

**CITY OF DELAWARE  
PLANNING COMMISSION  
AMENDED AGENDA  
CITY COUNCIL CHAMBERS  
1 S. SANDUSKY ST.  
6:30 P.M.**

REGULAR MEETING

October 2, 2019

1. ROLL CALL
2. INTRODUCTION – Kyle Kridler, Assistant City Manager
3. APPROVAL of the Motion Summary of the Planning Commission meeting held on September 4, 2019, as recorded and transcribed.
4. REGULAR BUSINESS
  - A. Coughlin’s Crossing - **(Remains on table per applicant – no discussion this month)**
    - (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. 2019-2136: A request by Sawmill Delaware Investments for approval of a Combined Preliminary and Final Development Plan to construct a new building (Innovation Center) at 109 Innovation Court on approximately 6 acres zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District).

**Anticipated Process**

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

- C. 2019-2136: A request by Grden LLC for approval of a Preliminary Subdivision Plat for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

**Anticipated Process**

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

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

**PLANNING COMMISSION**  
**September 4, 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, Mayor Carolyn Kay Riggie, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Member Absent: Andy Volenik

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

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on August 7, 2019, as recorded and transcribed.

**Motion:** Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on August 7, 2019, as recorded and transcribed, seconded by Vice-Chairman Simpson. Motion approved with a 6-0 vote.

ITEM 3. 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

Mr. Efland informed the Commission of the Applicant's request to continue to table the discussion of Coughlin's Crossing to a future

meeting with an unknown date. He also informed them that the Applicant has been working to have neighborhood meetings with surrounding homeowners.

- b. Applicant Presentation
- c. Public comment (public hearing)

There was no public participation.

- d. Commission Action

**Motion:** Mr. Badger motioned to continue to table 2019-1578 and 2019-1579 to a future meeting, seconded by Mayor Riggle. Motion approved with a 6-0 vote.

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

Mr. Schultz discussed the request for the 87 acre site between West Central Avenue and West William Street and provided back ground information and approvals. He discussed the proposal 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. He discussed the road and access and that the development would have public streets with a right of way width of 56 feet and pavement width of 32 feet. This is a change from the previous approved plan with a right of way width of 52 feet and a pavement width of 26 feet. The proposed widths are different from current engineering standards of a 60 feet right of way and 32 foot wide street and a concession would be given for the development while ensuring conforming pavement width to today's standards.

Mr. Schultz discussed tree removal and replacement plan and open space location. There is not any open space proposed in Section 2 Phases 2 and 3, but open space and parkland are provided in the approved Preliminary Subdivision Plat in Section 3.

Mr. Halter voiced a concern relating to developers not following current standards for projects that were approved years ago.

- b. Applicant Presentation
- c. Public comment (not public hearing)

There was no public participation.

- d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-1864, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-1865, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

- 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

Mr. Selmek discussed the request for a Development Plan Exemption allowing for a 4,000 square foot expansion to the existing main building on 14.905 acres. The property has a land use of “Heavy Manufacturing” and is surrounded by a mix of land uses. The proposed building is consistent with the land use plan and zoning for the site. He reviewed the building design and road access. He discussed pedestrian connectivity and that the applicant has agreed to a payment in lieu of sidewalk installation.

A discussion was held regarding the use of the payment in lieu of sidewalk installation to be used towards the approved Bike Path Plan.

b. Applicant Presentation

APPLICANT:

Tom James  
124 Halstead Court  
Delaware, Ohio

Mr. James voiced no concerns on staff conditions. He informed the Commission that the new building will help to reduce the odors omitted from Liberty Casting.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mayor Riggle motioned to approved 2018-1966, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

- 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

Mr. Schultz informed the Commission that this site location is currently located in Berlin Township on the north side of Peachblow Road just east of the proposed Winterbrooke Place Subdivision and south of The Communities of Glenross. He explained that this location is currently going through the annexation process with the City for the continuation of the Evans Farm development. The site is located within the City utility service area. He discussed the proposed subdivision is based on the “new urbanism” design principals. The Applicant proposes design principals which is consistent with the Evans Farm development that is currently being constructed in Orange and Berlin Township.

b. Applicant Presentation

APPLICANT:

Tony Eyerman  
1550 Lewis Center Road  
Lewis Center, Ohio

Dan Griffin  
1550 Lewis Center Road  
Lewis Center, Ohio

Robert Kuederle  
Engineer  
Lewis Center, Ohio

1550 Lewis Center Road

Mr. Griffin discussed the setbacks and that houses would be moved up 10 feet to allow for larger back yards and to have front porches that allow for residents to be eye level with those walking on sidewalks. He discussed the plans for active space and to have solar powered fish feeders and benches at ponds. He also discussed have 4-H buildings. He informed the Commission that Evans Farm has their own nursery to grow trees and the plan is to save as many trees in the tree lines as possible.

Mr. Eyerman discussed the plan to have connectivity in the development both social and physical. He would like to have streets and trails connected with other developments and will be proposing a trail connection with the Grden property. He discussed that no two houses will look the same. There will be a different color scheme or changes to the outside of the house. He also discussed the plan that no resident would be further than 2 blocks from a park location. He discussed the lot sizes and plan to have one lot used as an emergency exit on Peachblow Road until a connection can be made to the Grden property.

Mr. Prall discussed the concern over the additional dwelling units and that code does not allow for separate dwelling units over detached garages. Mr. Efland discussed that planned development may allow for granting detached garages and that the wording can be that the units can not be used as rentals. Mr. Prall recommended heavy buffering to properties that back up to previous developments.

c. Public comment (not a public hearing)

There was no public participation.

d. No Commission Action Required

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter requested that staff considering adding conditions to development plan that gives an expiration date in which after the developer would need to update to current standards and codes.

Vice-Chairman Mantzoros discussed the improvements at the Swifty Gas Station.

ITEM 6. NEXT REGULAR MEETING: October 16, 2019

Mr. Efland informed the Commission that the next regularly scheduled meeting will be held on October 2, 2019 and not October 16, 2019.

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:10 p.m.

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Chairperson

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Elaine McCloskey, Clerk

CASE NUMBER: 2019-2076

REQUEST: Combined Preliminary and Final Development Plan

PROJECT: Innovation Center

MEETING DATE: October 2, 2016

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**APPLICANT/OWNER**

Sawmill Delaware Investments  
1036 Hill- Miller Road  
Delaware, Ohio 43015

**REQUEST**

2019-2076: A request by Sawmill Delaware Investments for approval of a Combined Preliminary and Final Development Plan to construct a new building (Innovation Center) at 109 Innovation Court on approximately 6 acres zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District).

**PROPERTY LOCATION & DESCRIPTION**

The approximate 6-acre parcel is located on the north side of proposed Sawmill Parkway and on the west side of Innovation Court and is zoned M-1 PMU. The properties to the north, south and east are zoned M-1 PMU while to the west is residential zoned property in the Township.

**BACKGROUND/PROPOSAL**

The vacant site is located in Innovation Park within the City's Industrial Park and the applicant is proposing to construct an approximate 60,000 square foot building called Innovation Center on the subject site. The proposed building would be similar to the Symmetry II building located just south of the building (the two buildings would have the same owner). The subject building would be divided into 10 units with storefronts with the parking on the north elevation while the loading docks would be located on the south elevation. There would be two access curb cuts from Innovation Court with one located just north of the building and one just south of the building (shared with the Symmetry II building).

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**STAFF ANALYSIS**

- **ZONING:** The subject property is currently zoned M-1 PMU which would allow the proposed use. A Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject building would have two curb cuts from Innovation Court into the site. One curb cut would be located north of the building for employees and patrons while the curb cut to the south would be for trucks and would be shared with the Symmetry II building to the south. There is a fire access road located just west of the building to connect the north and south parking and loading areas that would have a fire department breakaway chain. Also, the parking lots of the subject building and the building to the south (Symmetry II) would be connected for easier access for the fire department. In the future, two more curb cuts to the northern parking lot could be constructed when the future common access drive that would be extended west from the cul-de-sac is constructed.
- **SITE CONFIGURATION:** The proposed 60,000 square foot proposed building would have a 93-space parking lot located north of the building. Based on the proposed office, manufacturing and warehouse square footage breakdown provided by the owner, 92 parking spaces would be required per the zoning code. An additional 31 future spaces could be constructed just east and west of the building if needed. The proposed building would be divided into 10 units with 5 combined truck docks located at the south (rear) of the building accessing each unit. The southern curb cut on Innovation Court would access the truck docks. Three dumpster pads would be located along the southern property line and the dumpsters would have to be screened with a brick wall with wood doors painted or stained to match. A detention basin is located on the west of the building along the property line.

