 square foot minimum lots, minimum 60 foot lot width, 25 foot front yard setback, 30 foot rear yard setback and 15 foot

side yard setbacks (minimum 6 feet). All the houses would have to comply with the minimum residential design standards and minimum dwelling unit sizes.

- **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. Also, the development would have to comply with the current storm water requirements. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** As mentioned earlier, the street standards have been revised since the preliminary development plat was approved in 2000. The development would have public streets with a right-of-way width of 56 feet and pavement width of 32 feet. The previously approved plan had streets with a right-of-way width of 52 feet and a pavement width of 26 feet. The current engineering standards require 60 feet of right of way and 32-foot-wide streets. Therefore, a 4-foot right-of-way concession would be given for this development while ensuring conforming pavement width to today's standards.

  Section 2 Phase 2 is accessed from Brevan Way in Section 2 Phase 1 along Scarlett Drive which is extended north to Arron Drive while in Section 2 Phase 3 Brevan Way is extended north to Arron Drive. All the streets would be public and would have to comply with the minimum engineering standards per the City Engineer.
- **SITE LAYOUT:** As mentioned above Phases 2 and 3 are located along Scarlett Drive and Bevan Way respectively and are located parallel to each other in a north/south orientation. Phase 2 would have 21 single family lots and Phase 3 would have 22 single family lots within these two non-descript phases. The detention for this these two phases would be located in other phases of the development. In addition, there would not be any reserve or open space in these two phases as they are too located in other phases of the development.
- **TREE REMOVAL & REPLACEMENT:** The applicant submitted a tree survey for proposed Section 2 of the development in 2013. In Section 2 Phase 1 of the Final Subdivision Plat, there were 21 trees that yielded 277 caliper inches and developer paid the City $27,700 in 2014. In Section 2 Phase 2, there are 106 trees that yield 881 caliper inches that would need to be replaced for a total of $88,100 (881 x $100 per caliper inch). In Section 2 Phase 3, there are 27 trees that yields 211 caliper inches that would need to be replaced for a total of $21,100 (211 x $100 per caliper inch). Furthermore, required street trees and landscape buffering cannot be counted towards the tree replacement calculations. However, if any trees are preserved or not removed in the construction (per the approved construction drawings and field inspections) they would be reduced from the above amounts in each Phase. Staff highly recommends preserving trees within a tree preservation easement if feasible and if utilities can be accommodated reasonably.
- **OPEN SPACE & PARKLAND:** The approved Preliminary Subdivision Plat for the entire development indicates there are 12.34 acres of open space (14.18%). There is not any open space and/or parkland proposed in Section 2 Phases 2 & 3. Open space and parkland are provided in the approved Preliminary Subdivision Plat in Section 3.
- **LANDSCAPING PLAN:** The proposed two phases would only require street trees planted per the zoning code. It is imperative that the Applicant coordinate the street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersection or of any traffic control signs. The Shade Tree Commission approved the street tree plan on August 27, 2019.
- **PEDESTRIAN CONNECTIVITY:** Per the approved Bicycle and Pedestrians Master Plan 2027 there are no any bike paths located in these two subject phases. Sidewalks would be required on all public streets within these phases. A bike bath is installed along West William Street (US 36) per the approved Bicycle and Pedestrian Master Plan 2027 in Section 2 Phase 1 and other bike paths are required and proposed in Section 3.
- **LIGHTING PLAN.** A lighting plan needs to be submitted that achieves compliance with zoning code requirements for Section 2 Phase 2 and 3.

STAFF RECOMMENDATION – (2019-1864 FINAL DEVELOPMENT PLAN)
Staff recommends approval of request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 2 on approximately 5.471 acres containing 21 single family lots on property zoned R-3 (One-Family Residential District) and located on Scarlett Drive and Arron Drive, with the following conditions that:

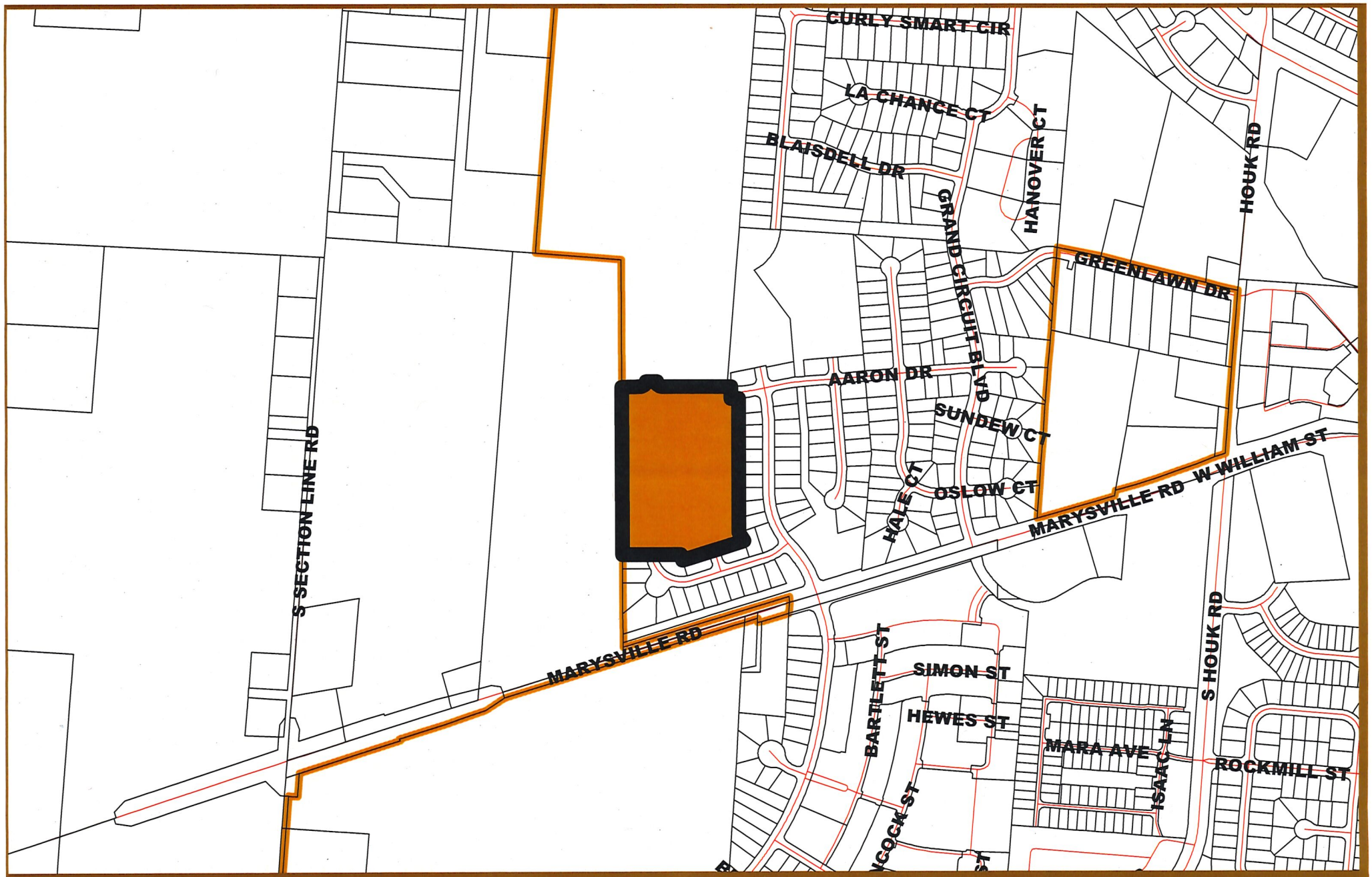
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The right-of-way and street pavement width shall be 56 feet and 32 feet respectively.
3. The minimum lot size and width and building setbacks shall be per the approved final plat.
4. The lots and houses shall comply with the minimum bulk and setback requirements per the approved final plat.
5. The single-family houses shall comply with the minimum architectural standards per applicable sections of the current zoning code.
6. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
7. The applicant shall replace 881 caliper inches of trees or make a payment of $88,100 in lieu of tree planting or a combination of both prior to construction drawings approval.
8. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the City.

STAFF RECOMMENDATION – (2019-1865 FINAL DEVELOPMENT PLAN)
Staff recommends approval of request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 3 on approximately 5.65 acres containing 22 single family lots on property zoned R-3 (One-Family Residential District) and located on Bevan Way and Arron Drive, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The right-of-way and street pavement width shall be 56 feet and 32 feet respectively.
3. The minimum lot size and width and building setbacks shall be per the approved final plat.
4. The lots and houses shall comply with the minimum bulk and setback requirements per the approved final plat.
5. The single-family houses shall comply with the minimum architectural standards per applicable sections of the current zoning code.
6. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
7. The applicant shall replace 211 caliper inches of trees or make a payment of $21,100 in lieu of tree planting or a combination of both prior to construction drawing approval.
8. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the City.

COMMISSION NOTES:

FILE:
ORIGINAL: **8/29/19**
REVISED:



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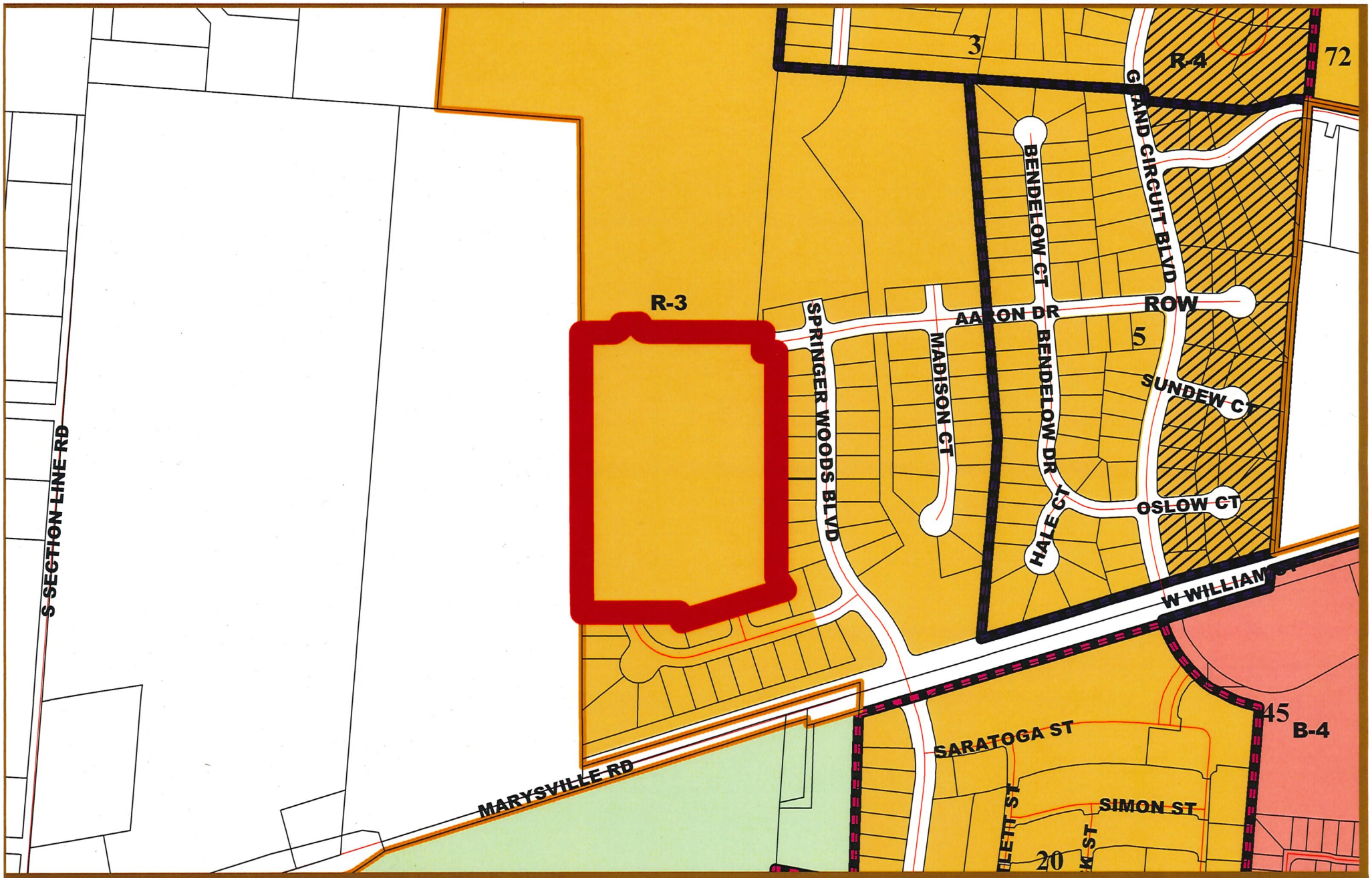
2019-1864-1865
Final Subdivision Plat
Springer Woods - Section 2 Phase 2 and 3
Location Map

N



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2019-1864-1865
Final Subdivision Plat
Springer Woods - Section 2 Phase 2 and 3
Zoning Map

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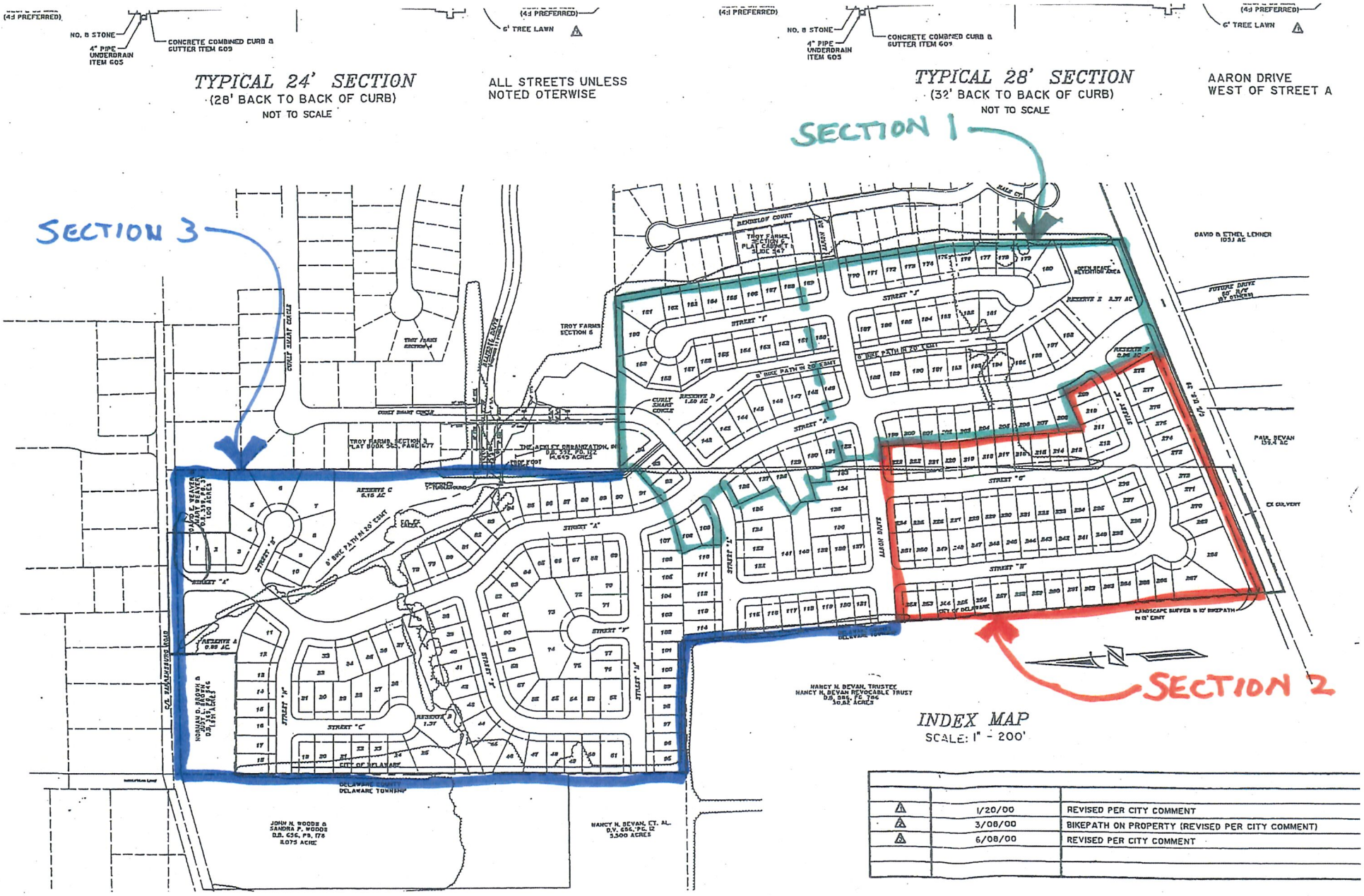
2019-1864-1865
Final Subdivision Plat
Springer Woods - Section 2 Phase 2 and 3
Aerial (2016) Map

N



1	1/20/00	REVISED PER CITY COMMENT
2	3/08/00	BIKEPATH ON PROPERTY (REVISED PER CITY COMMENT)
3	6/08/00	REVISED PER CITY COMMENT

SPRINGER WOODS

SECTION 2 PHASE 2

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 30 (1.685 Acres) and 34 (3.786 Acres), Quarter Township 3, Township 5, Range 19, United States Military Lands, containing 5.471 acres of land, more or less, said 5.471 acres being a part of that 11.121 acre tract of land conveyed to **D.R. HORTON - INDIANA, LLC** by deed of record in Official Record 1606, Page 433, Recorder's Office, Delaware County, Ohio.

