

# CITY OF DELAWARE PLANNING COMMISSION

## AGENDA

CITY COUNCIL CHAMBERS

1 S. SANDUSKY ST.

6:30 P.M.

REGULAR MEETING

November 6, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on October 2, 2019, as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2019-2346: A request by Connect for approval of a Combined Preliminary and Final Development Plan to expand Green Dental Office on approximately 0.991 acres on property zoned B-3 (Community Business District) and located at 133 West Hull Drive.

### **Anticipated Process**

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

- B. Enclave at the Ravines at Olentangy
  - (1) 2019-2344: A request by T&R Properties for approval of a Preliminary Development Plan for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.
  - (2) 2019-2345: A request by T&R Properties for approval of a Preliminary Subdivision Plat for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

### **Anticipated Process**

- a. Staff Presentation
- b. Applicant Presentation

- c. Public comment (not a public hearing)
- d. Commission Action

C. Coughlin's Crossing (REMOVE FROM TABLE PRIOR TO READING)

- (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

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

**PLANNING COMMISSION**  
**October 2, 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: Carrie Fortman, Project Engineer and Lance Schultz, Zoning Administrator

ITEM 2. INTRODUCTION – Kyle Kridler, Assistant City Manager

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on September 4, 2019, as recorded and transcribed.

**Motion:** Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on September 4, 2019, as recorded and transcribed, seconded by Mr. Prall. Motion approved with a 6-0-1 (Volenik) vote.

ITEM 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

Mr. Schultz informed the Commission that the Applicant continues to request that the cases remain on the table.

b. Applicant Presentation

- c. Public comment (public hearing)

There was no public participation.

- d. Commission Action

- B. 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).

**Anticipated Process**

- a. Staff Presentation

Mr. Schultz reviewed the proposal to construct an approximate 60,000 square foot building called Innovation Center on the subject site, which would be similar to the Symmetry II building. The building would be divided into 10 units. He discussed the access to the location.

Mr. Prall voiced a concern relating to the parked semi-trucks and trailers in the area.

- b. Applicant Presentation

**APPLICANT:**

Amy Biondi-Huffman  
8400 Industrial Parkway  
Plain City, Ohio

Ms. Biondi-Huffman discussed that Innovation Center will have the same concept as the Symmetry II building.

- c. Public comment (not a public hearing)

There was no public comment.

- d. Commission Action

**Motion:** Mr. Badger motioned to approve 2019-2076, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- 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

Mr. Schultz discussed that the Planning Commission approved the Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan for the subdivision in June. He discussed the current request for a Preliminary Subdivision Plat for the 263 single family lots on approximately 102.1 acres. Mr. Schultz discussed that this is approximately 25.5 acres of open space, with about 14 acres of active space available. He reviewed the lot sizes and access points.

Mr. Halter voiced a concern about water retention ponds that are required being considered into the open space. Mr. Prall voiced a concern over the lack of active space. Mayor Riggle voiced concerns over the safety of pedestrian and residents near the active space by the water and Peachblow Road. She requested if there will be fencing for safety. Mr. Prall voiced concerns regarding the easement behind lot 84 and that it is in a large portion of the back lot.

b. Applicant Presentation

APPLICANT:

Bob Grden  
10590 Wellington Blvd  
Powell, Ohio

Jack Brickner  
Planned Communities  
110 Northwoods Blvd  
Columbus, Ohio

Mr. Grden addressed the concerns relating to the water basins and that there will be safety shelves. Mr. Prall discussed that a fence provides a more visual reminder for safety surrounding a pond, especially in winter and during the night.

Mr. Brickner discussed the lot 84 easement and that many of the lots will have different size easements for utilities.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Badger motioned to approve 2019-2136, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 4-3 (Halter, Prall, Volenik) vote.

ITEM 5. PLANNING DIRECTOR'S REPORT

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Badger expressed his thought not hold up a whole development project over one lot. Mr. Prall voiced that he had concerns relating to the lack of active space.

Mr. Prall discussed concerns of the fire access at the Pulte Development being utilized for construction. Ms. Fortman informed the Commission that she has spoken with Pulte over the concerns.

Mr. Halter requested an update regarding hotel projects in the City.

Mr. Volenik thanked the Commission for their different point of views relating to Winterbrooke Place.

ITEM 7. NEXT REGULAR MEETING: November 6, 2019

ITEM 8. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:28 p.m.

---

Chairperson

---

Elaine McCloskey, Clerk

CASE NUMBER: 2019-2346

REQUEST: Combined Preliminary and Final Development Plan

PROJECT: Green Dental Office Expansion

MEETING DATE: November 6, 2019

---

**APPLICANT/OWNER**

Connect  
P.O. Box 360445  
Columbus, Ohio 43236

**REQUEST**

2019-2346: A request by Connect for approval of a Combined Preliminary and Final Development Plan to expand Green Dental Office on approximately 0.991 acres on property zoned B-3 (Community Business District) and located at 133 West Hull Drive.

**PROPERTY LOCATION & DESCRIPTION**

The approximate 0.991 parcel is located on the south side of West Hull Drive just west of Columbus Pike (US 23) and is just behind the Delaware Community Plaza and is zoned B-3 (Community Business District). The properties to the north, south, and east are also zoned B-3 while the property to the west is zoned R-2 (One-Family Residential District). The properties to the southwest are zoned FR-1 (Farm Residential District) in the township.

**BACKGROUND/PROPOSAL**

The applicant is proposing a 745 square foot expansion to the east side of the existing 2,685 square foot building located on the western edge of the property. The 2,685 square foot building received Final Development Plan (Planning Commission 00-19) approval in June 2000. The applicant is also proposing to expand the existing parking lot from the current 20 spaces to a total of 31 spaces.

---

**STAFF ANALYSIS**

- **ZONING:** As previously mentioned the zoning for the subject site is B-3. Under the current zoning, the proposed dental office expansion is a permitted use. Preliminary and Final Development Plan approval of the application would be required by the Planning Commission and City Council.
- **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. Any requirements for this development would be included in the building permit.
- **ROADS AND ACCESS:** The subject site is accessed by one curb cut from West Hull Drive which is located west of Columbus Pike.
- **SITE CONFIGURATION:** The approximate 0.991 acre site currently contains a 2,685 square foot dental office building with a single curb cut that accesses a 20 space parking lot (14 parking spaces are required by code) which is located east of the building. A 745 square foot addition is proposed along the eastern side of the existing building which would result in a total of 3,430 square feet. The proposal also includes expanding the parking lot east to add an additional 11 parking spaces for a total of 31 parking spaces (18 parking spaces would be required by code) of which 2 are handicap accessible and 1 is van accessible.
- **BUILDING DESIGN:** The one-story building will keep the main patron entrance and the staff entrance on the eastern elevation. The building is mainly comprised of alternating sections of brick (standard face brick) and vinyl siding which encompass the entire building. The addition will be mostly comprised of brick while the balance of the wall face will be mostly comprised of vinyl siding (these materials will match the existing). Each elevation has several vinyl casement windows and the proposed addition will match the existing windows. The building has a pitched roof and the proposed addition will further accent this feature. All building appurtenances (coping, downspouts, etc.) should be painted to match the existing building color. Also, staff would require submittal of each building material with color samples to ensure compliance is achieved at building permit approval.
- **TREE REMOVAL & REPLACEMENT:** Per the submitted survey with the Combined Preliminary and Final Development Plan and after review by the City Arborist for determination of tree health, the applicant is

removing 171 caliper inches of qualifying trees (16 trees) and planting 42 caliper inches of trees (17 trees). In order to be in compliance with Chapter 1168 Tree Preservation Regulations the applicant shall make a payment in lieu of planting trees of \$12,900 (171 caliper inches removed less 42 caliper inches replaced totals 129 caliper inches). Alternatively, the applicant can plant additional trees, remove less trees than is proposed (the northeast section of the parking lot might be able to be preserved), or plant trees at a qualifying off-site location.

- **LANDSCAPING & SCREENING:** When the Dental Office was initially constructed, the applicant installed residential buffering along the western property line as well as landscaping that surrounds the building foundation. In addition, there is a row of street trees and front yard trees along West Hull Drive. The applicant has proposed additional plantings along the parking lot expansion that go above and beyond the requirements. However, after calculating the number of street trees and front yard trees along West Hull Drive, Staff has determined that an additional (1) front yard tree shall be required in the empty northwest corner of the property in order to achieve compliance with the zoning code. The Shade Tree Commission has approved the proposed landscape plan on October 22, 2019.
- **SIGNS:** There is an existing monument sign on site west of the curb cut along West Hull Drive. The applicant is currently not requesting any additional signage.
- **LIGHTING:** The owner is proposing three light poles throughout the parking lot (there are currently two on site) that would be 20 feet high that that would have cut-off type fixtures per code. Per the zoning code, the light poles shall be black in color. All lighting must meet the requirements of the Planning & Zoning Code and be approved by the City.

---

**STAFF RECOMMENDATION (2019-2346 – FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Connect for a Combined Preliminary and Final Development Plan to expand Green Dental Office on approximately 0.991 acres on property zoned B-3 (Community Business District) and located at 133 West Hull Drive, with the following conditions that:

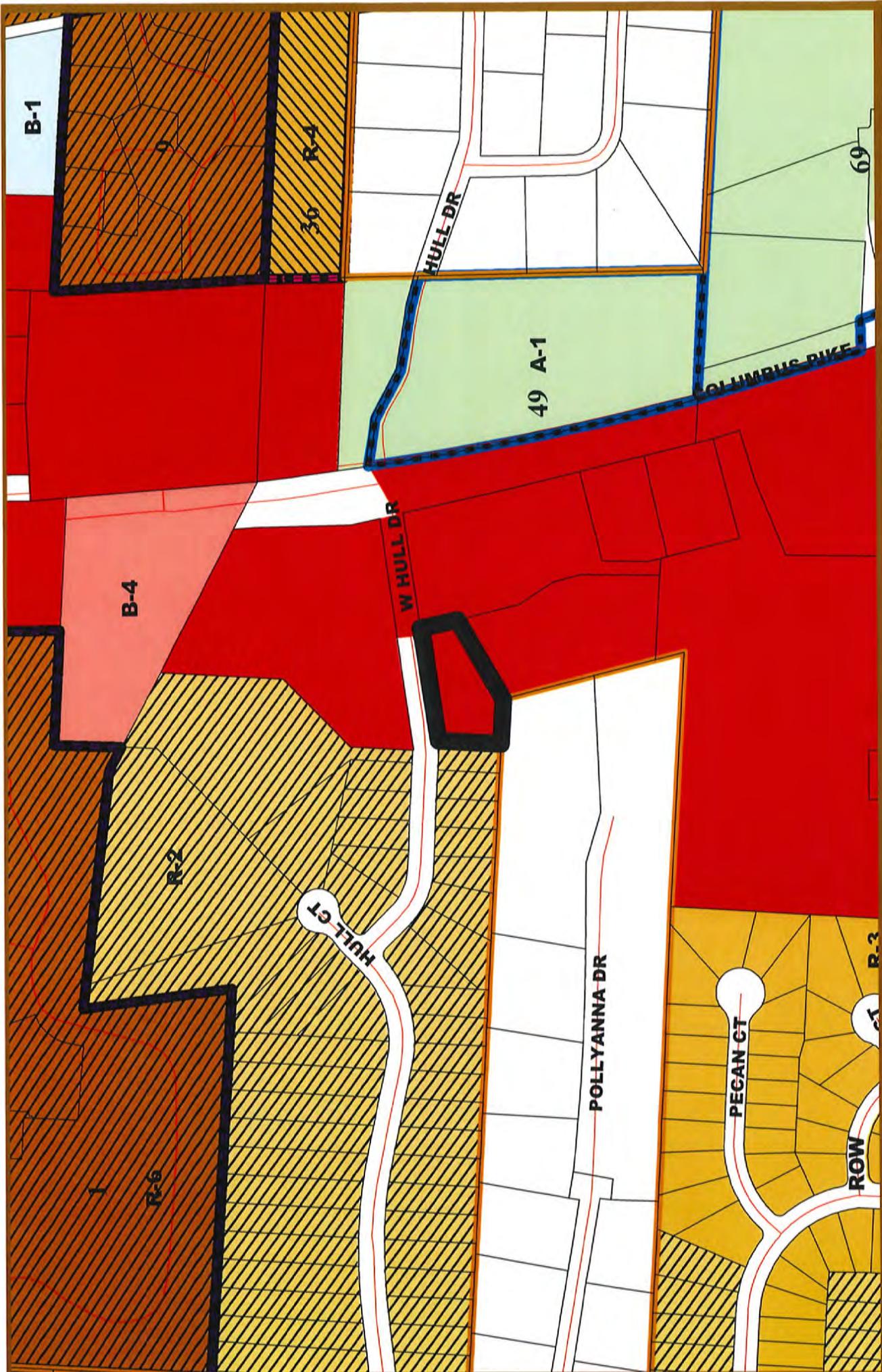
1. A formal set of engineering drawings shall not be required, but any requirements for this development shall be included in the building permit.
2. All building appurtenances (coping, downspouts, etc.) shall be painted to match the existing building color.
3. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
4. The lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
5. The light poles shall be black.
6. One (1) additional front yard tree shall be planted in the northwest corner of the property.
7. The applicant shall make a payment of \$12,900, will be due in lieu of planting trees, or plant more trees on this site, or another qualifying site, or remove less trees, or a combination of all to achieve compliance with the Tree Preservation Regulations in Chapter 1168.
8. Any future building signage shall achieve compliance with the Zoning Code.





2019-2346  
 Combined Preliminary and Final Development Plan  
 Green Dental Office - 133 West Hull Drive  
 Location Map





2019-2346  
 Combined Preliminary and Final Development Plan  
 Green Dental Office - 133 West Hull Drive  
 Zoning Map





W HULL DR



2019-2346  
Combined Preliminary and Final Development Plan  
Green Dental Office - 133 West Hull Drive  
Aerial (2016) Map





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



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

Case # 2019-2346

**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                        | <b><u>Board of Zoning Appeals</u></b>                                     |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement         | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                  | <input type="checkbox"/> Preliminary Development Plan     | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                  | <input type="checkbox"/> Preliminary Dev Plan Extension   | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                        | <input type="checkbox"/> Preliminary Sub Plat             | <input type="checkbox"/> Variance                                         |
| <input type="checkbox"/> Determination of Similar Use                  | <input type="checkbox"/> Preliminary Sub Plat Extension   |                                                                           |
| <input type="checkbox"/> Development Plan Exemption                    | <input type="checkbox"/> Rezoning                         |                                                                           |
| <input type="checkbox"/> Final Development Plan                        | <input type="checkbox"/> Subdivision Variance             |                                                                           |

Subdivision/Project Name \_\_\_\_\_ Address \_\_\_\_\_  
 Acreage \_\_\_\_\_ Square Footage \_\_\_\_\_ Number of Lots \_\_\_\_\_ Number of Units \_\_\_\_\_  
 Zoning District/Land Use \_\_\_\_\_ Proposed Zoning/Land Use \_\_\_\_\_ Parcel # \_\_\_\_\_



Applicant Name Connect Contact Person Troy Reynolds

Applicant Address PO Box 360445; Columbus, OHIO 43236

Phone 644-674-8918 Fax \_\_\_\_\_ E-mail troy

Owner Name Robert E Mitzel Green Contact Person Robert Green

Owner Address 133 W Hull Dr; Delaware, OHIO 43015

Phone 740-815-8103 Fax \_\_\_\_\_ E-mail mgreen@greendentaldelaware.com

Engineer/Architect/Attorney Connect Contact Person Troy Reynolds

Address PO Box 360445; Columbus, OHIO 43236

Phone 644-674-8918 Fax \_\_\_\_\_ E-mail troy@connectdesign.build

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.

[Signature]  
Owner Signature

Robert E Green  
Owner Printed Name

[Signature]  
Agent Signature

Troy Reynolds  
Agent Printed Name

Sworn to before me and subscribed in my presence this October 2 day of October, 2019.



[Signature]  
Notary Public

OCTOBER 2, 2019

# PLANNING & ZONING COMMISSION SUBMITTAL FOR GREEN DENTAL DELAWARE

133 WEST HULL DRIVE  
DELAWARE, OHIO 43015



**CIVIL/SITE**  
TOM WARNER, P.E.  
ADVANCED CIVIL DESIGN  
422 BEECHER RD  
GAHANNA, OH 43230

**ARCHITECTURAL/SITE LIGHTING**  
TROY REYNOLDS, P.E.  
CONNECT  
P.O. BOX 360445  
COLUMBUS, OH 43236

**LANDSCAPING**  
LAURA DARWIN  
DARWIN DESIGNS  
614-313-2114

**CONTRACTOR**  
TROY REYNOLDS, P.E.  
CONNECT  
P.O. BOX 360445  
COLUMBUS, OHIO 43236  
614.674.8918



## SHEET INDEX

T-1	TITLE SHEET
A-1	NORTH-SOUTH PROPOSED BUILDING ELEVATIONS
A-2	EAST-WEST PROPOSED BUILDING ELEVATIONS
E-1	EXTERIOR LIGHTING PLAN
L-1	TREE PLAN
L-2	LANDSCAPE RENDERINGS
1/6	FINAL DEVELOPMENT PLAN TITLE SHEET
2/6	FINAL DEVELOPMENT PLAN GENERAL NOTES
3/6	FINAL DEVELOPMENT PLAN DETAILS AND QUANTITIES
4/6	FINAL DEVELOPMENT PLAN EXISTING CONDITIONS & DEMOLITION PLAN
5/6	FINAL DEVELOPMENT PLAN SITE DIMENSION PLAN
6/6	FINAL DEVELOPMENT PLAN GRADING AND UTILITY PLAN



**VICINITY MAP**  
NOT TO SCALE



GREEN DENTAL DELAWARE  
133 WEST HULL DRIVE  
DELAWARE, OHIO 43015

**CONNECT**  
Conceptualize. Design. Construct.



MARK	DATE
1st RELEASE	10/04/19



TROY REYNOLDS  
LICENSE No 730173

**TITLE SHEET**  
SHEET NUMBER  
**T-1**

## PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE GROUND UP CONSTRUCTION OF AN ADDITION TO THE EXISTING SHELL COMMERCIAL STRUCTURE WITHIN THE CITY OF DELAWARE, OH INCLUDING ALL ASSOCIATED ARCHITECTURAL SHELL FINISHES AND SELECTIVE MECHANICALS, INCLUDING PARKING LOT AND ASSOCIATED LANDSCAPING AND LIGHTING. ONCE THE SHELL STRUCTURE IS COMPLETE TENANT IMPROVEMENTS WILL FOLLOW FOR EXPANDING THE EXISTING DENTAL OFFICE.

GREEN DENTAL DELAWARE  
133 WEST HULL DRIVE  
DELAWARE, OHIO 43015

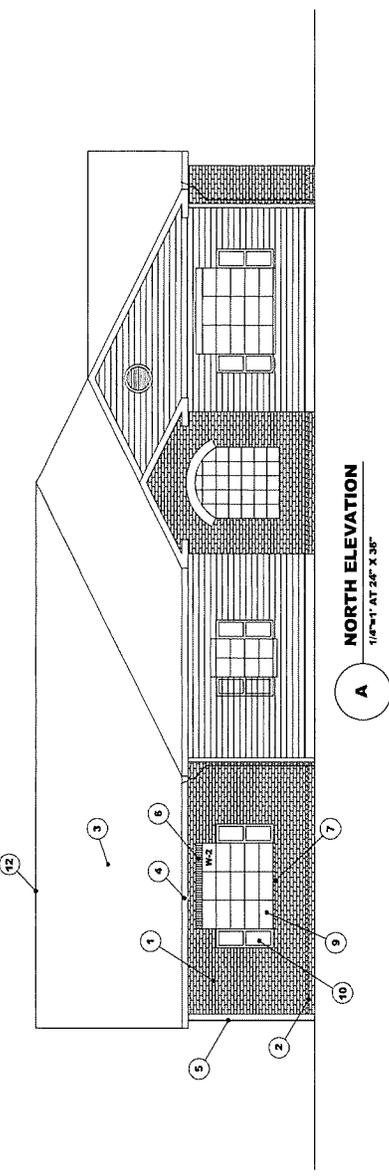


MARK	DATE
1st RELEASE	10/24/19

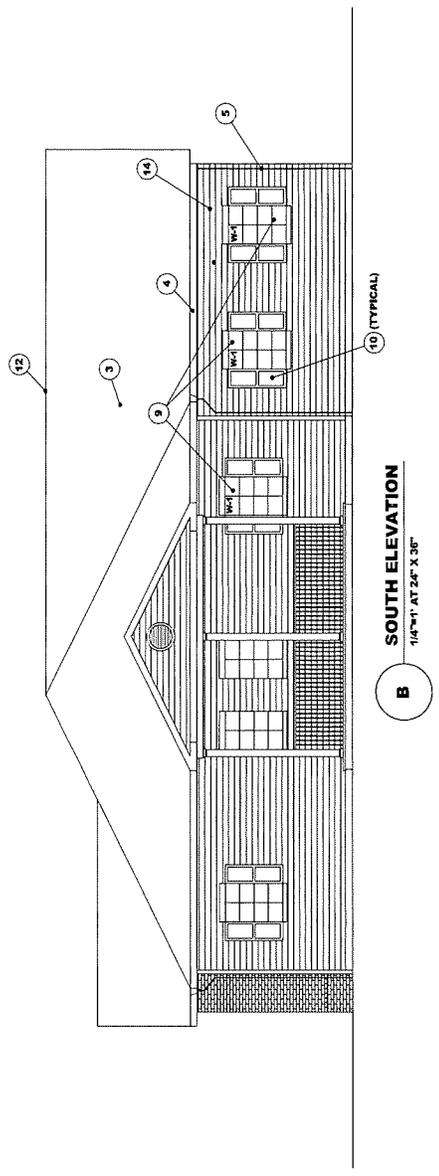


TROY REYNOLDS  
LICENSE No 73073

**NORTH & SOUTH BUILDING ELEVATIONS**  
SHEET NUMBER **A-1**



**A**  
**NORTH ELEVATION**  
1/4"=1'-0" AT 24" X 36"

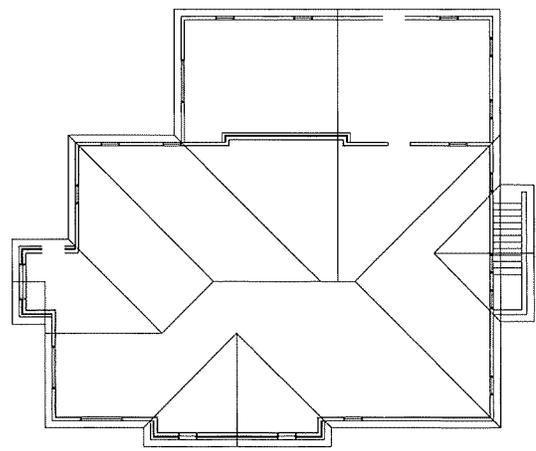


**B**  
**SOUTH ELEVATION**  
1/4"=1'-0" AT 24" X 36"

**BUILDING ELEVATION CODED NOTES**

- 1 STANDARD FACE BRICK (BR-1)
- 2 BRICK ROW LOCK (BR-1)
- 3 25 YEAR DIMENSIONAL ASPHALT SHINGLES (AS-1)
- 4 3" PREFINISHED ALUMINUM GUTTER (MATCH EXISTING)
- 5 3"x4" PREFINISHED ALUMINUM DOWNSPOUT (MATCH EXISTING)
- 6 BRICK SOLDIER COURSE HEADER (BR-1)
- 7 ROW LOCK SILL (BR-1)
- 8 2" DIAMETER VINYL LOUVER WITH INSECT SCREEN (MATCH EXISTING)
- 9 VINYL CASEMENT WINDOW (MATCH EXISTING)
- 10 RAISED PANEL SHUTTERS (MATCH EXISTING)
- 11 INSULATED METAL DOOR AND FRAME (MATCH EXISTING)
- 12 CONTINUOUS RIDGE VENT (MATCH EXISTING)
- 13 5/8" PAINTED WOOD TRIM (MATCH EXISTING)
- 14 NEW VINYL SIDING (MATCH EXISTING)

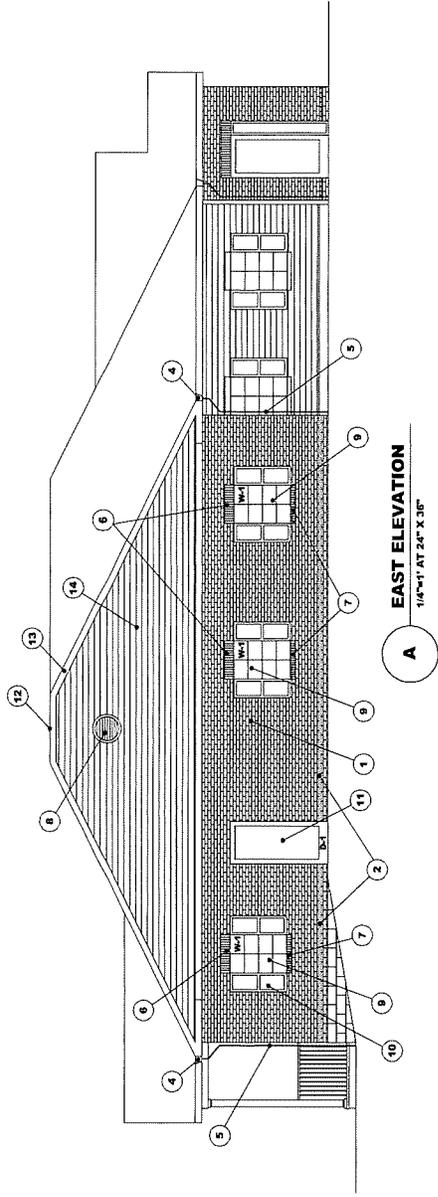
FINISH KEY		
CODE	MANUFACTURER	PRODUCT / COLOR
AS-1	MATCH EXISTING	MATCH EXISTING
BR-1	MATCH EXISTING	MATCH EXISTING
BR-2	MATCH EXISTING	MATCH EXISTING
BR-3	MATCH EXISTING	MATCH EXISTING
BR-4	MATCH EXISTING	MATCH EXISTING
BR-5	MATCH EXISTING	MATCH EXISTING
BR-6	MATCH EXISTING	MATCH EXISTING
BR-7	MATCH EXISTING	MATCH EXISTING
BR-8	MATCH EXISTING	MATCH EXISTING
BR-9	MATCH EXISTING	MATCH EXISTING
BR-10	MATCH EXISTING	MATCH EXISTING
BR-11	MATCH EXISTING	MATCH EXISTING
BR-12	MATCH EXISTING	MATCH EXISTING
BR-13	MATCH EXISTING	MATCH EXISTING
BR-14	MATCH EXISTING	MATCH EXISTING
BR-15	MATCH EXISTING	MATCH EXISTING
BR-16	MATCH EXISTING	MATCH EXISTING
BR-17	MATCH EXISTING	MATCH EXISTING
BR-18	MATCH EXISTING	MATCH EXISTING
BR-19	MATCH EXISTING	MATCH EXISTING
BR-20	MATCH EXISTING	MATCH EXISTING
BR-21	MATCH EXISTING	MATCH EXISTING
BR-22	MATCH EXISTING	MATCH EXISTING
BR-23	MATCH EXISTING	MATCH EXISTING
BR-24	MATCH EXISTING	MATCH EXISTING
BR-25	MATCH EXISTING	MATCH EXISTING
BR-26	MATCH EXISTING	MATCH EXISTING
BR-27	MATCH EXISTING	MATCH EXISTING
BR-28	MATCH EXISTING	MATCH EXISTING
BR-29	MATCH EXISTING	MATCH EXISTING
BR-30	MATCH EXISTING	MATCH EXISTING
BR-31	MATCH EXISTING	MATCH EXISTING
BR-32	MATCH EXISTING	MATCH EXISTING
BR-33	MATCH EXISTING	MATCH EXISTING
BR-34	MATCH EXISTING	MATCH EXISTING
BR-35	MATCH EXISTING	MATCH EXISTING
BR-36	MATCH EXISTING	MATCH EXISTING
BR-37	MATCH EXISTING	MATCH EXISTING
BR-38	MATCH EXISTING	MATCH EXISTING
BR-39	MATCH EXISTING	MATCH EXISTING
BR-40	MATCH EXISTING	MATCH EXISTING
BR-41	MATCH EXISTING	MATCH EXISTING
BR-42	MATCH EXISTING	MATCH EXISTING
BR-43	MATCH EXISTING	MATCH EXISTING
BR-44	MATCH EXISTING	MATCH EXISTING
BR-45	MATCH EXISTING	MATCH EXISTING
BR-46	MATCH EXISTING	MATCH EXISTING
BR-47	MATCH EXISTING	MATCH EXISTING
BR-48	MATCH EXISTING	MATCH EXISTING
BR-49	MATCH EXISTING	MATCH EXISTING
BR-50	MATCH EXISTING	MATCH EXISTING
BR-51	MATCH EXISTING	MATCH EXISTING
BR-52	MATCH EXISTING	MATCH EXISTING
BR-53	MATCH EXISTING	MATCH EXISTING
BR-54	MATCH EXISTING	MATCH EXISTING
BR-55	MATCH EXISTING	MATCH EXISTING
BR-56	MATCH EXISTING	MATCH EXISTING
BR-57	MATCH EXISTING	MATCH EXISTING
BR-58	MATCH EXISTING	MATCH EXISTING
BR-59	MATCH EXISTING	MATCH EXISTING
BR-60	MATCH EXISTING	MATCH EXISTING
BR-61	MATCH EXISTING	MATCH EXISTING
BR-62	MATCH EXISTING	MATCH EXISTING
BR-63	MATCH EXISTING	MATCH EXISTING
BR-64	MATCH EXISTING	MATCH EXISTING
BR-65	MATCH EXISTING	MATCH EXISTING
BR-66	MATCH EXISTING	MATCH EXISTING
BR-67	MATCH EXISTING	MATCH EXISTING
BR-68	MATCH EXISTING	MATCH EXISTING
BR-69	MATCH EXISTING	MATCH EXISTING
BR-70	MATCH EXISTING	MATCH EXISTING
BR-71	MATCH EXISTING	MATCH EXISTING
BR-72	MATCH EXISTING	MATCH EXISTING
BR-73	MATCH EXISTING	MATCH EXISTING
BR-74	MATCH EXISTING	MATCH EXISTING
BR-75	MATCH EXISTING	MATCH EXISTING
BR-76	MATCH EXISTING	MATCH EXISTING
BR-77	MATCH EXISTING	MATCH EXISTING
BR-78	MATCH EXISTING	MATCH EXISTING
BR-79	MATCH EXISTING	MATCH EXISTING
BR-80	MATCH EXISTING	MATCH EXISTING
BR-81	MATCH EXISTING	MATCH EXISTING
BR-82	MATCH EXISTING	MATCH EXISTING
BR-83	MATCH EXISTING	MATCH EXISTING
BR-84	MATCH EXISTING	MATCH EXISTING
BR-85	MATCH EXISTING	MATCH EXISTING
BR-86	MATCH EXISTING	MATCH EXISTING
BR-87	MATCH EXISTING	MATCH EXISTING
BR-88	MATCH EXISTING	MATCH EXISTING
BR-89	MATCH EXISTING	MATCH EXISTING
BR-90	MATCH EXISTING	MATCH EXISTING
BR-91	MATCH EXISTING	MATCH EXISTING
BR-92	MATCH EXISTING	MATCH EXISTING
BR-93	MATCH EXISTING	MATCH EXISTING
BR-94	MATCH EXISTING	MATCH EXISTING
BR-95	MATCH EXISTING	MATCH EXISTING
BR-96	MATCH EXISTING	MATCH EXISTING
BR-97	MATCH EXISTING	MATCH EXISTING
BR-98	MATCH EXISTING	MATCH EXISTING
BR-99	MATCH EXISTING	MATCH EXISTING
BR-100	MATCH EXISTING	MATCH EXISTING