- **BUILDING DESIGN:** The proposed building would be a maximum 33 feet high with five entrances (located between units) with a metal canopy over the entrances accessing the 10 units. The building elevations would be comprised of metal panels with a metal standing seam roof. In addition, there would be windows at each column of each unit. The north (front) elevation would have dryvit over the metal with split face columns framing each entrance feature and dividing each unit. The dryvit would be a tan color for the majority of the building with the top band being a lighter tan color. The south (rear) elevation would have five loading docks with each unit having two overhead doors and one man door. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
- **TREE REMOVAL & REPLACEMENT:** Per the applicant there would not be any trees being removed in the proposed development. There are some trees along the western property line, but they are being preserved per the applicant. If any trees are removed during construction, the developer shall have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The development requires street trees, front yard trees, interior parking lot trees and shrubs and foundation plantings. The proposed development appears to comply with the required street trees (18) and front yard trees (17) along Innovation Court and the northern property line (potential future access drive) In addition, the appropriate amount of interior parking lot and foundation landscaping is proposed within the development. The landscaping plan would be required to be reviewed and approved by the Shade Tree Commission.
- **LIGHTING:** The plan identifies seven wall mounted lights located on the north elevation and five wall mounted lights on the southern elevation of the building to provide lighting for the development. No light poles are proposed. The lighting plan would have to achieve compliance with the zoning code along with being approved by the Chief Building Official.
- **SIGNAGE:** The owner didn't identify any specific signage in the application but would be allowed building and ground signage that would have to achieve compliance with the minimum zoning code requirements. Since this is a multi-tenant building, utilization of a sign band area approach with consistent sizes, location and design shall be used.
- **AIRPORT OVERLAY DISTRICT:** The owner would have to receive the "Determination of No Hazard to Air Navigation" approval from the FAA. In addition, the owner would have to get a temporary determination letter to allow a crane, etc. during construction. Therefore, any approval must be conditioned that a building permit will not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

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**STAFF RECOMMENDATION (2019-2076 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Sawmill Delaware Investments for a Combined Preliminary and Final Development Plan to construct a new building (Innovation Center) at 109 Innovation Court on approximately 6 acres zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
3. The dumpsters shall be enclosed by a brick wall and have wood doors painted or stained to match.
4. Any ground and building signage shall achieve compliance with the minimum zoning requirements and the approved Gateways and Corridors Plan.
5. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
6. If any trees are removed during construction, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
7. The lighting plan shall be reviewed and approved by the City.
8. A building permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.



AIRPORT RD

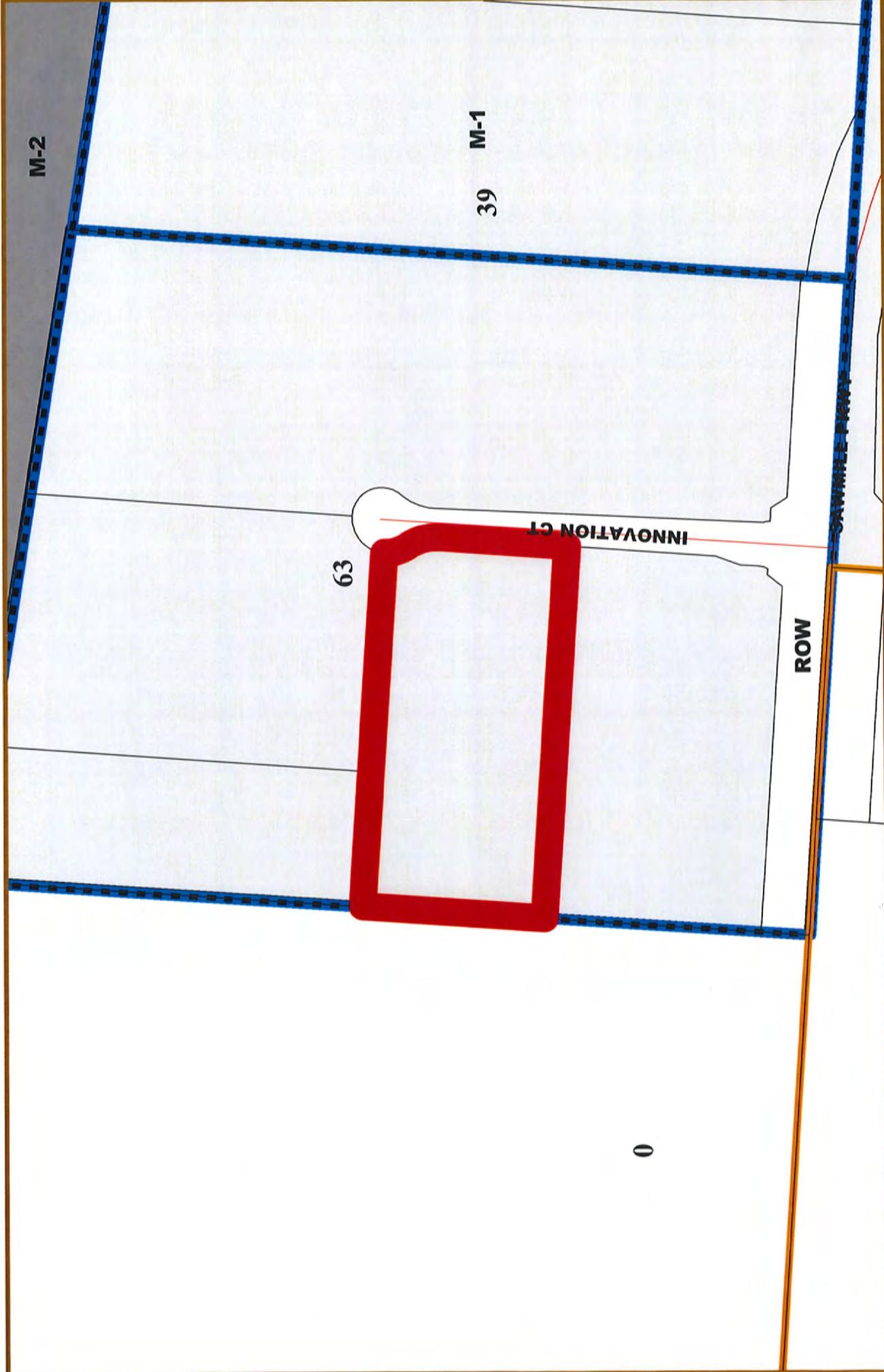
INNOVATION CT

SAWMILL PKWY



2019-2076  
Combined Preliminary and Final Development Plan  
Innovation Center - 109 Innovation Court  
Location Map





2019-2076  
 Combined Preliminary and Final Development Plan  
 Innovation Center - 109 Innovation Court  
 Zoning Map





2019-2076  
Combined Preliminary and Final Development Plan  
Innovation Center - 109 Innovation Court  
Aerial (2016) Map



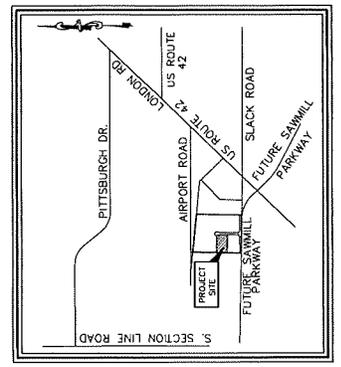
NO.	DATE	DESCRIPTION



PLANS PREPARED BY:  
**ABOVE GRADE LLC**  
1718 BUCKLE LANE  
COLUMBUS, OH 43235  
PH: 614-363-0178  
FAX: 614-363-0178

SCALE  
1" = 40'

DATE: 8/6/19  
PROJECT NO: 19-403DIP  
SHEET: 1 OF 2



LOCATION MAP  
NOT TO SCALE

**SITE DATA**  
SITE AREA: 5,024 ACRES  
DEVELOPED AREA: 1,024 ACRES  
PAVED AREA: 91,938 S.F. (10.427 AC)  
TOTAL BLDG. AREA: 80,000 S.F.  
SITE COVERAGE CALCULATIONS  
PAVEMENT = 91,378 S.F. = 55.1%  
TOTAL = 58%

**JW FUTURE PARKING & COMMON ACCESS DRIVE INCLUDED**  
GREENSPACE PROVIDED = 91,423 S.F.  
TOTAL BLDG. AREA = 80,000 S.F.  
SITE COVERAGE CALCULATIONS  
BUILDING = 60,000 S.F. = 22.9%  
PAVEMENT = 110,982 S.F. = 42.3%  
TOTAL = 65.2%

**REVISIONS TO SURVEY PROVIDED BY WATSON CONSULTING ENGINEERS & SURVEYORS**  
SOURCE OF INFORMATION: SURVEY PROVIDED BY WATSON CONSULTING ENGINEERS & SURVEYORS  
DATE: 8/6/19

**EXISTING USE: VACANT LAND/ FARM FIELD  
INTENDED USE: MULTI-RENTAL MANUFACTURING/ WAREHOUSING  
SITE ZONING: M-1 WITH PDU OVERLAY**

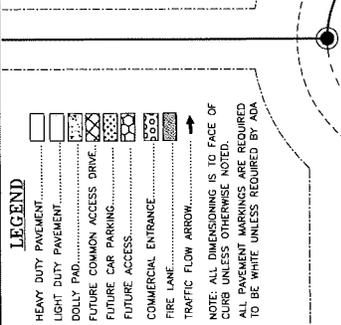
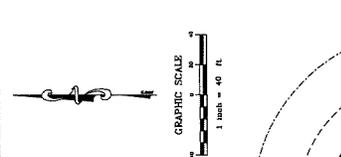
**PARKING**  
EXISTING BUILDING:  
105 OFFICE = 6,000 S.F. OFFICE @ 1 PER 300 S.F. = 20  
705 WAREHOUSE = 42,000 S.F. @ 1 PER 1,000 S.F. = 42  
205 MANUFACTURING = 12,000 S.F. @ 1 PER 400 S.F. = 30  
TOTAL REQUIRED: 92 SPACES  
TOTAL PROVIDED INCLUDING 5 HANDICAP = 93 SPACES  
FOUR PROVIDED PROVIDED = 31 SPACES