The undersigned, **D.R. HORTON - INDIANA, LLC**, a Delaware limitied liability Company, by **D.R. HORTON, INC. - MIDWEST**, a California corporation, Sole Member, by **JACK MAUTINO**, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SPRINGER WOODS SECTION 2 PHASE 2"**, a subdivision containing Lots numbered 12785 to 12805, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Aaron Drive and Scarlett Drive (1.334 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **JACK MAUTINO**, Division President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON-INDIANA, LLC**, has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged
In the presence of

_____

_____

D.R. HORTON - INDIANA, LLC
By D.R. HORTON, INC. MIDWEST,
Sole Member

By _____
JACK MAUTINO,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JACK MAUTINO**, Division President of **D.R. HORTON - MIDWEST**, Sole Member of **D.R. HORTON-INDIANA, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **D.R. HORTON - INDIANA, LLC**, for the uses and purposes expressed herein.

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

My commission expires _____

_____
Notary Public, State of Ohio

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

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Aaron Drive and Scarlett Drive (1.334 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___ — _____ Elaine McCloskey, City Clerk, Delaware, Ohio

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

Approved this ____ Day of _____ 20___ — _____ David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___ — _____ William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

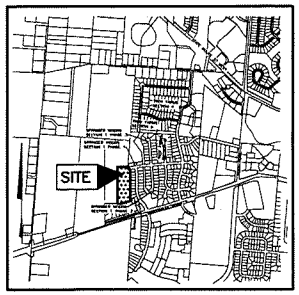
Approved this ____ Day of _____ 20___ — _____ Blake Jordan, Utilities Director, Delaware, Ohio

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

Filed for record this ___day of _____, 20___ at _____M. Fee $_____ — _____ Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of Warrensburg Road, having a bearing of South 86° 12' 37" East is designated the "basis of bearing" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

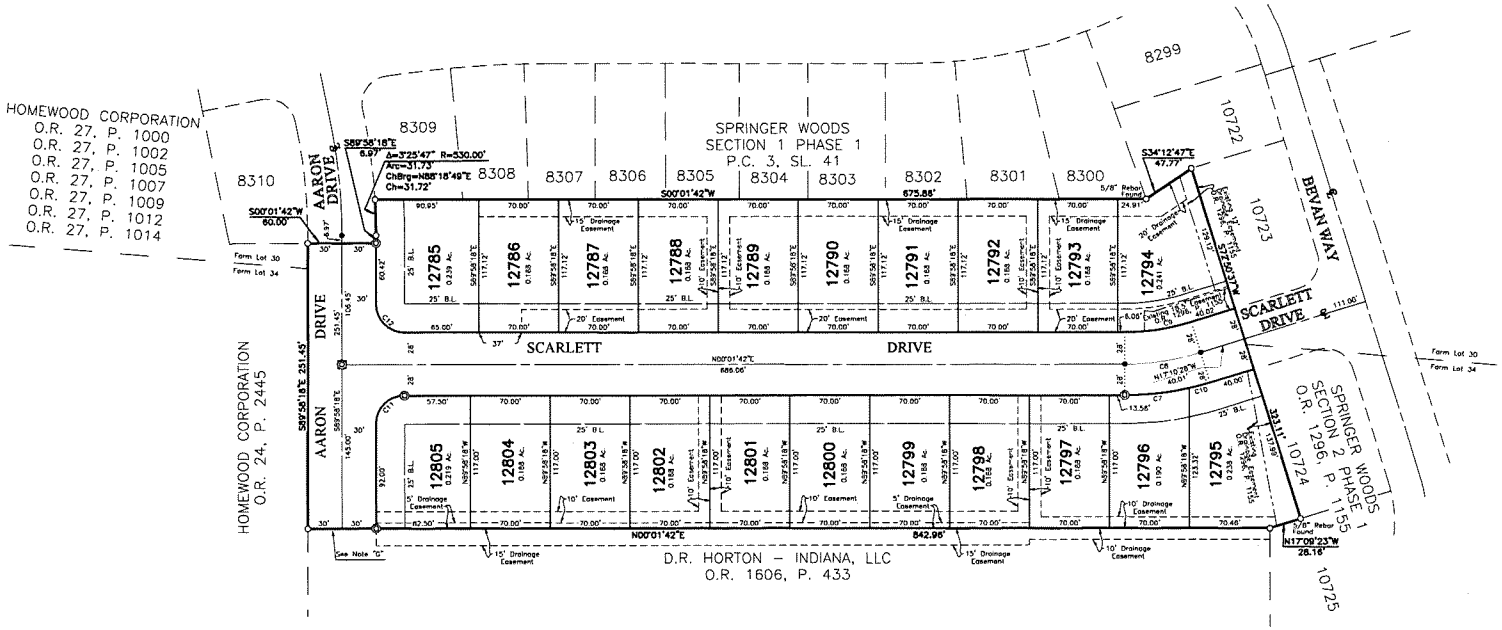
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- ○ = Iron Pin (See Survey Data)
- ● = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)
- ▣ = Permanent Marker encased in monument box

By _____ Professional Surveyor No. 7865 — _____ Date

SPRINGER WOODS

SECTION 2 PHASE 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	12°50'08"	253.00'	56.68'	S 06°23'22" E	56.56'
C8	17°12'10"	225.00'	67.56'	S 08°34'23" E	67.30'
C9	17°12'10"	197.00'	59.15'	S 08°34'23" E	58.93'
C10	4°22'02"	253.00'	19.28'	S 14°59'27" E	19.28'
C11	90°00'00"	25.00'	39.27'	N 44°58'18" W	35.36'
C12	90°00'00"	25.00'	39.27'	S 45°01'42" W	35.36'

SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

B.L. = Building Line

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B": All utilities within Springer Woods Section 2 Phase 2 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	5.471 Ac.
Acreage in remaining lots:	4.137 Ac.
Acreage in right-of-way:	1.334 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Springer Woods Section 2 Phase 2 is out of the following Delaware County Parcel Number:

51933201012002 5.471 Ac.

NOTE "E": As per City of Delaware Zoning Code, all lots within Springer Woods Section 2 Phase 2 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Springer Woods", said preliminary plat being approved on January 26, 2000 by Ordinance Number 01-104 on file at the City of Delaware Department of Planning and Community Development as PC 99-57.

NOTE "F" - MINIMUM SETBACKS: City of Delaware zoning regulations for Springer Woods Section 2 Phase 2 in effect at the time of platting of Springer Woods Section 2 Phase 2 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	6 feet
Rear yard:	30 feet

Zoning classification: R-1(old)

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G" - No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, telephone and cable service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Springer Woods Section 2 Phase 2 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Delaware County Recorder's Office.

SPRINGER WOODS

SECTION 2 PHASE 3

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 34, Quarter Township 3, Township 5, Range 19, United States Military Lands, containing 5.650 acres of land, more or less, said 5.650 acres being a part of that 11.121 acre tract of land conveyed to **D.R. HORTON - INDIANA, LLC** by deed of record in Official Record 1606, Page 433, Recorder's Office, Delaware County, Ohio.

The undersigned, **D.R. HORTON - INDIANA, LLC**, a Delaware limitied liability Company, by **D.R. HORTON, INC. - MIDWEST**, a California corporation, Sole Member, by **JACK MAUTINO**, Division President, owner of the lands platted hereon, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SPRINGER WOODS SECTION 2 PHASE 3"**, a subdivision containing Lots numbered 12886 to 12827, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Aaron Drive and Bevan Way (1.450 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer.

In Witness Whereof, **JACK MAUTINO**, Division President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON-INDIANA, LLC**, has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged In the presence of

_____

_____

D.R. HORTON - INDIANA, LLC
By D.R. HORTON, INC. MIDWEST, Sole Member

By _____
JACK MAUTINO, Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JACK MAUTINO**, Division President of **D.R. HORTON - MIDWEST**, Sole Member of **D.R. HORTON-INDIANA, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **D.R. HORTON - INDIANA, LLC**, for the uses and purposes expressed herein.

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

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-_____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Aaron Drive and Bevan Way (1.450 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this _____ Day of _____ 20___ — _____ Elaine McCloskey, City Clerk, Delaware, Ohio

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

Approved this _____ Day of _____ 20___ — _____ David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this _____ Day of _____ 20___ — _____ William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

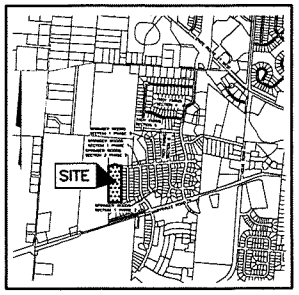
Approved this _____ Day of _____ 20___ — _____ Blake Jordan, Utilities Director, Delaware, Ohio

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

Filed for record this ___day of _____, 20___ at _____M. Fee $_____ — _____ Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



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SURVEYED & PLATTED BY

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5500 New Albany Road, Columbus, OH 43054
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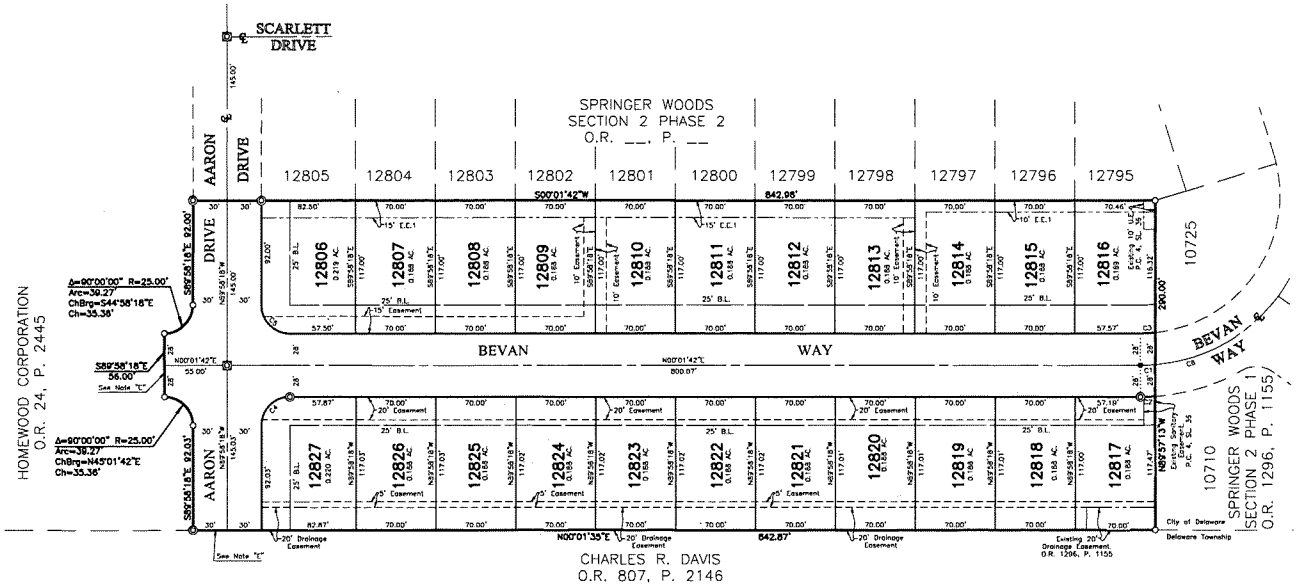
By _____ Professional Surveyor No. 7865 — _____ Date

SPRINGER WOODS

SECTION 2 PHASE 3



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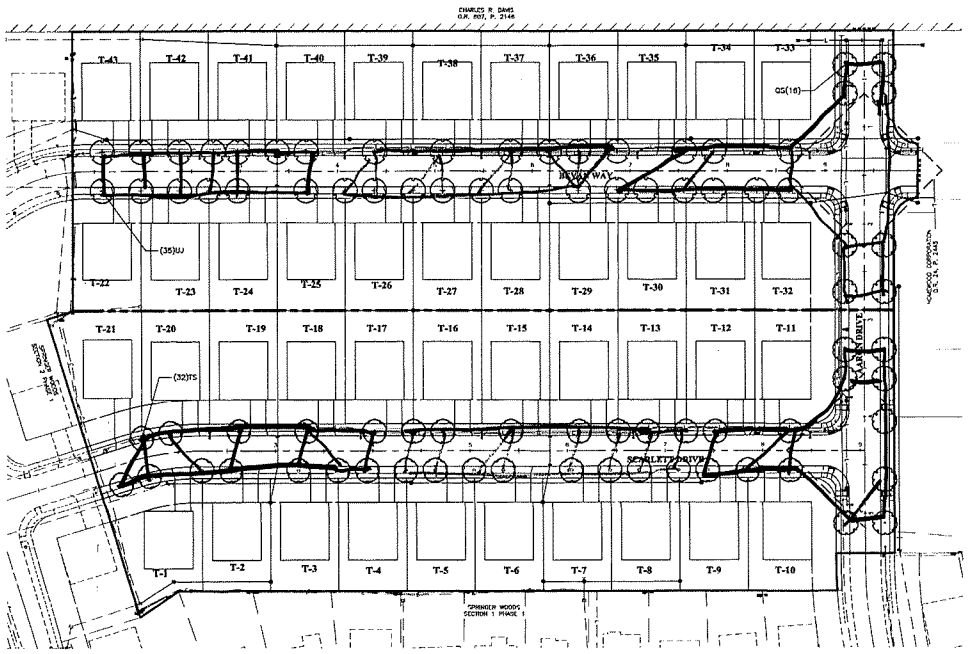
SCALE: 1" = 50'

GRAPHIC SCALE (In Feet)

B.L. = Building Line
C.E.1 = Existing Drainage Easement
O.R. ____, P. _____

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°54'55"	150.00'	12.87'	S 02°29'45" E	12.86'
C2	4°08'16"	178.00'	12.85'	S 02°02'25" E	12.85'
C3	6°03'04"	122.00'	12.88'	S 02°39'50" E	12.88'
C4	90°00'00"	25.00'	39.27'	N 44°58'18" W	35.36'
C5	90°00'00"	25.00'	39.27'	S 45°01'42" W	35.36'
C6	48°52'32"	150.00'	127.96'	S 29°20'31" E	124.11'



GRAPHIC SCALE

0 25 50 100

1 Inch = 50 feet

GENERAL NOTES

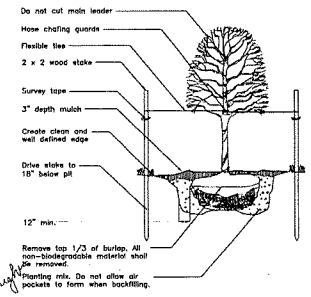
1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2014. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted materials shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and maintain a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 8' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or area damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

PLANT SCHEDULE

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	QS	16	Quercus shumardii	Shumard Red Oak	2" Cal.	B&B
	TS	32	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B
	UU	35	Ulmus americana 'Jefferson'	Jefferson Elm	2" Cal.	B&B

APPROVED
AUG 27 2019
DELAWARE COUNTY DEL. CONTROLS

Susan Murphy



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

Trees shall be centered in the tree lawn.
No trees shall be placed within 10' of a hydrant.