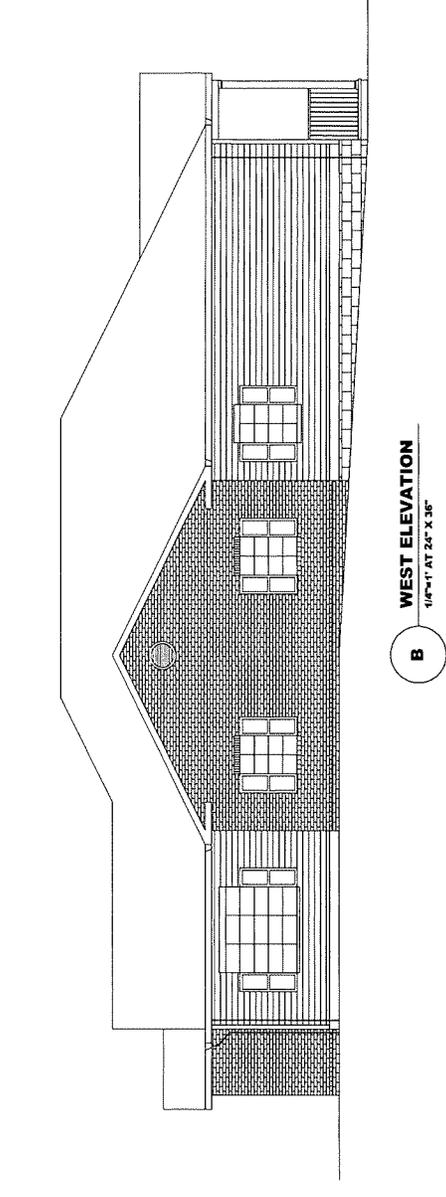
MARK	DATE
1st RELEASE	10/24/19



TROY REYNOLDS  
LICENSE No 73073



**A** EAST ELEVATION  
1/8"=1' AT 24" X 36"



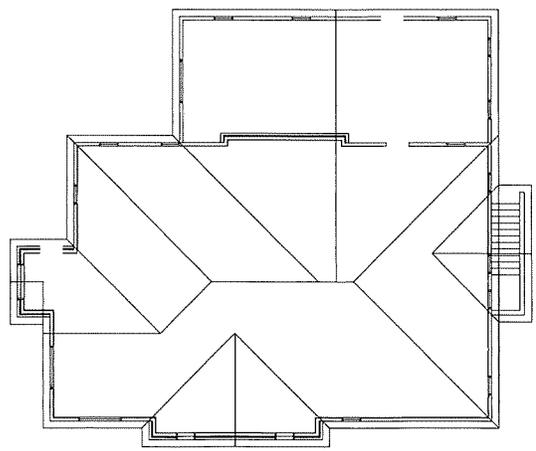
**B** WEST ELEVATION  
1/8"=1' AT 24" X 36"

**BUILDING ELEVATION CODED NOTES**

- 1 STANDARD FACE BRICK (BR-1)
- 2 BRICK ROW LOCK (BR-1)
- 3 25 YEAR DIMENSIONAL ASPHALT SHINGLES (AS-1)
- 4 3" PREFINISHED ALUMINUM GUTTER (MATCH EXISTING)
- 5 3"x4" PREFINISHED ALUMINUM DOWNSPOUT (MATCH EXISTING)
- 6 BRICK SOLDIER COURSE HEADER (BR-1)
- 7 ROW LOCK SILL (BR-1)
- 8 2" DIAMETER VINYL LOUVER WITH INSECT SCREEN (MATCH EXISTING)
- 9 VINYL CASEMENT WINDOW (MATCH EXISTING)
- 10 RAISED PANEL SHUTTERS (MATCH EXISTING)
- 11 INSULATED METAL DOOR AND FRAME (MATCH EXISTING)
- 12 CONTINUOUS RIDGE VENT (MATCH EXISTING)
- 13 5" PAINTED WOOD TRIM (MATCH EXISTING)
- 14 NEW VINYL SIDING (MATCH EXISTING)

**FINISH KEY**

CODE	MANUFACTURER	PRODUCT / COLOR	SPECIAL NOTES
AS-1	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING
W-1	MATCH EXISTING	31.25"x44.5" VINYL CASEMENT WINDOW	
W-2	MATCH EXISTING	72.375"x44.5" VINYL CASEMENT WINDOW WITH 1/4" TRANSOM ABOVE	
D-1	MATCH EXISTING	3'0" X 7'0"	
BR-1	MATCH EXISTING	MATCH EXISTING	
VA-1	MATCH EXISTING	MATCH EXISTING VINYL SIDING	

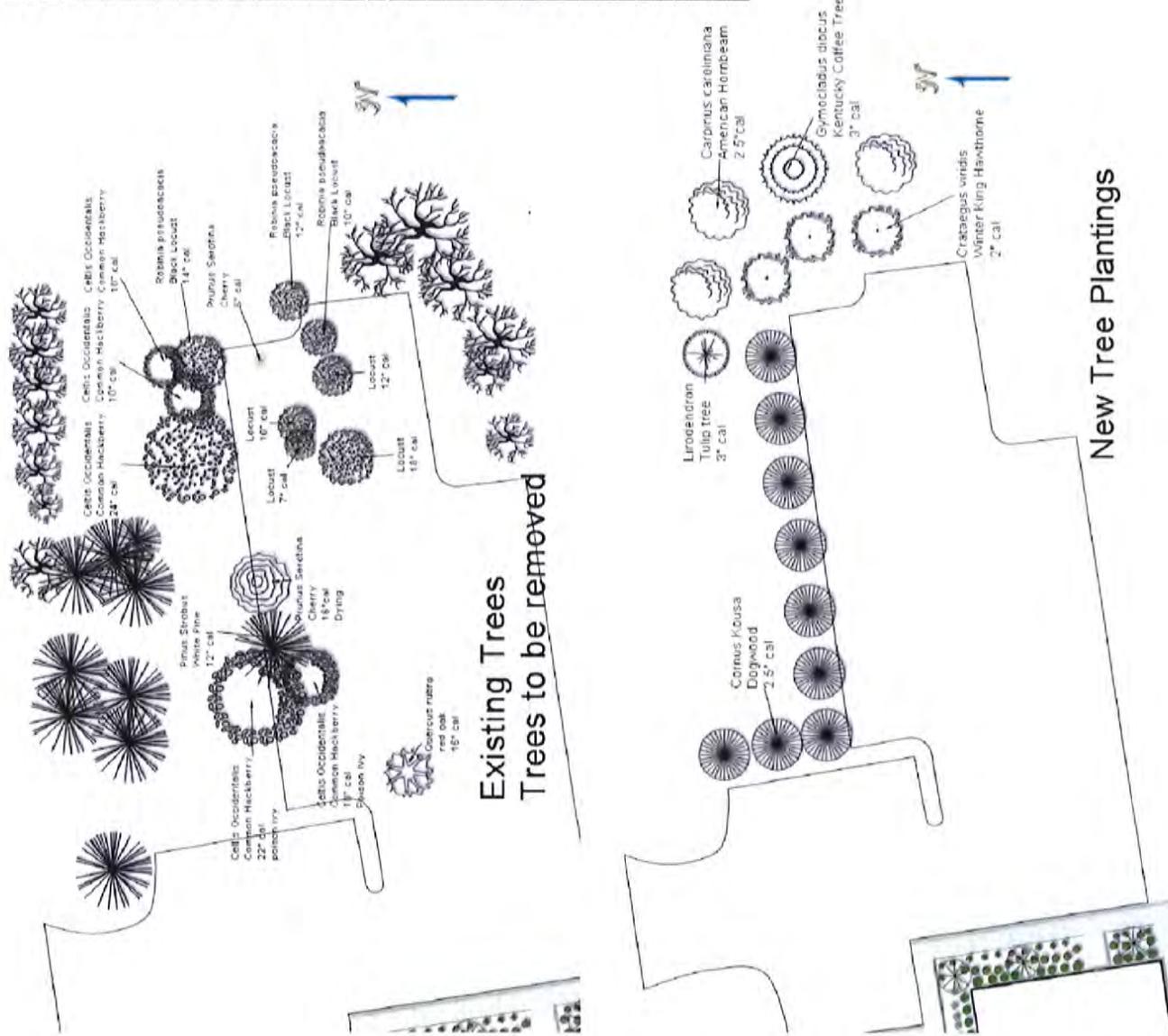






Trees to be removed			
#	TYPE	Caliper/Inch	Special Notes
1	Celtis Occidentalis Common Hackberry	22"	Tree covered in poison ivy.
2	Celtis Occidentalis Common Hackberry	18"	Tree covered in Poison Ivy.
3	Quercus Rubra Red Oak	16"	
4	Pinus Strobus White Pine	12"	
5	Pinus Serotina Cherry	16"	This tree is dying.
6	Celtis Occidentalis Common Hackberry	24"	
7	Celtis Occidentalis Common Hackberry	10"	
8	Celtis Occidentalis Common Hackberry	10"	
9	Robinia Pseudacacia Black Locust	14"	
10	Prunus Serotina Cherry	6"	
11	Robinia Pseudacacia Black Locust	12"	
12	Robinia Pseudacacia Black Locust	10"	
13	Locust	12"	
14	Locust	10"	
15	Locust	7"	
16	Locust	18"	
Total		217"	

New Tree Plantings			
#	TYPE	Caliper/Inch	Special Notes
1	Cornus Kousa Dogwood	2.5"	
2	Cornus Kousa Dogwood	2.5"	
3	Cornus Kousa Dogwood	2.5"	
4	Cornus Kousa Dogwood	2.5"	
5	Cornus Kousa Dogwood	2.5"	
6	Cornus Kousa Dogwood	2.5"	
7	Cornus Kousa Dogwood	2.5"	
8	Cornus Kousa Dogwood	2.5"	
9	Cornus Kousa Dogwood	2.5"	
10	Liriodendron Tulip Tree	3"	
11	Carpinus Caroliniana American Hornbeam	2.5"	
12	Carpinus Caroliniana American Hornbeam	2.5"	
13	Carpinus Caroliniana American Hornbeam	2.5"	
14	Gymnocladus dioica Kentucky Coffee Tree	3"	
15	Crataegus Viridis Winter King Hawthorne	2"	
16	Crataegus Viridis Winter King Hawthorne	2"	
17	Crataegus Viridis Winter King Hawthorne	2"	
Total		42"	



GREEN DENTAL DELAWARE  
133 WEST HULL DRIVE  
DELAWARE, OHIO 43015

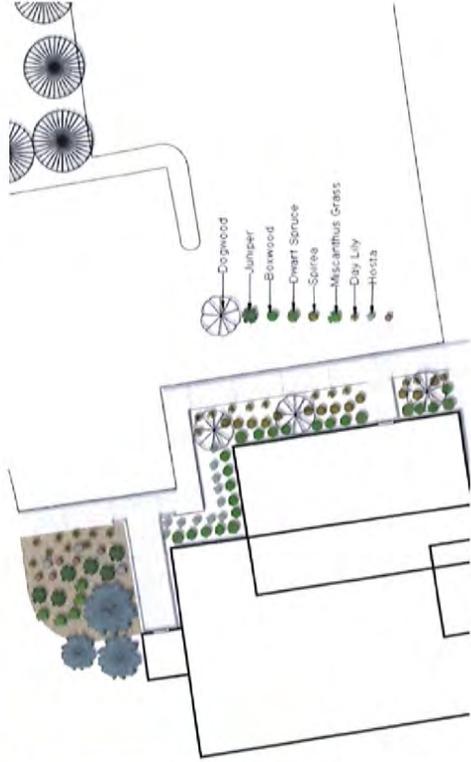


MARK DATE  
1/4 RELEASE 10/24/19



TROY REYNOLDS  
LICENSE No 73073

LANDSCAPE  
RENDER-  
INGS  
SHEET NUMBER  
L-2



**RENDERINGS ARE FOR  
LANDSCAPING ONLY  
INFORMATION ONLY**



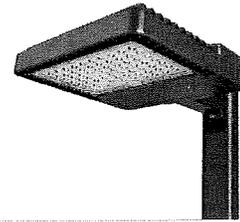
# Stonco

by 

## Site & Area

### Area light

AL150/AL180/AL200



The Stonco Area light features energy saving LED technology ideal for pole mounted area lighting applications. The Area light is available with Type 3, 4 and 5 distributions in three lumen packages, providing up to 26,000 lumens.

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat. No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Notes: \_\_\_\_\_

### Ordering guide

Example: AL-150-NW-G1-AR-3-8-BZ

Luminaire	Wattage	LED Color – Generation	Mounting	Distribution	Voltage	Controls	Finish
<b>AL</b>		<b>NW-G1</b>	<b>AR</b>		<b>8</b>		<b>BZ</b>
AL Area Light	100 100W 150 150W 200 200W	NW-G1 Neutral White, 4000K, 70 CRI, Generation 1	AR <sup>1</sup> Arm mounting	3 Type 3 4 Type 4 5 Type 5	8 120-277 Volts	-- No motion sensor IMRI <sup>2</sup> Motion sensor <sup>2</sup>	BZ Bronze

1. Mounts to a square pole. Adapter included for 4" round poles.
2. IMRI is available with AL-200 type 3 and 4 only.

### Product Specifications

#### Housing

Aluminum die-cast housing with attachable arm. Arm has removable cover for ease of wire connection.

#### IP Rating

LED light engine rated IP66. Driver compartment rated to IP65.

#### Vibration Resistance

3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in all three axes.

#### Electrical

Driver efficiency (>90% at full load). Available in 120-277V. IP66 compliant driver. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

#### LED Board and Array

140, 216 or 280 LEDs. Color temperature 4000K. +/- 250K. Minimum CRI of 70. Metal core substrate.

#### Optical System

Type 3, 4, and 5 distributions available.

#### LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

#### Infrared Motion Response

Integral IMRI module is a passive infrared (PIR) motion sensor mounted integral on driver enclosure and is available with a sensor lens type to accommodate mounting heights up to 40' and occupancy coverage area up to 2,800 sq.ft (60' in diameter). Motion response for option IMRI is set/operates in the following fashion:

When motion is detected by the PIR sensor, the luminaire goes to full power/ light output.

Dimming on low is factory set to 30% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 70%, to 30% of the normal constant wattage reducing the light level.

#### Mounting

Standard luminaire arm mounts to square poles. Round pole adapter included with every luminaire designed for 4" OD poles.

#### Energy Saving Benefits

System efficacy up to 126lm/W with significant energy savings over Pulse Start Metal Halide luminaires.

#### Listings

UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-40° to 104°F).

All product configurations are DesignLights Consortium<sup>®</sup> qualified.

#### Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard color is bronze (BZ).

#### Limited Warranty

Luminaires, LED arrays, and drivers are all covered by a 5-year limited warranty. See philips.com/warranties for details.



# AL100/AL150/AL200 LED Area light

## Up to 26,000 lumens

### LED Wattage and Lumen Values

Ordering Codes	Total LEDs	System Current (mA)	Color Temp. (K)	Average System Wattage <sup>1</sup>	Type 3			Type 4			Type 5		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
AL100-NW-G1-AR	140	2170	4000K	99	12,329	B3-U0-G3	124	12,192	B3-U0-G3	123	13,153	B4-U0-G1	132
AL150-NW-G1-AR	216	2850	4000K	147	18,585	B3-U0-G3	126	18,324	B3-U0-G3	125	19,018	B4-U0-G1	129
AL200-NW-G1-AR	280	3800	4000K	197	24,382	B4-U0-G4	124	24,109	B3-U0-G3	122	26,010	B4-U0-G2	132

1. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79. Contact [outdoorlighting.applications@philips.com](mailto:outdoorlighting.applications@philips.com) for details or additional information.

### Predicted Lumen Depreciation Data

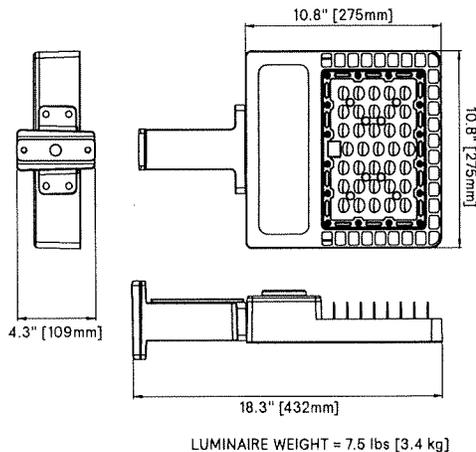
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ambient Temperature °C	LED Current	System Current	Calculated L70hrs <sup>1</sup>	L70 per TM21 <sup>1,2</sup>	Lumen Maintenance @ 50,000hrs
5 °C	120mA	2170mA	>68,000	>54,000	77%
25 °C	120mA	2850mA	>68,000	>54,000	77%
25 °C	120mA	3800mA	>68,000	>54,000	77%

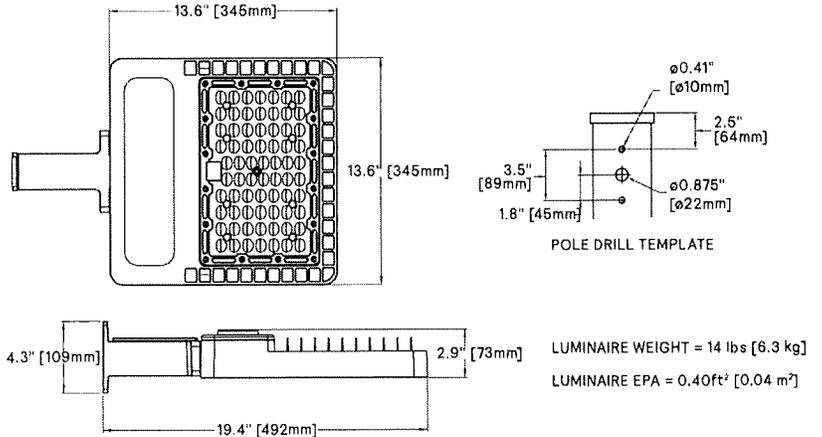
1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

### Dimensions

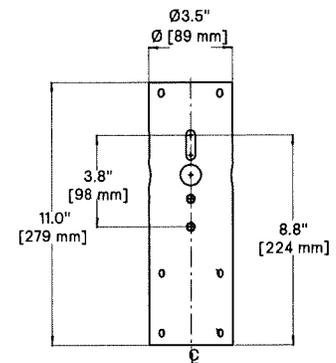
#### AL100



#### AL150 & AL200



### Pole Top Fitter



Pole top fitter fits 2-3/8 to 2-1/2" OD x 4" depth tenon for up to 4 luminaires at 90°  
Order Code: PTF2-AL150/AL200-4-90-BZ



© 2016 Signify Lighting. All rights reserved. The information provided herein is subject to change. WEBSITE: [www.signify.com](http://www.signify.com). SIGNIFY DOES NOT TAKE ANY RESPONSIBILITY FOR WARRANTIES OR FOR THE CONSEQUENCES OF THE USE OF THIS INFORMATION. THE INFORMATION PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION PROVIDED HEREIN IS NOT INTENDED TO BE USED FOR ANY COMMERCIAL PURPOSE AND SHALL NOT BE IN PART OF ANY COMMERCIAL CONTRACT. THE INFORMATION PROVIDED BY SIGNIFY IS LIMITED TO THE INFORMATION PROVIDED BY SIGNIFY TO THE END USER.

Signify North America Corporation  
200 Franklin Parkway Drive  
Somerset, NJ 08876  
Telephone: 800-441-2219

Signify Canada Ltd.  
2111 Woodbine Road  
New York, ON, Canada L3C 9S3  
Telephone: 905-886-8800

[www.signify.com](http://www.signify.com)



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-2344-2345

REQUEST: Multiple Requests

PROJECT: Enclave at The Ravines at Olentangy

MEETING DATE: November 6, 2019

### APPLICANT/OWNER

T&R Properties  
3895 Stonebridge Court  
Dublin, Ohio 43016

### REQUEST

2019-2344: A request by T&R Properties for approval of a Preliminary Development Plan for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

2019-2345: A request by T&R Properties for approval of a Preliminary Subdivision Plat for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

### PROPERTY LOCATION & DESCRIPTION

The subject property is located within the Ravines at Olentangy (formally named General Casting) development on the north side of Curve Road and just west of Rochdale Run. The properties to the north are zoned R-3 and R-4 PMU respectively and the properties to east are zoned R-4 PMU. The properties to the south and west are located in Delaware Township and are zoned FR-1 (Farm Residential).

### BACKGROUND

In 2004 (Ordinance 04-202) City Council approved a Rezoning to R-3, R-4, R-6, PO/I and M-1 PMU with development text for a mixed-use development on approximately 121 acres located on the north side of Curve Road just west and south of the existing railroad tracks. The development consists of the following Sub-Areas:

- Sub-Area 1 was approved for 128 single family homes on approximately 46.241 acres (Section 1 which consists of 47 single family lots has been platted and houses are being constructed)
- Sub-Area 2 was approved for 36 two-family dwelling units (18 lots) on approximately 9.842 acres. These lots have been platted.
- Sub-Area 3 was approved for 90 condominium units on approximately 28.810 gross acres (approx. 14 acres net). This is the Sub-Area that we are currently reviewing.
- Sub-Area 4 was approved for an 80 assisted living facility on approximately 3.964 acres. This Sub-Area has been converted to a reserve area in 2018 and has been combined with Sub-Area 1.
- Sub-Area 5 was approved for office/flex office and light manufacturing uses on approximately 30.303 acres. This area remains vacant.

In 2006 the Delaware County Court of Common Pleas issued a Consent Decree and Entry pertaining to the subject development with several requirements which shall be adhered to by the City of Delaware.

Now the developer is proposing to construct 87 ranch style attached dwelling units on individual lots that encompasses 14.906 acres. There would be two access points into the subject development from Rochdale Run with a retention pond located on the northwestern portion of the site.

### STAFF ANALYSIS

- **ZONING:** As mentioned above, the subject 14.906 acres is zoned R-6 PMU with approved development text which allows the proposed single family attached condominium units. The development text has specific requirements pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, etc. As mentioned above, the Consent Decree and Entry lists several specific development requirements for the site that the City shall adhere to. From a procedural perspective, a

Preliminary and Final Development Plan and Preliminary and Final Subdivision Plat would need to be reviewed and approved by the Planning Commission and City Council for this Sub Area proposed development.

- **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.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer to this site. Within the development, the sanitary sewer and water lines would be private except for the 17 lots that front Rochdale Run which would tap into a public water line. In addition, the subject development would utilize the existing retention pond location on the northwestern portion of the site that would need to be expanded to accommodate the additional storm water from this development and was previously anticipated.
- **ROADS AND ACCESS:** The subject development would have two access points from Rochdale Run that would extend into the development and intersect with a loop design to complete the road network. The internal access roadway network would be comprised of private 24-foot-wide streets built to public street standards with no parking permitted on the streets. In addition, the private streets would have to achieve compliance with all Fire Department requirements. Also, the names of the street shall be vetted with appropriate agencies to ensure compliance and non-duplication.
- **PEDESTRIAN CONNECTIVITY:** The Bicycle and Pedestrian Master Plan 2027 identifies a future bikeway connection along Curve Road. The City and developer have agreed to a pathway easement on the west side on the property that would connect into the park and potentially the city land to the east of the rail road tracks. The entire planned development is connected with sidewalk connections throughout. A public sidewalk would be constructed on the south side of Rochdale Run and extend to Curve Road (currently there are not any sidewalks on Curve Road which is a Township road). Within the development, there would be private sidewalks on one side of the private streets which is typical for recently approved private developments in the City.
- **LOT LAYOUT & SIZE:** The approved development text permits 90 condominium units in this Sub-Area while the developer is proposing 87 attached single-family condominium dwelling units in a condominium association. Of the 87 dwelling units proposed by the developer, 17 would front Rochdale Run which is a public street while the remaining 70 dwelling units would front private streets. The site layout would entail a looped street configuration with the two main streets being extended from the two access points from Rochdale Run. Each unit would have a two-car garage with a driveway that could also accommodate two cars. There would be 20 overflow parking spaces located scattered throughout the development for visitors. The gang mailbox with four parking spaces is located just west of the intersections of the two streets extended from Rochdale Drive. An existing retention pond would be extended for the subject development that is located on the northwestern portion of the site.

The applicant is proposing single family ranch style attached units on fee simple single family lots with a condominium association which is a low density and low intensity use similar to the recently constructed Enclave at Adalee. Consequently, the subject development would be subdivided into 87 single family lots (owner occupied). The minimum front yard setback would be 18 feet with a majority of the units having a 20 or 25-foot setback. The 17 dwelling units fronting Rochdale Run would be setback 25 feet along the public street. The rear yard setbacks would be per approved plan. The developer has identified the specific dwelling units that are permitted to have a deck or patio (12'x16' is the maximum size) on the rear of the unit. Because of the closeness of some the rear property lines and the private sanitary, water and or storm sewer easements behind some of the units, not every unit would be permitted a deck or patio. From lessons learned in administering the Enclave at Adalee development, planning out specifically which units can have decks or patios and where on each lot will greatly aid administration and provide upfront clarity to potential buyers as to what is allowed. Per the approved development text, the minimum unit size is 1,200 square feet with a two-car garage. Furthermore, the subject condominium development would have a homeowner's association

that would have a common maintenance plan for lawn, landscaping, street maintenance and snow removal, etc.

- **BUILDING DESIGN:** The approved development text did not have specific architectural standards, but the dwelling units would have to achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards. The developer indicated the building elevations would be similar to the Enclave at Adalee dwelling units design. Staff would recommend that specific building elevations with materials and colors should be included in the Final Development Plan submittal.
- **LANDSCAPING & SCREENING:** The applicant did not submit a landscape plan, but such plan would be required for the submission of the Final Development Plan. The development would require a comprehensive landscape plan that requires street trees, open space landscaping and perimeter buffering along Curve Road. Per the approved development text, a minimum 6-foot-high mound along Curve Road with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center is required. All landscape plans would require review and approval by the Shade Tree Commission.
- **OPEN SPACE/PARKLAND:** As a master planned development, dedicated open space and parkland have already been accounted for throughout this development and including this Sub-Area. Parkland was required to be dedicated to the city of approximately 13.044 acres for active parkland for the entire development including this sub area. This was sited in one location for a variety of reasons. The City would need to program this parkland. (Ordinance 04-202).
- **TREE PRESERVATION:** There do not appear to be trees on the subject site but if any trees are removed, these issues are addressed in the Delaware County Court of Common Pleas Consent Decree and Entry and have been previously accounted for as a result.
- **LIGHTING PLAN:** A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted with the Final Development Plan.
- **SIGNAGE:** The developer is not proposing any signage in this application. However, any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
- **FIRE DEPARTMENT:** Because of the width of the private street, the Fire Department requires that there be no parking on either side of the street. Also, the fire hydrant location and fire flow requirements would need to be addressed prior to engineering drawing approval. Ultimately, the entire development shall achieve compliance with all Fire Department requirements.

---

**STAFF RECOMMENDATION – (2019-2344 PRELIMINARY DEVELOPMENT PLAN)**

Staff recommends approval of a request by T&R Properties for a Preliminary Development Plan for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
4. Internal sidewalks shall be located on one side of each private street.
5. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
6. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.

7. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
8. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Preliminary Development Plan per the developer. The location, size and setback of such deck or patio is identified on the Preliminary Development Plan.
9. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
10. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
11. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.

---

**STAFF RECOMMENDATION – (2019- 2345 PRELIMINARY SUBDIVISION PLAT)**

Staff recommends approval of a request by T&R Properties for a Preliminary Subdivision Plat for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
4. Internal sidewalks shall be located on one side of each private street.
5. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
6. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
7. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
8. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Preliminary Development Plan per the developer. The location, size and setback of such deck or patio is identified on the Preliminary Development Plan and Preliminary Subdivision Plat.
9. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
10. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
11. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.