**CONTRACTOR:**  
WATSON CONSULTING ENGINEERS & SURVEYORS  
1718 BUCKLE LANE  
COLUMBUS, OHIO  
CONTACT: AARON WATSON  
PHONE: (614) 973-0862  
FAX: (614) 973-0864

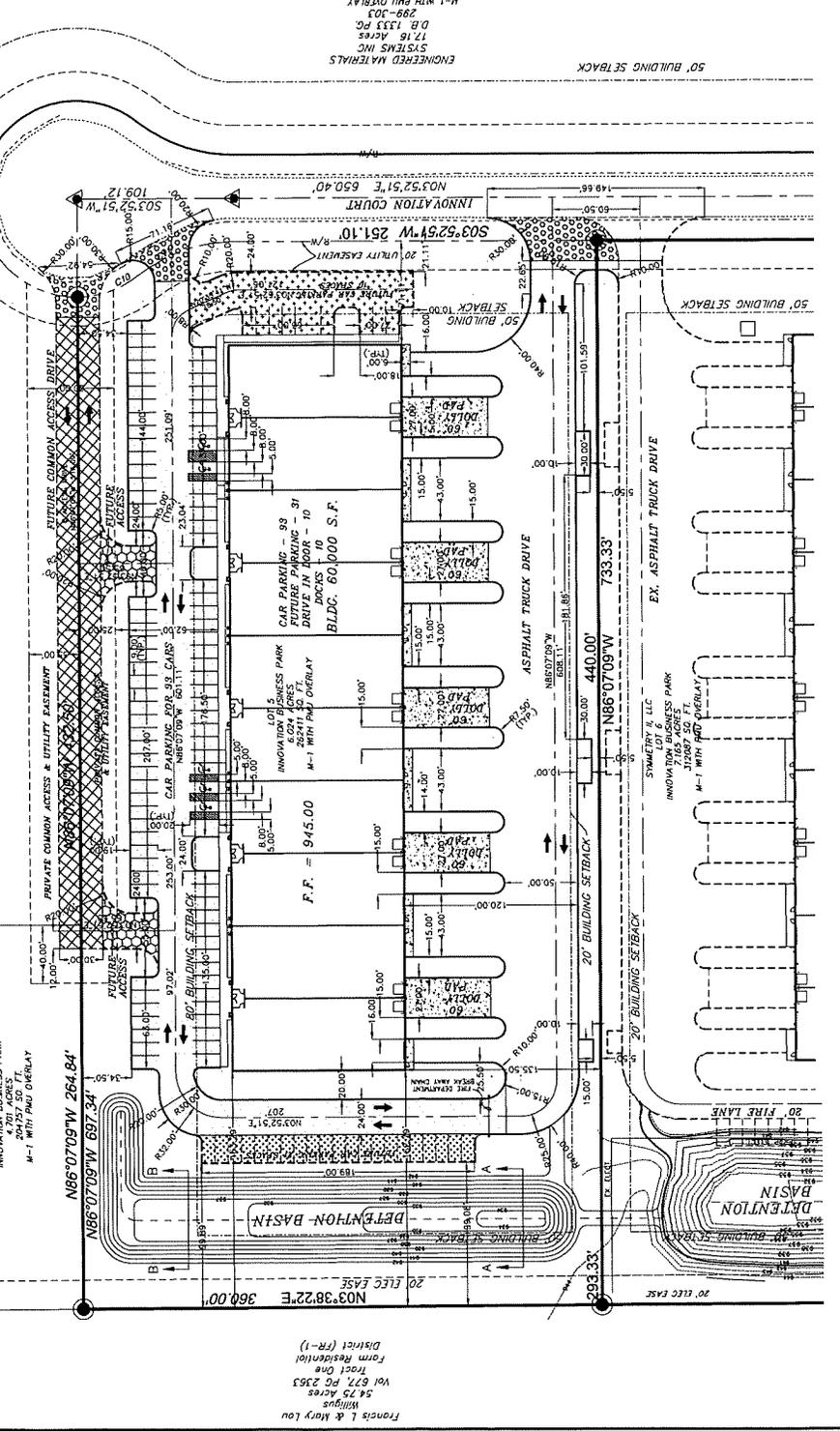
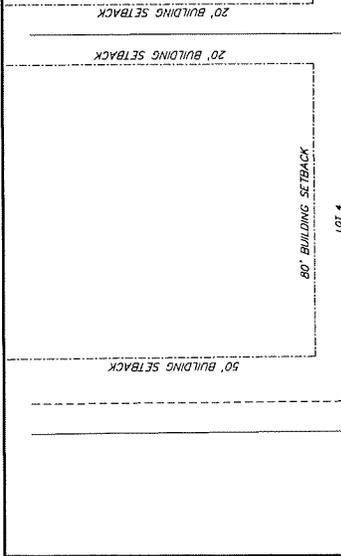
**ENGINEER:**  
SAMMILL DELAWARE INVESTMENTS LLC  
8400 INDUSTRIAL PARKWAY  
COLUMBUS, OHIO 43235  
CONTACT: BOB BLUND  
PHONE: (614) 973-0862  
FAX: (614) 973-2884

**OWNER:**  
FEDCO DELAWARE LLC  
8400 INDUSTRIAL PARKWAY  
COLUMBUS, OHIO 43235  
CONTACT: AARON WATSON  
PHONE: (614) 973-0862  
FAX: (614) 973-0864

**CONTRACTOR:**  
WATSON CONSULTING ENGINEERS & SURVEYORS  
1718 BUCKLE LANE  
COLUMBUS, OHIO  
CONTACT: AARON WATSON  
PHONE: (614) 973-0862  
FAX: (614) 973-0864



Curve #	Radius	Delta	Length	Chord Bearing	Chord
C10	67.50'	37° 45' 08"	44.48'	S157°03'37"E	43.68'
C11	110.00'	37° 55' 58"	72.83'	S15°05'08"E	71.50'



These drawings and instruments of professional service prepared by Above Grade, LLC for the foregoing project. Above Grade, LLC warrants no liability for any unauthorized use of these drawings, specifications, and documents.

NO.	DATE	DESCRIPTION



PLANS PREPARED BY:  
**ABOVE GRADE LLC**  
 710 LANSING BLVD  
 COLUMBUS, OH 43215  
 PH 614-262-0378



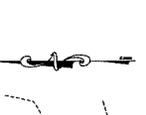
SCALE  
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SJM  
 Design  
 SUH  
 Drawn  
 B/06/19  
 Project Date

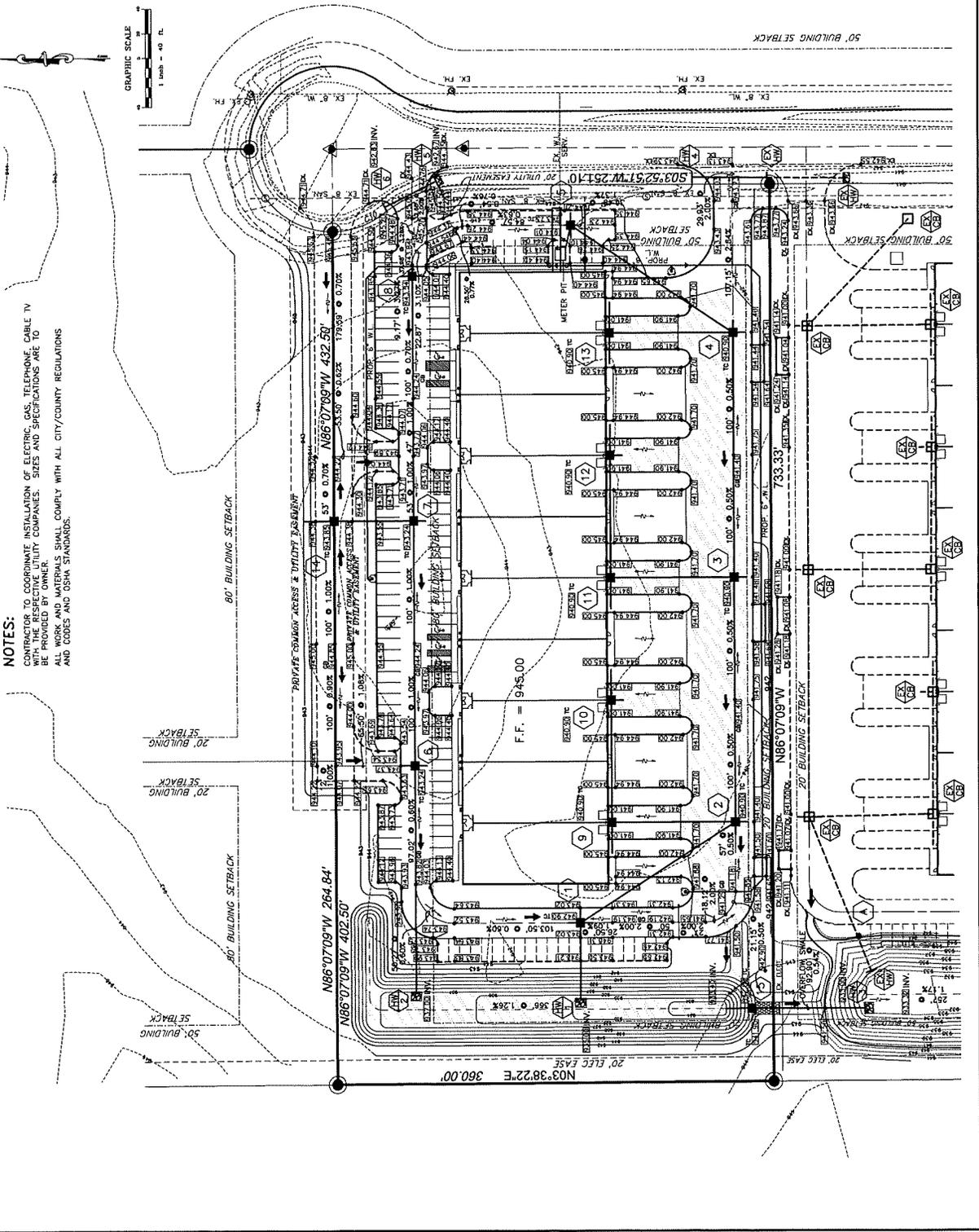
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**LEGEND**

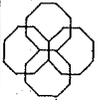
	MAJOR FLOOD ROUTING
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FLOW ARROW
	MAX. PERMISSIBLE UNITS AT ELEV. 941.50
	ROCK CHANNEL PROTECTION



**NOTES:**  
 CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRIC, GAS, TELEPHONE, CABLE TV WITH THE RESPECTIVE UTILITY COMPANIES. SIZES AND SPECIFICATIONS ARE TO BE PROVIDED BY OWNER.  
 ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.