REVISIONS

MARK	DATE	DESCRIPTION

D.R.HORTON - INDIANA, LLC
D.B.A. WESTFORT HOMES

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
STREET, STORM, WATER AND LIGHTING PLAN
SPRINGER WOODS SECTION 2
PHASE 2 & 3
STREET TREE PLAN

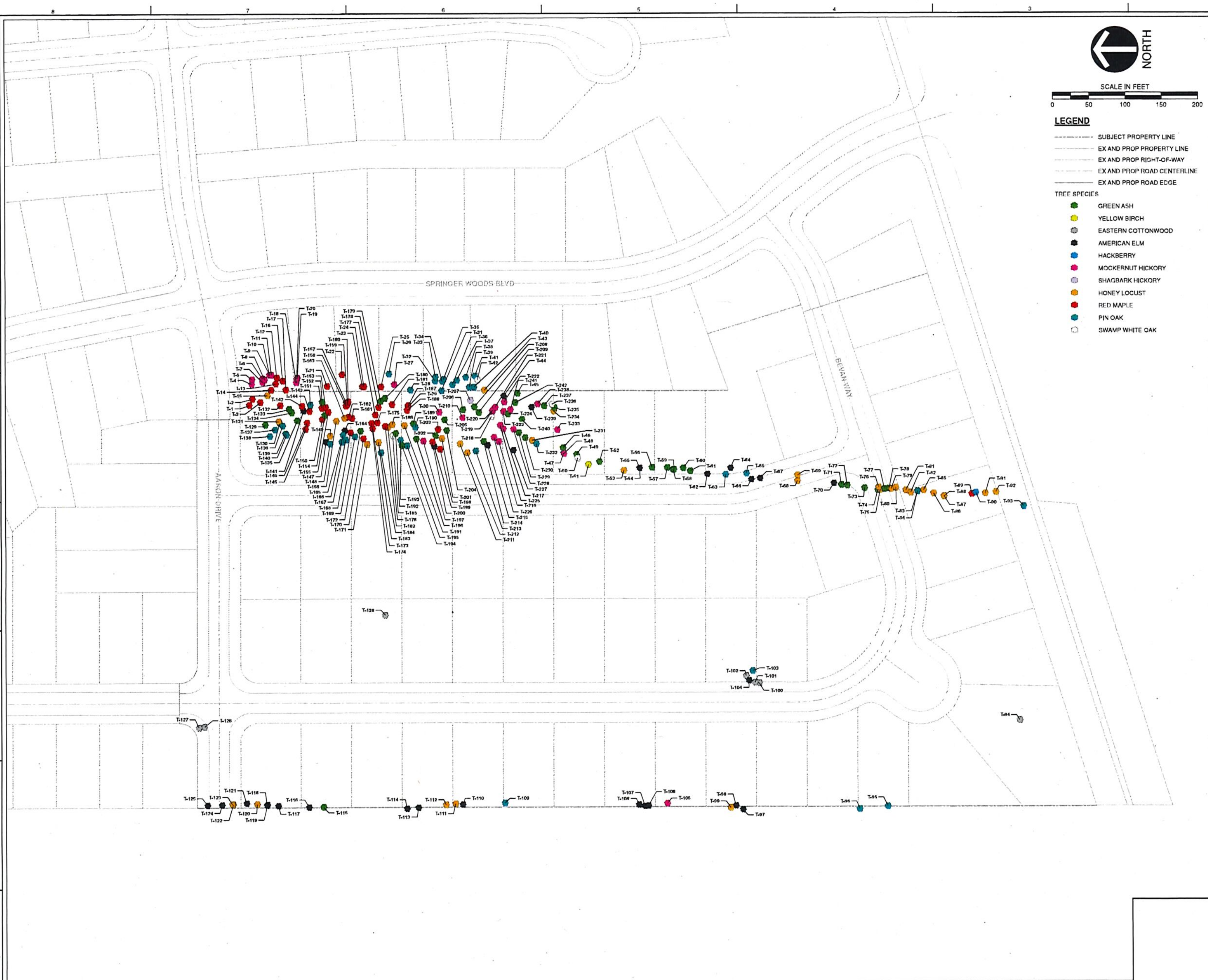
EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE
AUGUST 2, 2019

SCALE
1" = 50'

JOB NO.
2018-1284

SHEET
19/20



REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

Label	Common Name	DBH (inches)	Notes	Label	Common Name	DBH (inches)	Notes
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTES

1.) IDENTIFICATION OF TREES ON THE SUBJECT PROPERTY WAS PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON OCTOBER 12, 2012.

CEC

Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
Ph: 614-540-6633 - 888-598-6808 - Fax: 614-540-6638
www.cecinc.com

HOMEWOOD CORPORATION
PROPOSED SPRINGER WOODS SECTION 2
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY	APK	CHECKED BY	LDS	APPROVED BY	LDS*
DATE	10/19/2012	SCALE	1" = 60'	PROJECT NO.	121-472.0008

TREE SURVEY MAP

FIGURE NO. 3

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

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 SPRENGER WOODS SECTION 2 PHASE 2 Address SCARLETT DRIVE

Acreage 5.471 Square Footage _____ Number of Lots 21 Number of Units _____

Zoning District/Land Use R-3 Proposed Zoning/Land Use R-3 Parcel # 519332010 12002

Applicant Name WESTPORT HOMES Contact Person TERRY ANDREWS

Applicant Address 507 EXECUTIVE CAMPUS DRIVE, SUITE 100, WESTERVILLE, OHIO, 43082

Phone 614-891-8545 Fax _____ E-mail TERRYA@WESTPORT-HOME.COM

Owner Name D.R. HORTON-INDIANA, LLC Contact Person TERRY ANDREWS

Owner Address 507 EXECUTIVE CAMPUS DRIVE, SUITE 100, WESTERVILLE, OHIO, 43082

Phone 614-891-8545 Fax _____ E-mail TERRYA@WESTPORT-HOME.COM

Engineer/Architect/Attorney EMHT Contact Person KYLE SHREVES

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4443 Fax _____ E-mail KSHREVES@EMHT.COM

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

Owner Signature _____ Owner Printed Name TERRENCE ANDREWS

Agent Signature _____ Agent Printed Name _____

Sworn to before me and subscribed in my presence this 29 day of July, 2019

Notary Stamp

NOTARIAL SEAL STATE OF OHIO

Kimberly Byers
Notary Public, State of Ohio
My Commission Expires 04-19-20

Notary Public _____

s/planning

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

EST 1808 CITY OF DELAWARE OHIO

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- ☐ Variance

Subdivision/Project Name SPRING WOODS SECTION 2 PHASE 3 Address BEVAN WAY

Acreage 5.650 Square Footage _____ Number of Lots 22 Number of Units _____

Zoning District/Land Use R-3 Proposed Zoning/Land Use R-3 Parcel # 519332010120002

Applicant Name WESTPORT HOMES Contact Person TERRY ANDREWS

Applicant Address 507 EXECUTIVE CAMPUS DRIVE, SUITE 100, WESTERVILLE, OHIO, 43082

Phone 614-891-8545 Fax _____ E-mail TERRYA@WESTPORT-HOME.COM

Owner Name D.R. HORTON-INDIANA, LLC Contact Person TERRY ANDREWS

Owner Address 507 EXECUTIVE CAMPUS DRIVE, SUITE 100, WESTERVILLE, OHIO, 43082

Phone 614-995-8545 Fax _____ E-mail TERRYA@WESTPORT-HOME.COM

Engineer/Architect/Attorney EMH+T Contact Person KYLE SHREVES

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4443 Fax _____ E-mail KSHREVES@EMHT.COM

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

Owner Signature

TERRENCE ANDREWS
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 29 day of July, 2019.

NOTARIAL SEAL STATE OF OHIO
Kimberly Byers
Notary Public, State of Ohio
My Commission Expires 04-19-20
Notary Stamp

Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-1866
REQUEST: Development Plan Exemption
PROJECT: Liberty Casting
MEETING DATE: September 4, 2019

APPLICANT/OWNER
Liberty Casting
550 Liberty Road
Delaware, Ohio 43015

REQUEST
2019-1866: A request by Liberty Casting for approval of a Development Plan Exemption allowing for a 4,000 square foot expansion to the existing main building on 14.905 acres zoned M-2 (General Manufacturing District) located at 550 Liberty Road.

PROPERTY LOCATION & DESCRIPTION
The approximate 14.905 acre property is located on the west side of Liberty Road just north of US 42. The subject site is zoned M-2 (General Manufacturing District) as are the properties to the north, south and west while the properties to the east are zoned R-3 (One-Family Residential District) and R-4 (Multi-Family Residential District).

BACKGROUND/PROPOSAL
The owner is proposing a 4,000 square foot expansion on the north side of the existing approximately 112,000 square foot main building located in the central portion of the property (550 Liberty Road). The approximately 112,000 square foot building received a Development Plan Exemption (Planning Commission 06-126) approval for a 2,100 square foot addition to the south side of the existing building in November 2006. The existing approximately 72,650 square foot building to the south (620 Liberty Road) received a Conditional Use Permit (Ordinance 14-57) and Final Development Plan (Ordinance 14-58) approval for a 13,650 square foot addition in July 2014. This approximately 72,650 square foot building also received a Development Plan Exemption (Planning Commission 2014-2379) approval for a 6,000 square foot addition and removal of an approximate 11,889 detached storage building in December 2014.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the Near South Sub-Area of the Comprehensive Plan with a land use designation of "Heavy Manufacturing." The site is surrounded by a mix of land uses; to the north and west is 'Heavy Manufacturing", to the south is "Light Manufacturing", and to the east is "Institutional and High Density Single-Family". The proposed building is consistent with the land use plan and zoning for the site.
- **GENERAL ENGINEERING:** Per the Engineering Department, the proposed addition is a minor revision to the site plan and a full set of construction drawings would not be required. The development would have to meet the minimum stormwater quality design requirements and the Engineering Department will determine the drawing requirements if any.
- **ROADS AND ACCESS:** The primary access to the site would be by two existing full movement curb cuts on Liberty Road which are located north of Belle Avenue.
- **SITE CONFIGURATION:** A 4,000 (40 x 100) square foot addition is proposed on the north side of the existing approximately 112,000 square foot main building located in the central portion of the property.
- **BUILDING DESIGN:** The building expansion would be a pre-engineered metal building with a concrete base and measures between 26-31 feet high (sloped roof), which is less than the existing building. The building would have an 8 foot high concrete wall with the remaining elevation being regel blue industrial steel wall panels. The north elevation would have an overhead door and the east elevation would have two overhead doors. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color.

- **TREE REMOVAL & REPLACEMENT:** No trees are identified to be removed because of the proposed building expansion.
- **PEDESTRIAN CONNECTIVITY:** In previous development approvals the City and applicant had agreed to a payment in-lieu of sidewalk installation. However, to date no payment has been received as both parties were working out the amount of payment. It has been determined that a payment of $25,765 is required which shall be submitted to the City prior to building and zoning permit issuance.
- **FIRE DEPARTMENT:** This development shall achieve compliance with all Fire Department regulations. Specifically, a fire truck turning exhibit shall be provided to demonstrate full access around this facility (new and existing) and that adequate hydrant spacing is present.
- **DEVELOPMENT PLAN EXEMPTION:** Section 1129.06(k) of the Zoning Code authorizes the Director of Planning and Community Development to exempt small incidental construction, which does not result in an adverse impact to the site or surroundings, from the development plan review process. Should the Director make such a determination, the Planning Commission shall confirm or overturn the determination.

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

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

  (1) When the Director of Planning and Community Development makes such preliminary determination of administrative approval, the proposal shall be placed on the agenda of the next regularly scheduled Planning Commission meeting. At such meeting, the Planning Commission shall, by motion and majority vote, either:

    A. Confirm the Director of Planning and Community Development's preliminary determination, in which case, the Director may issue a certificate of zoning compliance; or

    B. Overturn the Director of Planning and Community Development's determination and, in so doing, require that the proposal fully comply with the development plan review procedures in Section 1129.06.

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

STAFF RECOMMENDATION (2019-1866 – DEVELOPMENT PLAN EXEPTION)

Staff recommends approval of a request by Liberty Casting for a Development Plan Exemption allowing for a 4,000 square foot expansion to the existing main building on 14.905 acres on property zoned M-2 (General Manufacturing) located at 550 Liberty Road, with the following conditions that:

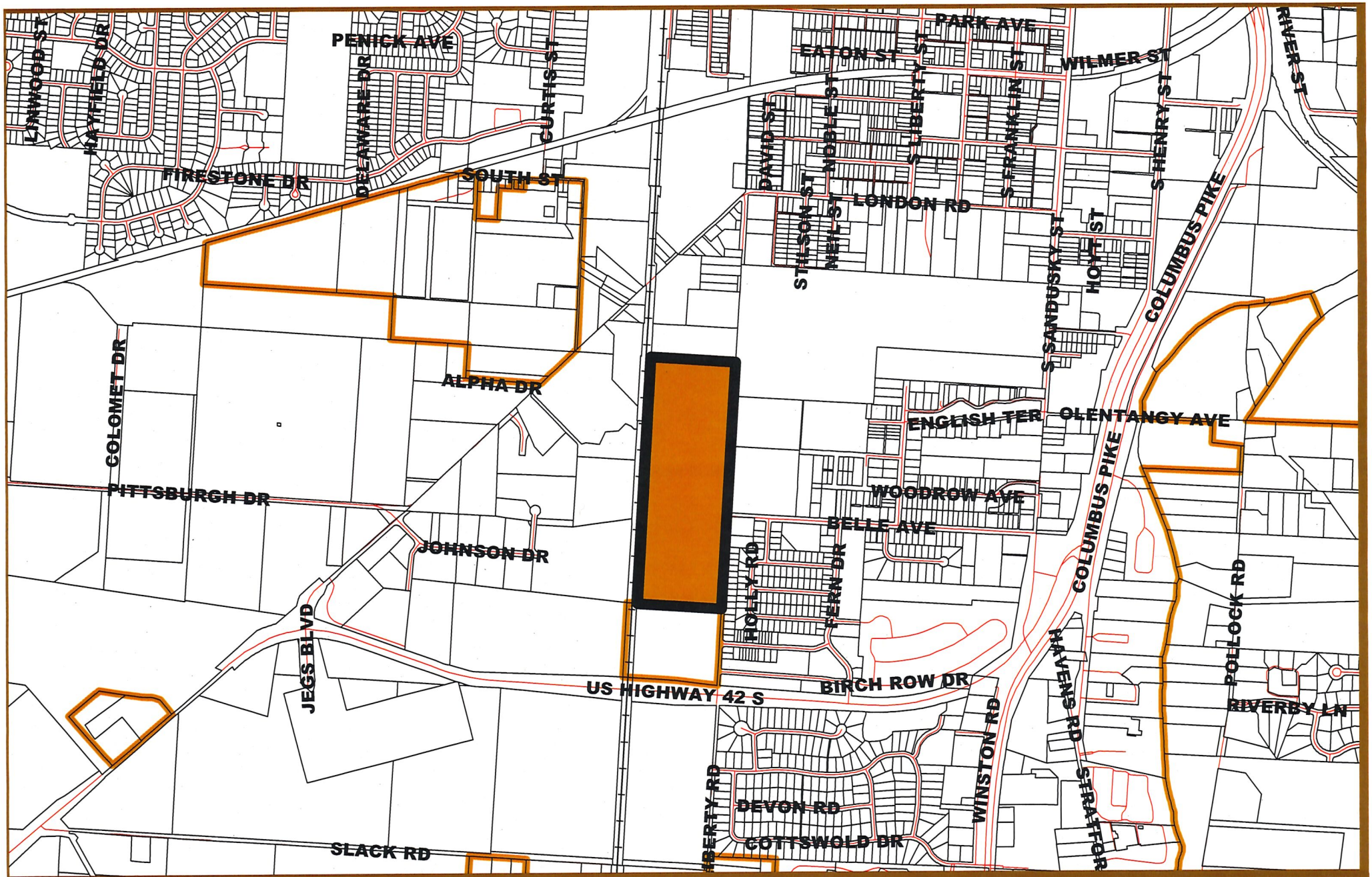
1. A formal set of engineering drawings shall not be required but the development shall meet the minimum storm water quality design requirements per City Engineer approval.
2. The proposed development shall achieve compliance with all Fire Department regulations.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
4. The applicant shall submit all building elevations along with material and color samples for all building materials for Staff review and approval.
5. The owner shall make a payment of $25,765 in-lieu of constructing a sidewalk along the frontage of their property per the City Engineer prior to building permit approval.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