**COMMISSION NOTES:**

---

---

---

---

---

*MOTION:*     \_\_\_\_\_ *1<sup>st</sup>*     \_\_\_\_\_ *2<sup>nd</sup>*     *approved*     *denied*     *tabled* \_\_\_\_\_

*CONDITIONS/MISCELLANEOUS:*

---

---

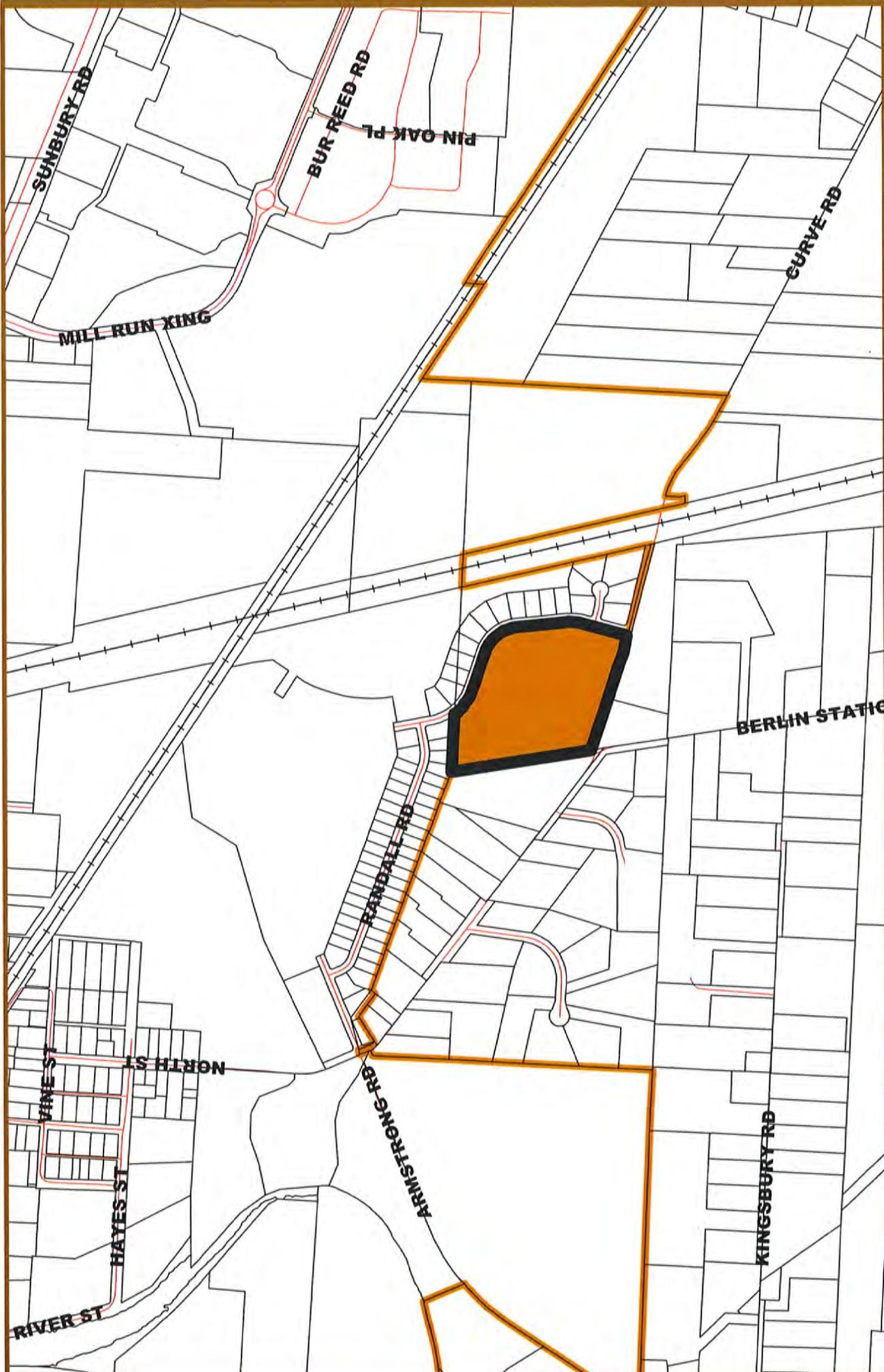
---

**FILE:**  
**ORIGINAL:**     10/18/19  
**REVISED:**



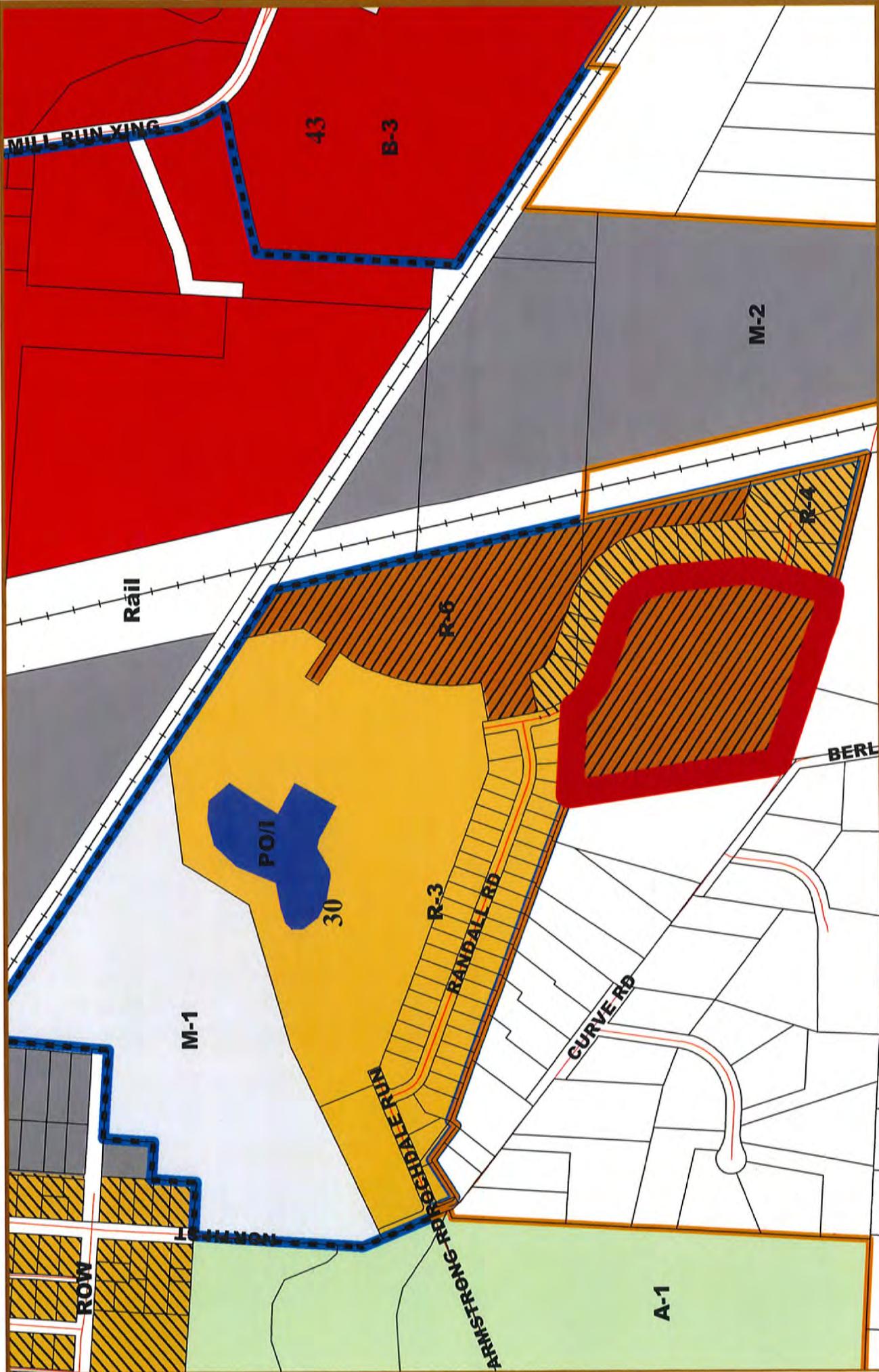
Ravines At Olentangy  
(General Castings)  
Sub-Areas Map





2019-2344-2345  
 Preliminary Development Plan &  
 Preliminary Subdivision Plat  
 Enclave at the Ravines at Olentangy  
 Location Map





2019-2344-2345  
 Preliminary Development Plan &  
 Preliminary Subdivision Plat  
 Enclave at the Ravines at Olentangy  
 Zoning Map





2019-2344-2345  
 Preliminary Development Plan &  
 Preliminary Subdivision Plat  
 Enclave at the Ravines at Olentangy  
 Aerial (2016) Map





September 13, 2019

ENCLAVE II  
PRELIMINARY DEVELOPMENT PLAN  
DEVELOPMENT TEXT

INTRODUCTION

This development is a 14.906 acre site with proposed multifamily housing. The proposed development, Enclave II, is a portion (Sub-Area 3) of an original overall site, referred to as “General Castings”, which has an approved Final Development Plan. Sub-Area 3 is zoned for 90 dwelling units with up to 4 dwelling units per building. The current plan for Enclave II is for 87 dwelling units with no more than 2 dwelling units per building. The homes will be ranch style attached houses with one common wall.

The site is located adjacent to and north of Curve Rd. and adjacent to and west of Rochdale Run. Two access points will be provided from the development to Rochdale Run. The interior roads within the development will be private roads, maintained by the homeowner’s association.

An additional portion of the overall “General Castings” site, also classified as a portion of Sub-Area 3, is Park Land to be dedicated to the City of Delaware. The Park Land, totaling 14.957 acres, is included in gross density calculations for the proposed development, provided on the Preliminary Development Plan.

SANITARY SEWER SERVICE

The site will be serviced with new private sanitary sewers in the development. These sewers will be served from an existing 8” sanitary sewer at the northwest portion of the site. The sanitary sewers will be within utility easements which will be dedicated to the homeowner’s association.

WATER SERVICE

New private water mains will be constructed within the development. These mains will be served from an existing 12” water main located on the west side of Rochdale Run. A Master Meter will be provided near the connection point to the existing 12” public water main. Fire hydrants will be installed on the new private water mains. The private water mains will be within utility easements which will be dedicated to the homeowner’s association. The new lines will be sized to sufficiently meet flow and pressure requirements for the City of Delaware. Based on truck turning analyses, there will be ample space for turning movements within the development for fire trucks.

Seventeen (17) lots, which front Rochdale Run, will have water service lines which connect to the existing 12” public water main on the west side of Rochdale Run.



### STORM SEWER SERVICE AND STORMWATER MANAGEMENT

Private storm sewers will be constructed on the site and discharge to the existing on-site retention pond. The storm sewers will be within utility easements which will be dedicated to the homeowner's association.

The retention pond was constructed as part of previous adjacent development and will be expanded to accommodate the additional contributing area proposed as part of the Enclave II development. Stormwater management and water quality will be provided in this pond. The discharge from the pond will continue as currently exists; through an outlet structure and eventually to a natural drainage pathway west of the retention basin. An analysis will be conducted to determine how/if the outlet control structure and/or outlet pipe will need to be modified to accommodate the runoff from the proposed development.

### OTHER UTILITIES

Gas, telephone, electric, and cable TV are available at the site to service the community. An agreement will be made between the developer and these private utility companies to provide service to the site.

### HOMEOWNER'S ASSOCIATION

The homeowner's association will maintain all private utilities, roadways, sidewalks, and the stormwater retention pond. Additionally, the homeowner's association will provide lawn care, fertilization, and snow removal.







You created this PDF from an application that is not licensed to print to novaPDF printer (<http://www.novapdf.com>)



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

Subdivision/Project Name ENCLAVE II CONDOMINIUMS Address CURVE RD. & ROCHOALE RUN  
30,903 (GROSS) 1350 x 87 JUDITS  
 Acreage 1.906 (NET) Square Footage 117,450 SF Number of Lots 87 Number of Units 87  
 Zoning District/Land Use PMU/R6 Proposed Zoning/Land Use PMU/R6 Parcel # 41911006019000

Applicant Name RON SABATINO (CT CONSULTANTS, INC) Contact Person RON SABATINO

Applicant Address 3895 STONERIDGE CT., DUBLIN, OH 43017

Phone 614-923-4000 Fax \_\_\_\_\_ E-mail RSABATINO@TRAPROP.COM

Owner Name SAME AS APPLICANT Contact Person \_\_\_\_\_

Owner Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Engineer/Architect/Attorney CT CONSULTANTS Contact Person BRETT BLEVINS

Address 7965 N. HIGH ST. STE 340, COLUMBUS, OH 43235

Phone 614 779 0012 Fax \_\_\_\_\_ E-mail bblevins@ctconsultants.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

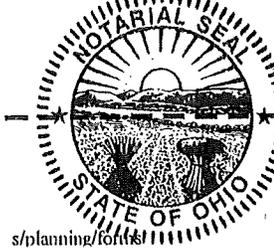
[Signature]  
Owner Signature

RON SABATINO  
Owner Printed Name

[Signature]  
OWNER'S Agent Signature

BRETT BLEVINS  
OWNER'S Agent Printed Name

Sworn to before me and subscribed in my presence this 17th day of September, 2019



CATHERINE R SAPORITO  
Notary Public  
in and for the State of Ohio  
My Commission Expires  
March 25, 2023

[Signature]  
Notary Public



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-1578-1579

REQUEST: Multiple Requests

PROJECT: Coughlin's Crossing

MEETING DATE: November 6, 2019

---

### APPLICANT/OWNER

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

### REQUEST

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

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

### PROPERTY LOCATION & DESCRIPTION

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

### BACKGROUND/PROPOSAL

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

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

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

In August 2019, the developer requested a development text amendment to Sub Areas 2, 5, and 6 as well as an amended Preliminary Plan. Sub Areas 5 and 6 were proposed for amendment in accordance with the previous concept plan and Sub Area 2 was proposed for amendment from mixed use buildings to the west and residential to the east along Stratford Road to a Romanelli & Hughes apartment development with 194 total units, club house, open space, and several building configurations all of high design and material quality. This proposal was tabled to allow the applicant to make changes and improvements to the plan in keeping with the direction of the Planning Commission.

---

## NOVEMBER 6, 2019 – UPDATED STAFF REPORT - PLANNING COMMISSION MEETING

- The developer requested to table the project at the August 7, 2019 meeting based on comments from the Planning Commission. The developer has held some additional private meetings with the surrounding neighbors and has made substantive revisions to the proposal. They are now requesting the case to be taken off the table and reviewed by the Planning Commission for approval of the revised development text and Amended Preliminary Development Plan for Sub-Areas 2, 5 and 6. This report addresses the revisions made to the plans made from the comments from the August 7, 2019 meeting. The original August 7, 2019 Planning Commission report is included in the packet for the record and your reference.

It is worth reiterating that the entire development site of about 80 acres was conceived and approved as a mixed-use development containing significant development to allow for a sustainable mixture of uses while providing buffering, open space, pedestrian connectivity and significant new infrastructure both on and off site all executed with high quality design standards for structures. This original vision of a mixed-use development remains proposed with these modifications but better addressing, to some degree, some of the original concerns of the development's transition from Stratford Road westward to the US 23 major arterial roadway. It is likely that the most mixed use and most intense development for this site would move overall even further to the west into the center of the site as a result. For this case relative to Sub Area 2 in particular, the originally envisioned transitions from the perimeter of the development relative to massing, scale, and design remain though the units themselves and the overall number have changed. Once completely built out the landscaping, buildings, scale, massing, and arrangement of all the components will form an integrated development site but also will form layers of transition from the perimeters of the site. This can be difficult to envision from 2 dimensional plans, especially if viewed by themselves or by Sub Area only and with only a tiny fraction of the development being started to date. The developer has subsequently produced additional renderings, a sight line study, a single integrated site plan, and building elevations to more clearly show this. The revised text, plans, and accompanying documents remain true to this original vision for the entire site while the market and some of the Sub Areas are requested for limited revision at this time

## SUB-AREA 2

- **PROPOSED DEVELOPMENT TEXT REVISION:** The proposed development text revisions include consolidating the originally approved Sub-Area 2 a and b and corresponding proposed land uses into one Sub-Area 2. The consolidated Sub-Area would encompass the same 15.411 acres of the original (9.73 acres of developable ground, 2.097 acres of retention pond and 3.63 acres of detention basin and tree preserve). Responding to several distinct but ultimately integrated comments from the August hearing, the applicant is now proposing less multi-family units (178) for this Sub Area overall (194 previously) with the reduction coming exclusively from the units adjacent to the Stratford Road. The revisions account for no commercial and/or office units fronting Stratford Road in this Sub-Area. The applicant is continuing to request square footage requirements of the one- and two-bedroom units to be 790 square feet (10 sq. ft. smaller than the original text) and 1,100 square feet (100 sq. ft. larger for a 2 bedroom than the original text) respectively while a very small number (10 total) of unique carriage units located above the proposed parking garages are to be a minimum 570 square feet more in keeping with efficiency type units. Also, the 2016 Original Plan approval permitted 24 single family (attached or detached) dwelling units (fronting Stratford Road and larger mixed-use buildings in Sub-Area 2b). In order to achieve the design requirements with the layered and varied building heights and to maintain high roof pitches, the developer is requesting to increase the building height of the three-story buildings to 47 feet from 35 feet.
  - The 2016 Original Approved Preliminary Development Plan permitted 24 attached or detached residential units in Sub-Area 2a and approximately up to 125 apartment units in Sub-Area 2b based on building square footage of the commercial buildings in the approved Preliminary Development Plan which was 80,600 total square feet in two stories. It may be possible for the developer to construct a three-story apartment building that could increase the total number of apartments to approximately 174 units. Ultimately, the design, configuration and building height would determine the final number of apartments that could be constructed in Sub-Area 2 a & b per the approved development text.
  - The August 2019 revision requested a total of 194 apartment units across Sub Area 2 (old 2a and b). Discussion included reducing this number, making the building fronting Stratford Road smaller, and allowing for more space between buildings to break up the mass of structure overall. The buildings were generally considered to be well designed and have a great deal of articulation including balconies, offsets, overhangs, reveals, changes in materials, color variation within the overall required text and high roof pitches helping to break down the scale and mass of each individual structure.
  - The November 2019 Revised Plan and text have 178 total units while maintaining the quality architecture from the August plan. Additionally, the plan calls for smaller units along Stratford

Road reducing each of the 4 primary buildings from 16 unit buildings to 12 unit buildings and therefore further breaking down the overall building mass while opening more area between the buildings.

- The number of units fronting Stratford Road was 24 in the 2016 Original Plan approval, 64 in the August 2019 Planning Commission Plan and 48 in the November 2019 Planning Commission Plan.
- Per the base zoning code, the minimum apartment square footage is 800 square feet for a one-bedroom unit and 950 square feet for a two-bedroom unit. The revised text would allow for 790 sq. ft. for a one-bedroom unit (10 sq. ft. reduction to base code and current development text) but 1,100 sq. ft. for a two-bedroom unit (a 100 sq. ft. increase from current development text and 150 sq. increase from base code).
- The height of the three-story buildings would be increased from 35 to 47 feet high. The height of the two-story buildings fronting Stratford Road would remain at the previously required 35 ft.
- **ROADS AND ACCESS:** The multi-family development (Sub-Area 2) would have full access points from Stratford Road and Coughlin Lane (main spine road) with secondary access points from Sub-Areas 3 and 4 with future development. The full movement curb cut from Stratford Road would have a boulevard entrance with raised paver stones to accentuate the entrance feature into the apartment complex while providing a traffic calming mechanism to discourage any cut through traffic to the other Sub-Areas and enhancing the residential design for this entrance.

The applicant submitted a traffic study that was reviewed by the City Engineering Department and they concurred with the results that the approved access management plan remains the best plan to mitigate traffic. This traffic study includes the 178 apartments as well as studied changing the Stratford Road access point to emergency access only. It concluded as do the City of Delaware Engineers that the boulevard access point on Stratford Road remains a critical access point that needs to be maintained regardless of the change to uses on the site. The developer was required to and constructed significant transportation improvements in this area based on the 2016 Original Plan and the proposed apartment development would have a minimal impact on the overall traffic in the area (see attached memo from MS Consultants as well as the city Engineering Department).

- The August 2019 Plan did not have a boulevard entrance nor any traffic calming mechanisms to discourage any cut thru traffic to other Sub-Areas.
- The revised November 2019 Plan includes a boulevard entrance and several elements of traffic calming along the length of the boulevard road which will eventually proceed into the adjacent (west) Sub Area as well as allowing for additional connectivity through the Sub Areas to Coughlin Lane.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan remains the same as the August 2019 Planning Commission Plan.
- **SITE CONFIGURATION:** Sub-Area 2 is a linear site located along Stratford Road north of Meeker Way. The proposed development of 178 apartment units would be contained within 9 primary buildings on 15.411 acres (9.73 acres of developable ground, 2.097 acres of retention pond and 3.63 acres of detention area and tree preserve) for a density of 11.55 dwelling units per acre within Sub-Area 2 (down from the August proposal and up from the original proposal by about 2 units per acre in the Sub Area) and 2.23 dwelling units per acre within the entire 80-acre development. Allowing for compact development sites within mixed use developments means that some Sub Areas will be more dense than others while allowing for more overall open space and parkland throughout the development. In Sub Area 2, there would be 4 two-story buildings containing 12 dwelling units, 5 three-story buildings containing 24 dwelling units and 5 two-story units containing two dwelling units (carriage units located above freestanding garages). There would be 4 two story buildings fronting Stratford Road while 5 three-story buildings would be located adjacent to Sub-Areas 3 and 4 along the western portion of the site. Three of the 5 three-story buildings would be set so that their widths are parallel with Stratford Road rather than the length of the building which will break up the overall mass of structures and orient them in-line with the more intense uses proposed to the west. The typical apartment dwelling unit would range in size from 790 square feet for a one-bedroom unit and 1,100 square feet for a

two-bedroom unit. The smaller carriage units would be a minimum of 570 square feet and there would only be 10 of them total. The site would contain 364 parking spaces of which 50 parking spaces would be within 5 garages scattered throughout the development for a ratio of 2.04 parking spaces per unit. The clubhouse with a pool is located along the extreme southern portion of the Sub-Area just east of the curb cut from Coughlin Lane. The mail box area is located just north across the street from the clubhouse and pool. There is an approximately 1.65-acre open space area located on the extreme northwestern portion of the Sub-Area which would align with the old barn in Sub-Area 1b as originally conceived. The original plan called for another access point into Sub-Area 3 to the west which has been eliminated with the uses proposed now. This benefits the primary park land space through not having a road bisect it creating a larger usable and uninterrupted space. A trash compactor is located on the extreme north portion of the site and would have to be screened by an enclosure made of brick or stone to match the buildings with wood doors painted or stained to match and landscaping from Stratford Road. Existing detention basins are located north (also tree preserve) and south of the Sub-Area.

- The original 2016 Plan approval could yield up to 149 apartment units in Sub-Area 2 a & b which would yield a density of up to 9.66 dwelling units per acre or a little over 1.86 dwelling units per acre over the entire 80-acre development (a potential three story apartment building could yield 174 apartment units for a density of 11.29 dwelling units per acre in Sub-Area 2 a & b with an overall density of approximately 2.18 units per acre).
  - The August 2019 Plan had 194 apartment units in 14 buildings which resulted in approximately 12.59 dwelling units per acre within Sub-Area 2 and a little over 2.42 dwelling units per acre within the entire 80-acre development.
  - The November 2019 Plan has been revised downward to include up to 178 dwelling units which would yield a density of up to 11.55 dwelling units per acre or approximately 2.23 dwelling units per acre across the entire 80 acre site. It is worth noting that if two or three Sub Areas were combined either originally or with these revisions the density figure per Sub Area would be dramatically reduced. Density per sub area is not a good measure of intensity nor potential impact at all in this case as a result.
  - The August 2019 Plan had a parking ratio of 1.87 parking spaces per unit.
  - The November 2019 Plan has a parking ratio of over 2 parking spaces per unit.
  - The August 2019 Plan had the clubhouse west of the pool which was oriented along Stratford Road.
  - The November 2019 Plan has reoriented the club house between Stratford Road and the Pool allowing the building to provide a small profile context along Stratford Road as well as enhancing the buffering to the active pool area.
  - The August 2019 Plan had an approximately 1.0-acre open space located on the extreme northwestern portion of the site.
  - The November 2019 Plan has retained and enhanced the 1.65-acre primary park oriented along an axis lining up with the stone end barn in Sub Area 1. With the elimination of the originally approved northern most access drive into Sub Area 3, this parkland is better connected, bigger, and will be better able to be programmed and utilized while enhancing the viewshed to the stone end barn.
  - While the number of buildings remains the same along Stratford Road, the building mass has been reduced by almost 30 feet per building totaling over 100 feet across the frontage. This address both the desire to reduce the number of units, better break up the mass of structures, and provide for additional space between the buildings while maintaining the overall high-quality design.
- **TREE REMOVAL & REPLACEMENT:** The tree removal plan remains the same as the August 2019 Planning Commission Plan.

- **LANDSCAPING & SCREENING:** The landscape and screening plan remains virtually the same as the August 2019 Planning Commission Plan with additional trees being planted where apartment units were removed along Stratford Road (approximately 100 more linear feet of open space from the August 2019 Planning Commission Plan)
- **OPEN SPACE:** The proposed open space is approximately 1.65 acres called “Stratford Commons”, located on the extreme northwestern portion of the Sub-Area, shall be programmed with amenities and view lines as originally conceived per the approved development text.
  - The August 2019 Plan had an approximately 1.0 acre of open space, but did not show the Stratford Commons park correctly.
  - The November 2019 Plan returns to the originally conceived Stratford Commons open space and enhances it by eliminating one unnecessary driveway that bisected the open space.
- **LIGHTING:** The lighting plan remains the same as the August 2019 Planning Commission Plan.
- **SIGNAGE:** The sign plan remains the same as the August 2019 Planning Commission Plan.
- **BUILDINGS:** The developer is proposing two- and three-story apartment buildings, a two-story carriage unit with a garage on the first floor and dwelling units above as well as a pool and clubhouse. The revised plan would have 4 two-story buildings with twelve units each and 2 two-story carriage units with two units each fronting Stratford Road. The August 2019 Planning Commission Plan had four 16-unit buildings and two two-story carriage units with a garage fronting Stratford Road. The width of each building fronting Stratford Road has been reduced by almost 30 feet as a result of reducing the number of units to 12-unit buildings from 16-unit buildings (approximately 15% or over 100 linear feet of reduction of building mass along Stratford Road). The size, type and design of the 5 three-story 24-unit buildings west of the buildings fronting Stratford Road would remain the same as the August 2019 Planning Commission Plan.

The two-story apartment buildings are comprised of a mostly stone first floor with the second floor mostly comprised of horizontal fiber cement siding capped with a hip, high pitched roof with three cupolas. There would be porches/balconies for most of the units and the windows would have vertical and horizontal grids with some windows having shutters. The buildings are characterized by an extensive amount of articulation as described earlier in the report. This serves to break up what would otherwise be a large flat building surface and, as a result, makes the scale and mass of the building appear smaller. The three-story building would be similar but with the second-floor elevation being a mix of stone and fiber cement siding and the third-floor elevation being all fiber cement siding. There would be a hip, high pitched roof but no cupolas. Again, these buildings are characterized by extensive articulation as well. The two-story carriage unit is similar in design and materials to the two-story apartment buildings and has a hip roof with a cupola. The clubhouse complements the apartment buildings with stone and fiber cement siding with columns and a hip roof with a cupola. Staff believes the proposed building design and materials are complimentary and meet the intent of the approved development text building requirements while addressing the expressed concerns to break up an expansive building wall and to fit within the overall surroundings in a sensitive manner.

- The November 2019 Plan reduces the apartment buildings fronting Stratford Road to 12-unit buildings from 16 units buildings as proposed in the August 2019 Planning Commission Plan.
- The width of each building fronting Stratford Road has been reduced by almost 30 feet by reducing the buildings to 12-unit buildings from 16-unit buildings (approximately 15% or over 100 linear feet reduction of building mass along Stratford Road). This would break up the massing along Stratford Road as requested by the residents combined with the highly articulated buildings themselves.

## **SUB-AREA’S 5 and 6**

- **PROPOSED DEVELOPMENT TEXT REVISION:** The applicant is proposing the following development text revision for Sub-Areas 5 and 6:
  1. Convert the storm water detention area (approximately 3.29 acres) currently located in Sub-Area 5 adjacent to Hawthorn Boulevard to developable land (Lot 12724) in accordance with the Sub-Area 5

zoning text and to have the storm water area be relocated to Sub-Area 5 on approximately 2.31 (Lot 12730) located on the northwest corner of Coughlin Lane and Meeker Way.

2. Amend Sub-Area 5 to permit the side setback for internal collector roads to be 40 feet as permitted in Sub-Area 6.
3. Amend Sub-Areas 5 and 6 to permit internal side yard setbacks to be 30 feet instead of 60 feet.
4. Amend Sub-Area 6 to permit minimum lot area to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of a 1.5-acre lot minimum.
5. Amend Sub-Area 6 to permit minimum lot width and frontage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of a 120 feet minimum lot width.
6. Amend Sub-Area 6 to permit minimum building coverage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of a 40% maximum building coverage.
  - The above six revisions are the same from the August 2019 Planning Commission request.

### **SUB-AREA 5 – Preliminary Development Plan**

- **ZONING:** As mentioned above, the site is zoned A-1 PMU and Sub-Area 5 allows a mix of commercial and office uses. Sub-Area 5 encompasses three lots which includes Lot 12734 (3.88 acres), Lot 12729 (3.788 acres) and Lot 12730 (3.202 acres). Lot 12730 is a detention basin which was relocated from just south of Hawthorn Boulevard and reduced in size to 2.31 acres per the above development text revision. The developer is proposing three buildings on the two developable parcels which total 8.57 acres.
  - The site plan and zoning remain the same as the August 2019 Planning Commission Plan.
- **GENERAL ENGINEERING:** The engineering requirements remains the same as the August 2019 Planning Commission Plan.
- **ROADS AND ACCESS:** The subject three commercial/office buildings would have two full movement curb cuts from Coughlin Lane. Per the revised traffic study update from MS Consultants (October 2019) and approved by the City Engineer, the right-in (not right-out) on the south side of Hawthorn Drive is permitted while the right-in/right on the north side of Meeker Way between US 23 and Coughlin Lane is not permitted.
  - The revised plan would allow a right-in only on the south side of Hawthorn Boulevard in this Sub-Area.
  - The requested right-in/right on the north side of Meeker Way between US 23 and Coughlin Lane is not permitted by the City Engineer. The revised Plan reflects no right in / right out in this location as a result.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity remains the same as the August 2019 Planning Commission Plan.
- **SITE CONFIGURATION:** The site configuration remains the same as the August 2019 Planning Commission Plan.
- **TREE REMOVAL & REPLACEMENT:** The tree removal plan remains the same as the August 2019 Planning Commission Plan.
- **LANDSCAPING & SCREENING:** The landscape plan remains the same at the August 2019 Planning Commission Plan,
- **LIGHTING:** The lighting plan remains the same as the August 2019 Planning Commission Plan.
- **SIGNAGE:** The signage plan remains the same as the August 2019 Planning Commission Plan.
- **BUILDINGS:** The building design and elevations remain the same as the August 2019 Planning Commission Plan.

### **SUB-AREA 6 - PRELIMINARY DEVELOPMENT PLAN**

- **ZONING:** As mentioned above, the site is zoned A-1 PMU and Sub-Area 6 allows the mixed commercial and office uses proposed for the building on Lot 12724 which encompasses 2.641 acres. The subject 2.641-acre

site is located west of Coughlin Lane and north of Hawthorn Boulevard just south of the recently approved Blue Sky Carwash.

- The site plan and zoning remain the same as the August 2019 Planning Commission Plan.
- **GENERAL ENGINEERING:** The engineering requirements remain the same as the August 2019 Planning Commission Plan.
- **ROADS AND ACCESS:** The proposed mixed-use commercial/office building would have a full movement curb cut on Coughlin Lane on the northern portion of the property to be shared with the recently approved Blue Sky Car Wash and a right-in/right-out only on the southern portion of the property. A drive thru is proposed on the northern portion of the building with stacking queue on the north and east sides of the building. Per the revised traffic study update from MS Consultants (October 2019) and approved by the City Engineer, a proposed right-in only on the south side of Penny Way to this Sub-Area is permitted. A right-out at this location may not satisfy City spacing criteria depending on the final site plan layout. Furthermore, a curb cut on the north side of Penny Way is not permitted. There would not be any direct access to US 23.
  - The revised site plan would allow a proposed right-in only on the south side of Penny Way into this Sub-Area while a right-out may not satisfy City spacing criteria depending on the final site plan layout per the City Engineer
  - A curb cut on the north side of Penny Way is not permitted per the City Engineer.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity remains the same as the August 2019 Planning Commission Plan.
- **SITE CONFIGURATION:** The site configuration remains the same as the August 2019 Planning Commission Plan.
- **TREE REMOVAL & REPLACEMENT:** The tree removal plan remains the same as the August 2019 Planning Commission Plan.
- **LANDSCAPING & SCREENING:** The landscape plan remains the same as the August 2019 Planning Commission Plan.
- **LIGHTING:** The lighting plan remains the same as the August 2019 Planning Commission plan
- **SIGNAGE:** The signage plan remains the same as the August 2019 Planning Commission Plan
- **BUILDINGS:** The building plans remain the same as the August 2019 Planning Commission Plan.

### **Analysis**

When the subject mixed use (commercial, office and residential) development was approved in December 2016 (and in planning stages for several years prior to the approval), the development was contemplated with more commercial use than residential units. However almost three years later the market for large box or even mid box commercial development has declined while the luxury apartment market within a commercial setting has prospered. Overall, Staff has seen developments contemplate a better balance of residential and commercial uses particularly in true mixed use situations but also in retro fitting existing commercial only developments. This has been true nationwide as the commercial and retail environments undergo significant change in addition to the recognition by the general public that more mixed use environments are more sustainable and desirable. Good examples of successful luxury apartments within a mix use commercial development include Polaris, Easton, Worthington Mall, Graceland Center, Bridge Park, the Campus View area at I-270 and US 23, and countless others. The residential foot traffic generated by an appropriate mix of residential apartment units within a mixed-use development could catapult this development into a successful mixed-use node in the City.

The increase of apartment units in Sub-Area 2 from the 2016 Original Approved Preliminary Development Plan to the proposed 178 apartment units coupled with the brand of luxury apartment proposed by this high quality developer could create a positive synergy while maintaining a mix of commercial and residential for this development. The density for the overall 80-acre development would be approximately 2.23 dwelling units per acre which is less than typical subdivision density in the City. The design, building materials, scale, massing, and building articulation of the proposed apartment buildings would complement and ultimately better buffer from the

future development to the west the adjacent Stratford Village to the east while maintaining the design character originally contemplated in the approved development text.

In conclusion staff supports the revised site plan because of the above rationale and staff believes the revised plan reasonably addresses the residential and Planning Commission comments and concerns from the August 7, 2019 Planning Commission meeting.