These drawings are instruments of professional service prepared by Above Grade, LLC for the designated project. Above Grade, LLC assumes no liability for any unauthorized use of these drawings, specifications, and documents.

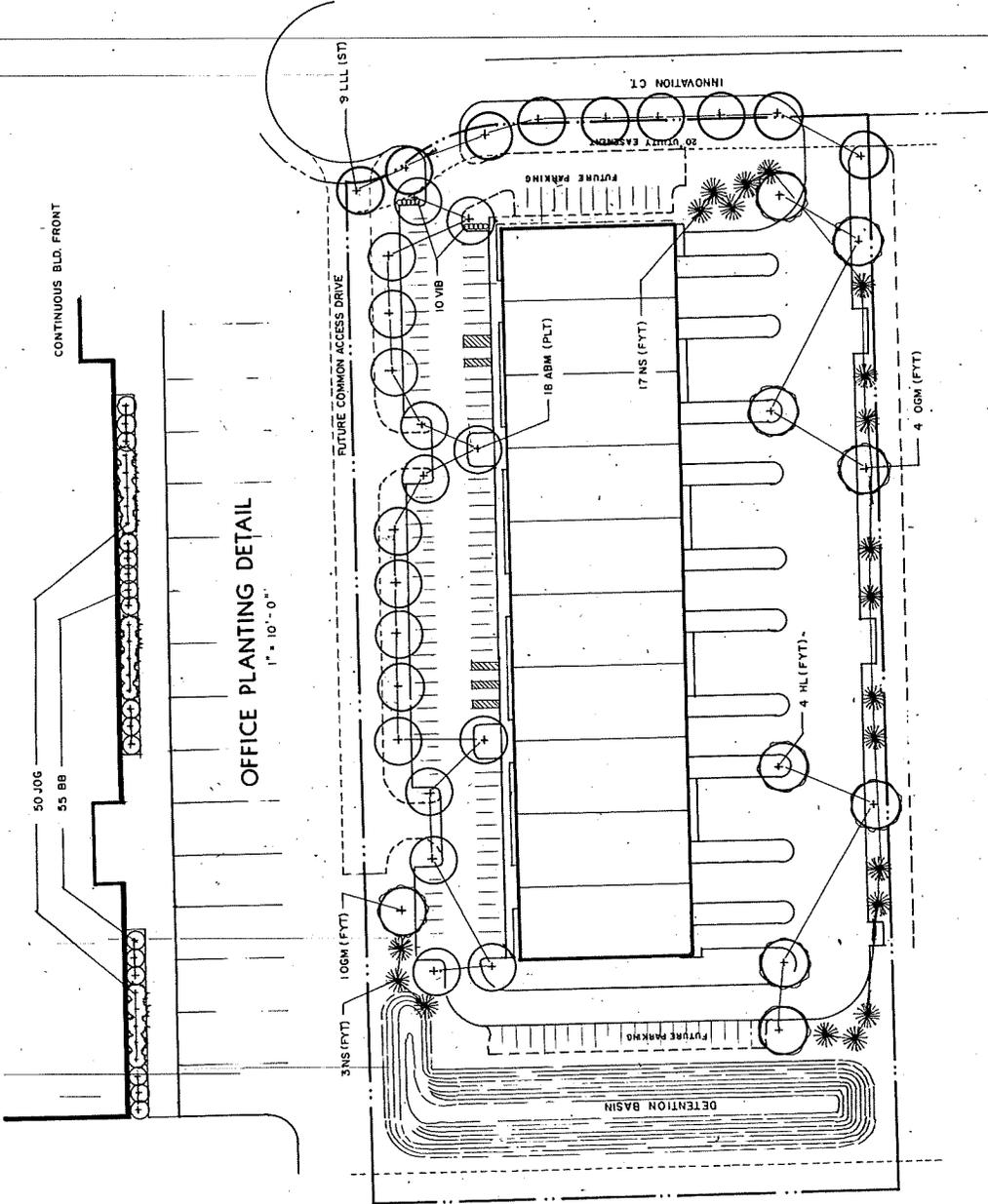


**BOZZACCO CO. INC.**  
LANDSCAPE ARCHITECTURE

505 LONDON RD  
DELAWARE, OHIO  
740-388-2141

INNOVATION CENTER DELAWARE, OHIO  
LANDSCAPE PLAN

DRAWN: 8/30/19  
BY: J.A.B.



- LANDSCAPE DATA:**
- (PLT) PARKING LOT TREES  
89 PARKING SPACES @ 1 TREE / 10 SPACES = 9-3" TREES REQ.  
18-1.75" PROPOSED
  - (ST) STREET TREES  
387 LN. FT. FRONTAGE @ 1 TREE/ADLN FT. = 387 TREES REQ.  
9-1.75" TREES REQ.  
9-1.75" PROPOSED
  - (FYT) FRONT YARD TREES  
387 LN. FT. FRONTAGE @ 1.3 TREES/50 LN. FT. = 6-3" TREES REQ. OR  
18-1.75" PROPOSED
  - (FIB) FRONT YARD SHRUBS  
387 LN. FT. FRONTAGE @ 1 SHRUB / 10 LN. FT. = 38 SHRUBS REQUIRED  
15-6" SHRUBS PROPOSED
- PLANT MATERIAL SCHEDULE:**
- SYN LLL TILIA CORDATA
  - SYN OGM ACER R. 'OCT. GLORY'
  - SYN ABM ACER R. 'AUT. BLAZE'
  - SYN NS J. QUINCY
  - SYN HL EUCONIA 'A. COMP'
  - SYN VM VIBURNUM
  - UTILEX UNCL. UNDER 1.75"
  - OCT. GLORY MAPLE 1.75"
  - AUT. BLAZE MAPLE 1.75"
  - OLD FASHIONED HYDRANGEA
  - OLD FASHIONED HYDRANGEA
  - COMPACT BURNING BUSH
  - LEUCODENDRUM
  - LEUCODENDRUM NO. 2
  - LEUCODENDRUM NO. 10

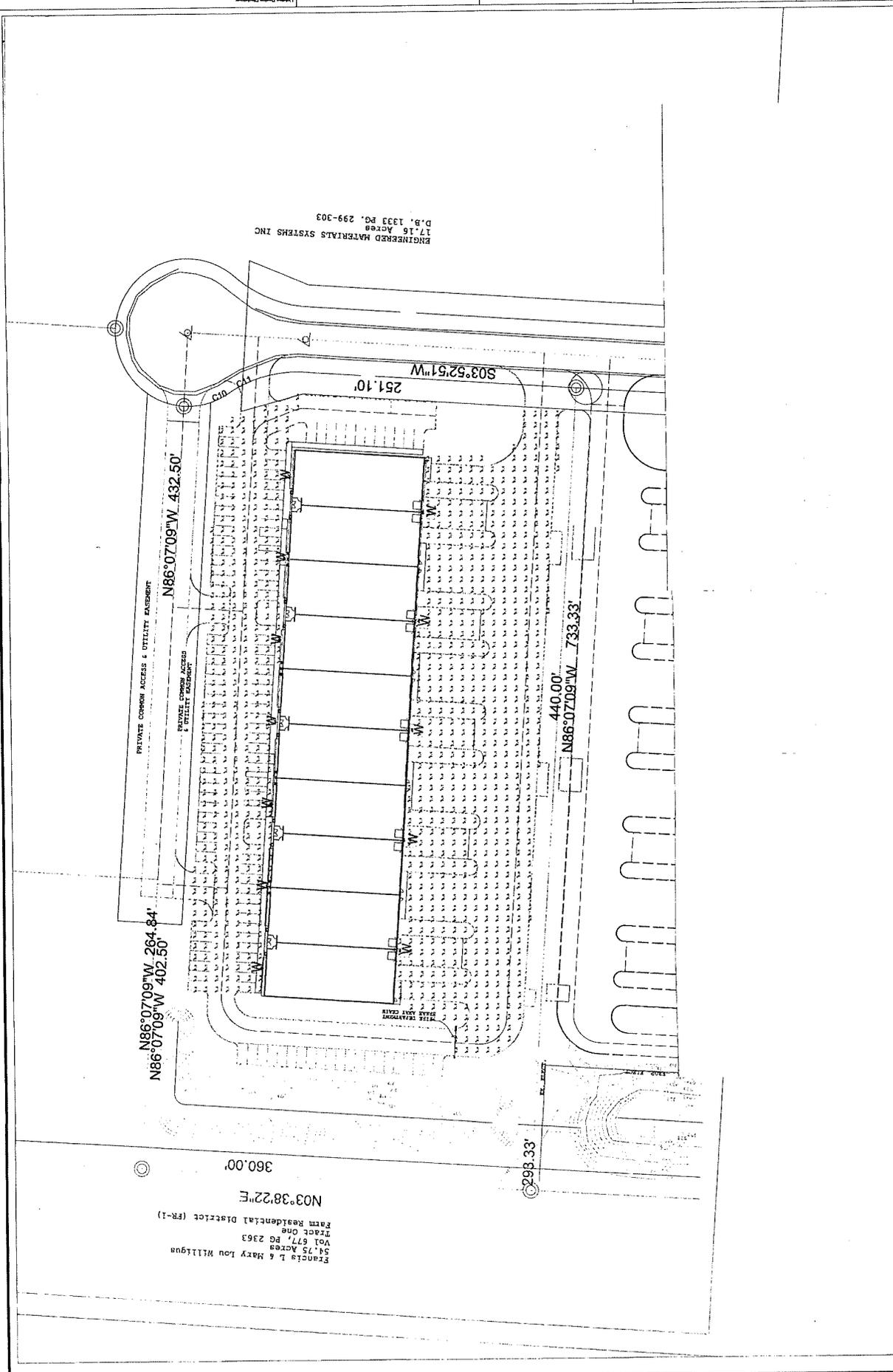
Prepared For:

Job Name: INNOVATION CENTER  
Version A

Lighting Layout

Scale: as noted  
Date: 8/29/2019  
Drawing By: TOMY BROWN

Project: SPRINT ELECTRIC WAREHOUSE A01  
Client: SPRINT ELECTRIC WAREHOUSE A01  
Drawing Title: LIGHTING LAYOUT  
Drawing No: 17.16  
Drawing Date: 8/29/2019  
Drawing By: TOMY BROWN  
Drawing Check: [Blank]  
Drawing Date: 8/29/2019  
Drawing By: TOMY BROWN  
Drawing Check: [Blank]



ENGINEERED MATERIALS SYSTEMS INC  
17.16 ACRES  
D.B. 1333 PG. 299-303

Francis L & Mary Lou Willigus  
54.75 Acres  
Vol 677, Pg 2363  
Tract One  
Farm Residential District (FR-1)  
 $N03^{\circ}38'22''E$  360.00'







CASE NUMBERS: 2019-0642  
REQUEST: Preliminary Subdivision Plat  
PROJECT: Winterbrooke Place  
MEETING DATE: October 2, 2019

**APPLICANT/OWNER**

Grden LLC  
10590 Wellington Place  
Powell, Ohio 43065

**REQUESTS**

2019-0642: A request by Grden LLC for approval of a Preliminary Subdivision Plat for Winterbrooke Place containing 263 single family lots on approximately 102.1 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

**PROPERTY LOCATION & DESCRIPTION**

The subject four parcels are located on the north side of Peachblow Road just east of the Belmont Place development and south of the Communities at Glenross development. The property to the north is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) in the City and the property to the east is zoned PRD (Planned Residential District) and the properties to the south are zoned FR-1 and PID (Planned Industrial District) in the township.

**BACKGROUND/PROPOSAL**

In June 2019, City Council approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the subdivision. Also, the City accepted the annexation (Ordinance 19-32) of the subject property in June 2019.

Now the developer is requesting Preliminary Subdivision Plat approval for the 263 single family lots on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres). Primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed by the Delaware County Engineer for the subject development and the proposed Berlin Meadows development located south of Peachblow Road in the County while secondary access would be from Belmont Place Subdivision to the west (to be constructed in Phase 1 of the development) and from Communities at Glenross to north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point).

**STAFF ANALYSIS**

- **ZONING:** The developer rezoned the property to R-3 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space and to be consistent with the Communities at Glenross south of Cheshire Road (zoned R-2 PMU with a density of approximately 2.31 units per acre) located to the north and Belmont Place (zone R-3 PMU with a density of approximately 2.75 units per acre in Sections 1-5) located to the east are both planned districts with similar uses and densities.
- **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.  

The developer is identifying storm sewer easements in open space areas (reserve areas) that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan. These easements shall be relocated in rear yard of the adjacent single-family lots or the developer shall receive permission from the Utility, Engineering and Planning Departments to allow mounding and trees within these storm water easements.
- **ROADS AND TRAFFIC:** The proposed development requires a traffic impact study that would need to be approved by the City and the County (Peachblow Road is township road which is under county jurisdiction). The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

The primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County while secondary access would be from the Belmont Place Subdivision to the west through Ensigns Lane (to be constructed in Phase 1 of the subject development) and from the Communities at Glenross to the north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point). If the County Engineer does not construct the proposed roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road would be a traditional intersection with a stop sign.

Internally, the single access point from Peachblow Road would be extended north to connect with Winterbourne Drive in the Communities at Glenross Subdivision. Winterbourne Drive has not been extended to the subject developer's northern property line (from the Communities at Glenross) at the current time but is part of the plan. The developer shall extend Winterbourne Drive to the northern property line prior to building permit approval of the 208 single family lot (currently Phase 6) per the City Engineer. This road is a non-loaded connector road per the City Thoroughfare Plan. A secondary connection would be made to the west to connect an internal residential street to the Belmont Place Subdivision through the Ohio Health property. The Ohio Health panhandle lot could provide an access road to be extended from Peachblow Road north to the proposed future hospital location and maybe constructed in the future if needed. Also, an internal street would be stubbed to the property to the east (future Evans Farm development). The remainder of the streets would be residential in nature and would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

- **SITE LAYOUT:** The layout is designed around the location of Winterborne Drive connection to the Communities at Glenross (along the northern portion of the subject site) that extends south to Peachblow Road with single family lots located east and west of the spine road. Of the proposed 263 single family lots, the developer is proposing 106 single family lots located east of Winterbourne Drive and 157 single family lots located west of Winterbourne Drive. The site is further complicated by being bisected by an overhead electric transmission easement that is 150 feet wide.

The developer is proposing 263 single family lots with 21 of the lots being 80 x130 (10,400 square feet), 130 lots being 65 x130 (8,450 square feet) and 112 lots being 52 x 130 (6,760). More specifically on the 106 single family lots located on the east side of Winterbourne Drive, there would be 41- 65x130 (8,450 square feet) lots located along the northeastern portion of the site adjacent to the Communities at Glenross and 65-52x130 (6,760 square feet) lots located just north of Peachblow Road. Of the 157 lots west of Winterbourne Drive, there would be 21- 80x130 (10,400 square feet) lots located along the northwestern portion of the site adjacent to the Communities at Glenross, 89-65x130 (8,450 square feet) lots located just east of the Belmont Place Subdivision and 47-52x130 (6,760 square feet) lots located just north of Peachblow Road.

In the proposed development, the front yard setback would be a minimum 25 feet for all lots and the minimum rear yard setback would be 30 feet for all lots. The side yard setbacks for 80-foot-wide lots would be 7.5 feet (15 feet total), for 65 foot lots would be 6.5 feet (13 feet total) and for 52 foot lots would be 5 feet (10 feet total). Patios, decks and other exterior improvements can extend 15 feet into the 30-foot rear yard setback per the approved development text. The minimum house size for an 80-foot-wide lot would be 2,000 square feet, for a 65 foot wide lot would be 1,800 square feet and for a 52 foot wide lot would be 1,500 square feet as written in the draft development text. Staff recommends for the 52-foot-wide lots, that one-story houses shall be 1,600 square feet minimum and two-story houses shall be 1,800 square feet minimum to be consistent with the Communities at Glenross smaller width lots. Also, to comply with the base zoning code, all the corner lots would be required to be oversized by 33% from the base lot size. Therefore, lot 127 shall be widened to 106 feet (80 feet x 33% = 26 feet additional lot width) to achieve compliance with minimum corner lot width requirements.

There are four proposed detention basins located within the development (three along Peachblow Road and one in the northwestern portion of the site) and 150-foot-wide power easement along the extreme southeastern

portion of the site. Also, there are nine reserve areas that total approximately 25.5 acres throughout the development and five of the reserve areas contain active opens space (approximately 14.24 acres) In addition, a landscape buffer with mounds and trees is required along Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross while preserving as many trees as possible and a landscape buffer with mounds and trees is required along Peachblow Road to be consistent with the treatment along Belmont Place. Also, mounding and landscaping shall be required adjacent to the existing single-family house to the southwest per the development text and approved plan. Per Ordinance 19-31 this specifically includes buffering along the eastern property line adjacent to the existing house to be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range shall be from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Subdivision Plat). Also, the setback and buffering from lot 220 (northeast) to lot 215 (north) (on the Preliminary Subdivision Plat) shall have a 25-foot setback that would require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.