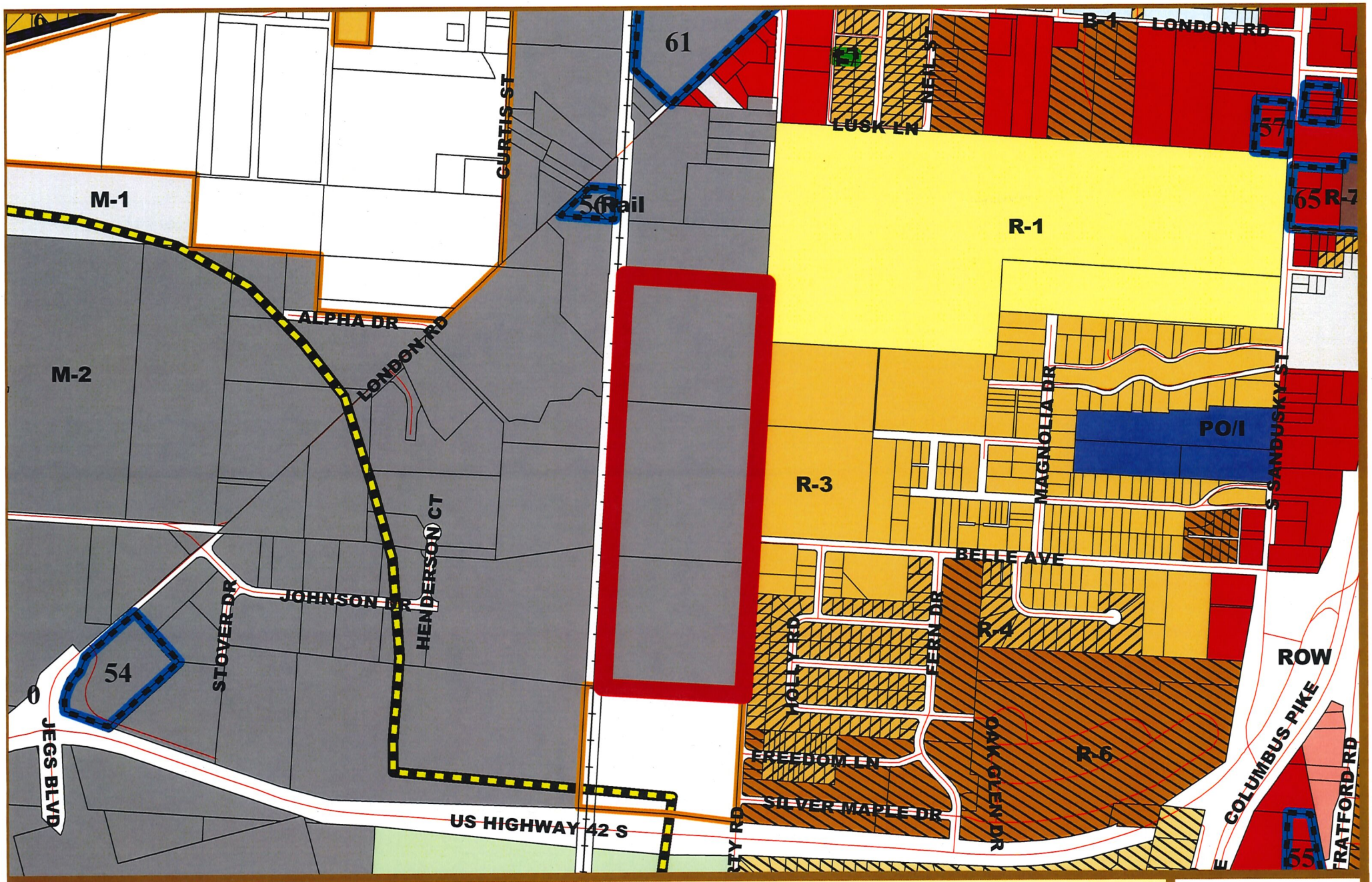
FILE:
ORIGINAL: 08/29/19



EST 1808
CITY OF
DELAWARE
OHIO

2019-1866
Development Plan Exemption
Liberty Casting - 550 Liberty Road
Location Map

N



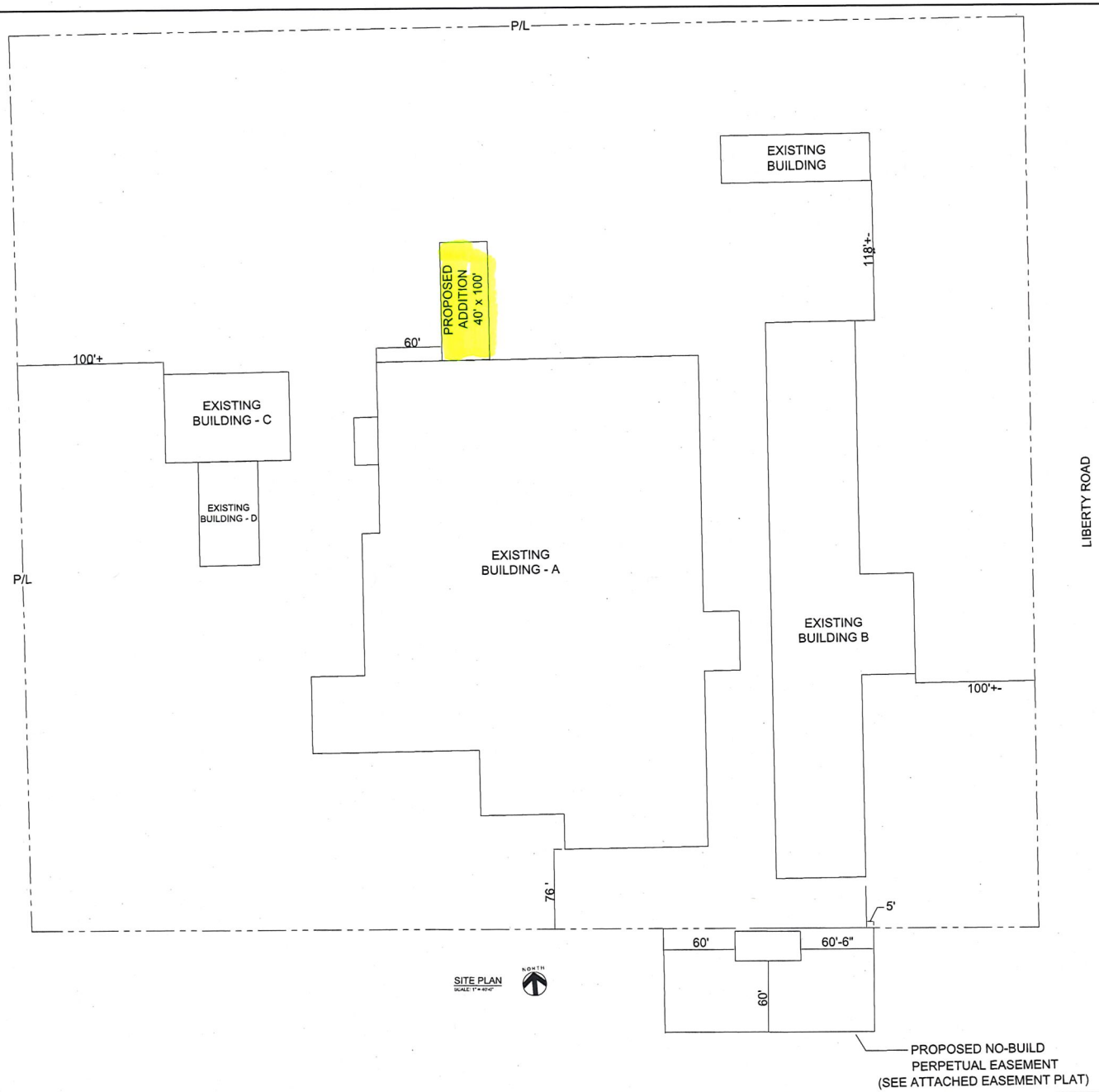
EST 1808
CITY OF
DELAWARE
OHIO

2019-1866
Development Plan Exemption
Liberty Casting - 550 Liberty Road
Zoning Map

EST 1808
CITY OF
DELAWARE
OHIO

2019-1866
Development Plan Exemption
Liberty Casting - 550 Liberty Road
Aerial (2016) Map

N



SITE PLAN
SCALE: 1" = 40'-0"

BUILDING CODE NOTES:

1. APPLICABLE BUILDING CODE: 2017 OHIO BUILDING CODE (OBC)
2. SEE DESIGN DRAWINGS PREPARED BY GOLDEN GIANT, INC. FOR STRUCTURAL AND FOUNDATION INFORMATION.
3. AREA OF NEW CONSTRUCTION: 4,000 SQ.FT.
   AREA OF EXISTING BUILDING: 165,550 SQ.FT. (COMBINED AREA BLD A,B,C,D) CLOSELY SPACED LARGE BUILDINGS WERE COMBINED AS A SINGLE BUILDING A AND D FOR SIMPLICITY.
4. TYPE OF CONSTRUCTION (PROPOSED AND EXISTING): II B
5. USE GROUP OF PROPOSED ADDITION: S-2
   PROPOSED BUILDING WILL BE USED TO STORE BULK METAL AND METAL FOUNDRY CASTING WITHOUT ANY PACKAGING

   USE GROUP OF EXISTING BUILDING: F2, S2
   EXISTING BUILDING IS USED FOR FOUNDRY
6. EXISTING AND PROPOSED BUILDINGS ARE NOT SPRINKLED.
   PER OBC SECTION 507.3 NON SPRINKLED UNLIMITED AREA BUILDING (GROUP F-2, S-2) WILL HAVE TO HAVE 60-FT OF YARD/CLEAR SPACE AT ALL FOUR SIDES.

   EXISTING BUILDING ON THE SOUTH SIDE HAS LESS THAN 60' OF CLEAR SPACE. PERPETUAL EASEMENT SHALL BE REGISTERED PER SITE PLAN PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT TO COMPLY WITH OBC SECTION 507.3. SEE ATTACHED SURVEY PLAT FOR EASEMENT DETAIL.
7. OCCUPANT LOAD IN PROPOSED BUILDING: 10
8. EXISTING FOUNDRY BUILDING HAS RESTROOMS
9. PARKING FACILITY FOR THIS BUILDING IS LOCATED ADJACENT TO EXISTING BUILDING B
10. PROPOSED BUILDING WILL NOT BE HEATED OR AIR CONDITIONED
11. SITE PLAN WAS PREPARED TO DEMONSTRATE BUILDING CODE COMPLIANCE ONLY. PRIOR TO CONSTRUCTION, SURVEYOR MUST PREPARE SITE LAYOUT AND VERIFY ALL DIMENSIONS AND LOCATE EXISTING UTILITIES.

INDEX OF SHEETS

T1	SITE PLAN, BUILDING CODE NOTES
GG1	STRUCTURAL NOTES
S1	ELEVATIONS, FLOOR PLAN
S2	BUILDING SECTION
S3	ROOF & WALL FRAMING
B1	ANCHOR BOLT PLAN, DETAILS
F1	FOUNDATION PLAN
F2	FOUNDATION SECTIONS, NOTES
DT	STEEL DETAILS
E	ELECTRICAL PLAN, RISER (WILL BE SUBMITTED LATER)
HC	ADAAG DETAIL

STATE OF OHIO
HASAN REZA
E-64977
REGISTERED
PROFESSIONAL ENGINEER

LIBERTY CASTING
550 LIBERTY ROAD
DELAWARE, OHIO 43040
DELAWARE COUNTY

REVISIONS		
DATE	BY	DESCRIPTION

ALLIANCE DESIGN GROUP, L.L.C.
PHONE 614 893 8068 FAX 614 413 3535

GOLDEN GIANT BUILDING SYSTEMS
13300 S. Vision Drive
P.O. Box 35
Kenton, OH 43326
www.goldengiant.com
office: 419-674-4059
office: 800-837-7329
fax: 419-673-1584

DATE: 7-19-19
DRAWN BY: DHB
CK'D BY
DATE CK'D
JOB NO.
SHEET T1

Standard Colors

GOLDEN GIANT
BUILDING SYSTEMS
Spanning the Gap

Polar White

Snow White

Light Stone

DISCONTINUED

Sahara Tan

Desert Taupe

Sand Tan

Country Cream

Sunrise Gold

Canyon Brown

Stone Gray

Charcoal Gray

Forest Green

Brick Red

Regal Blue

Galvalume

AkzoNobel

Premium Colors

Moss Green

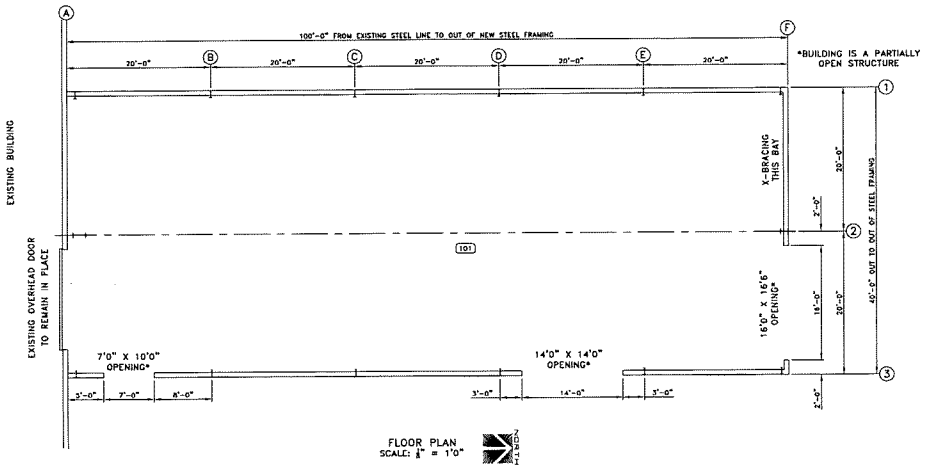
Mist Green

Ocean Blue

Maroon

Bright Red

Midnight Bronze



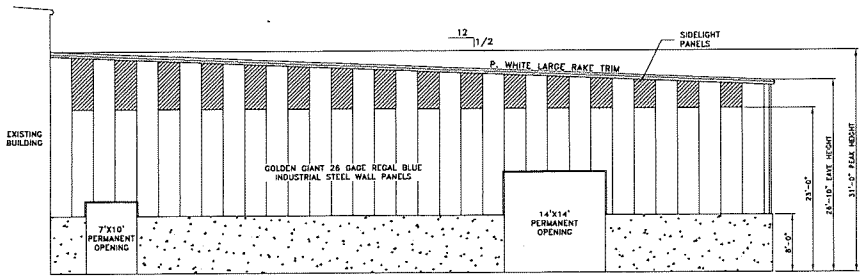
FLOOR PLAN
SCALE: 1/8" = 1'0"