---

**STAFF RECOMMENDATION (2019-1578 – DEVELOPMENT TEXT AMENDMENT)**

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

1. Any new structure(s) or any change of use of any proposed buildings or property shall require conformance to all provisions of the Development Text.
2. The parcels and/or sites that have a layout on the Preliminary Development Plan shall require Final Development Plan approval while the parcels and/or sites that do not have a layout shall require Preliminary and Final Development Approval by the Planning Commission and City Council.
3. The development text, renderings and all associated submitted plans (including the Comprehensive Sign Plan) comprise the zoning and development requirements for the site together with all other City applicable code and regulations.
4. The number of multi-family units in Sub-Area 2 shall not exceed 178 dwelling units.
5. In Sub-Area 2, the one-bedroom units shall be a minimum 790 square feet and the two bedroom units shall be a minimum 1,100 square feet.
6. In Sub-Area 2, the carriage apartments shall be minimum 570 square feet and there shall only be 10 such units.
7. In Sub-Area 2, the maximum building height shall be increased to 47 feet from 35 feet for the three-story structures shown on the Development Plan.
8. Convert the storm water detention area (approximately 3.29 acres) currently located in Sub-Area 5 adjacent to Hawthorn Boulevard to developable land (Lot 12724) in accordance with the Sub-Area 5 zoning text and to have the storm water area be relocated to Sub-Area 5 on approximately 3.202 acres (Lot 12730) located on the northwest corner of Coughlin Lane and Meeker Way.
9. Amend Sub-Area 5 to permit the side setback for internal collector roads to be 40 feet as permitted in Sub-Area 6.
10. Amend Sub-Areas 5 and 6 to permit internal side yard setbacks to be 30 feet instead of 60 feet.
11. Amend Sub-Area 6 to permit minimum lot area to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of 1.5-acre lot minimum.
12. Amend Sub-Area 6 to permit minimum lot width and frontage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of 120 feet minimum lot width.
13. Amend Sub-Area 6 to permit minimum building coverage to be as approved with the Final Development Plan as permitted in Sub-Area 5 instead of 40% maximum building coverage.

---

**STAFF RECOMMENDATION (2019-1579 – PRELIMINARY DEVELOPMENT PLAN)**

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

1. In Sub-Area 2, the applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based

- on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. In Sub-Area 2, the limestone on the building shall achieve compliance with the approved development text.
  3. In Sub-Area 2, all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
  4. In Sub-Area 2, all roof top mechanical equipment shall be screened from public view.
  5. In Sub-Area 2, the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
  6. In Sub-Area 2, the trash compactor enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match. The trash compactor shall be screened with landscaping from Stratford Road.
  7. In Sub-Area 2, the proposed approximate 1.65-acre open space called "Stratford Commons", located on the extreme northwestern portion of the Sub-Area, shall be programmed with amenities and view lines as originally conceived per the approved development text as well as enhanced with the Final Development Plan.
  8. In Sub-Area 2, the site shall require a payment in lieu of planting trees of \$44,007.41 (9.734 acres x \$4,521 per acre) prior to the approval of construction drawings.
  9. In Sub-Area 2, all the landscape plans shall be approved by the Shade Tree Commission.
  10. In Sub-Area 2, the lighting plan shall be reviewed and approved by the City and all lighting shall meet the requirements of the approved development text and the Planning & Zoning Code.
  11. In Sub-Area 2, all signage including size, material and color shall be submitted and reviewed by staff for approval.
  12. In Sub-Area 5, the applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
  13. In Sub-Area 5, the limestone on the building shall achieve compliance with the approved development text.
  14. In Sub-Area 5, all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
  15. In Sub-Area 5, all roof top mechanical equipment shall be screened from public view.
  16. In Sub-Area 5, the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
  17. In Sub-Area 5 the dumpster enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match.
  18. In Sub-Area 5 the site shall require a payment in lieu of planting trees of \$22,852.39 an acre prior to the approval of construction drawings.
  19. In Sub-Area 5, all the landscape plans shall be approved by the Shade Tree Commission.
  20. In Sub-Area 5, the lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
  21. In Sub-Area5, all signage including size, material and color shall be submitted and reviewed by staff for approval.
  22. In Sub-Area 5, a right-in only curb cut on the south side of Hawthorn Boulevard shall be permitted per the City Engineer requirements.
  23. In Sub-Area 5, there shall be no additional access points on Meeker Way between US 23 and Coughlin Lane.
  24. In Sub-Area 6 (Lot 12724), the applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

25. In Sub-Area 6 (Lot 12724), the limestone on the building shall achieve compliance with the approved development text.
26. In Sub-Area 6 (Lot 12724), all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
27. In Sub-Area 6 (Lot 12724), all roof top mechanical equipment shall be screened from public view.
28. In Sub-Area 6 (Lot 12724), the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
29. In Sub-Area 6 (Lot 12724), the dumpster enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match.
30. In Sub-Area 6 (Lot 12724), the site shall require a payment in lieu of planting trees of \$11,939.96 (2.641 acres x \$4,521 per acre) prior to the approval of construction drawings.
31. In Sub-Area 6 (Lot 12724), all the landscape plans shall be approved by the Shade Tree Commission.
32. In Sub-Area 6 (Lot 12724) the lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
33. In Sub-Area 6 (Lot 12724), all signage including size, material and color shall be submitted and reviewed by staff for approval.
34. In Sub-Area 6, a right-in curb cut on the southside of Penny Way shall be permitted per the City Engineer. A right-out curb shall be permitted based on the proposed site plan if it achieves compliance with City Engineering requirements.

**COMMISSION NOTES:**

---

---

---

---

---

---

---

---

---

---

MOTION:      \_\_\_\_\_ 1<sup>st</sup>      \_\_\_\_\_ 2<sup>nd</sup>      approved      denied      tabled \_\_\_\_\_

CONDITIONS/MISCELLANEOUS:

# 2016 APPROVED PRELIMINARY DEVELOPMENT PLAN

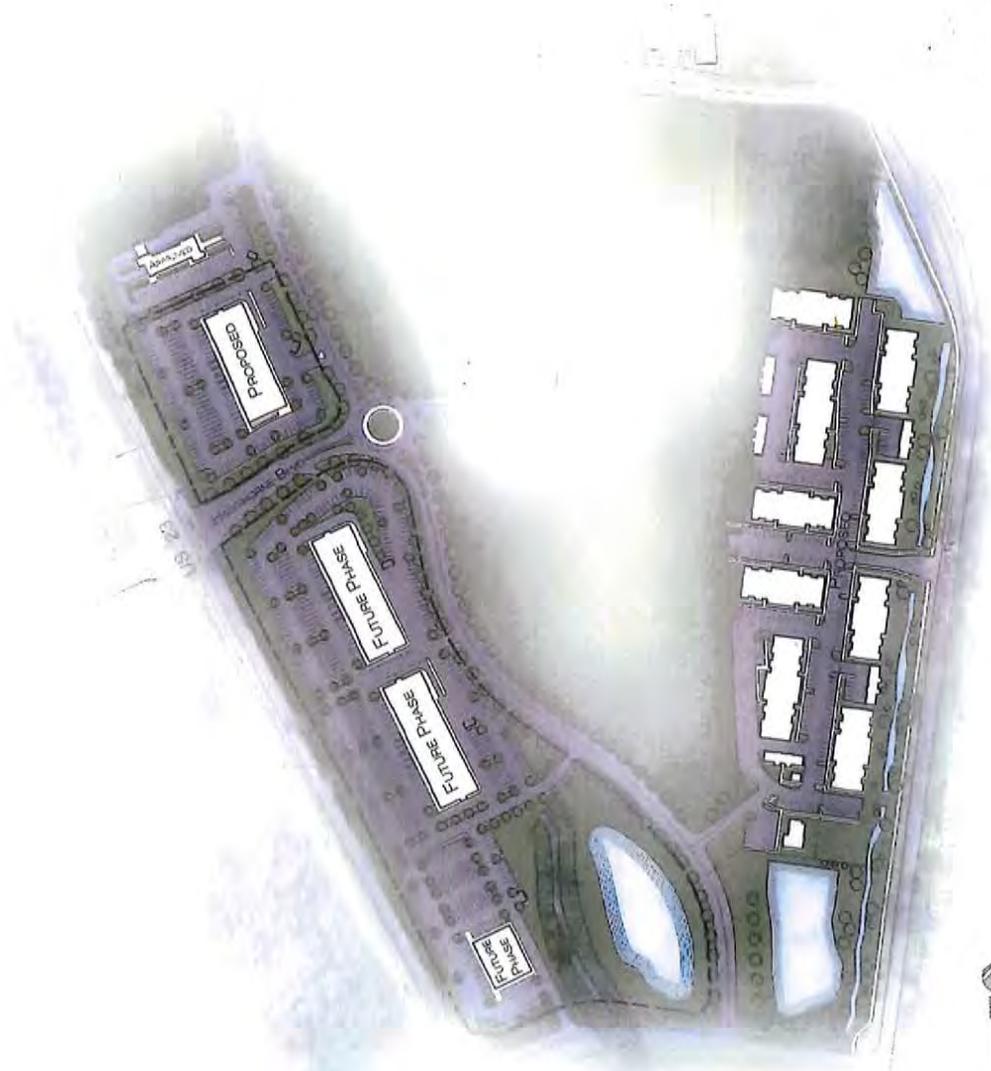


think. create. do.

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

COUGHLIN'S CROSSING  
PRELIMINARY MASTERPLAN  
SEPTEMBER 08, 2016  
Mannik  
archall  
ARCHITECTURAL PARTNERS

# 2019 AUGUST PLANNING COMMISSION PLAN



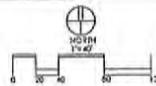
# 2019 AUGUST PLANNING COMMISSION PLAN



ILLUSTRATIVE PLAN: PHASE 2

## COUGHLINS CROSSING

PREPARED FOR ROMANELLI AND HUGHES  
DATE: 7/2019



**Faris Planning & Design**

10000 Highway 100, Suite 100  
Dallas, TX 75243  
972.440.1111  
www.farisplanning.com

# 2019 NOVEMBER PLANNING COMMISSION PLAN

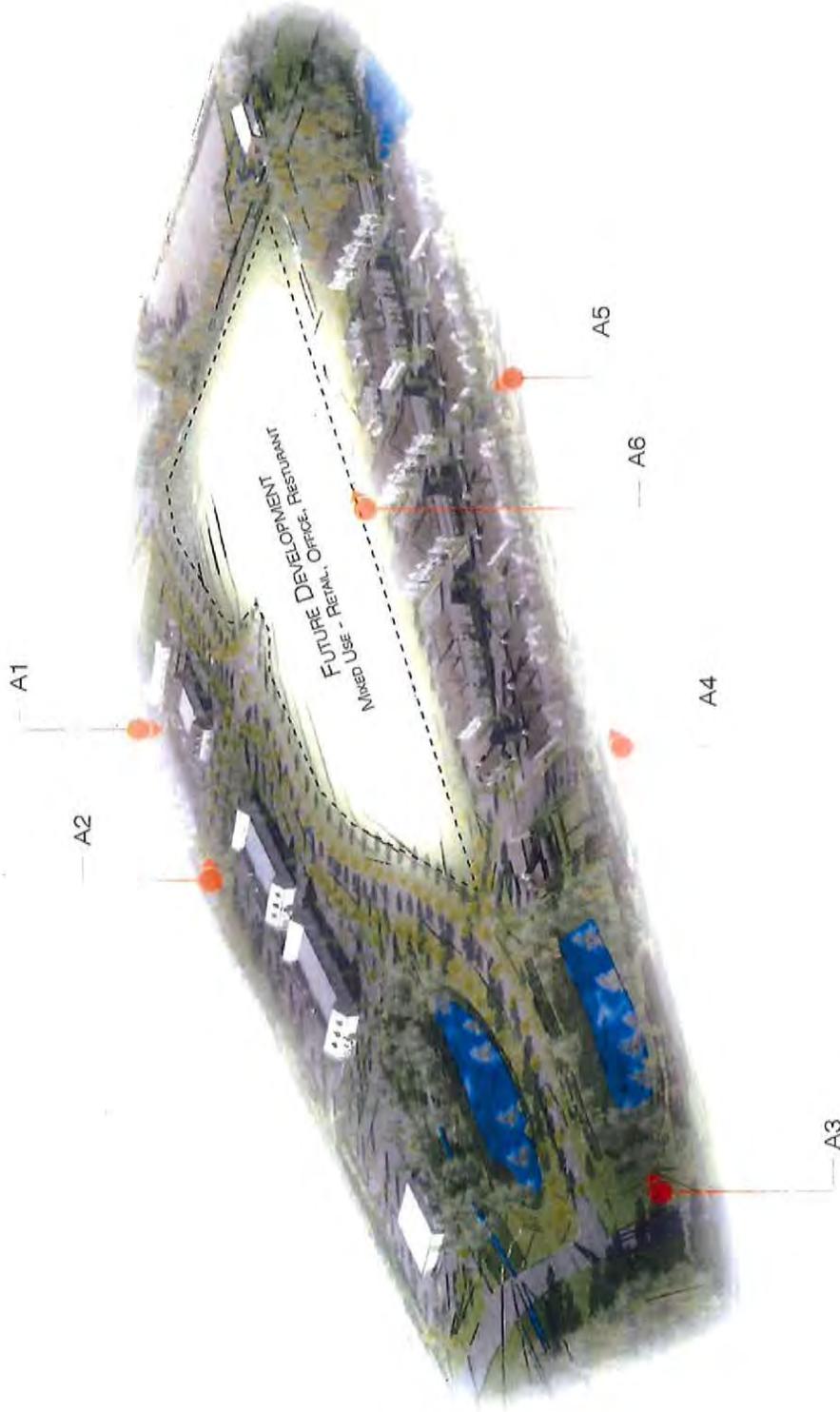


**DELAWARE DEVELOPMENT PLAN**  
PRELIMINARY DEVELOPMENT PLAN FOR STRATFORD STREET  
SECTION 02.209

**archall**  
ARCHITECTURAL GROUP

SI SITE PLAN

# 2019 NOVEMBER PLANNING COMMISSION PLAN



AERIAL

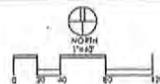
# 2019 NOVEMBER PLANNING COMMISSION PLAN



ILLUSTRATIVE PLAN: PHASE 2

## COUGHLINS CROSSING

PREPARED FOR ROMANELLI AND HUGHES  
DATE: 10/2/19



Faris Planning & Design

1400 N. Main Street, Suite 100, Littleton, CO 80120  
303.733.1144  
www.farisplanning.com

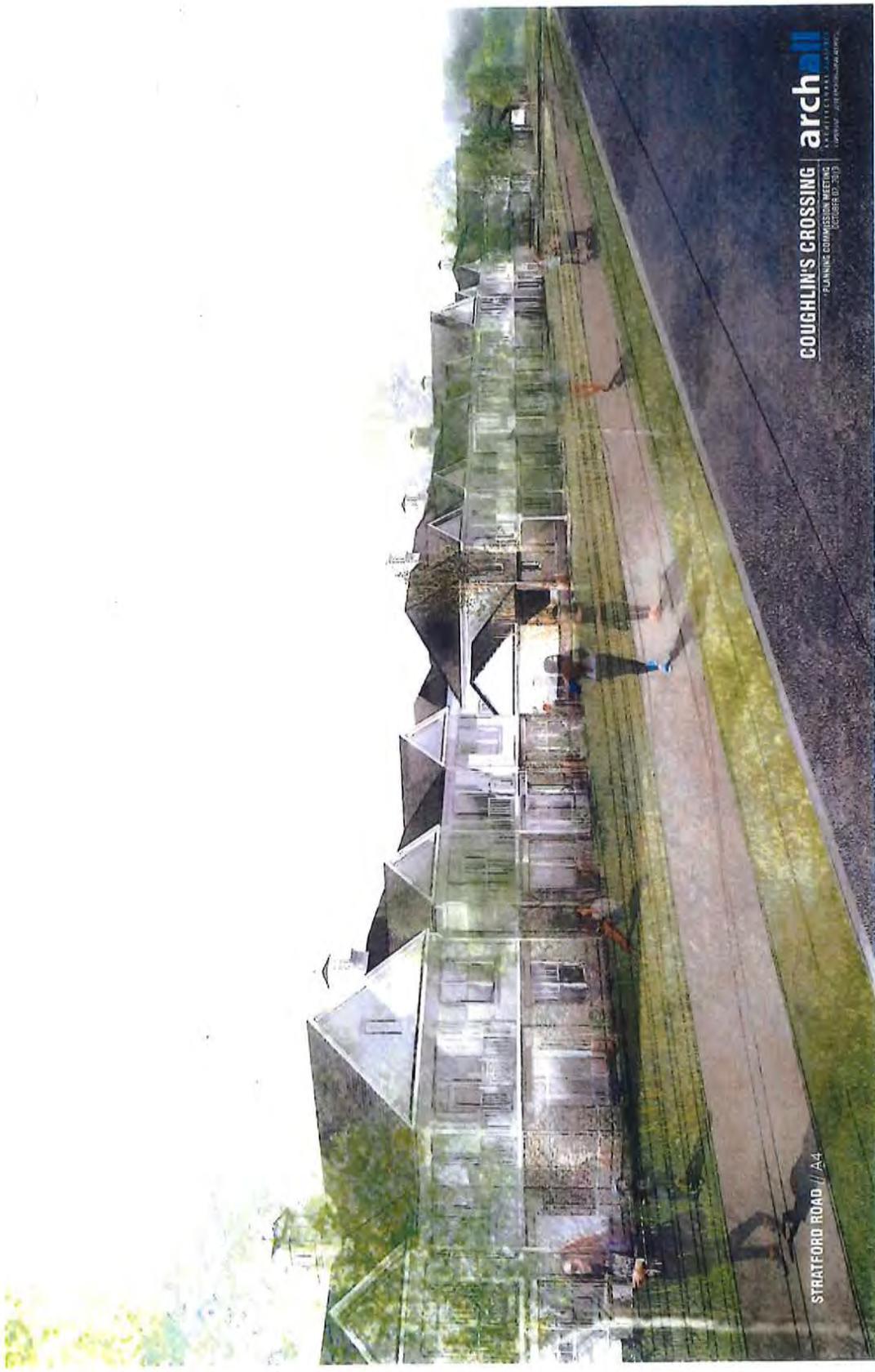
# 2019 NOVEMBER PLANNING COMMISSION PLAN



MEEKER WAY // A3

COUGHLIN'S CROSSING  
PLANNING CONSULTANTS  
ARCHITECTS  
ENGINEERS  
LANDSCAPE ARCHITECTS

# 2019 NOVEMBER PLANNING COMMISSION PLAN



STRATFORD ROAD // A4

**COUGHLIN'S CROSSING** | **arch**  
PLANNING COMMISSION MEETING  
OCTOBER 10, 2019  
COURTESY: ARCHITECTURE BY ARCH

# 2019 NOVEMBER PLANNING COMMISSION PLAN



STRATFORD ENTRANCE // A5

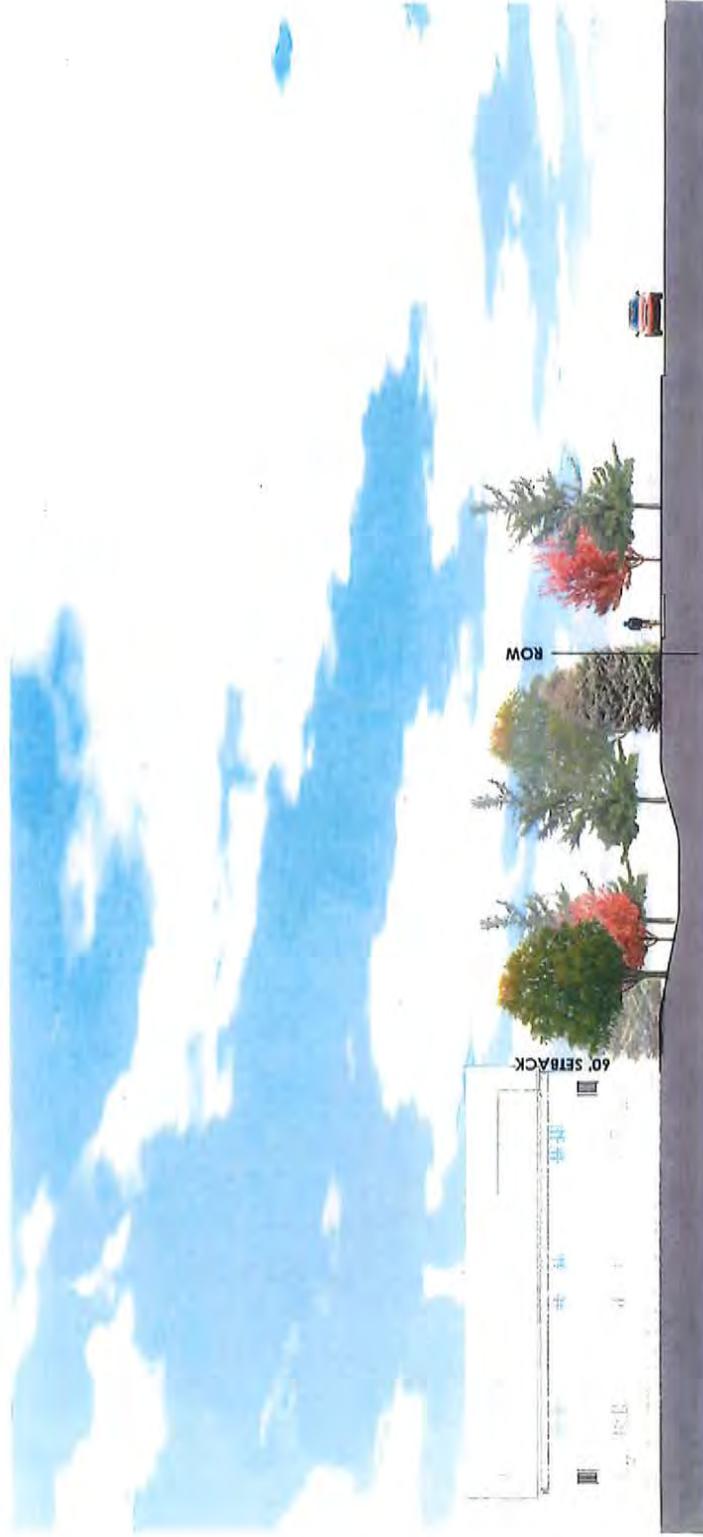
COUGHLIN'S CROSSING  
PLANNING COMMISSION MEETING  
OCTOBER 12, 2019

**arch**  
ARCHITECTURAL  
ARCHITECTS

# 2019 NOVEMBER PLANNING COMMISSION PLAN



# 2019 NOVEMBER PLANNING COMMISSION PLAN



PROPOSED 2 STORY BUILDINGS

BUFFER/STREET TREE TREATMENT ALONG RIPARIAN CORRIDOR AT STRATFORD ROAD

STRATFORD ROAD MULTI USE PATH

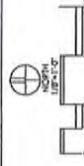
STRATFORD ROAD

## SECTION- STRATFORD ROAD BUFFER

### COUGHLINS CROSSING

PREPARED FOR ROMANELLI AND HUGHES

DATE: 10/20/19

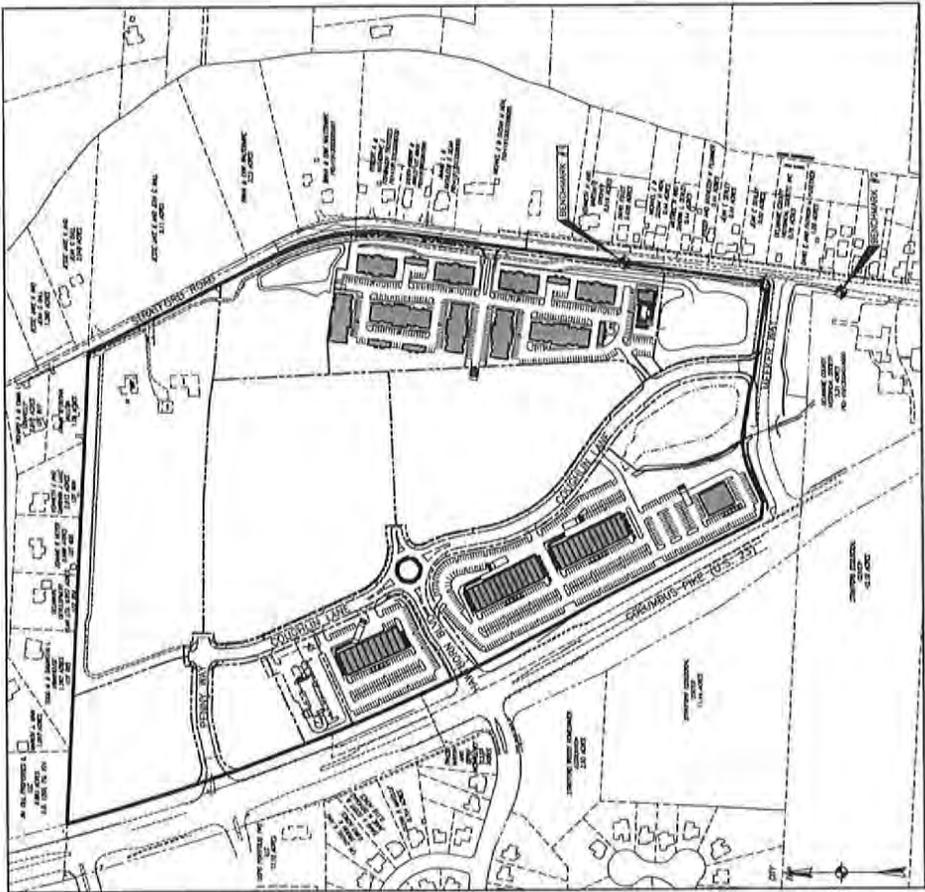


**Faris Planning & Design**  
LANDSCAPE ARCHITECTURE  
200 N. 27th Street, Suite 401  
Minneapolis, MN 55412  
Phone: 763.429.1234  
www.farisplanning.com

# PRELIMINARY DEVELOPMENT PLANS FOR COUGHLIN'S CROSSING PHASE 2

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

**BENCH MARKS**  
ALL BENCHMARKS AND ELEVATION POINTS ON THESE PLANS ARE BASED ON THE (UNADJUSTED) NORTH AMERICAN DATUM OF 1983 (U.S. SURVEY FEET).  
B.M. #1  
BEING THE TOP CORNER OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STANTFORD ROAD (C.R. 4), 872.5 S. SOUTH OF SOUTHWESTLY CORNER OF SECTION 1, TOWNSHIP 4, RANGE 19, WEST OF THE WESTERNLY END OF PARCELS' LINE OF SAID STANTFORD ROAD. ELEV. = 454.33  
B.M. #2  
BEING THE TOP CORNER OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STANTFORD ROAD (C.R. 4), 872.5 S. SOUTH OF SOUTHWESTLY CORNER OF SECTION 1, TOWNSHIP 4, RANGE 19, WEST OF THE WESTERNLY END OF PARCELS' LINE OF SAID STANTFORD ROAD. ELEV. = 471.74  
BENCH MARKS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), TAKEN FROM GCS.



INDEX MAP  
SCALE 1"=200'

NO.	DATE	DESCRIPTION
1	06/19/19	ISSUED FOR PERMITS
2	06/19/19	ISSUED FOR PERMITS
3	06/19/19	ISSUED FOR PERMITS
4	06/19/19	ISSUED FOR PERMITS
5	06/19/19	ISSUED FOR PERMITS
6	06/19/19	ISSUED FOR PERMITS
7	06/19/19	ISSUED FOR PERMITS
8	06/19/19	ISSUED FOR PERMITS
9	06/19/19	ISSUED FOR PERMITS
10	06/19/19	ISSUED FOR PERMITS
11	06/19/19	ISSUED FOR PERMITS
12	06/19/19	ISSUED FOR PERMITS
13	06/19/19	ISSUED FOR PERMITS
14	06/19/19	ISSUED FOR PERMITS
15	06/19/19	ISSUED FOR PERMITS
16	06/19/19	ISSUED FOR PERMITS
17	06/19/19	ISSUED FOR PERMITS
18	06/19/19	ISSUED FOR PERMITS
19	06/19/19	ISSUED FOR PERMITS
20	06/19/19	ISSUED FOR PERMITS



VICINITY MAP  
NOT TO SCALE

- DEVELOPER**  
LANDMARK SURVEY GROUP, INC.  
2008 WEST FIFTH AVENUE  
COLUMBIAS, OHIO 43005  
PHONE: 614-484-8500  
FAX: 614-484-8500  
EMAIL: DEVELOPMENT@LANDMARKSURVEY.COM
- ENGINEER**  
SERVICES 1 & 2  
THE MARKS & SMITH GROUP, INC.  
1150 WEST FIFTH AVENUE, SUITE 500  
COLUMBIAS, OHIO 43005  
CONTACT: RANDY L. WATKINS, P.E.  
PHONE: 614-484-8500  
FAX: 614-484-8500  
EMAIL: RWATKINS@MARKSMITHGROUP.COM
- ARCHITECT**  
ARCHITECTURAL 5  
165 NORTH FIFTH STREET  
COLUMBIAS, OHIO 43005  
CONTACT: JAMES L. SCOTT, P.E.  
PHONE: 614-484-8500  
FAX: 614-484-8500  
EMAIL: ARCHITECT@MARKSMITHGROUP.COM
- ARCHITECT**  
ARCHITECTURAL 5  
165 NORTH FIFTH STREET  
COLUMBIAS, OHIO 43005  
CONTACT: JAMES L. SCOTT, P.E.  
PHONE: 614-484-8500  
FAX: 614-484-8500  
EMAIL: ARCHITECT@MARKSMITHGROUP.COM
- SURVEYOR**  
LANDMARK SURVEY GROUP, INC.  
2008 WEST FIFTH AVENUE  
COLUMBIAS, OHIO 43005  
CONTACT: JAMES L. SCOTT, P.S.  
PHONE: 614-484-8500
- SHEET INDEX**  
C000  
C10  
C101  
C102

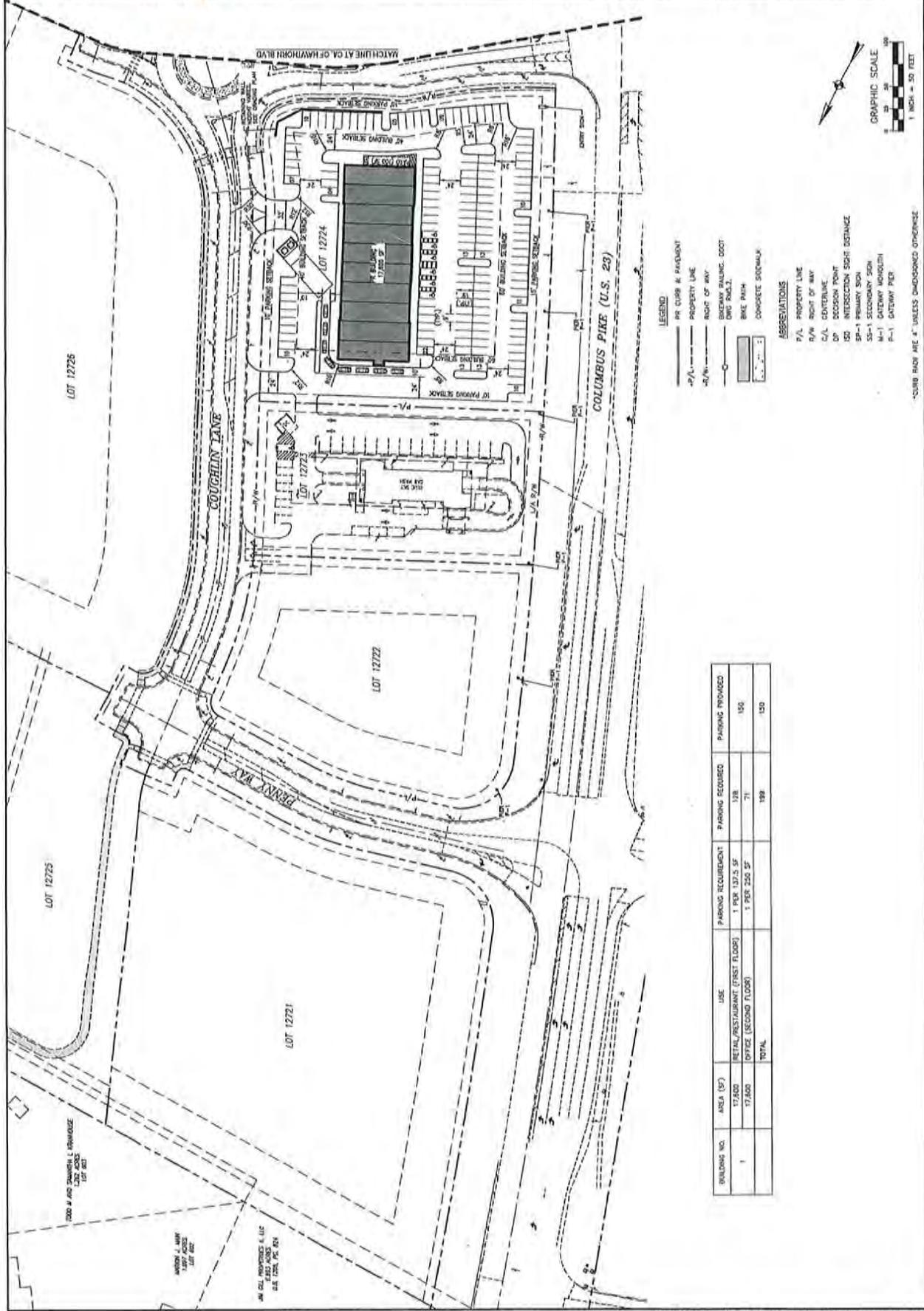
- UTILITY CONTACTS**
- |                           |                                                  |                                                     |
|---------------------------|--------------------------------------------------|-----------------------------------------------------|
| AMERICAN ELECTRIC POWER   | 850 TECH CENTER DRIVE<br>COLUMBIAS, OH 43130     | TELEPHONE<br>(614) 381-6900                         |
| COLUMBIA GAS              | 920 WEST COONALE BULEVARD<br>COLUMBIAS, OH 43117 | (800) 480-2223<br>(614) 291-2500<br>24-HOUR CONTACT |
| AT&T                      | 1508 NORTH HIGH STREET<br>COLUMBIAS, OH 43215    | (614) 434-1800                                      |
| TIME WARNER CABLE         | 15 WEST MAIN STREET<br>COLUMBIAS, OH 43201       | (740) 546-7748                                      |
| DEL-CO WIRE COMPANY       | 8773 SLEEVING RIVER ROAD<br>DELAWARE, OH 43015   | (740) 333-2240                                      |
| SANITARY                  | 50 CHAMBERS ST<br>DELAWARE, OH 43015             | (740) 333-2434                                      |
| SEWER SERVICES            | 20 JAWARD, GA 43015                              |                                                     |
| DELAWARE COUNTY ENGINEERS |                                                  |                                                     |