- **DESIGN:** The applicant is proposing specific house design standards for each size lot size (80-foot, 65 foot and 52 foot) and overall design standards for all the houses to be consistent with the adjacent subdivisions of the Communities at Glenross and Belmont Place. The percentage of natural materials on the front elevations of the 52-foot-wide lots is significantly higher than the 50-foot-wide lots in the Communities at Glenross (25%). The proposed standards would include: 1). 100% natural material on all elevations for 80-foot lots adjacent to the Communities at Glenross; 2.) Minimum 40% natural materials on the front elevations for on all 52- and 65-foot lots; 3.) The exterior elevations of each house excluding garage doors, entrance doors, gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding (all considered natural materials); 4). All houses shall have a minimum 2 car attached garage; 5). All houses shall have dimensional shingles; 7). All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant is proposing a bike path along the north side of Peachblow Road and along both sides of Winterbourne Drive per the City Engineer's requirements to be consistent with the Belmont Place and the Communities at Glenross Subdivisions respectively and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Also, the applicant is proposing bike paths or sidewalks in all five active open space areas that would connect to the proposed bike path/sidewalk network in the development. Sidewalks will be provided on both sides of all public streets in the subdivision.
- **PARKLAND AND OPEN SPACE:** The proposed plan has 25.5 acres of open space (25%) in nine reserve areas of which approximately 14.22 acres (13.9%) is active park open space which appears to be divided into 5 areas throughout the site. Reserve A (approximately 10.7 acres) is located just east of the main entrance on Peachblow Road which contains two detention basins and a 150-foot-wide overhead power line easement. The amenities include a bike path and benches. Reserve B (approximately 6.0 acres but only around 2.2 is active open space) is considered the primary open space and is located just west of the main entrance into the development and would have amenities such as a shelter house, picnic tables and bocce court and a bike path along Peachblow Road. Reserve E (approximately 0.6 acres) is a third smaller open space located just north of Reserve A and has a sidewalk going through the area. Reserve D (approximately 1.0 acres) is a fourth open space located in the northeastern portion of the development behind lots 71-77 and 18-21. Amenities in this area include a tot lot and a sidewalk connecting two street access points into the open area. Reserve H (approximately 3.9 acres) is a fifth open space area located in the northwestern portion of the development (behind lots 119-141) which includes a detention basin and a tot lot, benches and a sidewalk connection to two street access points into the open space. The tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and

Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowner's association but allow public access.

- **TREE PRESERVATION:** Per the submitted tree survey with the Preliminary Development Plan, the applicant is removing 915 caliper inches of trees (107 trees) while the applicant is preserving 1771.5 caliper inches of trees (211 trees). Therefore, the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance of the proposed development text and other recently approved PMU's. However, if any trees are removed during construction, the trees would have to be documented and inventoried to ensure they achieve compliance with the approved development text. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for each Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in seven phases. Phase I (73 lots) would be located just west of Winterbourne Drive fronting Peachblow Road while Phase 2 (29 lots) would be just north of Phase 1. Phase 3 (45 lots) would be east of Winterbourne Drive. Phase 4 (33 lots) would be located north of phase 2. Phase 5 (27 lots) would be located east of Phase 3 while Phase 6 (34 lots) would be located north of Phase 3. Phase 7 (22 lots) would be located north of Phase 4 in the extreme northwestern portion of the site.

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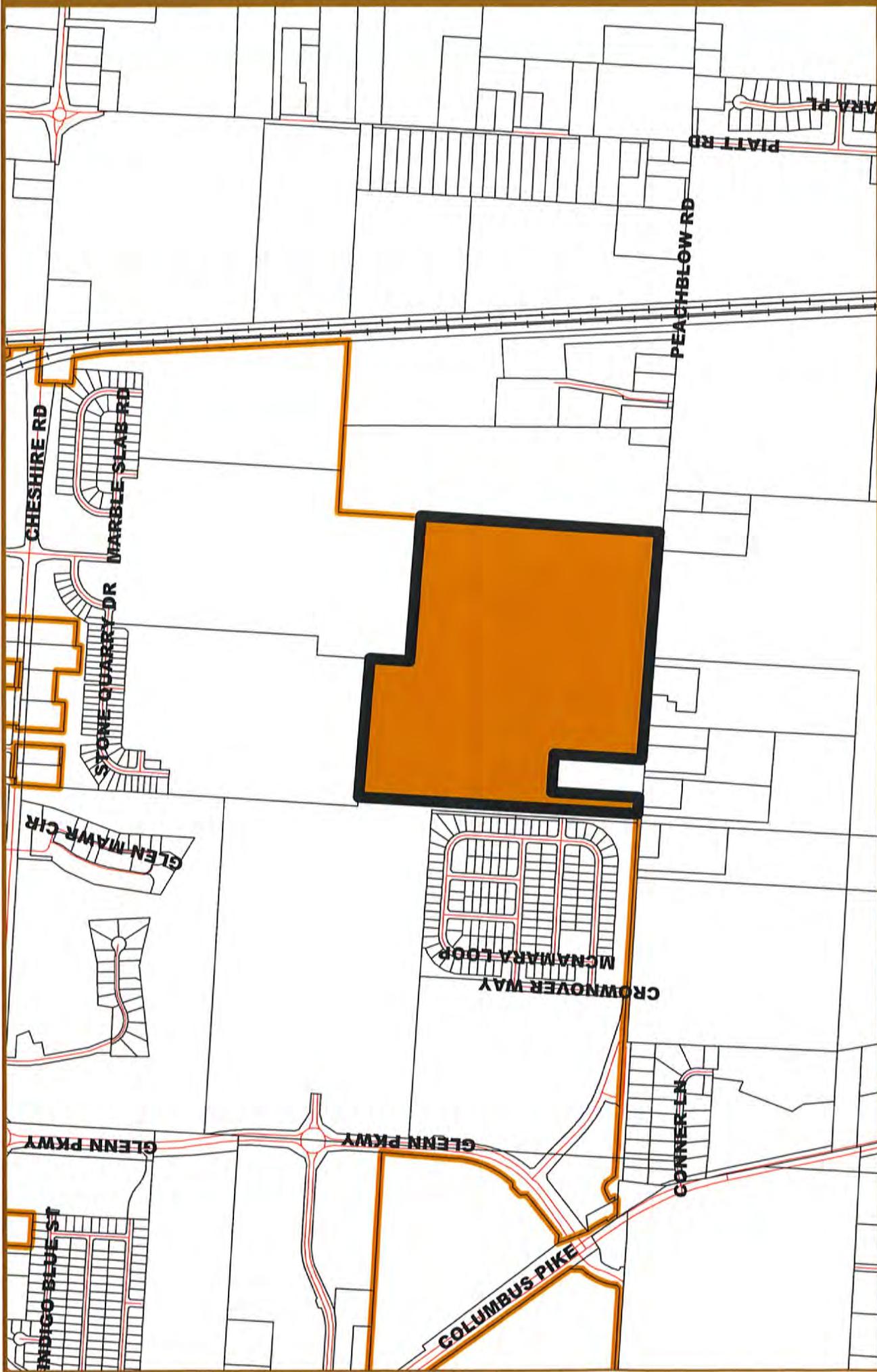
**STAFF RECOMMENDATION – (2019-0642 PRELIMINARY SUBDIVISION PLAT)**

Staff recommends approval of a request by Grden LLC for a Preliminary Subdivision Plat for Winterbrooke Place containing 263 single family lots on approximately 102.1 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development