ROOM FINISH SCHEDULE

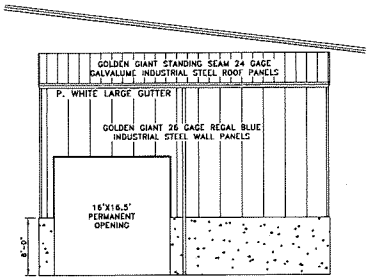
NO.	NAME	WALLS	CEILING	FLOOR	NOTES
101	STORAGE	EXPOSED STRUCTURAL STEEL FRAMING & METAL BLDG. MEGL.	EXPOSED STRUCTURAL STEEL FRAMING & METAL BLDG. MEGL.	CONCRETE	A
102					
103					
104					
105					
106					

NOTES:

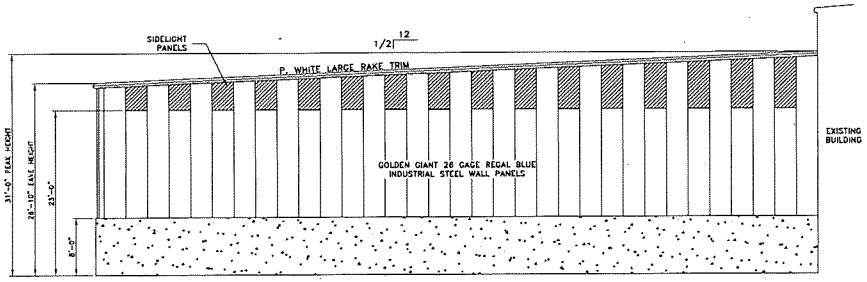
A) METAL BUILDING INSULATION IS CLASSIFIED IN ACCORDANCE WITH ASTM E84.
SURFACE BURNING CHARACTERISTICK DO NOT EXCEED:
25 FLAME SPREAD
50 FUEL CONTRIBUTED
50 SMOKE DEVELOPED
B) 6" WATERTIGHT BASE MOLDING
C) OTHER



EAST SIDEWALL ELEVATION
SCALE: 1/8" = 1'0"



NORTH ENDWALL ELEVATION
SCALE: 1/8" = 1'0"



WEST SIDEWALL ELEVATION
SCALE: 1/8" = 1'0"

TRANSITION FROM FINISHED FLOOR TO FINISHED
EXTERIOR LANDING AT DOORS

STATE OF OHIO
HASAN REZA
E-64977
REGISTERED
PROFESSIONAL ENGINEER

LIBERTY CASTING ADDITION

550 LIBERTY ROAD
DELAWARE, OHIO 43015
DELAWARE COUNTY

REVISIONS		
DATE	BY	DESCRIPTION

ALLIANCE DESIGN GROUP, L.L.C.
PHONE 614 893 8066 FAX 614 413 3535

GOLDEN GIANT BUILDING SYSTEMS
13200 S. Yelsen Drive
Powell, OH 43035
www.goldengiant.com
office: 419-874-4038
cell: 419-433-1453
fax: 419-873-1384

DATE: 10-26-18

DRAWN BY: D.W.H.

CK'D BY | DATE CK'D

JOB NO. 3902K

SHEET S1

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

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 _____ Address _____

Acreage _____ Square Footage 4000 Number of Lots _____ Number of Units _____

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

Applicant Name Liberty Casting Co LLC Contact Person Tom James

Applicant Address 550 Liberty Road, Delaware OH 43015

Phone 614 578 9286 Fax 740 363 0103 E-mail TJames@Libertycasting.com

Owner Name LIB, LLC Contact Person Tom James

Owner Address 550 Liberty Rd, Delaware OH 43015

Phone 614 578 9286 Fax 740 363 0103 E-mail TJames@Libertycasting.com

Engineer/Architect/Attorney Hasan Reza Contact Person Hasan Reza

Address 8903 Glassford CT Dublin OH 43017

Phone 614 893 8066 Fax 614 413 3535 E-mail Hreza@alliancedesigngroup.net

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.

Tom James — Owner Signature

Tom James — Owner Printed Name

_____ Agent Signature

_____ Agent Printed Name

Sworn to before me and subscribed in my presence this 5 day of August, 2019

NOTARIAL SEAL STATE OF OHIO

LESLIE MOORE
Notary Public - Ohio
My Commission Expires
7-17-2021

Leslie Moore — Notary Public

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-1869
REQUEST: Concept Plan Review
PROJECT: Evans Farm
MEETING DATE: September 4, 2019

APPLICANT/OWNER
Evans Farm Land Development Company
1550 Lewis Center Road, Suite B
Lewis Center, Ohio 43035

REQUESTS
2019-1869: A request by Evans Farm Land Development Company for review of a Concept Plan for Evans Farm consisting of 103 single family lots on approximately 43.85 acres located on the north side of Peachblow Road just east of the Winterbrooke Place Subdivision.

PROPERTY LOCATION & DESCRIPTION
The subject parcel is located in Berlin Township on the north side of Peachblow Road just east of the proposed Winterbrook Place Subdivision and just south of The Communities at Glenross. The developer is in the process of annexing the parcel into the City. The subject site is zoned PRD (Planned Residential District) in Berlin Township. The property to the north is zoned R-2 PMU (Communities of Glenross) while the property to the west is zoned R-3 PMU (Winterbrook Place) both in the City. The properties to the east are zoned FR-1 (Farm Residential) and the properties to the south are zoned PRD and FR-1 both in Berlin Township.

BACKGROUND/PROPOSAL
As mentioned above, the subject 43.85-acre site is currently located in Berlin Township, but the owner is in the process of annexing the property into the City for the continuation of the Evans Farm development which is a single-family subdivision. The site is located within the City utility service area and has long been planned to be part of the City if developed. If annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the codified ordinances but staff would recommend that the owner request a zoning district compatible to the Communities at Glenross and Winterbrook Place Subdivisions located north and west of the site respectively.

The proposed subdivision is based on the "new urbanism" design principals which is consistent with the Evans Farm development that is underway in Orange and Belin Township. The developer indicated they would submit for a Planned Mixed Use Overlay District development text with development standards and architecture guidelines approved in Orange and Berlin Township. The proposed development would consist of 103 single family lots on approximately 43.85 acres for a density of 2.35 units per acre with 42% open space (18.38 acres).

STAFF ANALYSIS

- **ZONING:** Staff would conceptually recommend a planned zoning district that would be consistent with the adjacent single-family developments in the City and which would be better able to account for the unique regulations of this development. The Communities at Glencross (zoned R-2 PMU with a density of approximately 2.14 units per acre) located to the north and Winterbrook Place (zone R-3 PMU with a density of approximately 2.61 units per acre) located to the west are both planned districts with similar uses and densities. A PMU zoning district with development text allows for flexibility and creativity in the layout of the development, create active and passive open space and preserve as many trees as possible. While there are certain benefits to the Applicant, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high-quality standard.

  The developer is proposing 103 single family lots with all the lots being 55 x140 (7,700 square feet) which apparently is the typical lot size for the portion of Evans Farm located in Orange and Berlin Township south of Peachblow Road in the County. The front yard setback would be a minimum 10 feet (which is not consistent with the typical City setback requirements in subdivisions) while the side and rear yard setbacks of a minimum of 6 feet and 35 feet respectively would be consistent. The proposed lots which are adjacent to Communities at Glenross to the north and Winterbrook Place to the west would need to be the same size lots which are 65-foot wide lots.

  For a reference per the City zoning code, R-2 minimum lot size is 10,000 square feet (70-ft wide lots), R-3 minimum lot size is 8,775 square feet (65-ft wide lots) and R-4 minimum lot size is 7,200 square feet (55-ft

wide lots). Although the developer did not provide zoning bulk requirements for the proposed subdivision, staff would look to the Communities at Glenross and Winterbrook Place respectively for continuity, although staff understands the applicant's desire to have all of Evans Farm be similar. However, staff would question if this small and disjointed piece of the overall 1,100-acre Evans Farm is more connected to that development or shall be more connected to City of Delaware developments. If allowed to simply to connect to Evans Farm, then the green perimeter area shown around the entire site becomes important and buffering details will be paramount including to pre-existing county properties to the east. Additionally, the street lighting, street trees and infrastructure should be to City standards unless the applicant proposes private roads and on-site utilities.

The front yard setback for Communities at Glenross and Winterbrook Place is 25-ft a and the rear yard setback is 30-ft (a deck or patio can be no closer than 15 feet in the Communities at Glenross) while the side yard setback ranges from 20% of the lot width (6-ft minimum) to 10-ft depending on the width of the lot. The minimum house sizes range from minimum 1,600 to 2,000 square feet for the Communities at Glencross and Winterbrook Place. The natural material requirements range from 40% on 65 foot lots to 100% on 80-ft lots in the Communities of Glenross to 40% to 100% natural materials for Winterbrook Place. Also, to comply with the base zoning code, all the corner lots would be required to be oversized by 30% from the base lot size which ensures a function rear yard. Furthermore, the zoning text indicates that additional dwelling units would be allowed above the garage which staff needs a better understanding of this request and application. Staff could potentially support a different development style for this property which would be more consistent with Evans Farm but the details noted throughout this report became extremely important as well as the perimeter setback and buffering area.

- **LAND USE**: The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The proposed density of 2.35 units per acre is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. To date, staff has not been presented with any storm water analysis which is critical information as it could change the layout significantly.
- **ROADS AND TRAFFIC**: The proposed development would likely require a traffic impact study that would need to be approved by the City and the County (Peachblow Road is a township road which is under county jurisdiction). The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

  The developer is proposing a single access point from Peachblow Road that would extend north in the linear subdivision with a stub connection to the west to Winterbrook Place and to the northwest to the Communities at Glenross. The developer did not provide the right-of-way width, pavement widths, or radii of the proposed streets to ensure they meet the minimum engineering and fire department requirements. In addition, a second emergency access point may be required for the development until connectivity to the adjacent subdivisions is completed. Staff suggests the street issues shall be addressed with the appropriate City departments prior to Zoning and Preliminary Development Plan and Plat submittal as the above-mentioned requirements could cause site layout revisions.
- **SITE LAYOUT:** The linear site has one north/south street that extends the length of the site with a loop street layout in the southern portion of the site. As mentioned above, the subdivision extends into the Communities at Glenross to the northeast and Winterbrook Place to the east to provide connectivity per City requirements. The development yields 103 single family lots which would be a minimum 55 x 140 (7,700 square feet). The proposed development does not mirror the lot sizes adjacent to The Communities at the Glenross and Winterbrook Place which are 65-foot lots as was required for other recently previously approved subdivisions in this area (Winterbrook Place & Glenross North). The City did permit 50 and 52 foot lots in The Communities at Glenross and Winterbrooke Place respectively but that was just for a percentage of the lots and not the entire subdivision. If the smaller lot widths are acceptable in this development, staff suggests

installing a continuous buffer screen between the proposed 55-foot lots and adjacent larger lots in The Communities at Glenross, Winterbrook Place and county lots to the east.

A 150-foot-wide power easement bisects the site in a southwest to northeast orientation along the northern portion of the site which also contains two retention ponds and open space with walking paths. Along the eastern, western and northern property line there appears to be a tree line that should be preserved. There is open space along Peachblow Road that should include mounding and landscaping to match Winterbrook Place and Belmont Place subdivisions for consistency purposes.

- **DESIGN:** The proposed design standards appear to be at a minimum consistent or in some way higher than the building design standards in the adjacent subdivisions. The proposed standards would include" 1). Natural materials such as brick, stone, wood, fiber cements siding on all elevations – vinyl and aluminum siding are prohibited except for trim details ; 2) Asphalt shingles shall be of medium gray to black – roof materials of natural materials such as clay, slate or wood shakes shall take their natural color – standing seam metal roofs may be painted silver, gray, white, black, red, green, blue tan, brown or copper; 3). Door and window treatment shall complement the house design – they shall be metal or vinyl clad and have a wood veneer finish or shall be solid core wood; 4). Exterior building paint colors shall include Sherwin William color SW#0001 through SW#7750 or similar from other manufacturers- all day glow, neon and high chroma colors are prohibited as permitted exterior paint colors; 5). Porches, balconies and deck flooring surfaces shall be masonry, synthetic materials, simulated wood planks, fiberglass for painted or stained wood plank – outdoor carpet and unfinished pressure treated lumber are prohibited; 6). Columns, railings, chimney and trim details are permitted per certain design requirements – unfinished pressure treated wood railings or wood spindles are prohibited; 7) Awnings shall be of fabric type of canvas or linen along with minimum sizes and setbacks – vinyl, aluminum sheet plastic are prohibited. A PMU Overly District zone change as recommended by staff would memorialize the above development standards in text and would be the governing document for the development. Staff is seeking direction from the Commission on these issues.
- **BIKE PATHS AND PEDESTRIAN ROUTES**: A bike path is required along the north side of Peachblow Road per the City Engineer's requirements to be consistent with the Belmont Place and Winterbrook Place developments respectively and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Sidewalks will be provided on both sides of all public streets in the subdivision. Also, internally the developer is providing a walking path connection between the two open space areas proposed in the development.
- **PARKLAND AND OPEN SPACE**: The concept plan indicates there are 18.38 acres (almost 42%) of open space and parkland which achieves compliance with the open space requirements but may not achieve compliance with of 10% (4.35 acres) of active space open space requirements contained in the base code. The amount of active open space needs to be documented. Also, the active open spaces shall have amenities including pedestrian walking paths, a tot lot, a gazebo, benches, trash receptacles and the like. Staff recommends a more detailed open space and parkland plan that achieves compliance with the zoning code and shall be submitted with the Zoning and Preliminary Development Plan per submittal requirements.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The site is not heavily treed but there are trees along the property lines that need to be identified. The applicant needs a tree survey identifying all trees a minimum 6 inches in caliper and identify if they will be saved or removed for staff review and prior to the submittal requirements for a Zoning and Preliminary Development Plan. Staff recommends including any preserved trees within a tree preservation easement. Also, staff recommends that utilities should not be located within tree preservations easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck and functional rear yard.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer.
- **LIGHTING PLAN:** A lighting plan has not been submitted but the applicant is requesting lighting standards that are different than City typical standards and those details would need to be vetted out prior to submitting for a Zoning and Preliminary Development Plan. If public roads are required, the standard City lighting will be required.

- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** To be determined during the Preliminary Development Plan process.
- **OTHER:** The development shall be in the Delaware South New Community Authority, subject to the single-family lot additional transportation fee ($1,000 per dwelling unit) in effect at the time of building permit issuance and subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling units. The submitted applicant material seems to indicate that open space and amenities could be maintained by a Community Authority. However, the City expectations is this development shall be within the Delaware South New Community Authority which as been established for that purpose. The City would expect a Homeowners Association to maintain the common areas.