OHIO  
Utilities  
Protection  
SERVICE  
Call Before You Dig

811 or  
1-800-485-7584

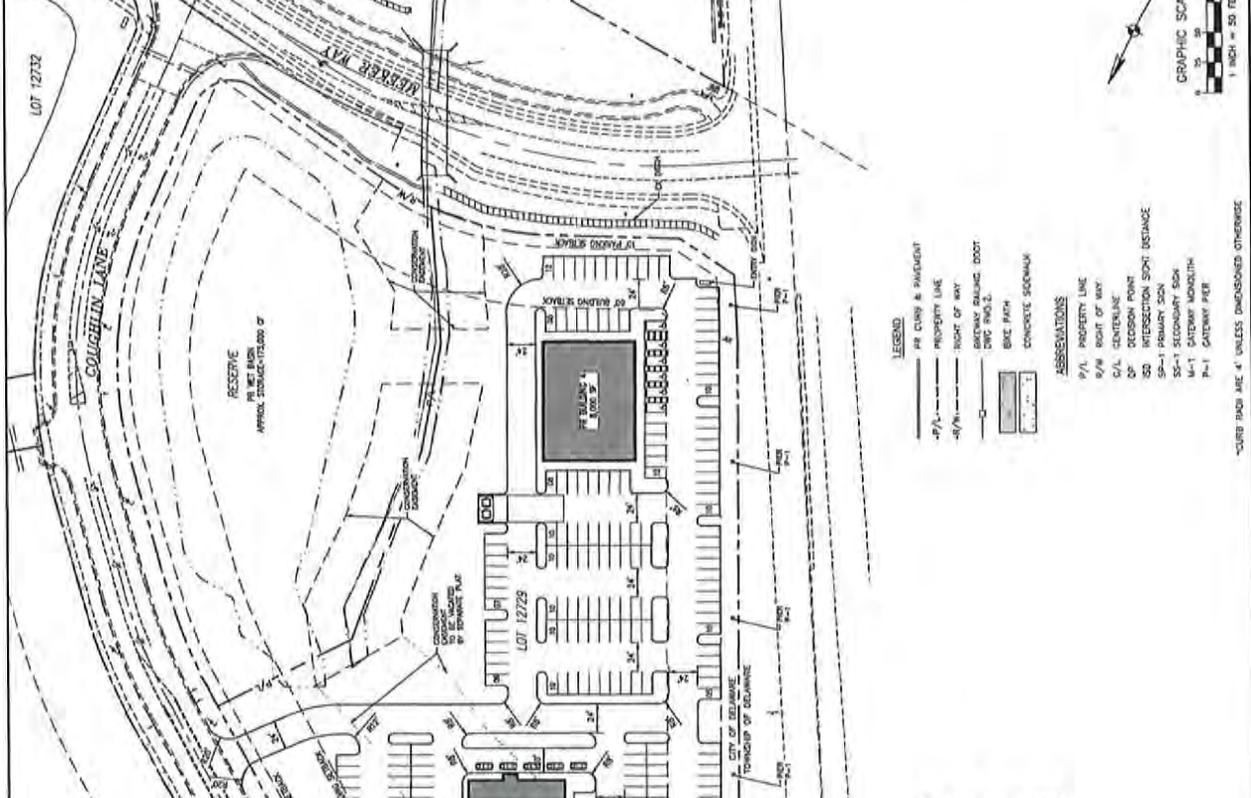
www.ohio.gov



- LEGEND**
- PR CURB & PAVEMENT
  - P/L PROPERTY LINE
  - R/W RIGHT OF WAY
  - RDW RAILING DOOT
  - CONCRETE SIDEWALK
- ABBREVIATIONS**
- P/L PROPERTY LINE
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - DP DECK/DOOR POINT
  - ISD INTERSECTION SIGHT DISTANCE
  - SP-1 PRIMARY SIGN
  - SS-1 SECONDARY SIGN
  - M-1 MOUNTAIN MONUMENT
  - P-1 PLANTER PER

BUILDING NO.	AREA (SF)	USE	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
1	17,600	RETAIL/RESTAURANT (FIRST FLOOR)	1 PER 137.5 SF	128	100
	17,600	OFFICE (SECOND FLOOR)	1 PER 250 SF	71	
		<b>TOTAL</b>		<b>199</b>	<b>100</b>

\*DASH BOLD ARE 4" UNLESS OTHERWISE NOTED



MATCH LINE AT CK OF HAYHORN BLVD  
 LOT 12727  
 LOT 12724  
 LOT 12723  
 LOT 12732

CITY OF DELAWARE  
 TOWNSHIP OF DELAWARE  
 COLUMBUS PIKE (U.S. 23)

LEGEND  
 - - - - - FIRE CURB & PAVEMENT  
 - - - - - PROPERTY LINE  
 - - - - - FOOT OF WAY  
 - - - - - DRIVEWAY PAVING FOOT  
 - - - - - DRIVE PAV'G  
 - - - - - BRICK PAV'G  
 - - - - - CONCRETE SIDEWALK

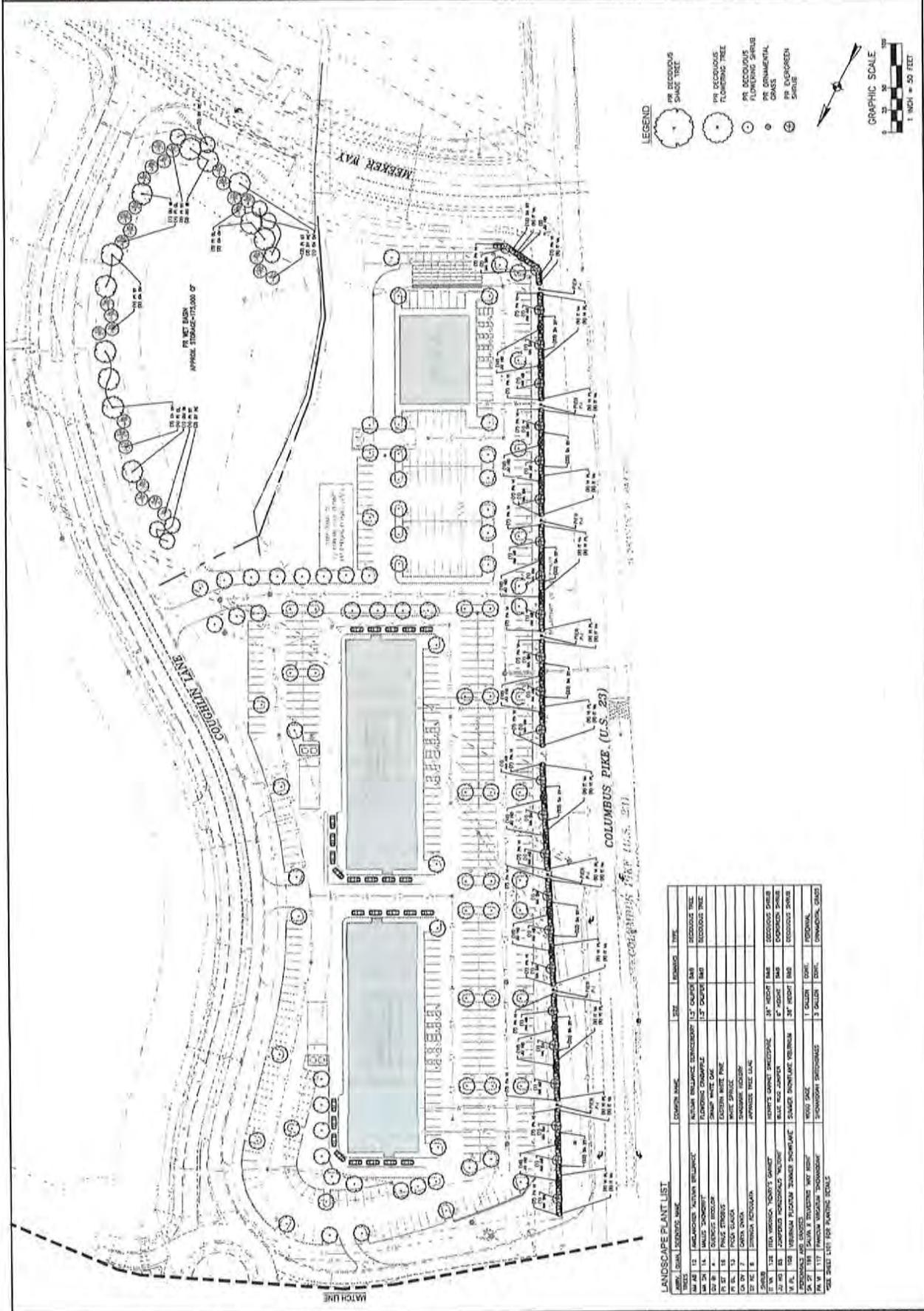
ABBREVIATIONS  
 P/L PROPERTY LINE  
 R/W RIGHT OF WAY  
 C/L CENTERLINE  
 CP OCCUPY POINT  
 ISD INTERSECTION SPOT DISTANCE  
 SP-1 PRIMARY SIDEWALK  
 SS-1 SECONDARY SIDEWALK  
 M-1 MOUNTAIN MOUTH  
 P-1 PAVED PERMITS

\*CURB RADIUS ARE 4' UNLESS DIMENSIONED OTHERWISE

BUILDING NO.	AREA (SQ FT)	USE	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
2	20,800	RETAIL RESTAURANT (FIRST FLOOR)	1 PER 137.5 SQ FT	151	195
	20,800	OFFICE (SECOND FLOOR)	1 PER 250 SQ FT	83	
	20,800	RETAIL RESTAURANT (FIRST FLOOR)	1 PER 137.5 SQ FT	151	
3	20,800	OFFICE (SECOND FLOOR)	1 PER 250 SQ FT	83	174
4	8,000	RESTAURANT	1 PER 75 SQ FT	107	138
		TOTAL		575	507



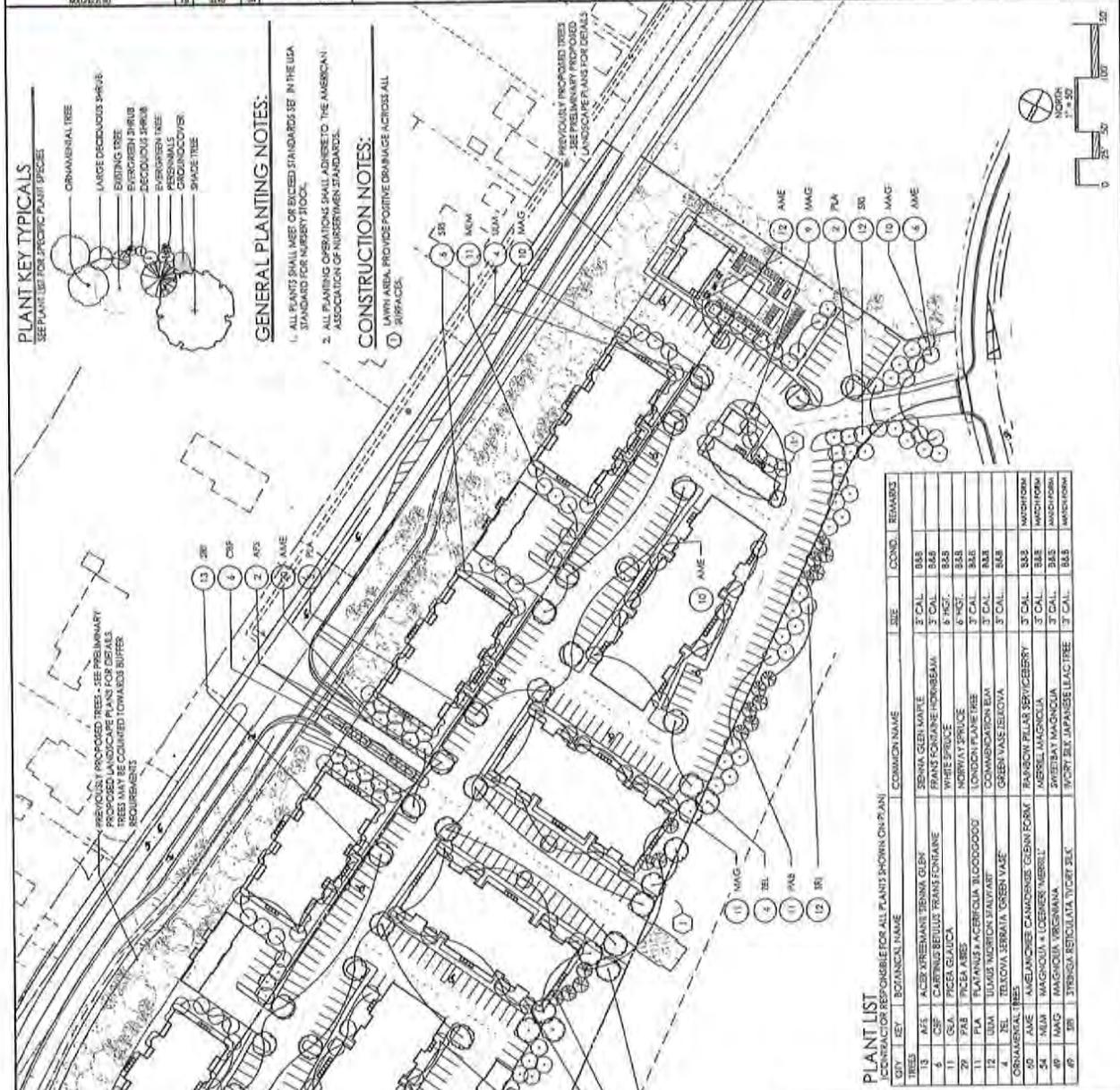




**LEGEND**  
 PR DECIDUOUS SHADE TREE  
 PR DECIDUOUS FLOWERING TREE  
 PR DECIDUOUS FLOWERING SHRUB  
 PR ORNAMENTAL GRASS  
 PR EVERGREEN SHADE  
 GRAPHIC SCALE  
 1" = 50 FEET

**LANDSCAPE PLANT LIST**

SYMBOL	COMMON NAME	SIZE	QUANTITY	TYPE
10	ACTINORHIZA	12'	1	DECIDUOUS TREE
11	ACTINORHIZA	12'	1	DECIDUOUS TREE
12	ACTINORHIZA	12'	1	DECIDUOUS TREE
13	ACTINORHIZA	12'	1	DECIDUOUS TREE
14	ACTINORHIZA	12'	1	DECIDUOUS TREE
15	ACTINORHIZA	12'	1	DECIDUOUS TREE
16	ACTINORHIZA	12'	1	DECIDUOUS TREE
17	ACTINORHIZA	12'	1	DECIDUOUS TREE
18	ACTINORHIZA	12'	1	DECIDUOUS TREE
19	ACTINORHIZA	12'	1	DECIDUOUS TREE
20	ACTINORHIZA	12'	1	DECIDUOUS TREE
21	ACTINORHIZA	12'	1	DECIDUOUS TREE
22	ACTINORHIZA	12'	1	DECIDUOUS TREE
23	ACTINORHIZA	12'	1	DECIDUOUS TREE
24	ACTINORHIZA	12'	1	DECIDUOUS TREE
25	ACTINORHIZA	12'	1	DECIDUOUS TREE
26	ACTINORHIZA	12'	1	DECIDUOUS TREE
27	ACTINORHIZA	12'	1	DECIDUOUS TREE
28	ACTINORHIZA	12'	1	DECIDUOUS TREE
29	ACTINORHIZA	12'	1	DECIDUOUS TREE
30	ACTINORHIZA	12'	1	DECIDUOUS TREE
31	ACTINORHIZA	12'	1	DECIDUOUS TREE
32	ACTINORHIZA	12'	1	DECIDUOUS TREE
33	ACTINORHIZA	12'	1	DECIDUOUS TREE
34	ACTINORHIZA	12'	1	DECIDUOUS TREE
35	ACTINORHIZA	12'	1	DECIDUOUS TREE
36	ACTINORHIZA	12'	1	DECIDUOUS TREE
37	ACTINORHIZA	12'	1	DECIDUOUS TREE
38	ACTINORHIZA	12'	1	DECIDUOUS TREE
39	ACTINORHIZA	12'	1	DECIDUOUS TREE
40	ACTINORHIZA	12'	1	DECIDUOUS TREE
41	ACTINORHIZA	12'	1	DECIDUOUS TREE
42	ACTINORHIZA	12'	1	DECIDUOUS TREE
43	ACTINORHIZA	12'	1	DECIDUOUS TREE
44	ACTINORHIZA	12'	1	DECIDUOUS TREE
45	ACTINORHIZA	12'	1	DECIDUOUS TREE
46	ACTINORHIZA	12'	1	DECIDUOUS TREE
47	ACTINORHIZA	12'	1	DECIDUOUS TREE
48	ACTINORHIZA	12'	1	DECIDUOUS TREE
49	ACTINORHIZA	12'	1	DECIDUOUS TREE
50	ACTINORHIZA	12'	1	DECIDUOUS TREE
51	ACTINORHIZA	12'	1	DECIDUOUS TREE
52	ACTINORHIZA	12'	1	DECIDUOUS TREE
53	ACTINORHIZA	12'	1	DECIDUOUS TREE
54	ACTINORHIZA	12'	1	DECIDUOUS TREE
55	ACTINORHIZA	12'	1	DECIDUOUS TREE
56	ACTINORHIZA	12'	1	DECIDUOUS TREE
57	ACTINORHIZA	12'	1	DECIDUOUS TREE
58	ACTINORHIZA	12'	1	DECIDUOUS TREE
59	ACTINORHIZA	12'	1	DECIDUOUS TREE
60	ACTINORHIZA	12'	1	DECIDUOUS TREE
61	ACTINORHIZA	12'	1	DECIDUOUS TREE
62	ACTINORHIZA	12'	1	DECIDUOUS TREE
63	ACTINORHIZA	12'	1	DECIDUOUS TREE
64	ACTINORHIZA	12'	1	DECIDUOUS TREE
65	ACTINORHIZA	12'	1	DECIDUOUS TREE
66	ACTINORHIZA	12'	1	DECIDUOUS TREE
67	ACTINORHIZA	12'	1	DECIDUOUS TREE
68	ACTINORHIZA	12'	1	DECIDUOUS TREE
69	ACTINORHIZA	12'	1	DECIDUOUS TREE
70	ACTINORHIZA	12'	1	DECIDUOUS TREE
71	ACTINORHIZA	12'	1	DECIDUOUS TREE
72	ACTINORHIZA	12'	1	DECIDUOUS TREE
73	ACTINORHIZA	12'	1	DECIDUOUS TREE
74	ACTINORHIZA	12'	1	DECIDUOUS TREE
75	ACTINORHIZA	12'	1	DECIDUOUS TREE
76	ACTINORHIZA	12'	1	DECIDUOUS TREE
77	ACTINORHIZA	12'	1	DECIDUOUS TREE
78	ACTINORHIZA	12'	1	DECIDUOUS TREE
79	ACTINORHIZA	12'	1	DECIDUOUS TREE
80	ACTINORHIZA	12'	1	DECIDUOUS TREE
81	ACTINORHIZA	12'	1	DECIDUOUS TREE
82	ACTINORHIZA	12'	1	DECIDUOUS TREE
83	ACTINORHIZA	12'	1	DECIDUOUS TREE
84	ACTINORHIZA	12'	1	DECIDUOUS TREE
85	ACTINORHIZA	12'	1	DECIDUOUS TREE
86	ACTINORHIZA	12'	1	DECIDUOUS TREE
87	ACTINORHIZA	12'	1	DECIDUOUS TREE
88	ACTINORHIZA	12'	1	DECIDUOUS TREE
89	ACTINORHIZA	12'	1	DECIDUOUS TREE
90	ACTINORHIZA	12'	1	DECIDUOUS TREE
91	ACTINORHIZA	12'	1	DECIDUOUS TREE
92	ACTINORHIZA	12'	1	DECIDUOUS TREE
93	ACTINORHIZA	12'	1	DECIDUOUS TREE
94	ACTINORHIZA	12'	1	DECIDUOUS TREE
95	ACTINORHIZA	12'	1	DECIDUOUS TREE
96	ACTINORHIZA	12'	1	DECIDUOUS TREE
97	ACTINORHIZA	12'	1	DECIDUOUS TREE
98	ACTINORHIZA	12'	1	DECIDUOUS TREE
99	ACTINORHIZA	12'	1	DECIDUOUS TREE
100	ACTINORHIZA	12'	1	DECIDUOUS TREE



**PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

- ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- EMERALD TREE
- EMERALD SHRUB
- EMERALD SHRUB
- PERENNIAL
- PERENNIAL
- CIRCADIVOR
- SHADE TREE

**GENERAL PLANTING NOTES:**

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

**CONSTRUCTION NOTES:**

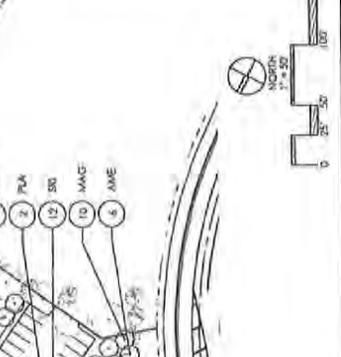
- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

REVISIONS: REVISIONS TO PROPOSED TREES - SEE PRELIMINARY PROPOSED LANDSCAPE PLANS FOR DETAILS. TREES MAY BE COUMED TOWARDS BUFFER REQUIREMENT.

**CONSTRUCTION NOTES:**

- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

REVISIONS: REVISIONS TO PROPOSED TREES - SEE PRELIMINARY PROPOSED LANDSCAPE PLANS FOR DETAILS.

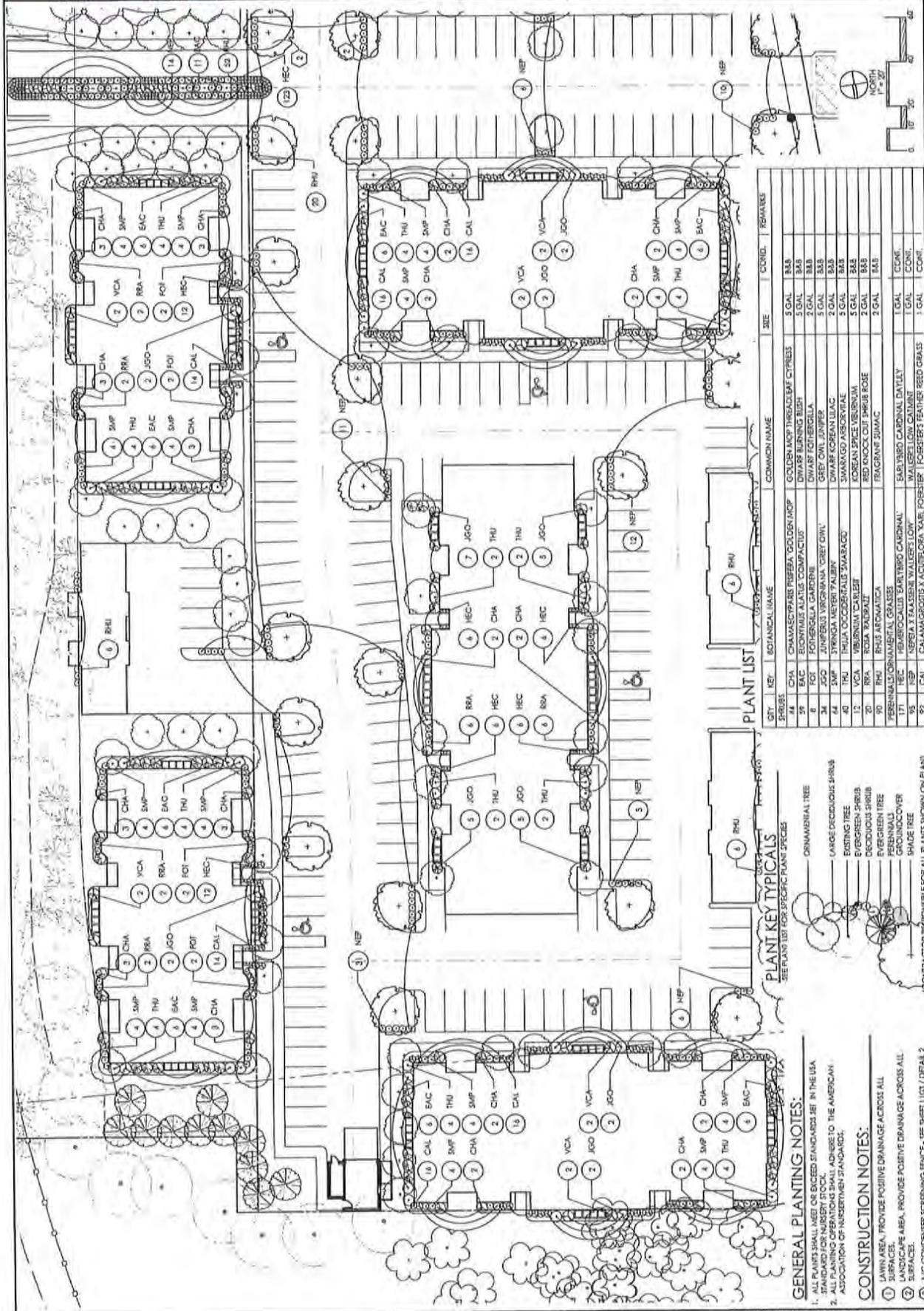


**PLANT LIST**  
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
13	MVE	ALICE FRIEDMANT TRIUMA GLEY	SENNA GLEN WAYTE	3" CAL	BBS	
6	CSF	CARYPTUS BELLIDUS TRIUMA FORTAINE	FRANT FORTAINE HONDSBAM	3" CAL	BBS	
11	GVA	FICUS GLANDULA	WHITE SPURGE	8" HGT	BBS	
79	PAB	FICUS ALBES	HOBBYWAY SPURGE	3" CAL	BBS	
12	UDA	PLATANUS X ACERBICOLA 'BLOODGOOD'	CONWARD SPURGE	3" CAL	BBS	
10	FASE	ULMUS MEXICANUS JANSRAN	GREEN WASELEKOVIA	3" CAL	BBS	
48	MAB	STRENGIA RETICULATA TUCKER BLK	WORT BKT. JAPANESE LEACTREE	3" CAL	BBS	
48	MAB	STRENGIA RETICULATA TUCKER BLK	WORT BKT. JAPANESE LEACTREE	3" CAL	BBS	

**LANDSCAPE REQUIREMENTS**

REQUIREMENT	CODE	PROVIDED
(1) SHADE TREES / 20' BLDG. FACE	(1) 11 PAS	(1) 11 PAS
(2) CAN. TREES / 20' BLDG. FACE	(2) 11 MAJ	(2) 11 MAJ
(3) 5-CAL. SHRUBS / 20' BLDG. FACE	(3) 4 PLA	(3) 4 PLA
(4) 1-CAL. SHRUBS / 20' BLDG. FACE	(4) 6 UJA	(4) 6 UJA
(5) 1-CAL. SHRUBS / 20' BLDG. FACE	(5) 9 SRI	(5) 9 SRI
(6) 1-CAL. SHRUBS / 20' BLDG. FACE	(6) 11 GLA	(6) 11 GLA
(7) 1-CAL. SHRUBS / 20' BLDG. FACE	(7) 13 MVE	(7) 13 MVE
(8) 1-CAL. SHRUBS / 20' BLDG. FACE	(8) 6 CSF	(8) 6 CSF
(9) 1-CAL. SHRUBS / 20' BLDG. FACE	(9) 11 GVA	(9) 11 GVA
(10) 1-CAL. SHRUBS / 20' BLDG. FACE	(10) 79 PAB	(10) 79 PAB
(11) 1-CAL. SHRUBS / 20' BLDG. FACE	(11) 12 UDA	(11) 12 UDA
(12) 1-CAL. SHRUBS / 20' BLDG. FACE	(12) 10 FASE	(12) 10 FASE
(13) 1-CAL. SHRUBS / 20' BLDG. FACE	(13) 48 MAB	(13) 48 MAB
(14) 1-CAL. SHRUBS / 20' BLDG. FACE	(14) 48 MAB	(14) 48 MAB
(15) 1-CAL. SHRUBS / 20' BLDG. FACE	(15) 11 MVE	(15) 11 MVE
(16) 1-CAL. SHRUBS / 20' BLDG. FACE	(16) 4 TEL	(16) 4 TEL
(17) 1-CAL. SHRUBS / 20' BLDG. FACE	(17) 11 PAS	(17) 11 PAS
(18) 1-CAL. SHRUBS / 20' BLDG. FACE	(18) 12 SRI	(18) 12 SRI
(19) 1-CAL. SHRUBS / 20' BLDG. FACE	(19) 9 MAB	(19) 9 MAB
(20) 1-CAL. SHRUBS / 20' BLDG. FACE	(20) 2 PLA	(20) 2 PLA
(21) 1-CAL. SHRUBS / 20' BLDG. FACE	(21) 12 SRI	(21) 12 SRI
(22) 1-CAL. SHRUBS / 20' BLDG. FACE	(22) 10 MAB	(22) 10 MAB
(23) 1-CAL. SHRUBS / 20' BLDG. FACE	(23) 4 MAB	(23) 4 MAB