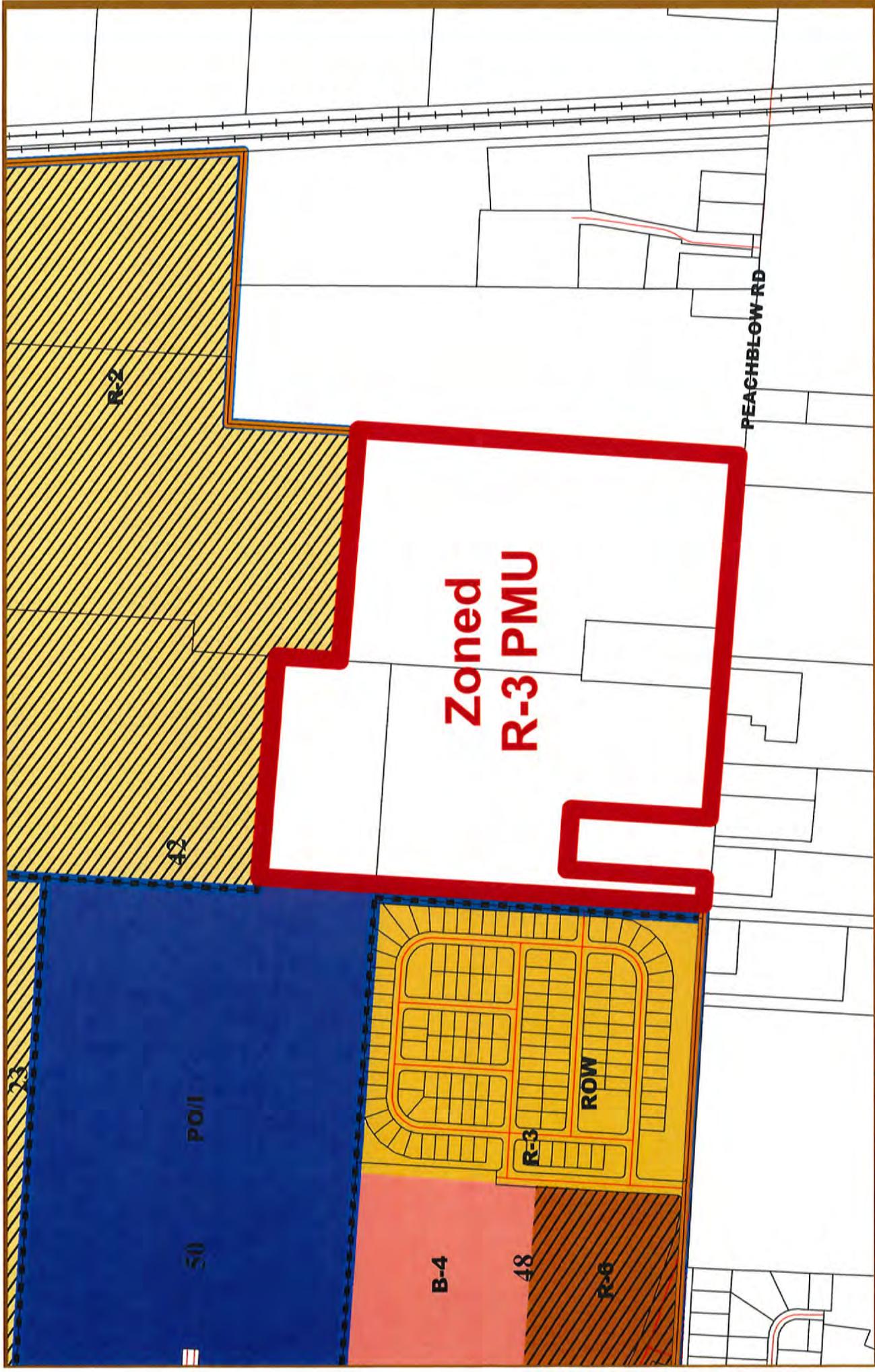
- including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowner's association but allow public access.
8. A minimum 3-6-foot-high mound with landscaping shall be located along both sides of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
  9. Along the eastern property line adjacent to the existing single-family house, a buffer shall be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Subdivision Plat) per the approved plan in Ordinance 19-31.
  10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Subdivision Plat) shall have a 25 foot setback that shall require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment per the approved plan in Ordinance 19-31.
  11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
  12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.
  13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation easement along with the preserved trees located west of Winterbourne Drive.
  14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
  15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
  16. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
  17. For the 52-foot-wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum 1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.
  18. The developer is identifying storm sewer easements in open space areas (reserve areas) that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan. These easements shall be relocated in rear yard of the adjacent single-family lots or the developer shall receive permission from the Utility, Engineering and Planning departments to allow mounding and trees within these storm water easements.
  19. Lot 127 shall be widened to a minimum 106 feet (80 feet x 33% = 26 feet additional lot width) to achieve compliance with minimum corner lot width requirements.
  20. Winterbourne Drive shall be extended to the northern property line (to connect with the Communities at Glenross) prior to building permit approval of the 208 single family lot (currently Phase 6 of the proposed development) per the City Engineer.





2019-0642  
 Preliminary Subdivision Plat  
 Winterbrooke Place - Peachblow Road  
 Location Map





2019-0642  
 Preliminary Subdivision Plat  
 Winterbrooke Place - Peachblow Road  
 Zoning Map





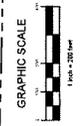
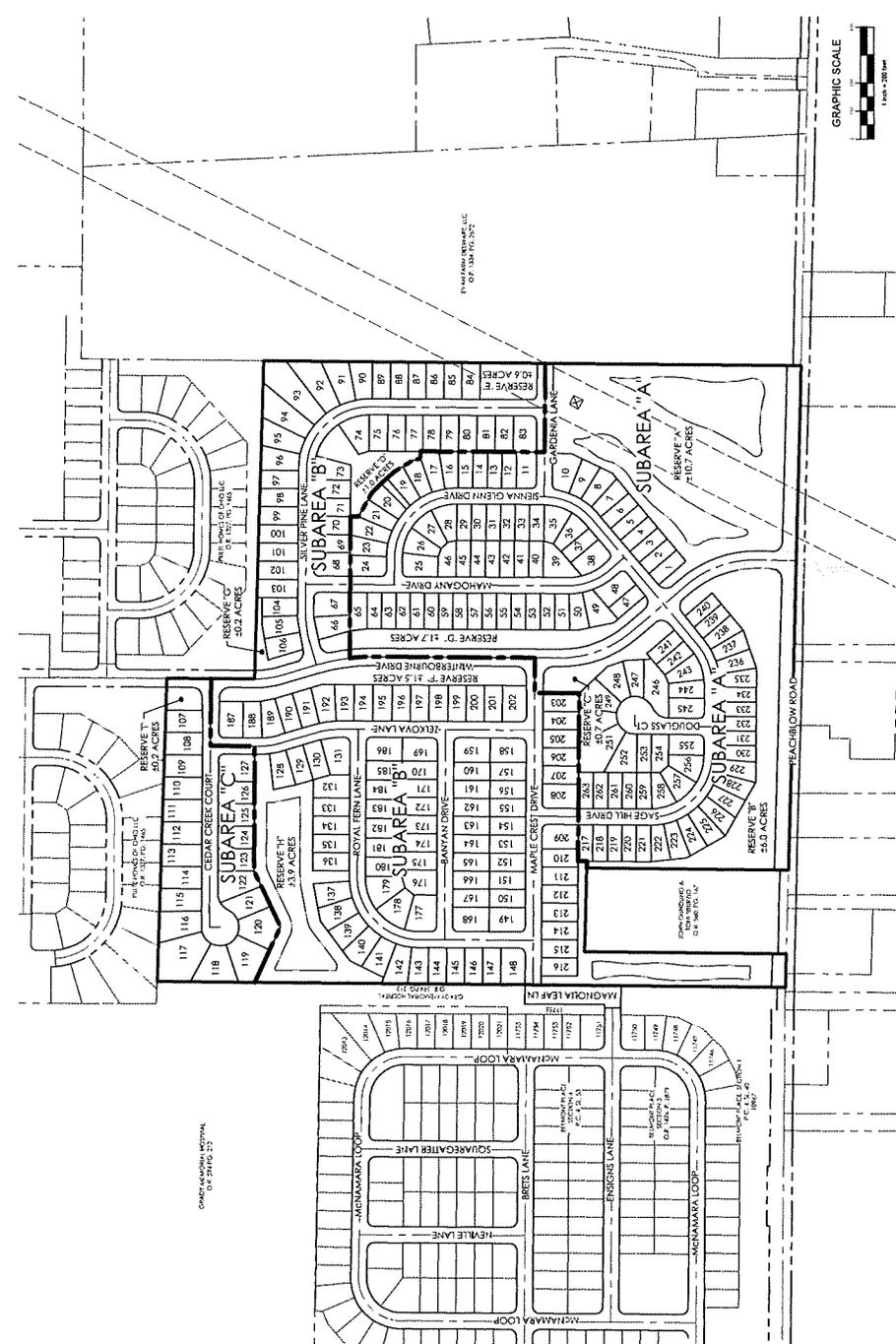
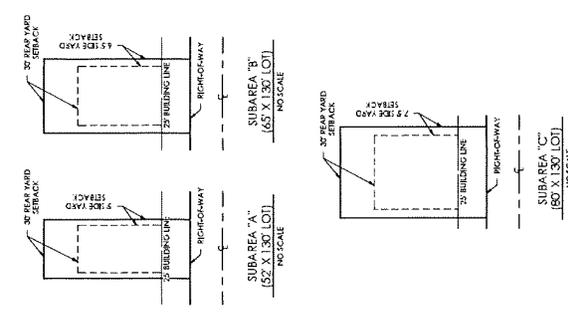
2019-0642  
Preliminary Subdivision Plat  
Winterbrooke Place - Peachblow Road  
Aerial (2016) Map





**DEVELOPMENT STANDARDS**

- SUBAREA A LOTS 148 AND 217-230: 55 FEET
- SUBAREA A LOTS 149 AND 218: 47.5 FEET
- MINIMUM LOT AREA: 5,000 S.F.
- MINIMUM LOT DEPTH: 125 FEET (TOTAL 140 FEET)
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM LOT FRONTAGE (BUILDING LINE): 65 FEET
- MINIMUM LOT AREA: 5,000 S.F.
- MINIMUM LOT DEPTH: 125 FEET (TOTAL 130 FEET)
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM LOT FRONTAGE (BUILDING LINE): 80 FEET
- MINIMUM LOT AREA: 5,000 S.F.
- MINIMUM LOT DEPTH: 125 FEET (TOTAL 130 FEET)
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM LOT FRONTAGE (BUILDING LINE): 80 FEET
- MINIMUM LOT AREA: 5,000 S.F.
- MINIMUM LOT DEPTH: 125 FEET (TOTAL 130 FEET)
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET



DATE	SEPTEMBER 11, 2010
BY	11-2007
SCALE	2/5

LOCATED IN:  
 LOT NUMBERS 79 AND 80, SECTION 3, TOWNSHIP 4, RANGE 1E  
 TOWN OF WINTERBROOKE, DELAWARE COUNTY, STATE OF OHIO

CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 PRELIMINARY PLAN  
**WINTERBROOKE PLACE**  
 SUBAREA, MAP

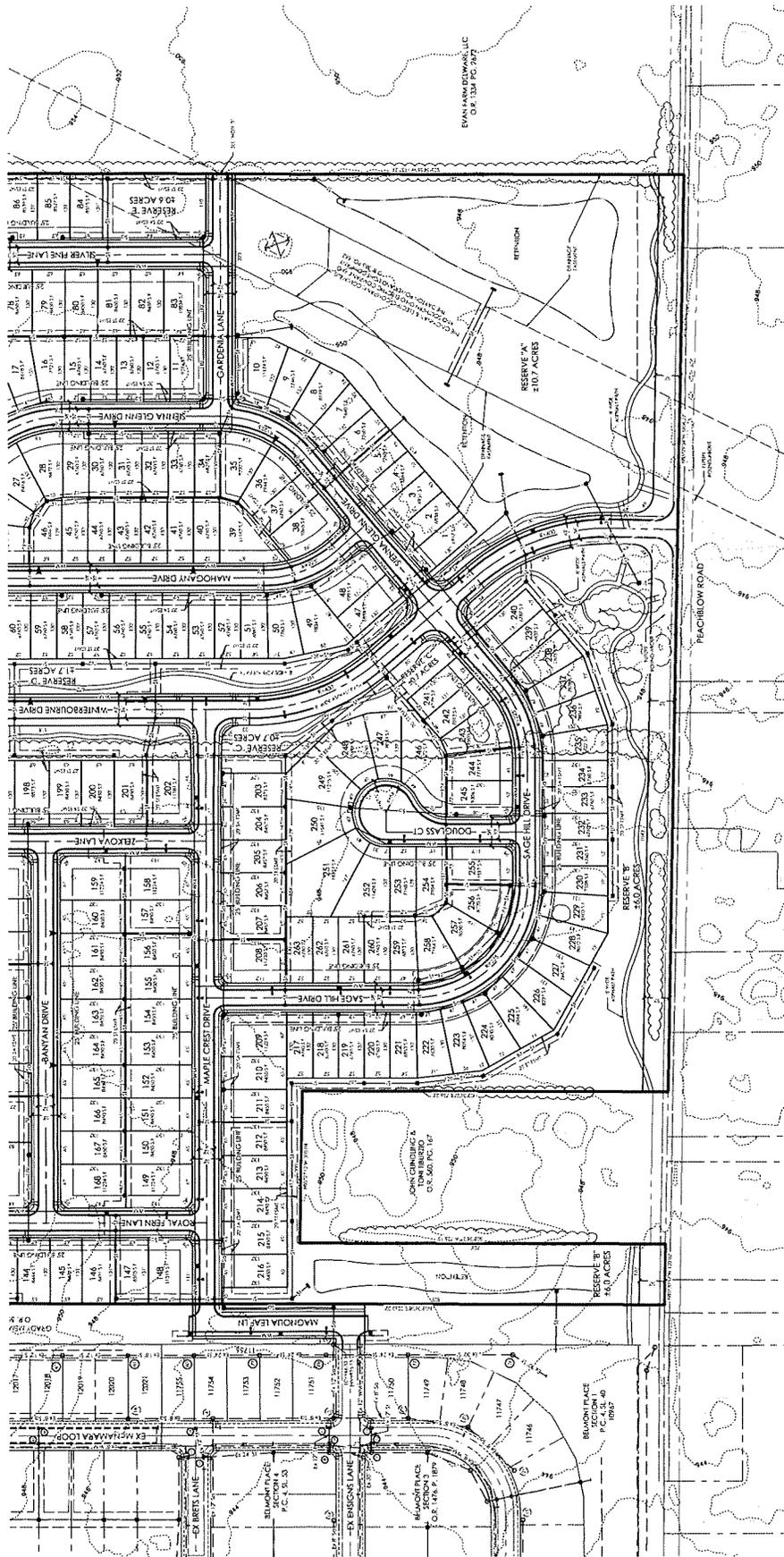
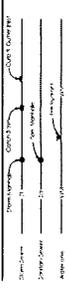
GRDEN LLC.  
 1800 WASHINGTON BOULEVARD  
 POWELL, OHIO 43060



NO.	REVISIONS



**LEGEND:**



DATE	2019.09.11
BY	SEPTEMBER 11, 2019
SCALE	1" = 100'
SHEET NO.	4/5

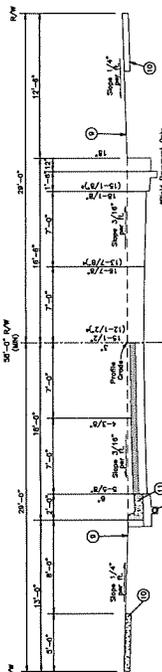
LOCATED IN:  
 LOT NUMBERS 29 AND 30, SECTION 3, TOWNSHIP 4, RANGE 18  
 SHELBY COUNTY, OHIO  
 CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 FOR  
 PRELIMINARY PLAN  
**WINTERBROOKE PLACE**  
 SITE PLAN

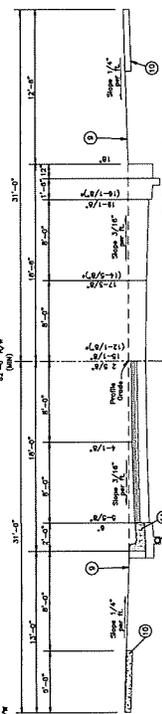
GRDEN LLC,  
 1850 WASHINGTON BOLLIVARD  
 POWELL, OHIO 43065



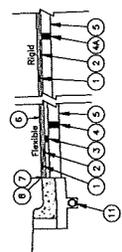
NO.	REVISIONS



TYPICAL 32' B/C TO B/C SECTION (S/R/W) STANDARD CURB  
SCALE: 1"=4'-0"  
Per Table 1-10

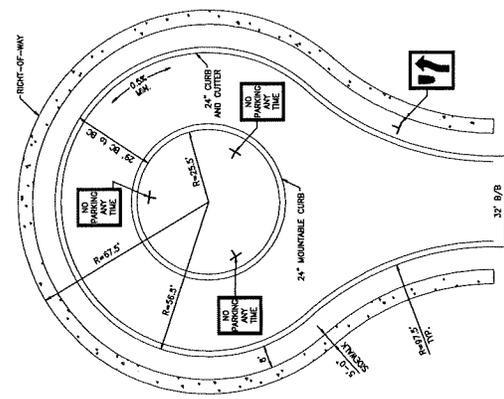


TYPICAL 36' B/C TO B/C SECTION (S/R/W) STANDARD CURB  
SCALE: 1"=4'-0"  
Per Table 1-10



PAVEMENT LEGEND

- 1 1 1/2" Asphalt Concrete, Item 448 Type 1 (Medium Traffic) PC 84-22
- 2 2" Asphalt Concrete, Item 448 Type 2 (Medium Traffic) PC 84-22
- 3 3" Asphalt Concrete Base, Item 301, PC 84-22
- 4 6" Aggregate Base, Item 304
- 5 6" Portland Cement Concrete Base, Class 'C', Item 305 or RCC Supplemental Spec 1523
- 6 Subgrade compaction, Item 204
- 7 4" Pipe Curb Underdrain, Item 605



TYPICAL CURB DETAIL  
NO SCALE

DATE: 2/11/2025	DATE: SEPTEMBER 11, 2019	DATE: 2/11/2025
DESIGNER: [REDACTED]	NO SCALE	5/5
REVISIONS:	LOCATED IN: LOT NUMBERS 29 AND 29 SECTION 5, TOWNSHIP 4, RANGE 167	
	UNINCORPORATED MILITARY LANDS	
	CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO	
	CITY OF DELAWARE, DELAWARE COUNTY, OHIO	
	PRELIMINARY PLAN	
	FOR	
	WINTERBROOKE PLACE	
	TYPICAL SECTIONS	
	GRDEN LLC.	
	10500 WELINGTON BOULEVARD	
	POWELL, OHIO 43066	
	EMHT	
	Engineering, Mechanical, Hydrology & Traffic	
	10000 WELINGTON BOULEVARD	
	POWELL, OHIO 43066	



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



Project # \_\_\_\_\_

Case # \_\_\_\_\_

Planning Commission

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

Subdivision/Project Name WINTER BROOKE PLACE Address PEACHBLOW ROAD, LEWIS CENTER, OHIO

Acreage 100.8 Square Footage \_\_\_\_\_ Number of Lots 263 Number of Units N/A

Zoning District/Land Use A-1 Proposed Zoning/Land Use R-3 PM Parcel # 41833001019000  
41833001018000, 41837001019001, 41832001038000

Applicant Name J GARDEN LLC. Contact Person BOB GARDEN

Applicant Address 10590 WELLINGTON BLVD, POWELL OHIO 43065

Phone 614-766-4304 Fax 614-766-2215 E-mail ARLINGTONBUILDERS@COLUMBUS-RR.COM

Owner Name GARDEN LLC. Contact Person BOB GARDEN

Owner Address 10590 WELLINGTON BLVD, POWELL OHIO 43065

Phone 614-766-4304 Fax 614-766-2215 E-mail ARLINGTONBUILDERS@COLUMBUS-RR.COM

Engineer/Architect/Attorney EMHT Contact Person JEFF STRUNG

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO 43054

Phone 614-775-4700 Fax \_\_\_\_\_ E-mail JSTRUNG@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 [Signature]  
Agent Signature \_\_\_\_\_

Owner Printed Name Robert L. Garden  
Agent Printed Name \_\_\_\_\_

Sworn to before me and subscribed in my presence this 9<sup>th</sup> day of September, 2019

[Signature]  
Notary Public

Notary Stamp



TAYLOR CLINE  
Notary Public, State of Ohio  
My Comm. Expires 05/12/2024  
Recorded in Franklin County