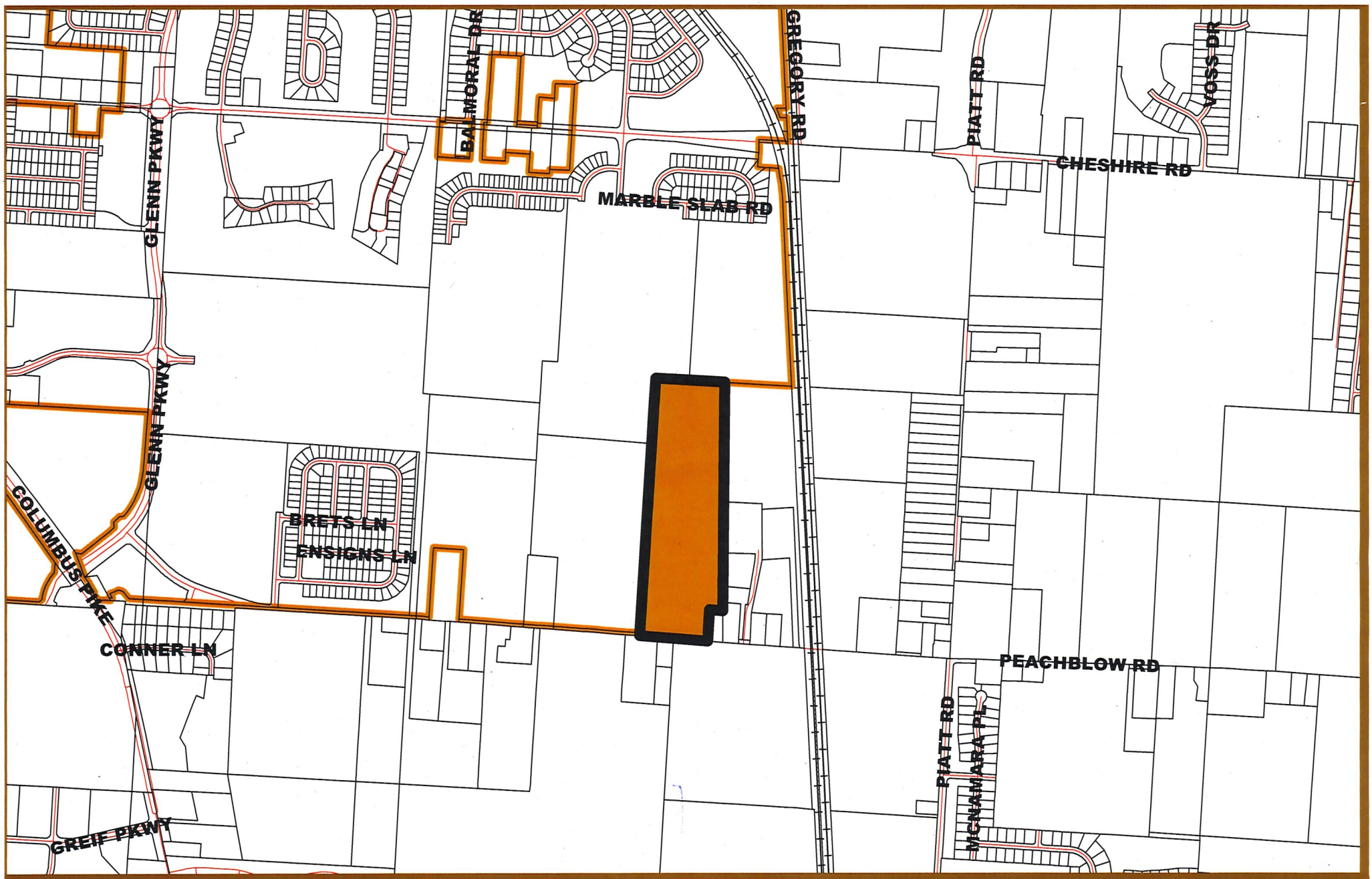
STAFF RECOMMENDATION

This is a Concept Plan review and no formal action is required. The Applicant seeks feedback from the Planning Commission.

COMMISSION NOTES:

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

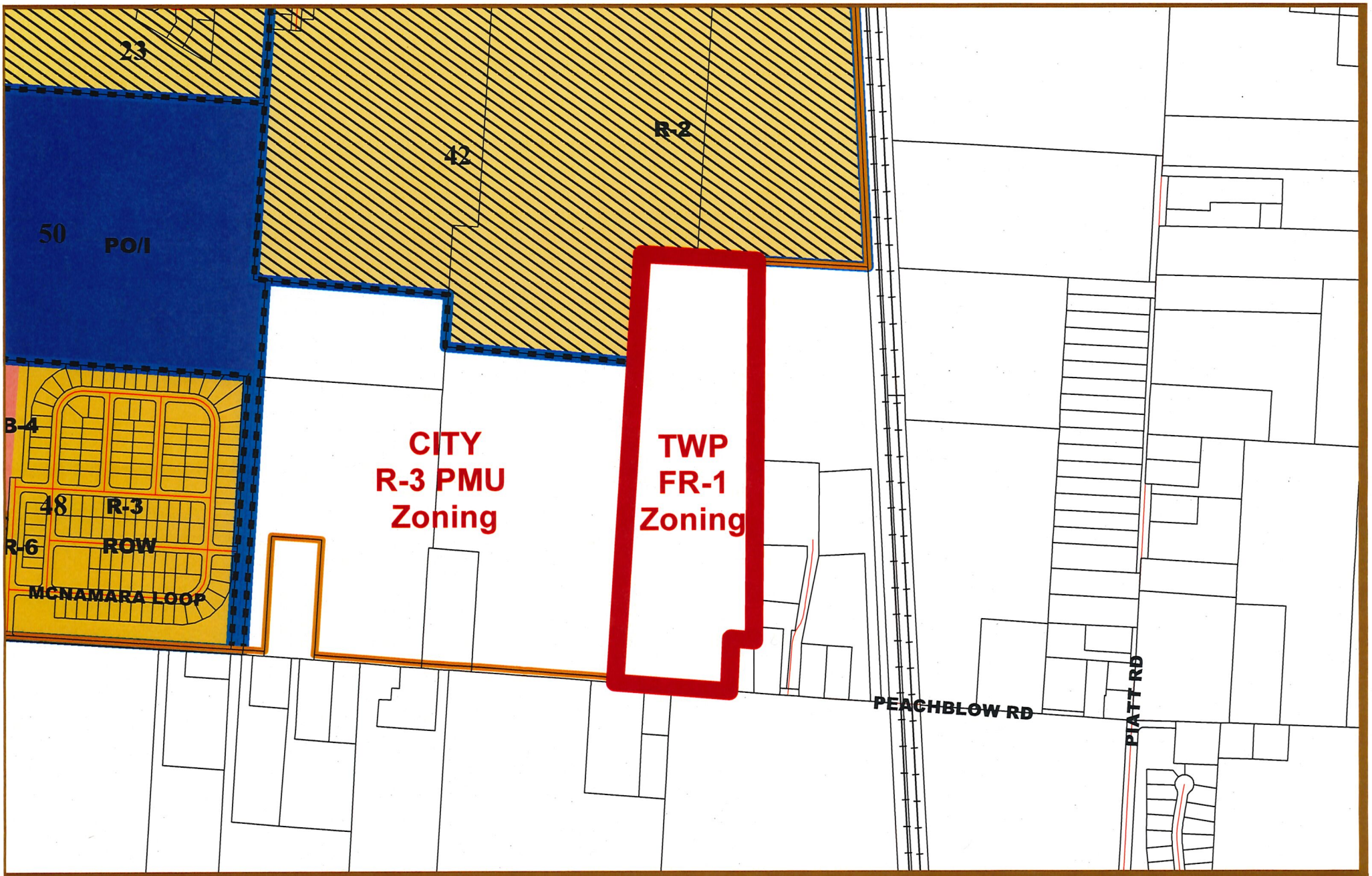
CONDITIONS/MISCELLANEOUS:



EST 1808
CITY OF
DELAWARE
OHIO

2019-1869
Concept Plan
Evans Farm - Peachblow Road
Location Map

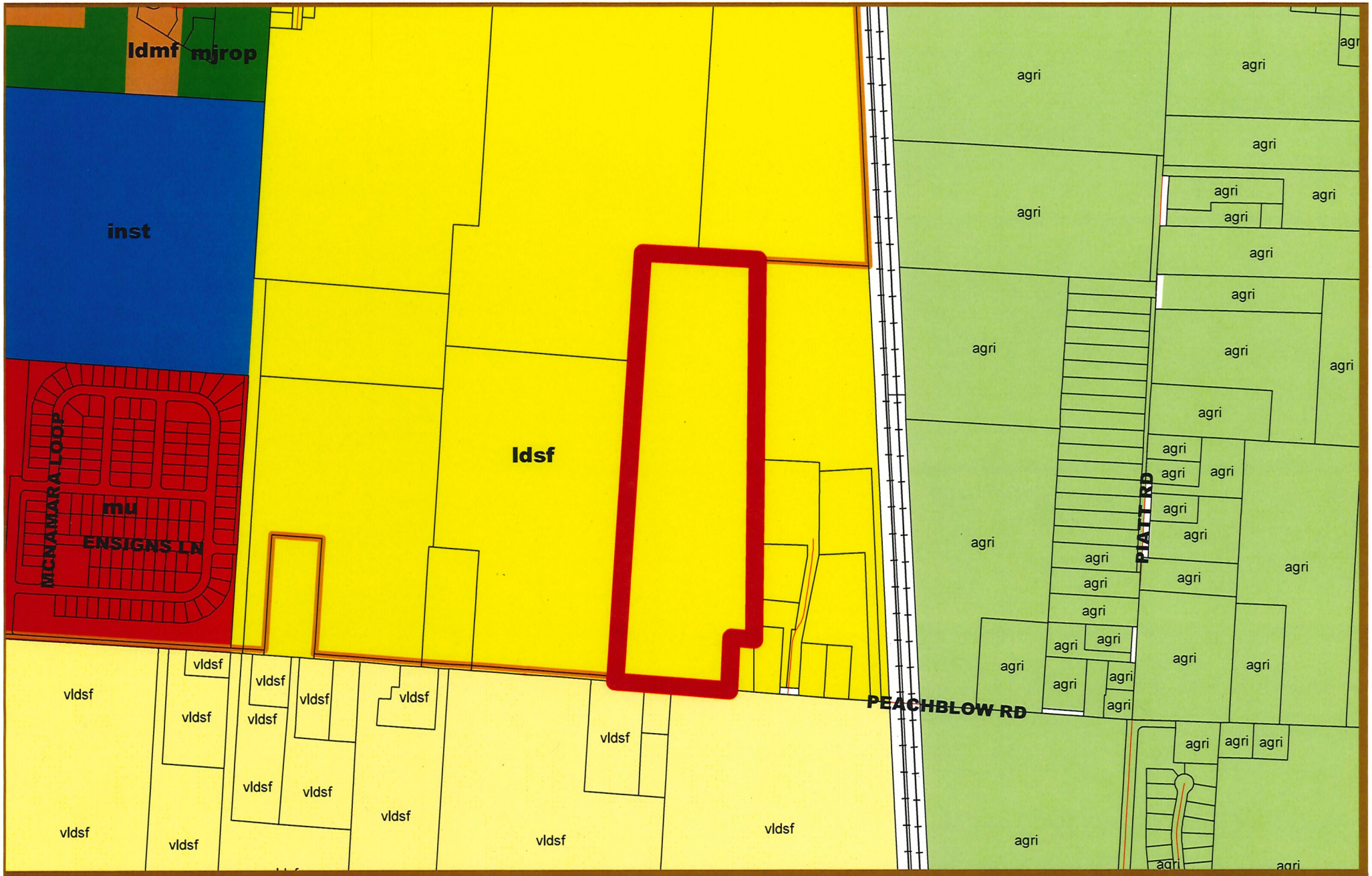
N



EST 1808
CITY OF
DELAWARE
OHIO

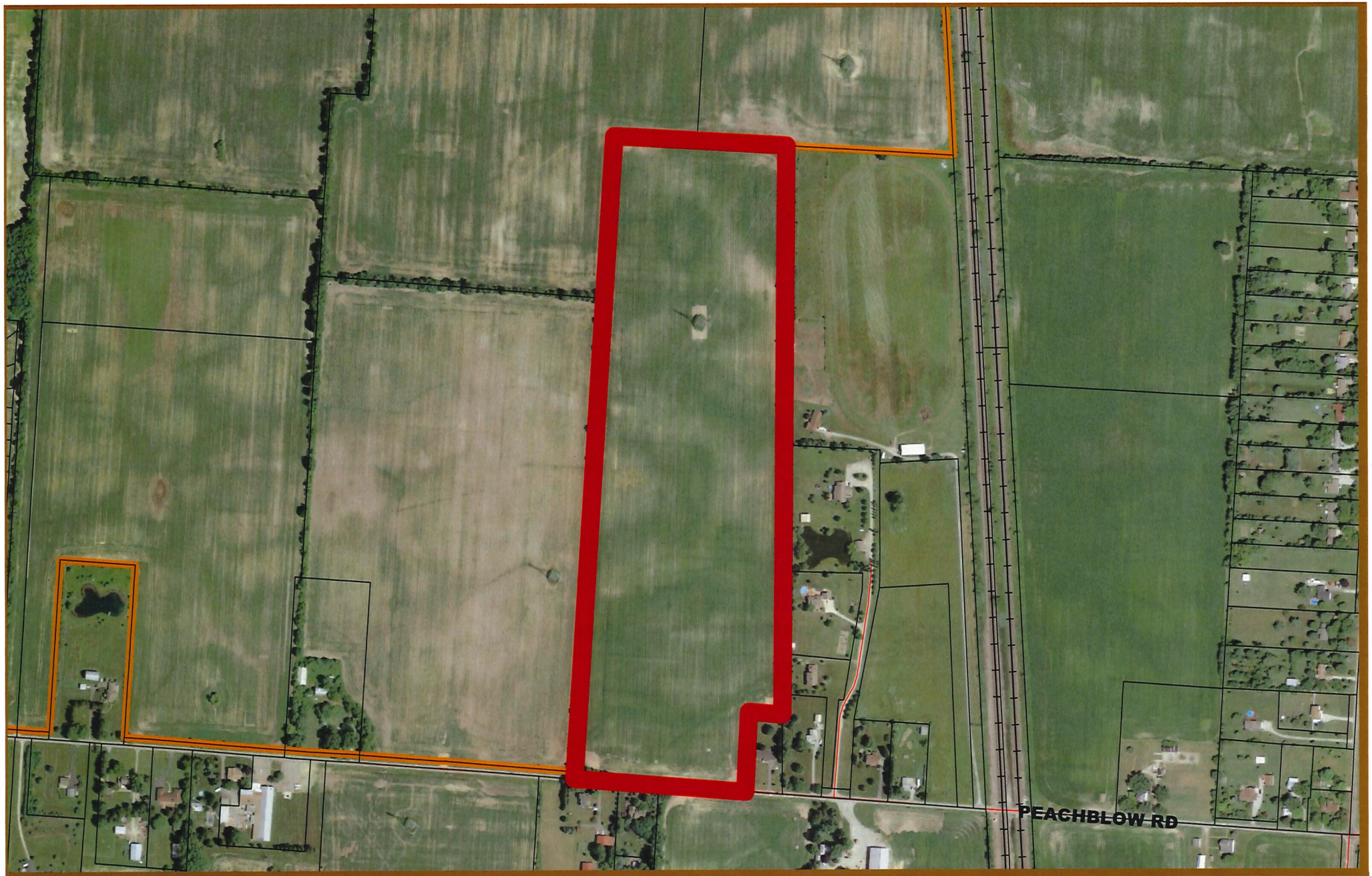
2019-1869
Concept Plan
Evans Farm - Peachblow Road
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