**PLANT LIST**

QTY	REF	BOTANICAL NAME	COMMON NAME	SIZE	CLOND.	REMARKS
18	CHA	CHAMAECYPARIS FRIGIDA	GOLDEN MOOF	5 GAL	3AS	
18	EAC	RYTHYMIS ALATIS COMPACTUS	DWARF BURNING BUSH	5 GAL	3AS	
8	FOT	FOENICULIS GARDNERI	DWARF FENICHELLA	2 GAL	3AS	
34	JCO	JUNIPERUS VIRGINIANA 'GREAT OWL'	GREAT OWL JUNIPER	5 GAL	3AS	
44	SMP	SYRINGA NEREIENSIS 'ALBA'	DWARF KOREAN LILAC	2 GAL	3AS	
40	THU	THUNBERGIA NEREIENSIS 'ALBA'	SWANWOOD ARBORVITAE	5 GAL	3AS	
12	VCA	VERBENA OFFICINALIS	KOREAN SPICE VERNONIA	5 GAL	3AS	
20	RRA	ROSA 'RADIANT'	RED KNOCK OUT ROSE	2 GAL	3AS	
20	RHA	RHUS ARNICA	FRAGRANT SUMAC	2 GAL	3AS	
PERENNIALS	ORNAMENTAL GRASSES					
171	HEC	HEMIBODICOIDES 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL	CONSL	
95	NEP	NERITAX FRAXISSE 'WALLERS' LOP'	WALLER'S LOP EGG PLANT	1 GAL	CONSL	
192	CAL	CALAMAGROSTIS ACUTIPICOLA VARI. 'POSSIBLE'	POSSIBLE FINE-LEAF REED GRASS	1 GAL	CONSL	

- PLANT KEY TYPICALS**
- SEE PLANT LIST FOR SPECIFIC PLANT SPECIES
- ORNDORFIA TREE
  - LARGE DECIDUOUS SHRUB
  - EXISTING TREE
  - EVERGREEN SHRUB
  - DECIDUOUS SHRUB
  - EVERGREEN TREE
  - PERENNIAL
  - GROUND COVER
  - SHADE TREE

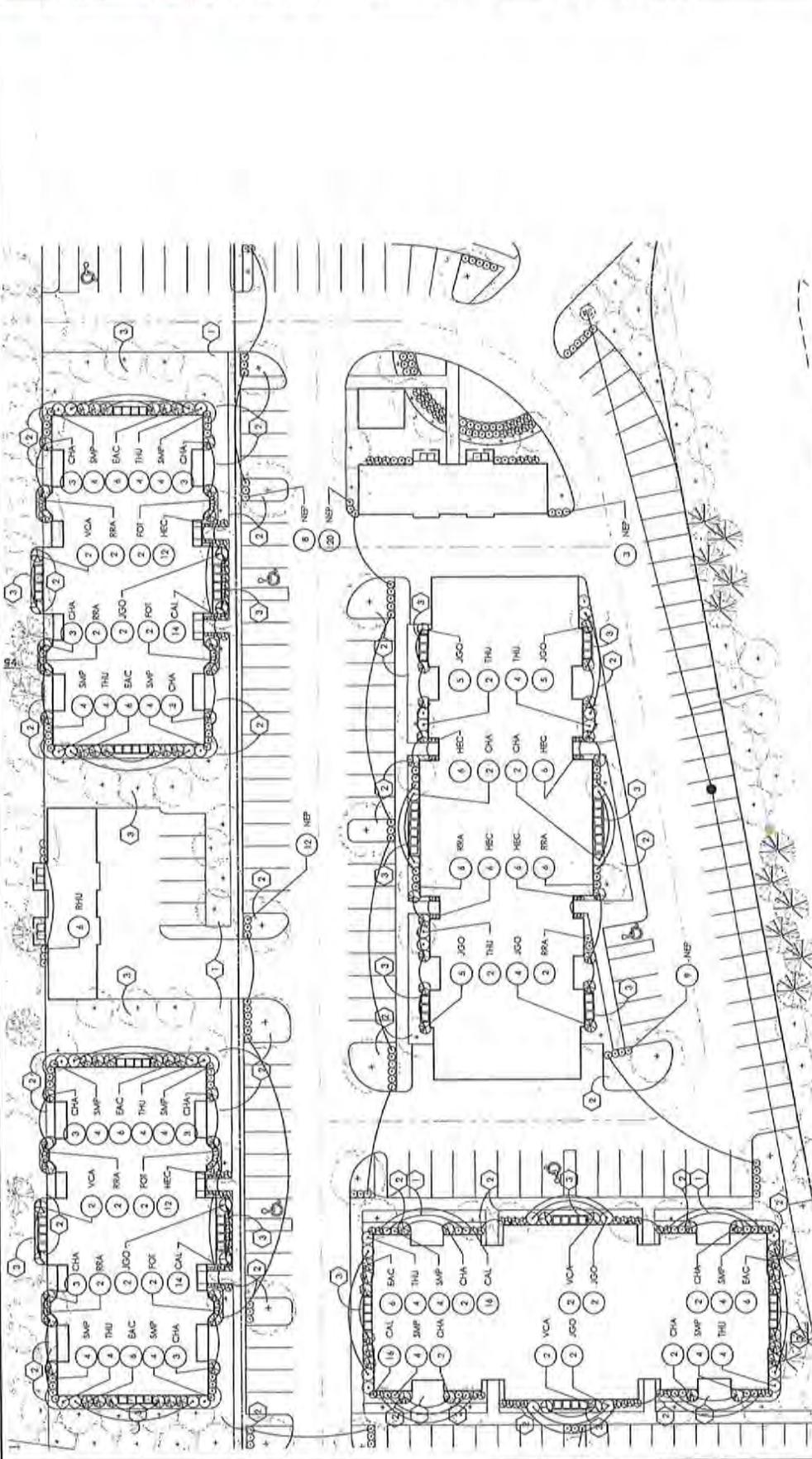
**GENERAL PLANTING NOTES:**

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

**CONSTRUCTION NOTES:**

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- A/C CONDENSER SCREENING FENCE - SEE SHEET L103 / DETAIL 2

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)



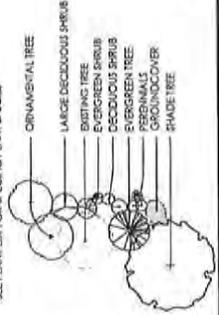
**GENERAL PLANTING NOTES:**

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

**CONSTRUCTION NOTES:**

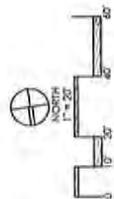
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. 1/2" CONDENSER SCREENING FENCE - SEE SHEET L103 / DETAIL 2

**PLANT KEY TYPICALS**  
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PLANT LIST**  
 CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
36	CHA	CHAMAECYPARIS NIFEBA	GOLDEN MOOP	5' GAL	BBB	
36	EAC	BIGNONIAS ALATICA	COMPACTUS	5' GAL	BBB	
8	FOI	FOENICULUS GARDENI	DIWAUF FOTHERGILLIA	2' GAL	BBB	
37	JOO	JUNIPERUS VIRGINIANA	GREY OWL JUNIPER	5' GAL	BBB	
42	SMP	STYNGIA NIFERA PALMIN	DIWAUF KOREAN LEAF	5' GAL	BBB	
32	THU	THUJA OCCIDENTALIS 'SMARAGD'	SWARAGD ASPERITY/IE	5' GAL	BBB	
8	VCA	VERBONIA 'CORBET'	KOREAN SPICE VERBONUM	2' GAL	BBB	
22	RRA	ROSA 'ROZANNE'	RED KNOCK OUT ROSE	2' GAL	CONL.	
<b>PERENNIAL/ORNAMENTAL GRASSES</b>						
48	HEC	HEBROCALLUS 'EASY WIND CARIBINAL'	EASY WIND CARIBINAL DAY LILY	1' GAL	CONL.	
32	NEP	NEPETA 'MORISAN' 'VALERIE LOW'	VALERIE LOW CATMINT	1' GAL	CONL.	
30	CAL	CHALMIDOROBIS 'ACTIPAROSA' 'YAR. FOSBEE'	FOSBEE'S FEATHER REED GRASS	1' GAL	CONL.	



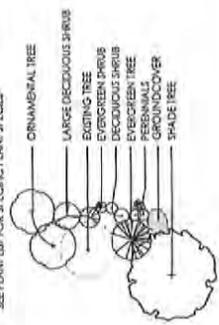
**GENERAL PLANTING NOTES:**

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

**CONSTRUCTION NOTES:**

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

**PLANT KEY TYPICALS**  
SEE POINT UP FOR SPECIFIC PLANT SPECIES

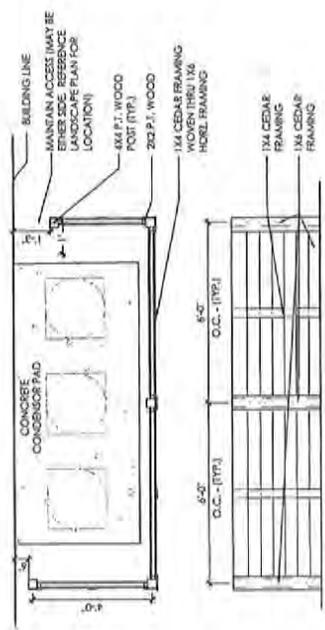
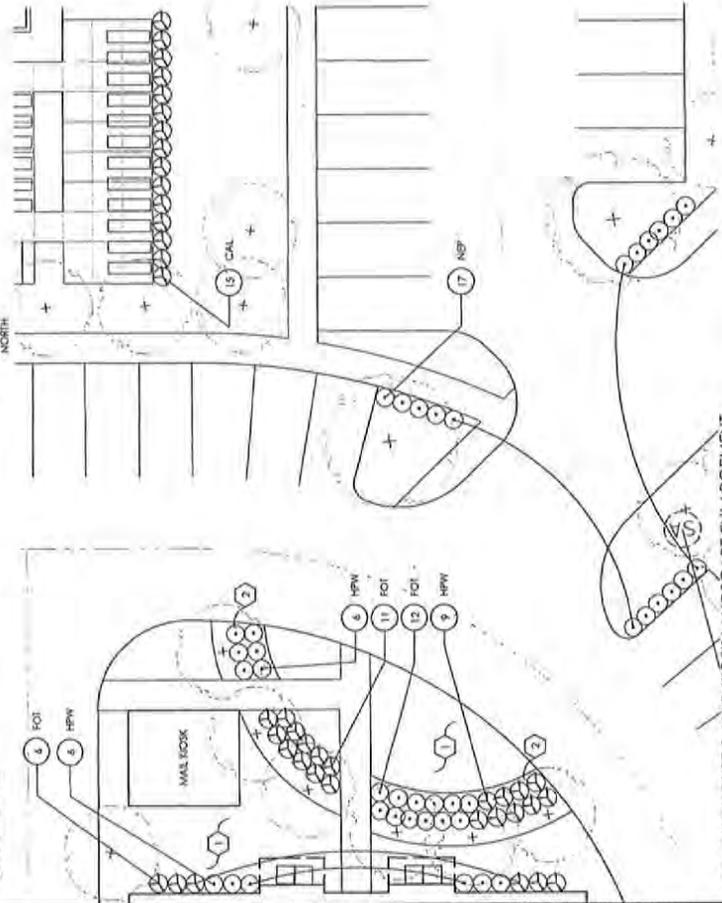
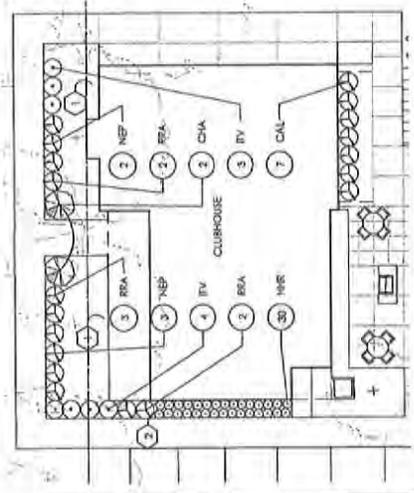


**PLANT LIST**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
2	CHA	CHAMAECYPARIS SPEREA	GOLDEN MOF	5 GAL.	B&S	
7	ITV	IREA VIRGINICA 'SPRICH'	LITTLE HENRY SWISSPINE	2 GAL.	B&S	
7	RRA	ROSA 'SANDRA'	RED KNOCK OUT SHRUB ROSE	2 GAL.	B&S	
<b>PERENNIAL/ORNAMENTAL GRASSES</b>						
7	CAL	CALAMAGROSTIS X ACUTIFLORA 'VAR. FOSTER'	FOSTER'S FEATHER REED GRASS	1 GAL.	CONV.	
30	HR	HEDERA CALLIS	COMMON HEDERA	1 GAL.	CONV.	
3	NEP	NEPETA X FAUSSIENSIS 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONV.	

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

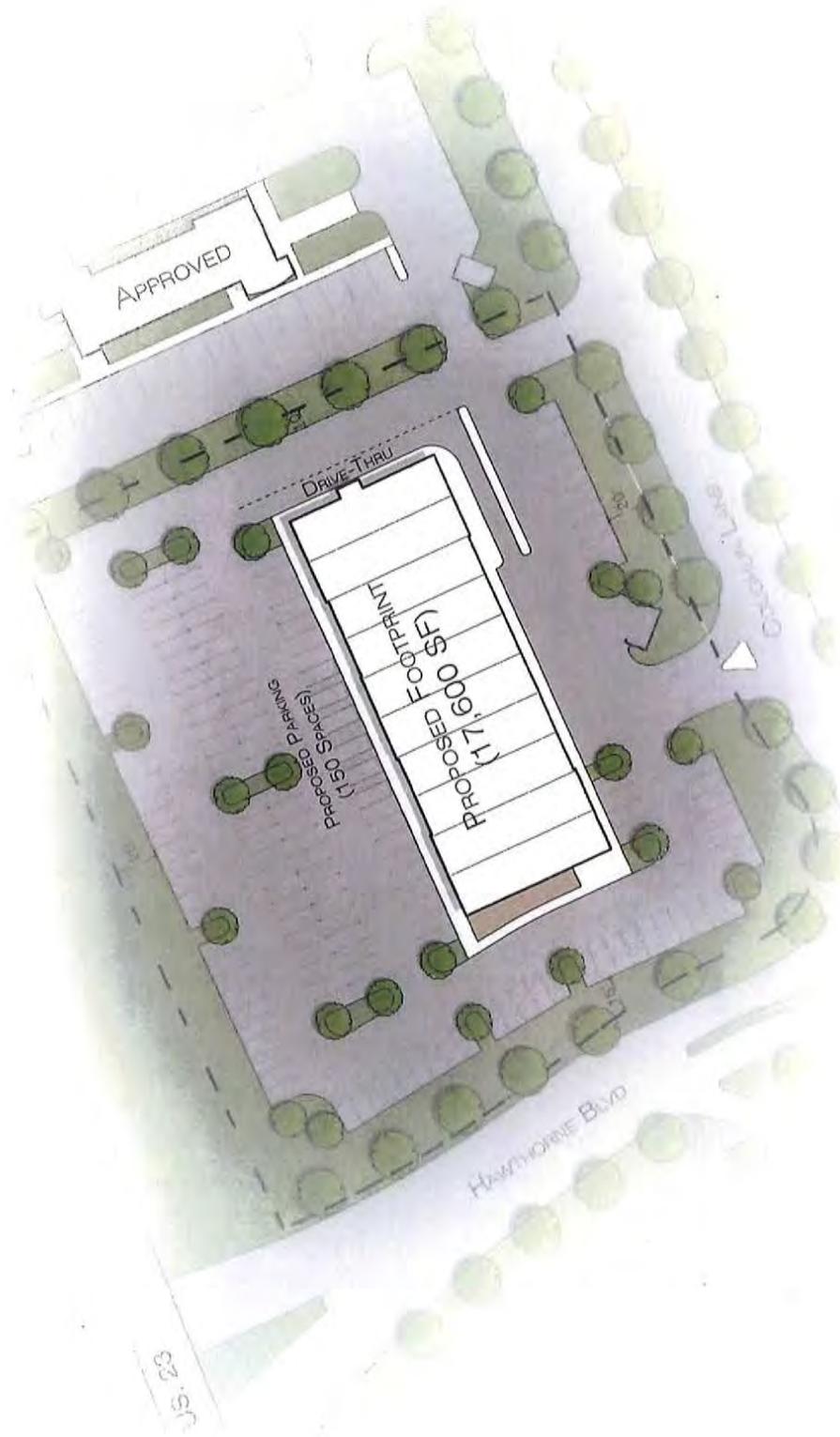
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
2	FOI	FOENICULUS OLERACEUS	SWARE FENICHEL	2 GAL.	B&S	
2	FOI	FOENICULUS OLERACEUS	SWARE FENICHEL	2 GAL.	B&S	
15	HR	HEDERA CALLIS	COMMON HEDERA	1 GAL.	CONV.	
17	NEP	NEPETA X FAUSSIENSIS 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONV.	

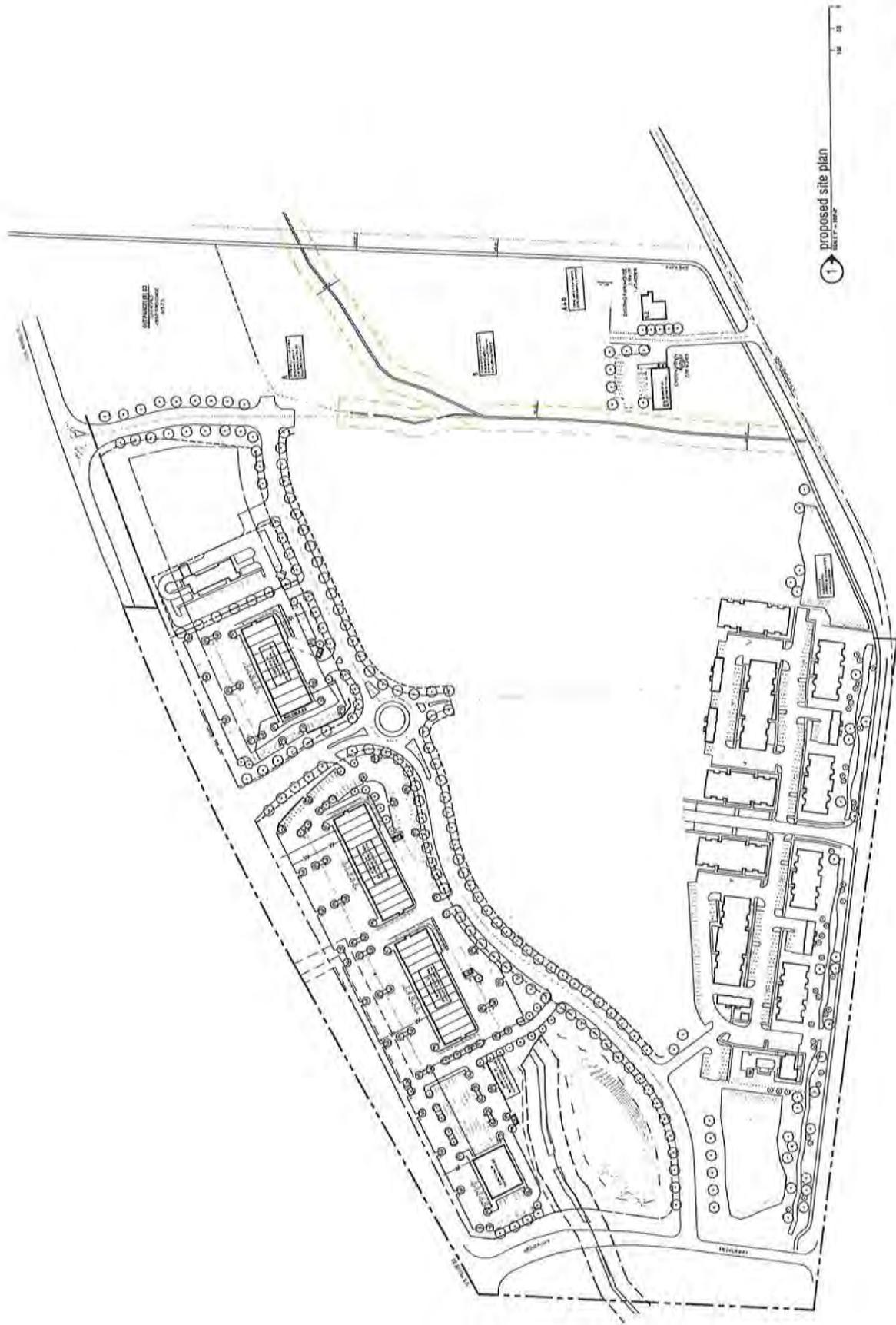


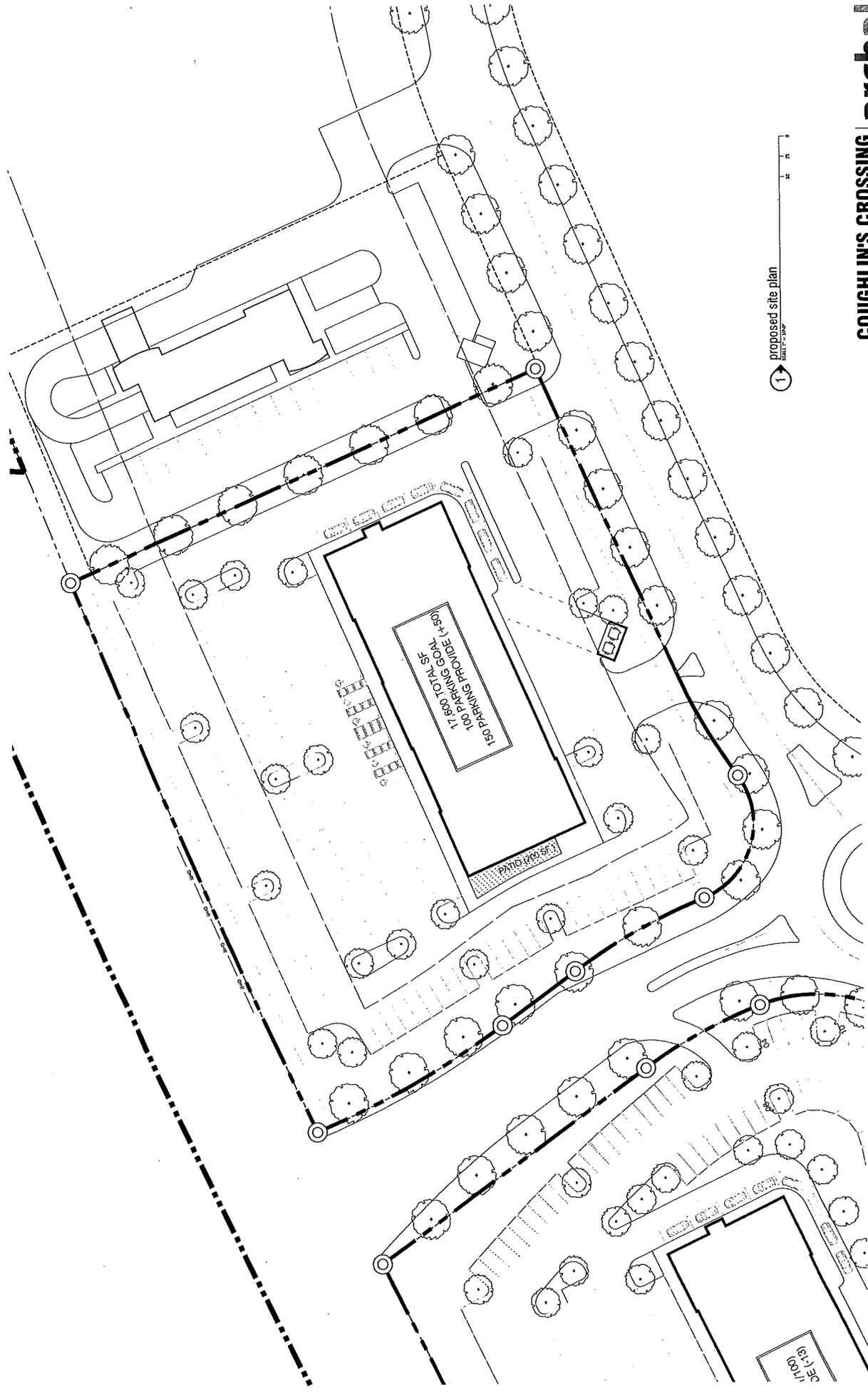
NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

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

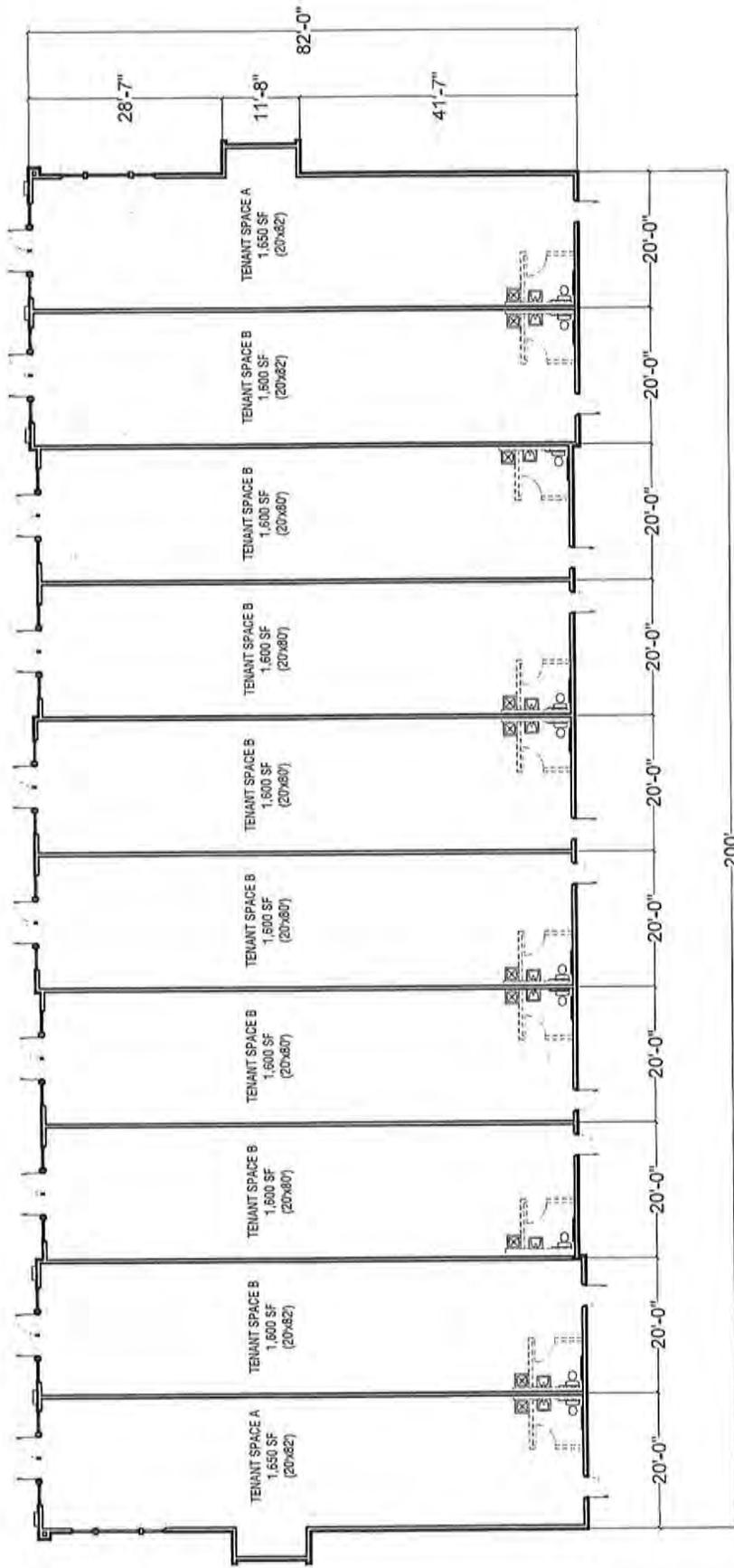




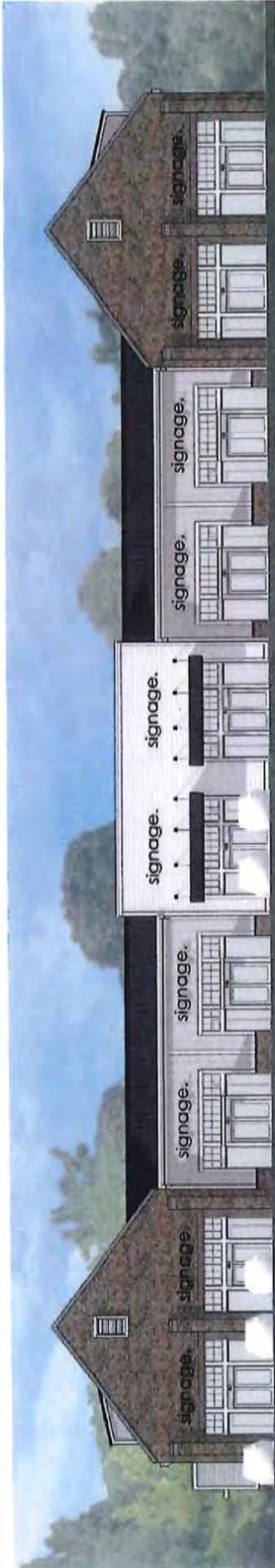




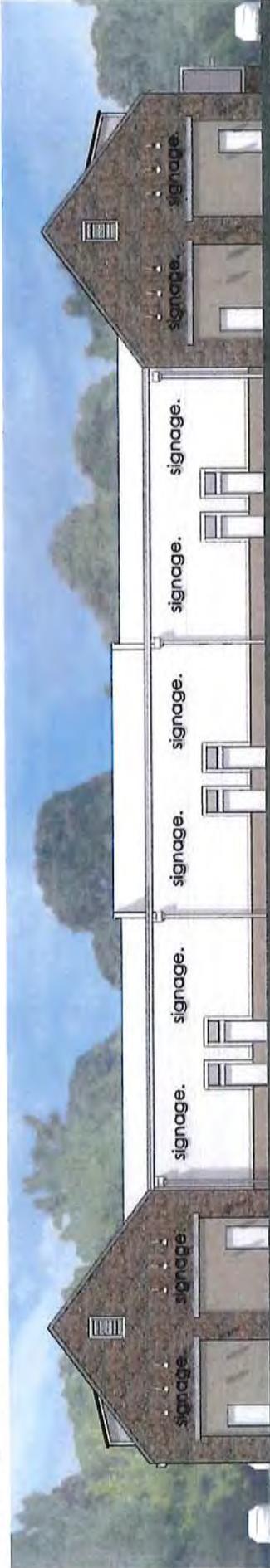
1 proposed site plan  
SCALE: 1" = 100'



think. create. do.