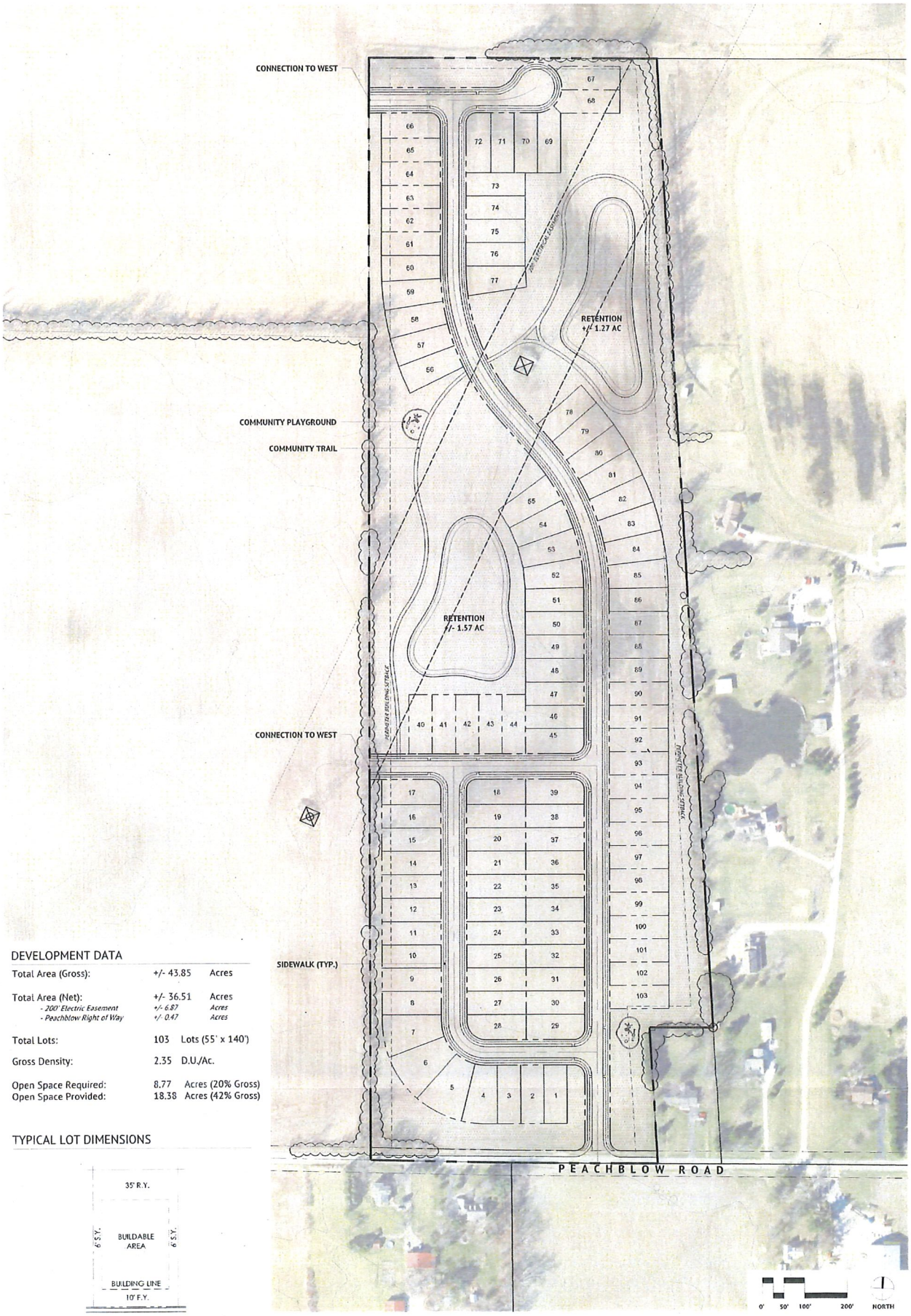
2019-1869
Concept Plan
Evans Farm - Peachblow Road
Comprehensive Plan Map



EST 1808
CITY OF
DELAWARE
OHIO

2019-1869
Concept Plan
Evans Farm - Peachblow Road
Aerial (2016) Map

N



DEVELOPMENT DATA

Total Area (Gross):	+/- 43.85	Acres
Total Area (Net):	+/- 36.51	Acres
- 200' Electric Easement	*+/- 6.87*	*Acres*
- Peachblow Right of Way	*+/- 0.47*	*Acres*
Total Lots:	103	Lots (55' x 140')
Gross Density:	2.35	D.U./Ac.
Open Space Required:	8.77	Acres (20% Gross)
Open Space Provided:	18.38	Acres (42% Gross)

TYPICAL LOT DIMENSIONS

CONCEPTUAL SITE PLAN

PEACHBLOW ROAD PROPERTY

Berlin Township, Ohio

July 22, 2019

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

EVANS
·FARM·

July 19, 2019

Mr. Lance Schultz, Planning & Zoning Administrator
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Subject: Evans Farm – 43.85 acres north of Peachblow Road
Concept Plan Submittal for a Proposed Planned Residential District

To Mr. Schultz, the Planning Commission and the Planning Department,

Evans Farm Land Development Company (EFLDC) is requesting the City's review of the Concept Plan for our 43.8 acre parcel located north of Peachblow Road, and east (abutting) of the recently annexed Grden property.

Evans Farm is a planned, +/- 1,100-acre community located in Orange Township, Berlin Township and potentially in the City of Delaware. The community is being developed based on the principles of New Urbanism is the vision of the Evans Family who continues to own and farm the undeveloped portions of the farm. EFLDC has begun the development of the Evans Farm community at the south end of the farm with our initial phases of the planned single family and commercial/ retail development, along Lewis Center Road. Our initial residential phase is constructed and we are currently hosting the BIA's Parade of Homes. The Planned Commercial portion is planned for construction later this year. The development standards and architectural qualities that are evident in our initial developed phases are the same standards and zoning text that we propose for the proposed City of Delaware portion of Evans Farm. Evans Farm Land Development Company and the Evans Family are committed to holding the same New Urbanism standards and principles throughout the entire community

We expect, due to the uniqueness of the New Urbanism principles and standards of the Evans Farm community, to submit the Evans Farm community zoning as a Planned Residential District. The approved zoning text, development standards and architectural guidelines that have been approved in Orange and Berlin Townships will be copied and formatted according to the City zoning ordinance for submittal. An approved copy of the Berlin Township PRD, including the zoning text and photos of homes from other New Urbanism communities, is attached with this Concept Plan submission for your consideration.

This 43.8-acre portion of Evans Farm is currently located in Berlin Township. We have employed Manos Martin Pergram Law Offices to assist EFLDC with the annexation of this parcel as we proceed through the zoning process for the same parcel. It is our understanding that this land was included in a service agreement between the City and the County signed many years ago.

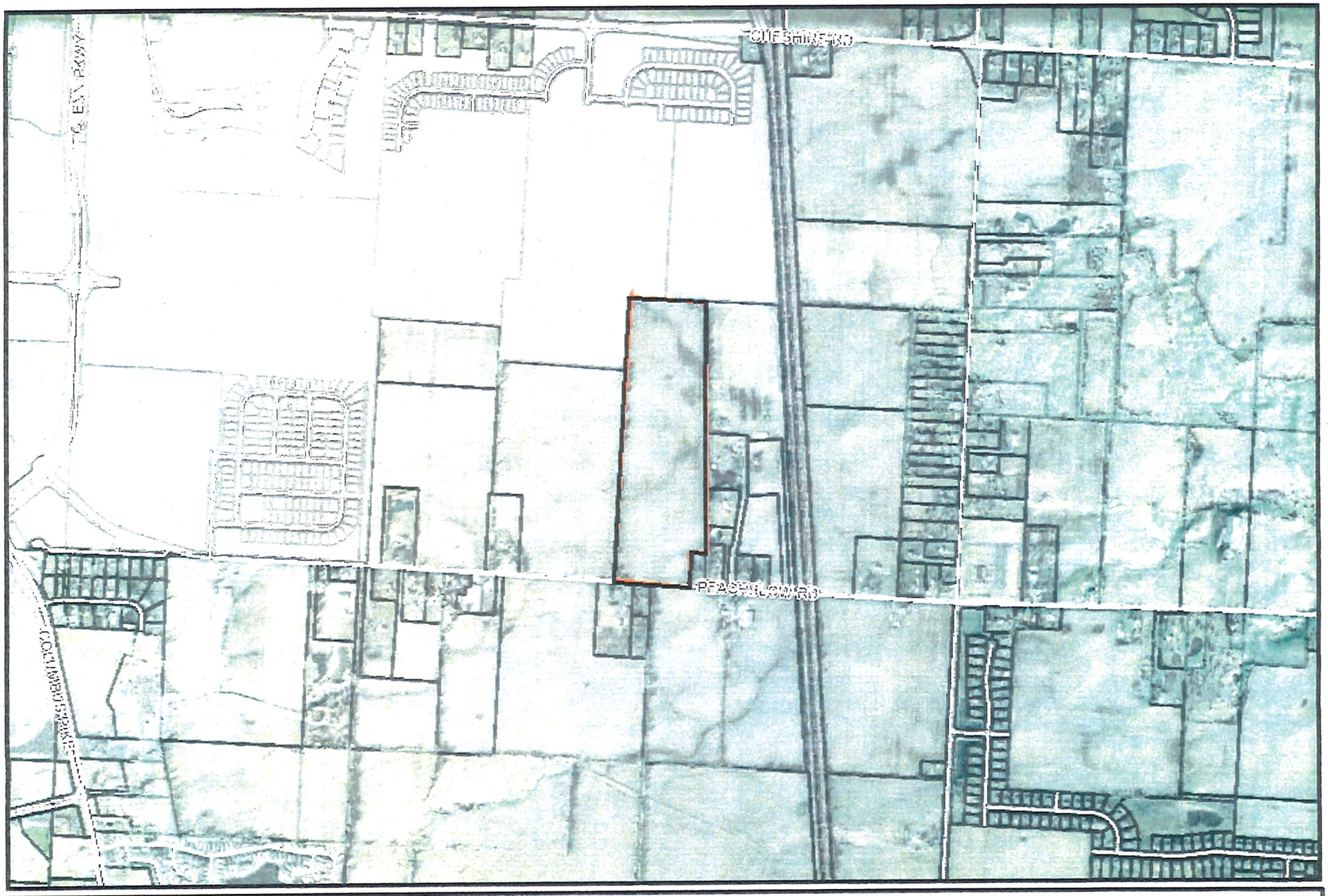
For this submittal, Evans Farm has included the following:

- This cover letter (dated July 19, 2019)
- A signed application and $500 application fee
- Property Location Map
- The Concept Plan submittal data for the proposed Evans Farm community
- The Conceptual Site Plan (dated July 22, 2019)
- The approved Berlin Township PRD Development Text and photos of approved homes (dated December 19, 2016)

We look forward to working with the City of Delaware on the zoning and annexation of this parcel.

Respectfully submitted,

J. Anthony Eyerman, Manager
Evans Farm Land Development Company, LLC.



Evans Farm Peachblow Road

Delaware County Auditor
George Kaitsa

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

Printed on 7/21/2019

N
W E
S

0 600 1,200 2,400 ft

July 19, 2019

EVANS FARM CONCEPT PLAN SUBMITTAL:

Location

Evans Farm is a planned, +/- 1,100-acre community located in Orange Township, Berlin Township and potentially in the City of Delaware. The 43.8-acre property is located on the north side of Peachblow Road, east of the recently annexed Grden property. (see the Property Location Map)

Zoning Data

Acreage:	43.85 acres
Total SF Lots:	103 single family lots
Gross Density:	2.35 du/ac
Lot Width:	55' (min.)
Lot Depth:	140' (min.)
Setbacks:	
Front:	10' (min.)
Side:	6' (min.)
Rear:	35' (min.)
Open Space Provided:	18.38 ac. (42% of total acreage)
Open Space Required:	8.77 ac. (20% of total acreage)
Current Use:	Agricultural
Proposed Use:	Single family residential; Planned Residential District

Architectural Data

Home SF:	1,700 s.f. (min.)

All homes shall be reviewed and approved by the Evans Farm Architectural Review Board.

Architectural Design Criteria (taken from the Orange Twp. and Berlin Twp. - approved Evans Farm PCD zoning resolution) Note: these architectural design criteria are appropriate to and have been used in other New Urbanism communities.

All structures in this SFPRD shall be given equivalent design treatment to all sides so as to provide "four-sided" architecture. All structures shall comply with all applicable, local building codes. All structures, excluding children's play structures, shall be designed and architectural plans stamped by a Registered Architect.

Architectural Design Criteria for all structures in the SFPRD are included in the following:

Positioning, Setbacks & Neighborhood Context

Positioning, coverage and setbacks must be compliant with local zoning requirements and setbacks defined in this SFPRD.

Garages for all residences, attached and detached, shall be located behind the front facade of all

residential dwellings. Second floor use above the garage, as part of the occupied space of the single family residence, is permitted.

Three-car garages are permitted only for lots measuring 70' in width or greater. Lots that are less than 70' in width shall be restricted to two-car garages maximum.

Building Height, Form & Mass

The three-dimensional form, height and mass of any residential building shall comply with the following standards:

1. Follow a pattern of site utilization consistent with adjacent buildings while observing all setback regulations.
2. Prohibit the introduction of inappropriate top floor or roof top additions.
3. Prohibit the enclosure of any front porches and covered entries.
4. Prohibit designs which are inconsistent with the characteristics, form and scale of the Evans Farm neighborhood in which the dwelling structure will be built.

Single-family dwellings shall have a maximum roof height of 35 feet as measured from grade established not closer than 15' from the front facade of the structure to the peak or ridge of the roof. Finials, cupolas, and chimneys are exempt.

See Tab 3, Architectural Exhibits, reference various lot sizes for illustrations of Architectural Styles and Treatments and appropriate architectural solutions.

Roof Types

Roofs shall be consistent with the most common architecture suggested in each neighborhood. Asphalt shingles shall be of medium gray to black color. Roof materials made of natural materials, such as clay, slate or wood shakes, shall take their natural colors. Standing metal seam roofs may be painted silver, gray, white, black, red, green, blue, tan, brown, or copper.

Designs are not limited to historic forms but the inclusion of various traditional forms and features in the architectural geometry is permitted.

The roof type of residential buildings shall comply with the following standards:

1. Incorporate roof lines, shapes and form which are consistent with the architectural styles listed above.
2. Repeat and replicate elements of the existing design for additions or alterations.
3. Inclusion of dormers, roof eyelids, gables or other similar roof elements consistent with architectural ornamentation and style are permitted.
4. Use of standing seam metal, formed copper, slate, wood shake, clay tile, or dimensional asphalt shingles on all pitched roof surfaces is permitted. Roofing materials which emulate wood or slate shingles are permitted.
5. Incorporate roof overhangs, dormers, gables, soffits, eyelids, cupolas and towers that are architecturally, proportionally correct for the particular style of the home.
6. The primary roof of all residential buildings shall be peaked, and the primary roof shall be of hip, gable, mansard, or gambrel roof design.
7. The minimum primary roof pitch for all residential structures shall be 5:12, with the exception

of mansard/ gambrel roofs. This roof pitch shall be applicable for all hip and gable roofs. Mansard or gambrel upper roof pitches shall be 4:12 minimum. Porch and secondary roofs shall not be restricted to minimum roof pitch standards.

8. Rooftop HVAC units on all residences are prohibited in this SFPRD.
9. Green roof (flat, vegetative roof) design is prohibited in this SFPRD.

See Tab 3, Architectural Exhibits, reference various lot sizes for illustrations of Architectural Styles and Treatments, which provides acceptable architectural roof design solutions.

Doors & Windows

The size, shape and location of the door and its aesthetic relationship shall be proportionate to the residential structure's scale.

Specifically, the door or doors shall comply with the following standards:

1. The panel and glazing configuration of the door design shall complement the architectural style of the dwelling; Doors featuring garish glazing patterns and application of sliding glass doors on dwelling fronts are prohibited.
2. Doors and windows shall complement the style of the dwelling design.
3. Door and windows shall be metal or vinyl clad and have a wood veneer finish, or shall be solid core wood.
4. Door and window finishes may be either a solid paint color or stained as a natural wood finish.
5. Door trim and surrounds shall be ornamented, grooved or be of simple design. Door trim and surrounds shall be painted or stained wood or be constructed with synthetic polymer type materials which replicate appropriate wood trim detail. All door surrounds shall harmonize with exterior trim and window surrounds. Synthetic polymer type materials, such as, but not limited to, wood and plastic composite materials manufactured by Trex and AZEK, including exterior window and door trim materials, corner boards and beadboard for wainscoting and porch ceilings are permitted. Synthetic polymer type materials shall be of the highest grade and quality as made by the manufacturer at the time of the approval of this application (December, 2015).

See Tab 3, Architectural Exhibits, reference various lot sizes for illustrations of Architectural Styles and Treatments, which provides acceptable architectural door solutions.

Window Types

Windows express the identity of a building more than any single feature. Mixing dissimilar window geometry, shapes & styles is prohibited. These odd patterns and rhythms may result in the loss of a building's architectural identity and cause aesthetic disfigurement and are prohibited.

The window, by definition, includes the window frame, sash, glazing, decorative glass, panes, sills, heads, mouldings, exterior shutters and associated window hardware.

The double-hung window is an appropriate traditional style that complements neo-traditional design and are permitted. Other permitted specialty window types include oval, circular, transom, awning, bay window and appropriately scaled picture windows. Jalousie or other architecturally inappropriate or unprecedented sash combinations such as 6/2 or 8/4, oversized bow or large fixed plate glazing designs disproportionate to the style, form, mass and scale of the dwelling are prohibited.

All windows in areas of new construction or the introduction of new window locations in any new residential building or structure shall comply with all applicable residential building codes.

Windows in residential dwellings and associated buildings shall comply with the following standards:

1. Window placement within the facade shall be consistent with the architectural style, character & design of the dwelling.
2. True divided light or simulated divided light window-pane assemblies are permitted.
3. Windows manufactured in wood, and clad in either metal or vinyl are permitted.
4. Unfinished aluminum windows, frames, trim and hardware are prohibited.
5. Skylights and sliding glass doors, hinged double leaf or traditional French Wood Doors are permitted.
6. Unfinished aluminum storm/screen windows are prohibited. Storm/screen windows shall be either factory finished or field painted.
7. Installation of window shutters which are either too short, too long, too wide or too narrow are prohibited. When applied, it is not required for shutters to be functional but shutters, when applied, shall give the appearance of being true functional shutters. Shutters shall always be dimensioned so as to be just above the sill and below the lintel. Shutter width shall be calculated so that, if closed, the two leaves would meet at the center line of the window. Shutters, where architecturally appropriate, shall be formed of aluminum, vinyl, or other synthetic material or shall be painted wood. All shutters shall be of a width/ thickness of one inch (1") min. thick regardless of material type.

See Tab 3, Architectural Exhibits, reference various lot sizes for illustrations of Architectural Styles and Treatments, which provides acceptable architectural window treatments and solutions.

Exterior Building Colors

Permitted exterior paint colors for all buildings in this SFPRD shall include Sherwin Williams colors SW #0001 through SW #7750. All day- glow, neon and high chroma colors are prohibited.

Other paint manufacturer colors are permitted and shall comply with this range of exterior paint colors. Dated paint chips are filed with the Orange Township Zoning Officer.

Exterior Sidings, Finishes & Materials

Exterior materials shall be compatible with the architectural design style of the dwelling and the neighboring structures. Permitted materials include stone, manufactured stone, brick, wood, or synthetic composition, such as hardi-plank.

Synthetic materials, such as, but not limited to, wood and plastic composite materials manufactured by Trex and AZEK, shall correctly represent the form, texture, and finish of actual materials such as wood shingle, trim or horizontal clap board siding. Synthetic polymer type materials shall be of the highest grade and quality as made by the manufacturer at the time of the approval of this application (December, 2015). The cladding of existing window and door surrounds and trim with aluminum or vinyl is prohibited.

Synthetic siding materials, including cultured stone, masonry veneers, cement board siding (hardiplank), cement fiber shingles, stucco and other synthetic hard coat simulated stucco finishes are permitted.

4. Wooden railing spindles shall be either turned or be 2" square (actual size is 1- 1/2" x 1- 1/2") and be spaced so as to permit a space or gap between railing materials that is in compliance with all applicable building and safety codes. Railing heights shall be in compliance with all applicable building and safety codes.
5. Columns of masonry, wood, fiberglass, metal, or synthetic polymer materials are permitted. Designs shall be appropriate to the architectural style of the dwelling.
6. Hand and guard railings of galvanized and painted metal, painted metal, synthetic polymer or fiberglass, or powder coated cast aluminum for residential buildings are permitted.

See Tab 3, Architectural Exhibits, reference various lot sizes for illustrations of Architectural Styles and Treatments, which provides acceptable ornamentation, columns, railings and trim details treatments.

Exterior Lighting, Lamp Post and Yard Lighting

Exterior lighting shall be positioned so as to avoid impeding passage by and/or inflicting harm to pedestrians. Exterior lighting shall not create a visual barrier along the street. Lamp posts, wall mounted porch lanterns and other porch ceiling surface mounted fixtures are permitted.

Finishes on exterior lighting fixtures shall complement the architectural color schemes selected and reflect accurate style, character and color choices.
Powder coat color finishes, antique finishes and most natural metal finishes are permitted. High chroma, day-glow, and neon colors as post and fixture finishes are prohibited

Awnings

Awnings add color and vitality to the streetscape and add interest to a building in addition to providing shade and weather protection.

Awnings for any residential building shall comply with the following standards:
1. Awning shall be of a fabric type and manufactured of canvas or linen. Vinyl, aluminum and sheet plastic are prohibited. Fixed in place metal awnings, pergolas and trellises are permitted.
2. Awnings shall complement building designs or improvements and be consistent with colors complementing the structure. Striped awnings with up to two colors are permitted; solid color awnings are permitted.
3. Be a minimum of 8'-0" clear from sidewalk grade at their lowest point and not extend beyond 3'-0" from the building face and in compliance with all applicable local building codes.

Tattered, torn or ripped awnings shall be replaced or removed immediately. Discolored awnings shall be removed or replaced.

Skylights

Skylights are permitted. Placement of skylights shall be respectful of the architectural style and shall be of an appropriate size and scale. Transoms, clerestories and stacked window assemblies are permitted.

Traditional home styles shall not be defaced with the introduction of skylights, transoms, clerestories and stacked window assemblies which are foreign to the architectural intent, form or style.

Fencing and Gates

Within the Evans Farm community, use of solid fencing in residential front yards is prohibited. Picket or metal, wrought iron-like fences, masonry walls, or vegetative hedges are permitted in front yards. No barrier of any kind shall obstruct the sight distance required for safe access at intersections.

A variety of wooden fence and wrought iron-like designs throughout the streetscapes and residential landscapes are permitted.

Solid fencing is permitted in side and rear yards.

Gates shall complement adjacent fencing. All fences and gates shall comply with all applicable building codes.

Wooden, wrought iron, coated metal and aluminum fencing are permitted. Galvanized metal or untreated metal fencing and gates are prohibited.

Engineering and Infrastructure

Evans Farm will work with all City departments to coordinate and comply with all required submittals, content, standards, studies, etc. All engineering approvals, storm, sanitary, water, streets (and traffic) will be approved by the City Engineering and Utilities Department, as well as the City Fire Department (where appropriate). Evans Farm will be responsible for the extension of all on-site utilities as well as responsible if it is necessary to extend utilities to the site.

The City Fire Department requested a temporary secondary access from Peachblow Road to the community until a street connection is made to either adjacent development (Glen Ross or the Grden property). Evans Farm will provide this temporary secondary access.

Evans Farm has prepared a Traffic Study for the overall community. This has been reviewed and approved by the Delaware County Engineer's Office.

Trails and Sidewalks

Sidewalks will be required if front of each residence (sidewalks along both sides of the street) throughout the community. Trails will be provided through the open space areas in the community. An 8' bike trail will be provided along Peachblow Road, connecting into the Grden development trail and extending to the eastern property line.

Open Space

Open space is proposed to wind through the Evans Farm community. For this parcel, approximately 40% of the community acreage is proposed as common open space. The open spaces will contain trails, play structures, seating, and landscaping. All open space will be owned and maintained by the Home Owner's Association and/or New Community Authority.

Tree Preservation

The entire site is currently being used for farming. As such, there are no trees on this site, except

along the fencerows. If necessary, a tree survey will be prepared of the trees located in the fencerows to identify any tree with a minimum 6" DBH.

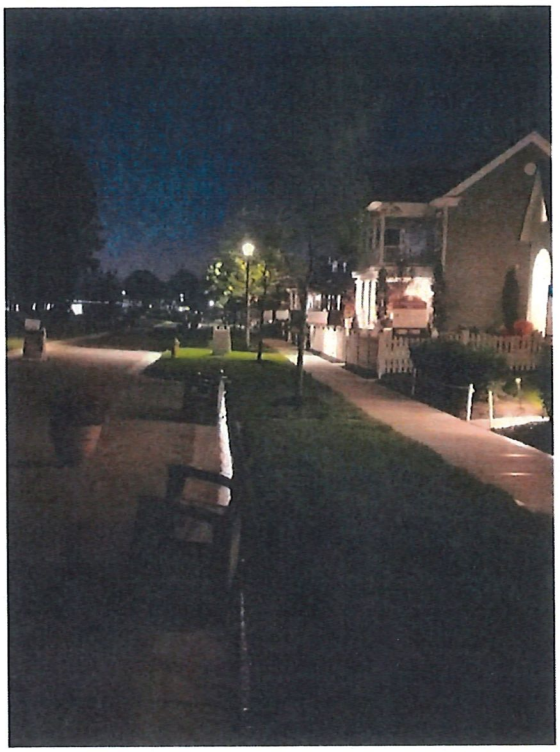
Landscaping & Street Trees

Street trees are required throughout Evans Farm. Specifications and acceptable trees will comply with the standards approved in Orange and Berlin Townships. Street trees shall be a minimum of 2-1/2" caliper. Spacing is dependent on the tree species.

Each lot's landscape shall be designed and approved by the Evans Farm Architectural Review Board. Each lot shall have along its primary frontage either a picket fence, a hedge or a stone wall.

Street Lighting

Evans Farm has complied with the Orange Township requirement for Dark Sky lighting through the community. LCD Street Lights (downlighted) are proposed, and have been installed in Phase 1, at corners and at mid-blocks of longer blocks in the community. With homes closer to the right-of-ways and lighting from front porches and yard lamps, the lighting pattern has created a desired community street lighting scheme that is approved to be continued in Berlin Twp and is proposed to be continued through this portion of the development. See the following pictures, showing the light standard used through Evans Farm, as well as night photos showing the street lighting of Evans Farm.



Fire Department

Evans Farm is committed to working with the Fire Department and all Emergency Response agencies to provide adequate access to all portions of the community.

END OF SUBMITTAL

APPROVED COMMUNITIES AT GLENROSS

REVISIONS		
SYMB.	DATE	DESCRIPTION
	4/19/16	REVISED PER STAFF COMMENTS

Pulte Homes
4900 Tuttle Crossing Blvd., Dublin, OH 43016
Ph: (614) 356-5433

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
DEVELOPMENT PLAN
COMMUNITIES AT GLENROSS
ILLUSTRATIVE SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

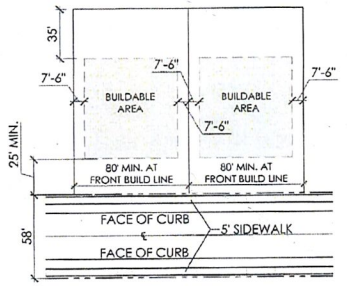
DATE: JUNE 1, 2016

SCALE: None

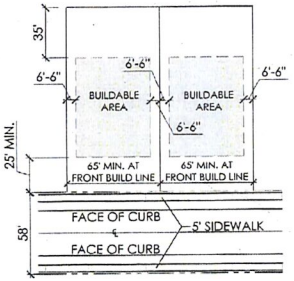
JOB NO.: 20080644

SHEET: 5/5

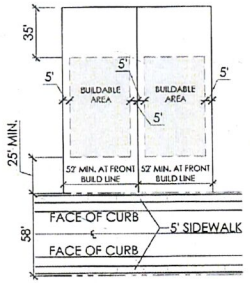
APPROVED WINTERBROOK PLACE



1 TYPICAL 80'x130' LOT CONFIGURATION
SCALE: 1"=30'



2 TYPICAL 65'x130' LOT CONFIGURATION
SCALE: 1"=30'



3 TYPICAL 52'x130' LOT CONFIGURATION
SCALE: 1"=30'

SITE DATA

TOTAL SITE ACREAGE	±100.648 AC.
TOTAL REQUIRED OPEN SPACE	±20.13 AC (20%)
TOTAL PROVIDED OPEN SPACE	±27.47 AC (27.29%)
REQUIRED PARK OPEN SPACE	±10.06 AC (10%)
PROVIDED PARK OPEN SPACE	±14.22 AC (14.13%)
TOTAL LOTS	263
DENSITY	2.61 DU/AC

LOT SCHEDULE

80' LOTS	21 (LOTS 107-127)
65' LOTS	130 (LOTS 66-106, 128-216)
52' LOTS	112 (LOTS 1-65, 217-263)

NORTH
1"=100'
0 50 100 200 300

REVISIONS

ILLUSTRATIVE PLAN

WINTERBROOKE PLACE
PREPARED FOR
ARLINGTON BUILDERS
9090 WELLINGTON BLVD
POWELL, OH 43065

Faris Planning & Design
LANDSCAPE ARCHITECTS
5455 Blazer Parkway, Suite 415
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Columbus, OH 43213
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DATE	4/24/19
PROJECT	17082
SHEET	C-4

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

7.22.2019

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

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 Evans Farm Address Peachblow Rd.

Acreage 43.85 Square Footage _____ Number of Lots _____ Number of Units _____

Zoning District/Land Use agriculture Proposed Zoning/Land Use Planned SF Residential Parcel # 418330010100 00

Applicant Name Evans Farm Land Development Co. LLC Contact Person Tony Eyerman

Applicant Address 1550 Lewis Center Rd., Suite B Lewis Center, OH 43035

Phone 614-420-5547 Fax _____ E-mail teyerman@evansfarmoh.com

Owner Name Evans Farm Delaware, LLC Contact Person Tammy Schueler

Owner Address PO Box 4270 Dublin, OH 43016

Phone 614-738-3342 Fax _____ E-mail tschueler@evansecc.com

Engineer/Architect/Attorney Terrain Evolution Contact Person Thom Ries, PE/SI

Address 720 E. Broad St., Suite 203 Columbus, OH 43215

Phone 614-385-1091 Fax 614-385-1085 E-mail tries@terrainevolution.com

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

_____ Owner Signature _____ Owner Printed Name

J. Eyerman Agent Signature J. Anthony Eyerman Agent Printed Name

Sworn to before me and subscribed in my presence this 22 day of July, 2019

Kathleen S Griffin Notary Stamp Kathleen S Griffin Notary Public

s/planning/forms