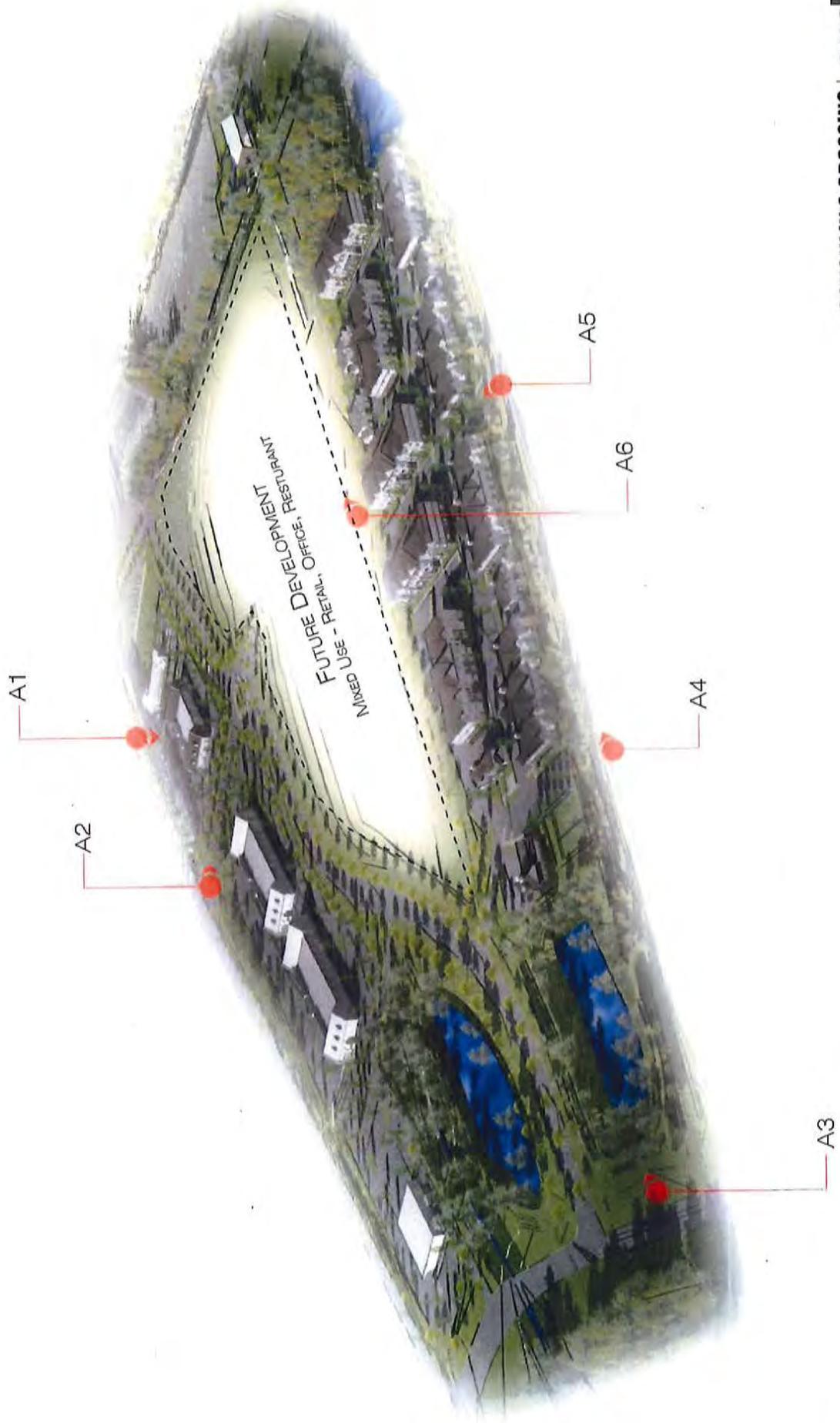
**West Facade** // Scale: 1/16"=1'-0"



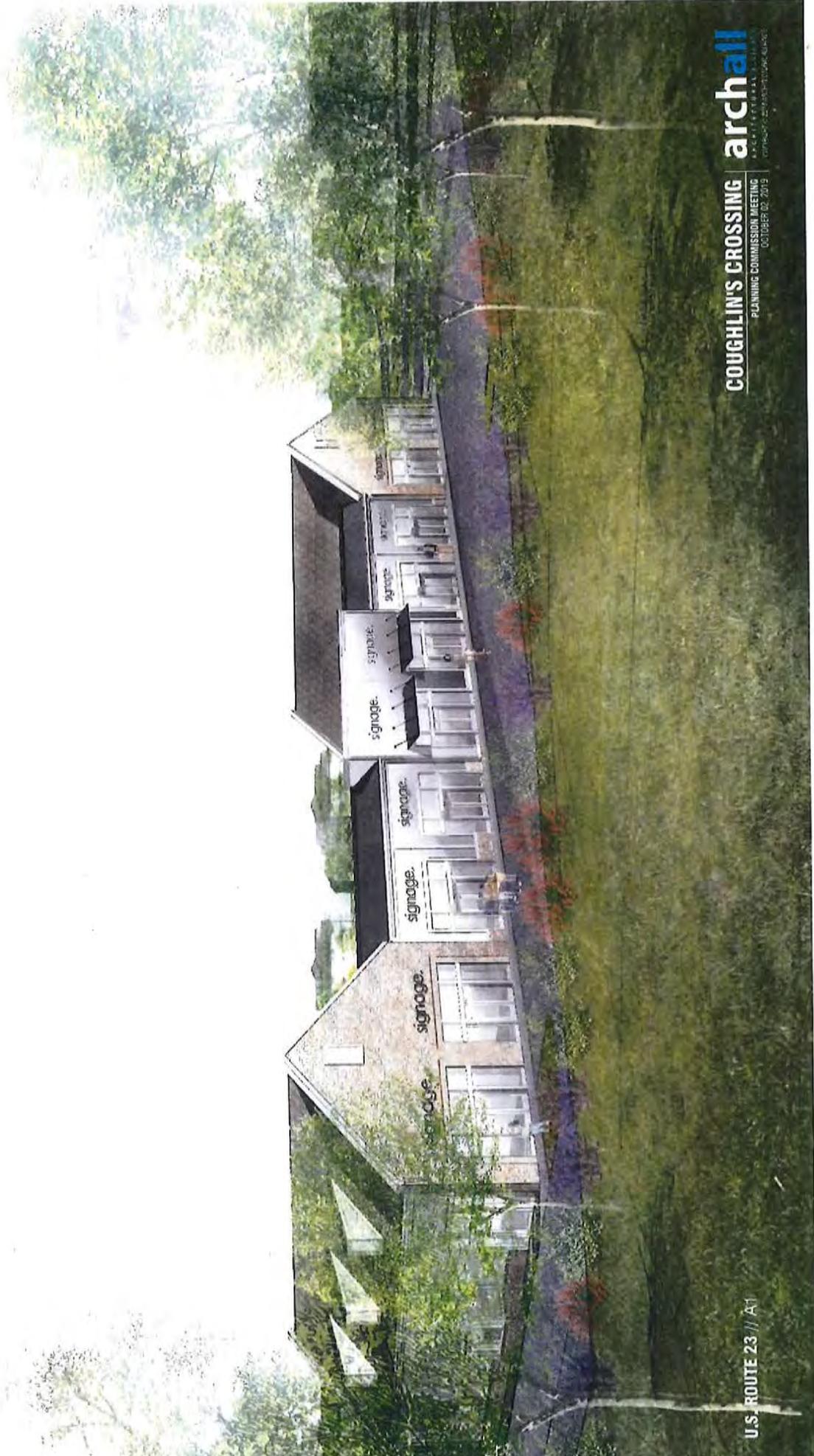
**South Facade** // Scale: 1/16"=1'-0"



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



AERIAL



U.S. ROUTE 23 // A1

**COUGHLIN'S CROSSING** | **archall**  
ARCHITECTURAL FIRM  
PLANNING COMMISSION MEETING | OCTOBER 02, 2013  
CONCEPT ARCHITECTURE GROUP

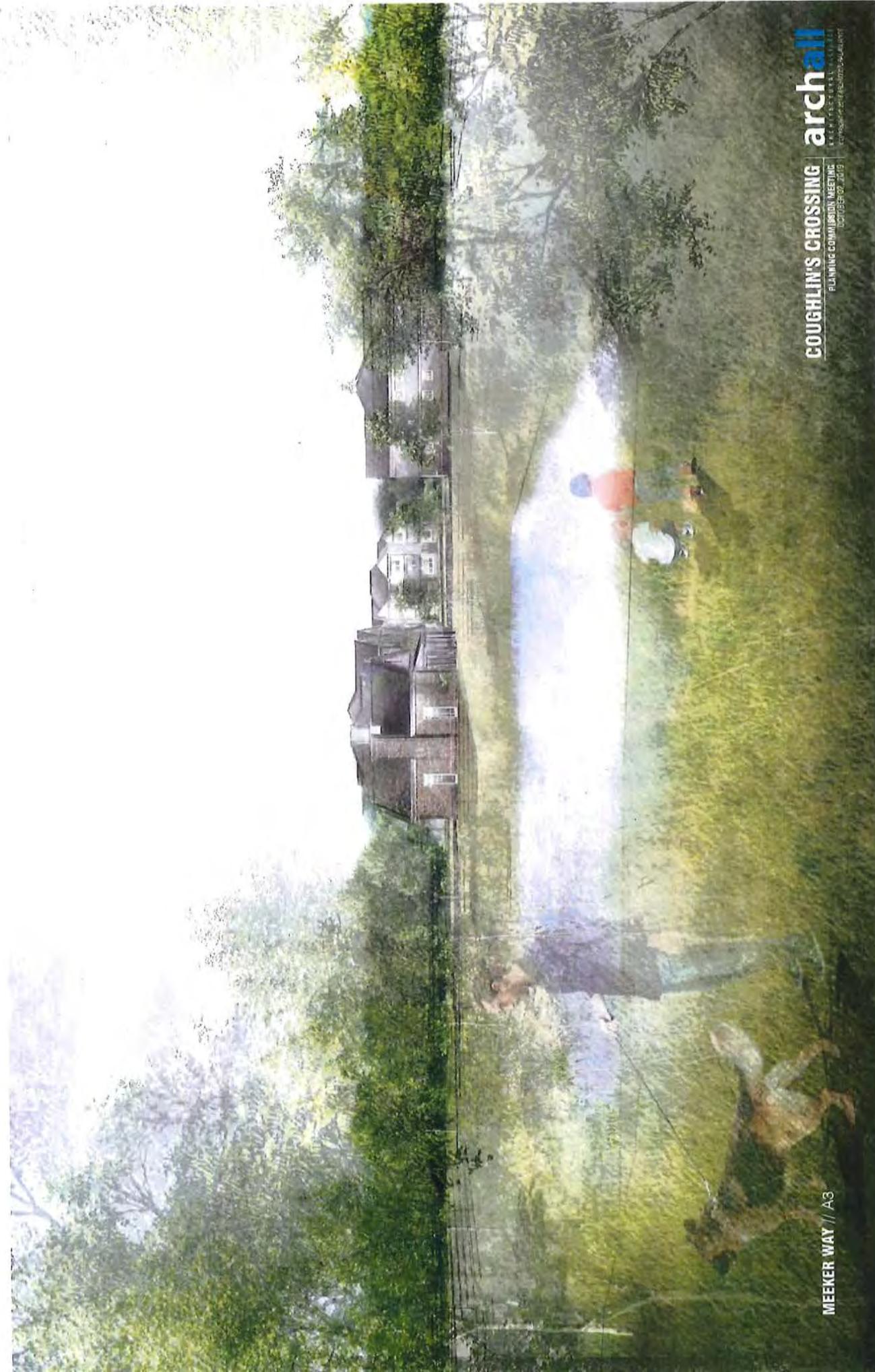


U.S. 23 ENTRANCE // A2

COUGHLIN'S CROSSING **archall**

PLANNING COMMISSION MEETING  
OCTOBER 02, 2019

117 CANTON STREET, SUITE 100  
CANTON, MASSACHUSETTS 01921



MEEKER WAY // A3

COUGHLIN'S CROSSING  
PLANNING COMMISSION MEETING  
OCTOBER 02, 2019  
archall  
ARCHITECTURAL ALLIANCE  
COMMUNITY DEVELOPMENT



STRATFORD ROAD // A4

**COUGHLIN'S CROSSING** | **archall**  
PLANNING COMMISSION MEETING | ARCHITECTURAL RENDERING  
OCTOBER 02, 2019 | COUNCIL # 2019-03-0006-0002



**COUGHLIN'S CROSSING** | **archall**  
PLANNING COMMISSION MEETING | OCTOBER 07, 2013  
ARCHITECTURAL FIRM

STRATFORD ENTRANCE // A5



**COUGHLIN'S CROSSING**  
PLANNING COMMISSION MEETING  
OCTOBER 02, 2019  
ARCHALL  
ARCHITECTURAL PARTNERSHIP

PRESERVE // A6



BRICK PAVERS  
RAISED TABLE  
(FUTURE)

COMPACTOR

STRAITFORD ROAD

2-STORY BUILDING TYP.

3-STORY BUILDING TYP.

10-CAR GARAGE TYP.

MAIL

POOL CLUB

COUGHLIN LANE

**SITE DATA**

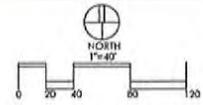
TOTAL UNITS	178 UNITS
GARAGE SPACES	50 SPACES
ADA SPACES	10 SPACES
SURFACE SPACES	304 SPACES
TOTAL SPACES	364 SPACES
PARKING RATIO	2.04/UNIT

ILLUSTRATIVE PLAN: PHASE 2

**COUGHLINS CROSSING**

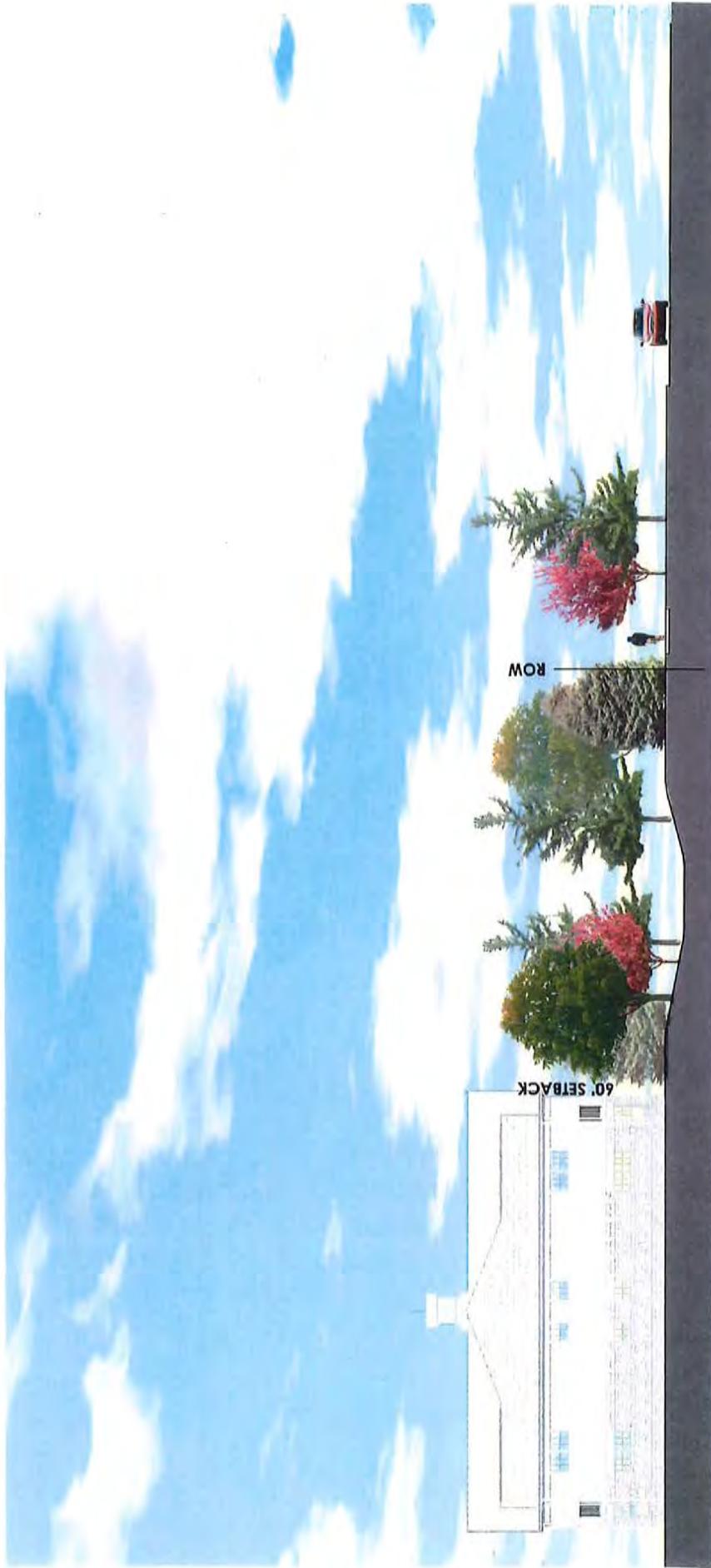
PREPARED FOR ROMANELLI AND HUGHES

DATE: 10/2/19



**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
240 N. 25th Street Columbus, OH 43215  
p (614) 467-1164 f (614) 467-1164 www.farisplanning.com



PROPOSED 2 STORY BUILDINGS

BUFFER/STREET TREE TREATMENT ALONG RIPARIAN CORRIDOR AT STRATFORD ROAD

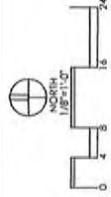
STRATFORD ROAD MULTI USE PATH

STRATFORD ROAD

## SECTION- STRATFORD ROAD BUFFER

# COUGHLINS CROSSING

PREPARED FOR ROMANELLI AND HUGHES  
DATE: 10/2/19



**Farris Planning & Design**

LAND PLANNING • LANDSCAPE ARCHITECTURE  
240 N. Elm Street • Columbus, OH 43215  
614.461.1144 • www.farrisplanning.com

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

~~November 14, 2016~~ Proposed Revisions August 7, 2019 November 6, 2019

<b>1) DESCRIPTION OF DEVELOPMENT .....</b>	<b>3</b>
<b>2) GENERAL DEVELOPMENT STANDARDS &amp; REGULATIONS FOR ALL SUB-AREAS .....</b>	<b>4</b>
<i>a) Purpose and Intent.....</i>	<i>4</i>
<i>b) Conformance with Codified Ordinances and City Policy. ....</i>	<i>4</i>
<i>c) Limitations. ....</i>	<i>5</i>
<i>d) Major Modifications.....</i>	<i>5</i>
<i>e) Minor Modifications.....</i>	<i>5</i>
<i>f) Construction Schedules. ....</i>	<i>6</i>
<i>g) Perpetual Maintenance of Improvements. ....</i>	<i>6</i>
<i>h) Donation collection dumpsters, bins, or areas.....</i>	<i>6</i>
<i>i) Tree Removal and Replacement. ....</i>	<i>7</i>
<i>j) Landscaping. ....</i>	<i>8</i>
<i>k) Pedestrian Connectivity. ....</i>	<i>10</i>
<i>l) Parking. ....</i>	<i>10</i>
<i>m) Lighting. ....</i>	<i>11</i>
<i>n) Entry Features and Signs.....</i>	<i>12</i>
<i>o) Outdoor Patios. ....</i>	<i>14</i>
<i>p) Adult Entertainment Businesses .....</i>	<i>14</i>
<i>q) Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS). ....</i>	<i>14</i>
<i>r) Utilities.....</i>	<i>14</i>
<b>3) BUILDING DESIGN .....</b>	<b>14</b>
<i>a) Building Design. ....</i>	<i>15</i>
<i>b) Single-family attached or detached residential structures. ....</i>	<i>15</i>
<i>c) Commercial/Office and Commercial less than 80,000 square feet with or without First and Second Story Flats (residential apartments). ....</i>	<i>18</i>
<i>d) Commercial structures 80,000 square feet or greater.....</i>	<i>20</i>
<b>4) SUB-AREAS.....</b>	<b>21</b>

a)	General.....	21
b)	Sub-Area 1 (Stratford North).....	22
c)	Sub-Area 2 (Stratford South).....	22
d)	Sub-Area 3 (Northern Quad).....	22
e)	Sub-Area 4 (Central Quad).....	22
f)	Sub-Area 5 (Southern Gateway).....	22
g)	Sub-Area 6 (US 23 Quad).....	23
<b>5)</b>	<b>SUB-AREA 1 – STRATFORD NORTH DEVELOPMENT STANDARDS.....</b>	<b>24</b>
a)	Uses.....	24
b)	Specific Standards for Limited Uses.....	25
c)	Mix of Dwelling Unit Types.....	26
d)	Lot Standards.....	26
e)	Building Setback Standards.....	27
f)	Minimum Square Footage Requirements.....	27
g)	Maximum Building Height.....	27
h)	Maintenance of Preserved Buildings.....	27
i)	Parking.....	28
j)	Landscaping and Screening.....	28
<b>6)</b>	<b>SUB-AREA 2 – STRATFORD SOUTH DEVELOPMENT STANDARDS.....</b>	<b>30</b>
a)	Uses.....	30
b)	Specific Standards for Limited Uses.....	32
c)	Density and Mix of Dwelling Unit Type.....	32
d)	Lot Standards.....	33
e)	Building Setback Standards.....	33
f)	Parking Setbacks.....	34
g)	Minimum Square Footage Requirements.....	34
h)	Maximum Building Height.....	35
i)	Landscaping and Screening.....	36
<b>7)</b>	<b>SUB-AREA 3 – NORTHERN QUAD DEVELOPMENT STANDARDS.....</b>	<b>37</b>
a)	Uses.....	37
b)	Specific Standards for Limited Uses.....	39
c)	Lot Standards.....	43
d)	Building Setback Standards.....	44
e)	Parking Setbacks.....	44

f)	<i>Maximum Building Height</i> .....	44
g)	<i>Landscaping and Screening</i> .....	44
<b>8)</b>	<b>SUB-AREA 4 – CENTRAL QUAD DEVELOPMENT STANDARDS</b> .....	<b>44</b>
a)	<i>Uses</i> .....	45
b)	<i>Specific Standards for Limited Uses</i> .....	47
c)	<i>Lot Standards</i> .....	49
d)	<i>Building Setback Standards</i> .....	49
e)	<i>Parking Setbacks</i> .....	50
f)	<i>Maximum Building Height</i> .....	50
<b>9)</b>	<b>SUB-AREA 5 – SOUTHERN GATEWAY DEVELOPMENT STANDARDS</b> .....	<b>51</b>
a)	<i>Uses</i> .....	51
b)	<i>Specific Standards for Limited Uses</i> .....	53
c)	<i>Lot Standards</i> .....	55
d)	<i>Building Setback Standards</i> .....	55
e)	<i>Parking Setbacks</i> .....	56
f)	<i>Maximum Building Height</i> .....	56
<b>10)</b>	<b>SUB-AREA 6 – US 23 QUAD DEVELOPMENT STANDARDS</b> .....	<b>57</b>
a)	<i>Uses</i> .....	57
b)	<i>Specific Standards for Limited Uses</i> .....	59
c)	<i>Building Design – New Car Dealership</i> .....	62
d)	<i>Lot Standards</i> .....	64
e)	<i>Building Setback Standards</i> .....	64
f)	<i>Parking Setbacks</i> .....	65
g)	<i>Maximum Building Height</i> .....	65
h)	<i>Access</i> .....	65
i)	<i>Landscaping</i> .....	65

1) DESCRIPTION OF DEVELOPMENT

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

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

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

b) **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

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

- c) **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- d) **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning and Community Development, that results in:
- i) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
  - ii) Major change in the approved location of land uses or land use sub-areas.
  - iii) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- e) **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning and Community Development, that results in:
- i) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning and Community Development.
  - ii) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 10% in the total number of dwelling units or any increase less than 15% in the non-residential building areas.
  - iii) Minor change in the approved location of land uses or land use sub-areas.

- iv) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
  - v) Minor structural alterations that do not alter the overall design intent of the building.
- f) Construction Schedules.** Wherever reasonably possible, areas of the development to be utilized as buffers for existing residential areas shall be developed and constructed prior to or concurrent with commencement of construction of commercial portions of the Development.
- i) The trees along the north edge of Sub-Area 1 and Sub-Area 6 shall be preserved during the development of Sub-Area 1 and Sub-Area 6 to provide for the required buffer for properties in the Elliott Estates subdivision.
  - ii) The regional bike path is to be constructed as part of the first phase of development.
  - iii) Prior to or concurrent with the first Final Development Plan, the developer shall submit for review and approval a Final Subdivision Plat for the entire Development area. After a Final Plat is approved and recorded, administrative staff level minor lot splits and lot line adjustments may be allowed thereafter so long as the request is consistent with this Text and the applicable then current Zoning Code regulations. These will be processed pursuant to the Minor Modification provisions of this Text.
- g) Perpetual Maintenance of Improvements.** Any and all improvements including but not limited to buildings, structures, preserves, landscaping, signage, and pavement approved and constructed upon the Development area is required to be maintained to the level at which it was at installation. The City shall enforce this and shall ensure conformance with all regulations of the City and the then landowners are compelled to comply with any written order of the City in regard to maintenance of improvements.
- h) Donation collection dumpsters, bins, or areas.** Donation boxes, dumpsters, bins, or areas are not permitted on the Development site to be located outside a completely enclosed primary building.

**i) Tree Removal and Replacement.** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced according to the survey of open land, preserves and sample areas and verified by the City of Delaware. Tree removal and replacement shall meet all requirements of Chapter 1168 and with the following replacement schedule and fee/replanting requirements:

- i) Trees in poor condition shall not be replaced.
- ii) Trees in fair condition shall be replaced at 50%.
- iii) Trees in good condition shall be replaced at 100%
- iv) Ash trees shall not be replaced and must be removed from the site.
- v) For any permanently preserved tree areas replacement credit shall be granted based on the submitted and verified survey and the schedule above.
- vi) Tree Replacement Fee / Replanting – Based upon the submitted and verified survey, the net difference in caliper inches between trees removed and trees permanently preserved in the verified tree survey is 4,072 and the following replacement and/or payment schedule shall apply:
  - (1) The 4,072 caliper inch deficiency requires a \$407,200 payment in lieu of replacement (\$100 per caliper inch) or replanting on site above that which is required on any Final Development Plan individually or in total.
  - (2) To satisfy this deficiency and facilitate administration of these provisions, the applicant shall pay \$100,000 up front with the first approved final development plan and infrastructure improvements.
  - (3) The balance of \$307,200 (or 3,072 caliper inches of qualifying replacement trees) shall be paid on a per acre basis as the site developments. The preliminary development plan identifies 67.95 net developable acres which would require \$4,521 per acre ( $\$307,200/\$67.95$ ) to be paid as development occurs and as given in the process requirements of this section.
  - (4) The process shall be that when each final development plan is approved a fee of \$4,521 per acre of the subject Final Development Plan would be required prior to construction drawing approval of the subject Final Development Plan.

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

**j) Landscaping.**

- i) Green space / open space shall encompass 25% of the overall Development at minimum. The percentage of green space in each individual Sub-Area may vary.
- ii) View corridors shown on the Preliminary Development Plan and submitted materials and renderings are required elements and may not be altered.
- iii) All street tree plantings and any trees shown and approved on a Final Development Plan are considered required trees and shall meet the requirements and approval process of the Zoning Code unless modified in this text and shall be approved by the Shade Tree Commission.
- iv) Street trees placed every 40 feet on center shall be provided along all public streets (including US 23) and private access drives and, wherever such drives are adjacent to parking spaces, landscaping in conformance with Section 1166.09(b) shall be provided. Street trees or ornamental trees as approved by the City shall also be provided in any median and placed every 40 feet on center or as otherwise approved with a Final Development Plan.
- v) Along the US 23 frontage Gateway and Corridor plan elements shall be required including but not limited to stone piers spaced at regular intervals, street trees, and low (2-3 feet) undulating earthen mounding where it does not interfere with drainage courses and easements. Required front yard trees (not street tree) may be clustered so

as to provide for visibility to building fronts while still ensuring their inclusion on the site.

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

- (4) Unless otherwise noted herein, all open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material.
- (5) Open spaces, green spaces, and preserves shown on the Preliminary Development Plan are required elements and may not be altered.

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

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

**l) Parking.** The amount of parking provided shall not be more than that shown on the Preliminary Development Plan and shall meet the minimum parking requirements of the current Zoning Code. However, because the Planning Commission encourages the reduction of the required amount of parking by up to 30% and encourages shared parking

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

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

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

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

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

ii) **Freestanding Signs.** Except for development identification and directional signs, freestanding signs are prohibited. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the Development. Development identification signs may only be provided at areas depicted on the comprehensive sign plan. No more than 2 primary Development Identification Signs shall be allowed. Primary Development identification signs shall not exceed 20 ft. in height and must be located adjacent to US 23. Any single development identification sign may be permitted to include up to 5 accessory tenant panel signs as

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

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

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

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

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

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

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

### 3) BUILDING DESIGN

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

sides) shall be reviewed and approved by the Planning Commission and City Council as part of the Final Development Plan.

- i) The architectural design/patterns of single-family dwellings, both attached and detached, shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, roof pitches, use and mix of exterior materials, and building massing.
- ii) All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, whichever is greater. Any porch shall be a minimum depth of 6 feet.
- iii) Porch railings and column details are encouraged to vary from home to home. Porch columns shall have a minimum 6 x 6 inch cross section or diameter and shall not consist of visible metal or wrought iron posts.
- iv) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- v) Exterior materials shall include cement fiber board, brick, stone, wood, or similarly approved products on all elevations.
- vi) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- vii) All front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.
- viii) Treated lumber shall be painted or stained.
- ix) All exposed foundation walls shall be faced with brick or stone.
- x) All single-family dwellings, both attached and detached, shall be permitted to utilize vinyl trim on all elevations. Vinyl shall not be used as a primary siding material for any structure.
- xi) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- xii) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.

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

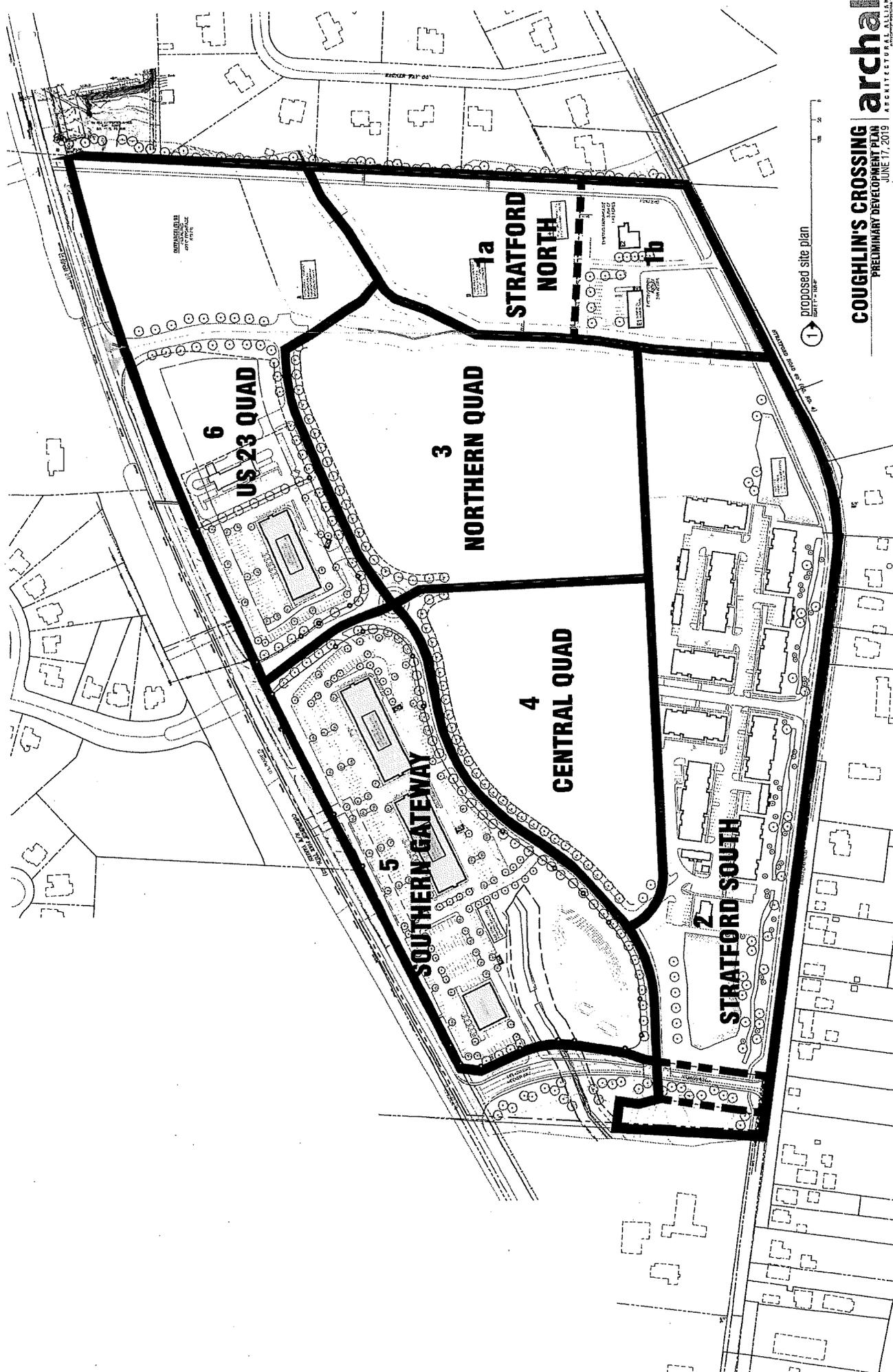
- c) **Commercial/Office and Commercial less than 80,000 square feet with or without First and Second Story Flats (residential apartments).** All such buildings shall be designed to be compatible with each other and with residential buildings in the Development.
- i) Large commercial buildings shall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

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

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

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

- i) When the wall of a building faces a public right-of-way, or the main parking area, or is within 45 degrees of facing a public right-of-way, a minimum of forty percent (40%) of such wall area, on the ground floor, shall have the appearance of display-type windows. The bottom edge of such windows shall not be higher than three (3) feet above grade. All such windows may be opaque.
- ii) Walls shall have no more than twenty (20) feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.
- iii) Walls that meet the following criteria shall be exempt from the requirements of (i) and (ii) above:
  - (1) Two walls, other than front walls, of adjacent business uses face one another and are separated by not more than 40 feet, or, two walls face one another, are separated by not more than 40 feet and the space between the two walls is used for servicing the buildings.
  - (2) The wall faces an area devoted solely to loading and delivery and the wall is screened from view from all public rights-of-way, parking areas, and abutting residential areas.



PROPOSED site plan  
 SCALE: 1" = 100'

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

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

## 5) SUB-AREA 1 – STRATFORD NORTH DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 1 as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
  - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
  - iii) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

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

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

**b) Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning

Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

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

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



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

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

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

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

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

- i) **Parking.** Parking lots for Sub-Area 1b shall be located west of the existing Janes Barn and Janes Home and shall extend no further north than the existing north wall of the Janes Home. The amount of parking provided shall not be more than that shown on the Preliminary Development Plan. Parking shall conform to all requirements set forth elsewhere within Section 2 of this Text
  
- j) **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways and Corridors Plan unless modified herein.
  - i) A landscaped buffer shall be provided on the northern boundary to buffer existing homes in the Elliott Estates subdivision to the north. Existing trees on the northern property line shall be preserved. The buffer shall be a minimum of 40 feet wide and shall run (east to west) the length of the Sub-Area. This area shall include additional required plantings at a minimum including a staggered course (soldier course) of evergreen trees, 6 feet tall at planting. Additionally, there shall be mounding of at least 6 feet which may undulate (vary) slightly and which shall account for all required water runoff courses to ensure proper drainage. These elements shall be as shown on the Preliminary Development Plan and Preliminary Landscape Plan. This shall be constructed prior to or concurrent with the first construction anywhere on the Development.

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

6) SUB-AREA 2 – STRATFORD SOUTH DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 2 as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
  - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
  - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
  - iv) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, private garages, and off-street parking areas.

Land Use Category	Sub-Area 2 (a & b) Uses as noted
<b>1) Residential</b>	
a) Single-family detached dwelling	P <del>in Sub-Area 2a</del>
b) Single-family attached dwelling (2 or less)	P <del>in Sub-Area 2a</del>
c) First story flats / apartments	P <del>in Sub-Area 2b</del>
d) Second story flats / apartments	P <del>in Sub-Area 2b</del>
e) Minor home occupation	P <del>in Sub-Areas 2a and 2b</del>
<u>f) Multi-family dwellings (not to exceed 194178 units)</u>	<u>P</u>
<u>g) Only residential uses shall front Stratford Road - no commercial and/or offices uses shall front Stratford Road</u>	<u>P</u>
<b>2) Community Facilities</b>	
a) Public cultural institution, art gallery	P <del>in Sub-Areas 2a and 2b</del>
<b>3) Recreation/Open Space</b>	
a) Public Parks and Playgrounds	P <del>in Sub-Areas 2a and 2b</del>
b) Noncommercial recreation facility (including homeowner association controlled facilities)	P <del>in Sub-Areas 2a and 2b</del>
<b>4) Office and Professional Services</b>	
a) Offices – administrative, business, and professional	P <del>in Sub-Area 2b</del>
b) Financial institutions, banks (no drive-throughs)	P <del>in Sub-Area 2b</del>
c) Medical and dental offices, health and allied services	P <del>in Sub-Area 2b</del>
<b>5) Retail and Services</b>	
a) Retail and service establishments in completely enclosed buildings	P <del>in Sub-Area 2b</del>
b) Restaurants – Table service	P <del>in Sub-Area 2b</del>
c) Restaurants – Counter service (no drive-throughs)	P <del>in Sub-Area 2b</del>
d) Veterinary office (without kennel or outdoor runs)	L <del>in Sub-Area 2b</del>
<b>6) Accessory Uses</b>	

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

- b) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.
- i) **Veterinary Office (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.
  - ii) **Outdoor Patios.** No commercial outdoor patios are permitted in Sub-Area 2a adjacent to Stratford Road. The remainder of Sub-Area 2b shall be permitted to have accessory outdoor patios with the restrictions set forth elsewhere within Section 2 of this Text and further that any such patio is only allowed on the west-facing (US23) side of a structure. Any such patio shall not be allowed to have an outdoor sound system (amplified or acoustic) or outdoor entertainment.
- c) **Density and Mix of Dwelling Unit Type.** The Sub-Area 2a density and mix of dwelling unit types shall not exceed 194 178 dwelling units ~~as that~~ approved on the Preliminary Development Plan. Only two story buildings shall front Stratford Road. A maximum of 24 single family dwellings, both detached and attached, shall be permitted facing Stratford Road.

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

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

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

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

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

Perimeter rear setback	<b>200</b> ft., or as approved on the Final Development Plan and consistent with Preliminary Development Plan
------------------------	---------------------------------------------------------------------------------------------------------------

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

Minimum Parking Setbacks	Sub-Area 2
Setback from Stratford Road	60 ft.
Setback from Meeker Way	10 ft.
Setback from any private access drive or street	0 ft.
Setback from interior property lines	As approved on the Final Development Plan



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

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

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

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



## 7) SUB-AREA 3 – NORTHERN QUAD DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 3 as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
  - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
  - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
  - iv) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 3 Uses
<b>1) Office and Professional Services</b>	
a) Offices – administrative, business and professional	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
b) Financial institutions, banks	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
c) Medical and dental offices, health and allied services	A to retail and service establishments greater than 80,000 sq. ft. and located on the interior of these structures
<b>2) Retail and Services</b>	
a) Retail and service establishments with a minimum gross floor area of 80,000 square feet or greater	L
b) Retail and service establishments in completely enclosed buildings with a minimum gross floor area of less than 80,000 square feet.	P
c) Restaurant – table service	A
d) Restaurant – counter service	A
<b>3) Automotive and Transportation</b>	
a) Gasoline station with or without convenience store or car wash	L
b) Stand-Alone ATM Facility	L
c) Drive-through facility associated with any principal permitted use	L
<b>4) Outdoor Display/Storage</b>	
a) Outdoor display	L
b) Outdoor storage	L
c) Garden Center	L

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

b) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

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

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

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

80,000 square feet (aka 'Big Box' uses). Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.

- v) **Drive-through Facility Associated with any Principal Permitted Use.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development and the principal building, and shall not include exposed metal support columns.
- vi) **Car Wash.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses) which is a grocery store that has an associated Gas station. The car wash shall be designed and located to be integrated with such gas station. Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building (Gasoline Station). The building, whether detached or attached to the building containing the principal use, shall be designed in a manner that is substantially similar with the overall development of the Development.
- vii) **Outdoor Storage and Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.
  - (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
  - (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. In no case shall

such area exceed 500 square feet separately or in total. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.

- (3) Outdoor storage of pallets, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is completely screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.
- viii) **Garden Center.** This use is only permitted (and therefore is limited) to an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses). Garden Centers are structures which are attached to the principal building and enclosed on four sides for the purposes of displaying garden related items, vegetation, bulk materials, or other items. Such structures shall be substantially similar in design with the overall development of the Development including being fully integrated into the principal building design. The enclosures shall be designed in a manner that substantially limits the view of any item within the Garden Center. In no case shall any item contained within the Garden Center extend above the height of the enclosure.
- ix) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.
- x) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including

traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.

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

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

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

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

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

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

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

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

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

- g) **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways and Corridors Plan and Section 2 of this Text unless modified herein.

- i) On the northern edge of Sub-Area 3, evergreen trees shall be provided to further buffer homes to the north and to provide a layer of buffering in Sub-Areas 1 and 3. Existing trees in the stream corridor area will be preserved. These elements shall be as shown on the approved Final Development Plan. The eastern edge of the subarea shall be landscaped to screen the uses in sub area 2, particularly on the southeastern edge.

## 8) SUB-AREA 4 – CENTRAL QUAD DEVELOPMENT STANDARDS



a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 4 as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

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

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

Land Use Category	Sub-Area 4 Uses
<b>1) Office and Professional Services</b>	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
<b>2) Retail and Services</b>	
a) Retail and Service establishments in completely enclosed buildings less than 80,000 square feet	P
b) Restaurant – table service	P
c) Restaurant – counter service	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
<b>3) Automotive and Transportation</b>	
a) Stand-Alone ATM Facility	L

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

**b) Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

**i) Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the

then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

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

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

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

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

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

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

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

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

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

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

## 9) SUB-AREA 5 – SOUTHERN GATEWAY DEVELOPMENT STANDARDS



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 5 as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
  - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
  - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
  - iv) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 5 Uses
<b>1) Office and Professional Services</b>	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
<b>2) Retail and Services</b>	
a) Retail and service establishments in completely enclosed buildings less than 80,000 square feet	P
b) Restaurant – table service	P
c) Restaurant – counter service	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
<b>3) Automotive and Transportation</b>	
a) Stand-Alone ATM Facility	L
b) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
<b>4) Outdoor Display/Storage</b>	
a) Outdoor display	L
b) Outdoor storage	L
<b>5) Community Facilities</b>	
a) Schools, trade, business or cultural arts	P
b) Public cultural institutions and art galleries	P
c) Day care center, child/adult	P
d) Public safety and service facility	P
e) Public Parks and Playgrounds	P
f) Public utility substation or distribution facility	L

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

**b) Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

- i) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.
- ii) **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and shall be limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and landscaped in a manner consistent with the overall development design and to minimize its presence.
- iii) **Drive-through Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in a

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

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

traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.

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

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

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

- i) \*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
- ii) \*\*Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area 5 and converted to a percentage.

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

Minimum Building Setbacks	Sub-Area 5
Setback from US 23	60 ft.
Setback from Meeker Way	60 ft.
Side setback from internal collector roads	640 ft.

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

<b>Minimum Parking Setbacks</b>	<b>Sub-Area 5</b>
Setback from US 23	15 ft.
Setback from Meeker Way	10 ft.
Setback from any private access drive or street	10 ft.

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

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



- a) **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area 6 as represented in the chart below by P, C, or L, respectively, and as defined within the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.
- i) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
  - ii) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
  - iii) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
  - iv) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not

limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area 6 Uses
<b>1) Office and Professional Services</b>	
a) Offices – administrative, business and professional	P
b) Financial institutions, banks	P
c) Medical and dental offices, health and allied services	P
<b>2) Retail and Services</b>	
a) Restaurant – table service	P
b) Restaurant – counter service	P
c) Retail and service establishments in completely enclosed buildings under 80,000 square feet	P
d) Veterinary office (no outside run or outside kennel)	L
e) Veterinary hospital (no outside run or outside kennel)	L
<b>3) Automotive and Transportation</b>	
a) Gasoline station with or without convenience store	L
b) Stand-Alone ATM Facility	L
c) Drive-through facility associated with any principal permitted, limited, or conditionally permitted use	L
d) Car wash	L
e) New Car Dealership	L
<b>4) Outdoor Display/Storage</b>	
a) Outdoor display	L
b) Outdoor storage	L
<b>5) Community Facilities</b>	
a) Schools, trade, business or cultural arts	C
b) Public cultural institutions and art galleries	P

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

**b) Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code unless otherwise exempted or modified in this Section, which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

- i) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.
- ii) **Gasoline Station (with or without convenience store).** This use is permitted (and therefore is limited) to be an accessory use to retail or service establishments with a minimum gross floor area over 80,000 square feet (aka 'Big Box' uses) or if not accessory to such use than a Conditional Use Permit is required to ensure design, location, orientation of structures, and quality consistency with this text and the overall development. Such use shall meet all requirements of the then current Zoning Code and be designed in a manner that substantially limits the view of fueling pumps from

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

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

- (1) Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
  - (2) Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to seasonal for sale merchandise such as lawnmowers, grills, sheds, snow blowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.
  - (3) Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is screened from view of any public right-of-way or private access drive with mounding and/or landscaping providing year round 100% opacity.
- viii) **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.
- ix) **Indoor Recreation and amusement.** These uses shall obtain a Conditional Use Permit prior to being allowed and must follow the Conditional Use Permit processes and procedures. This use shall not include accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese.
- x) **Outdoor Patios.** Patios shall be permitted within this Sub-Area with the restrictions set forth elsewhere within Section 2 of this Text. Further, any such patio shall not be

allowed to have an outdoor sound system (amplified or acoustic) or outdoor entertainment.

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

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

or wood doors painted or stained in color to match the color scheme of the Development and minimize their appearance.

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



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

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

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

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

Minimum Building Setbacks	Sub-Area 6
Setback from US 23	60 ft.
Setback from internal collector roads	40 ft.
Side setback	<del>60</del> <u>30</u> ft.

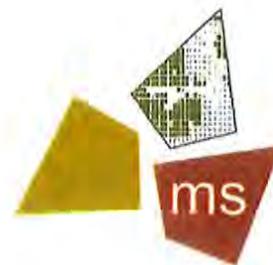
- f) Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	Sub-Area 6
Setback from US 23	15 ft.
Setback from any private access drive or street	10 ft.
Side setback	10 ft.

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

**ms consultants, inc.**  
engineers, architects, planners

2221 Schrock Road  
Columbus, Ohio 43229-1547  
p 614.898.7100  
f 614.898.7570  
www.msconsultants.com



October 31, 2019

Mr. Dave Efland  
City of Delaware  
440 E. William Street  
Delaware, OH 43015

**Re: Coughlin's Crossing  
Delaware, Ohio  
Traffic Impact Study Update**

Dear Mr. Efland:

Enclosed please find a memo containing revised traffic analysis of the Coughlin's Crossing development. This memo incorporates proposed land use changes that differ slightly from the approved October 19, 2016 *Delaware Development Traffic Impact Study*.

Trip generation was performed for the revised land uses of the site. The revised land uses are expected to have virtually identical trip generation as the original site plan for both the AM and PM peak hours. Thus, the traffic impacts of the site would be unchanged, with the nearby intersections operating at acceptable levels-of-service.

With the revised site plan, traffic flow on the US 23 corridor and surrounding road network will not be negatively affected. No change in the recommended off-site improvements is necessary.

Should you have any questions regarding this study, please do not hesitate to contact me at (614) 898-7100 or at rbush@msconsultants.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Bush'.

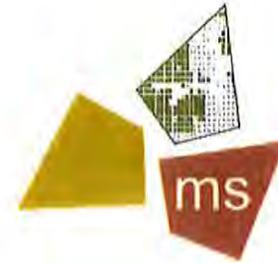
Ryan Bush, PE  
Traffic Engineer

cc: File  
n:\03\60\10642-03\2019-10-21\_revisedcoughlinstransmittal.docx

Enclosures

**ms consultants, inc.**  
engineers, architects, planners

2221 Schrock Road  
Columbus, Ohio 43229-1547  
p 614.898.7100  
f 614.898.7570  
www.msconsultants.com



October 31, 2019

Scott McClintock  
Kass Corporation

**RE: Coughlin's Crossing  
Delaware, Ohio  
Traffic Impact Study Update**

Dear Mr. McClintock:

ms consultants has performed some traffic analyses for potential updates to the Coughlin's Crossing development. ms has looked at three variations from the original *Delaware Development Traffic Impact Study*, dated October 19, 2016. The first task was to look at updated land uses. The second task was to investigate potentially converting the south Stratford Road site access to emergency access only. The third task is to analyze potential right-in/right-out access points on the site roadways east of US 23.

**Task 1: New Land Uses**

The proposed land uses from the *Delaware Development Traffic Impact Study*, dated October 19, 2016 have been updated. The following table summarizes the changes in land use:

ITE Land Use	Name	2016 Study	2019 Revision
		Units	Units
710	General Office	40,800 SF	0 SF
826	Specialty Retail Center	40,800 SF	67,200 SF
210	Single-Family Detached Housing	18 DU	0 DU
221	Low-Rise Apartment	0 units	178 units

The land use changes result in the following total trip changes:

	AM Peak Hour			PM Peak Hour		
	Entering	Exiting	Total	Entering	Exiting	Total
<b>2016 Study</b>	813	633	<b>1,446</b>	1,368	1,473	<b>2,841</b>
<b>2019 Revision</b>	743	676	<b>1,419</b>	1,435	1,436	<b>2,871</b>

The overall trips change by 1% in each peak hour. The AM peak hour trips decrease by 27 and the PM peak hour trips increase by 30. Overall, the land use changes should have an imperceptible impact on the traffic operations. The full trip generation tables for both analyses can be found in the Appendix.

### **Task 2: Convert Southern Stratford Road Access to Emergency Only**

With the land use changes, it was also analyzed the impact of closing the Southern Stratford Road Access driveway to emergency access only. All of the trips that were previously assigned to enter/exit from the southern Stratford Road driveway were rerouted to Coughlin Lane. Revised AM and PM turning movement volumes were developed for this potential condition. Because the vast majority of these trips were to/from the north of Stratford Road, there is no anticipated change to US 23 volumes. Only Meeker Way (east of Coughlin Lane) and Stratford Road would be affected by this proposed access change.

The Meeker Way and Stratford Road intersections were evaluated with the revised volumes. Capacity analyses (HCS) and turn lane warrants/sizing were analyzed. Turning movement volume plates for the rerouted traffic can be found in the Appendix, along with the turn lane warrants, turn lane sizing and capacity analyses. Based on these analyses, the following changes to the roadway improvements would be recommended if the southern Stratford Road access was eliminated to public use:

- Westbound right turn lane warranted on Meeker Way at Coughlin Lane
- Southbound right turn lane on Stratford Road at Meeker Way increased in length
  - Southbound right turn is warranted in No-Build condition and per the original TIS the developer was making a contribution towards the turn lane.
- No turn lanes needed at Southern Stratford Road Access drive (emergency access only)

The HCS analyses indicate that the Meeker Way/Coughlin Lane intersection operation would degrade from LOS B to LOS D. The Stratford Road/Meeker Way intersection would degrade from LOS B to LOS C. The analysis shows that delays would double on the Coughlin Lane approach. In addition to the increased delay, the elimination of the Stratford Road access would force residents of the proposed multi-family dwellings to drive through retail/office parking areas and driveways to access the public street network. This creates an undesirable condition for both the residents and pedestrians in/near the retail uses. For these reasons, the conversion of the Stratford Road drive to emergency access only is not recommended.

### **Task 3: Right-in/Right-out Site Driveways**

The potential for access points along site driveway has been analyzed for several locations east of US 23, including Penny Way, Hawthorn Boulevard and Meeker Way. The *City of Delaware Access Management Guidelines* (CDAMG) states that for a street with a speed limit of 25mph, the minimum driveway spacing should be 155'. Each of these locations are discussed below.

#### *Penny Way (driveway east of Delaware Plaza South signal):*

On the south side of Penny Way, there is room to provide a right-in/right-out with 155' spacing to the stop bar in each direction, as there is approximately 375' of stop bar-to-stop bar distance between US 23 and Coughlin Lane. However, this would place the driveway in the middle of the eastbound lane reduction taper. If access is provided on the south side of Penny Way, it should be located near the east end of the lane reduction taper. The proximity of a right-in access to Coughlin Lane would have minimal/no negative effect on the Coughlin Lane intersection. In fact, a right-in will remove traffic from the Coughlin Lane intersection, which will have a sizable volume of traffic. A right-out movement at this location may not

be in compliance with CDAMG criteria and may negatively impact operations at the Coughlin Lane intersection, depending on the proposed land use/trip generation and final site plan/driveway layout.

On the north side of Penny Way, westbound traffic will be queued from the signal at US 23. In the PM peak, the 95<sup>th</sup> percentile queue is expected to be 263'. If the right-in/right-out is put in at 263', there will not be 155' between the right-in/right-out and the Coughlin Lane intersection. Therefore, a right-in/right-out is not recommended for the north side of Delaware Plaza South.

Hawthorn Boulevard east of US 23 signal: A right-in only has been proposed on Hawthorn Boulevard east of US 23. Between US 23 and the Coughlin Lane is approximately 325'. Therefore, it appears that a right-in access drive may be feasible. A right-in only could function appropriately if it were located approximately 100' west of Coughlin Lane, allowing for maximum separation from the US 23 signal. A right-in access would remove traffic from the Hawthorn Boulevard/Coughlin Lane intersection.

Meeker Way east of US 23 signal: A right-in/right-out has been requested on Meeker Way, between US 23 and the Coughlin Lane intersection. The CDAMG states that a street with a speed limit of 35mph, the minimum driveway spacing is 250'. The spacing between US 23 and the Coughlin Lane is approximately 425', which would not allow for the appropriate driveway spacing. Additionally, the westbound queue length from the US 23 signal is 281' (which is already expected to exceed the turn lane lengths). Therefore, a right-in/right-out is not recommended on Meeker Way.

### Summary

This memo summarizes the additional analyses that have been performed for the Coughlin's Crossing development. The conclusions are as follows:

- The proposed land uses changes will have limited impact of the trip generation, compared with the 2016 traffic impact study. With approximately 1% difference in site trips generated, traffic operations are anticipated to be virtually unchanged from the previous study.
- Converting the southern Stratford Way Access driveway to emergency access only is not recommended due to increased delays and undesirable cut-through traffic on the site.
- Right-in only access on the south side of Penny Way is feasible. A right-out access on the south side of Penny Way may not satisfy City spacing criteria, depending on the final site plan layout.
- A driveway on the north side of Penny Way is not feasible/recommended.
- Right-in only access on the south side of Hawthorn Boulevard is feasible.
- A right-in/right-out access drive is not feasible/recommended on Meeker Way between US 23 and Coughlin Lane.

Sincerely



Ryan Bush, PE, AICP

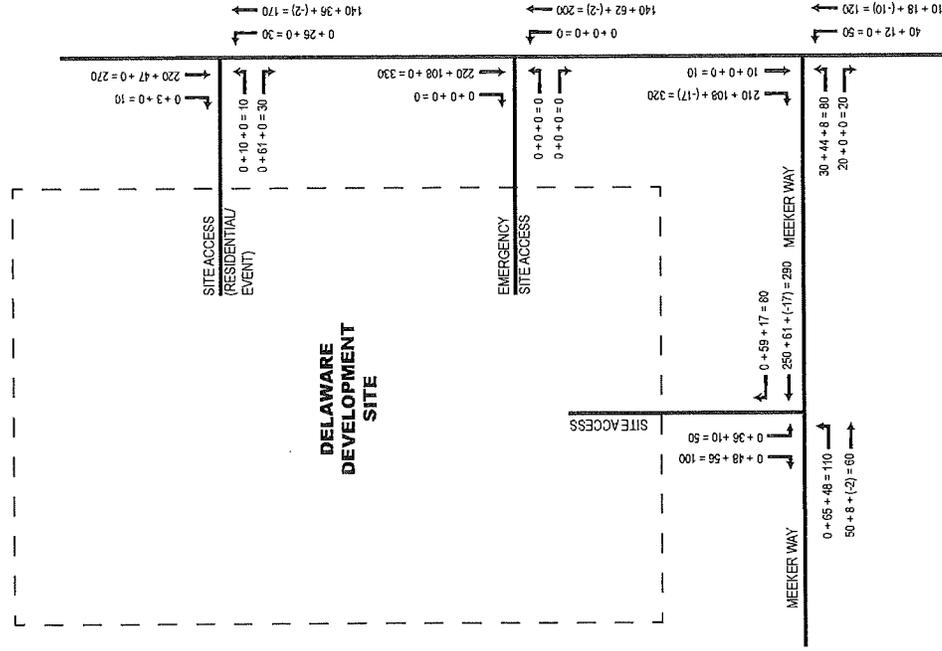


2019 Trip Calculations Summary

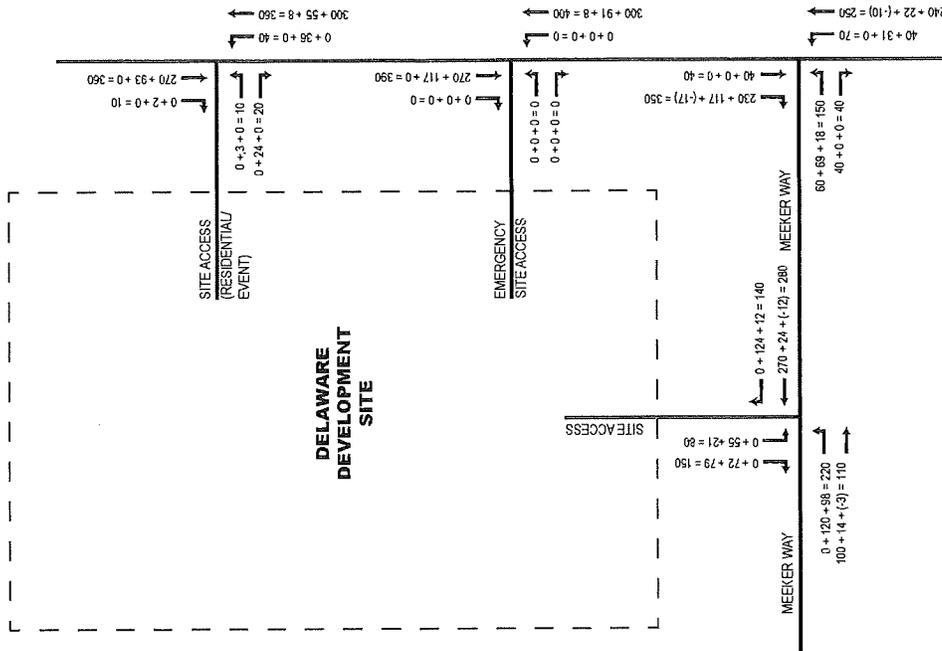
Building	ITE Code	Land Use	Variable	Units	Time of Day	Rate	Pass-By %	Entering				Exiting								
								Total Trips	%	Internal Capture %	Internal Capture	Sub Total	Pass-By Trips	Primary Trips	Total Trips	%	Internal Capture %	Internal Capture	Sub Total	Pass-By Trips
Anchor Store	850	Supermarket	120,000	SF	AM Peak	3.40	36%	408	56%	8%	19	209	75	134	180	44%	15	165	59	106
					PM Peak	9.48	36%	1,138	49%	10%	54	504	181	323	580	51%	56	524	189	335
Buildings 01-04	710	General Office	0	SF	AM Peak	Eqn	NA	0	88%	0%	0	0	0	0	0	12%	0	0	0	0
					PM Peak	Eqn	NA	0	17%	0	0%	0	0	0	0	0	0	83%	0	0
Buildings 05-07	826	Specialty Retail Center	67,200	SF	AM Peak	NA	NA	0	--	8%	--	--	0	0	--	13%	--	--	0	0
					PM Peak	Eqn	34%	183	44%	81	10%	8	73	25	48	56%	10	92	31	61
Buildings 05-07	820	Shopping Center	90,750	SF	AM Peak	0.96	50%	87	62%	54	8%	4	50	25	25	38%	3	30	15	15
					PM Peak	Eqn	34%	561	48%	269	10%	26	243	83	160	52%	28	264	90	174
Buildings 05-07	841	Automobile Sales	30,000	SF	AM Peak	1.92	NA	58	75%	44	8%	4	40	0	40	25%	14	13	0	13
					PM Peak	2.62	NA	79	40%	32	10%	3	29	0	29	60%	5	42	0	42
Buildings 05-07	881	Pharmacy/Drugstore with Drive-Through Window	13,000	SF	AM Peak	3.45	NA	45	52%	23	8%	2	21	0	21	48%	2	20	0	20
					PM Peak	9.91	33%	129	50%	65	10%	6	59	19	40	50%	6	58	19	39
Buildings 05-07	912	Drive-In Bank	4,000	SF	AM Peak	12.08	29%	48	57%	27	22%	6	21	6	15	43%	21	14%	5	11
					PM Peak	24.30	35%	97	50%	49	34%	17	32	11	21	50%	16	32	11	21
Buildings 05-07	931	Quality Restaurant	9,000	SF	AM Peak	NA	NA	0	--	22%	--	--	0	0	--	14%	--	--	0	0
					PM Peak	7.49	33%	67	67%	45	34%	15	30	10	20	33%	7	15	5	10
Buildings 05-07	933	Fast-Food Restaurant without Drive-Through Window	3,000	SF	AM Peak	43.87	49%	132	60%	79	22%	17	62	30	32	40%	53	14%	11	21
					PM Peak	26.15	50%	78	51%	40	34%	14	26	13	13	49%	38	49%	13	12
Buildings 05-07	934	Fast-Food Restaurant with Drive-Through Window	3,000	SF	AM Peak	45.42	49%	136	51%	69	22%	15	54	26	28	49%	67	14%	14	27
					PM Peak	32.65	50%	98	51%	50	34%	17	33	17	16	49%	48	49%	16	16
Buildings 05-07	937	Coffee/Donut Shop with Drive-Through Window	2,000	SF	AM Peak	100.60	49%	201	51%	103	22%	22	81	40	41	49%	98	14%	21	38
					PM Peak	42.80	50%	86	50%	43	34%	15	28	14	14	50%	43	49%	15	28
Buildings 05-07	946	Gasoline/Service Station with Convenience Market and Car Wash	11	pumps	AM Peak	11.84	62%	130	51%	66	8%	5	61	38	23	48%	54	13%	5	37
					PM Peak	13.85	56%	152	51%	78	10%	7	71	40	31	49%	74	9%	7	38
Buildings 05-07	Event Center	*	54	spaces	AM Peak	1.00	NA	54	50%	27	0%	0	27	0	27	50%	27	0%	0	27
					PM Peak	1.00	NA	54	50%	27	0%	0	27	0	27	50%	27	0%	0	27
Buildings 05-07	Single-Family	Single-Family Detached Housing	0	DU	AM Peak	Eqn	NA	0	25%	0	8%	0	0	0	0	75%	0	0	0	
					PM Peak	Eqn	NA	0	63%	0	62%	0	0	0	0	37%	0	63%	0	0
Buildings 05-07	Multi-Family	Residential Condominium/Townhouse	55	units	AM Peak	Eqn	NA	32	17%	5	8%	0	5	0	83%	27	21%	2	25	
					PM Peak	Eqn	NA	37	67%	25	62%	15	10	0	10	33%	12	63%	7	5
Buildings 05-07	Multi-Family	Low-Rise Apartment	178	units	AM Peak	Eqn	NA	88	21%	18	8%	1	17	0	17	79%	70	24%	15	55
					PM Peak	Eqn	NA	112	65%	73	62%	45	28	0	28	35%	39	63%	25	14
				TOTALS				1,419	743	1,435	246	1,195	413	782	1,435	212	1,227	426	801	
				AM Peak				1,419	743	1,435	246	1,195	413	782	1,435	212	1,227	426	801	
				PM Peak				2,871	1,435	2,871	246	1,195	413	782	1,435	212	1,227	426	801	

Scenario with Southern Stratford Road Access Converted to Emergency Only

- A + B + C = D
- A = 2037 Background Traffic
- B = Primary Trips
- C = Pass-by Trips
- D = Total Volume



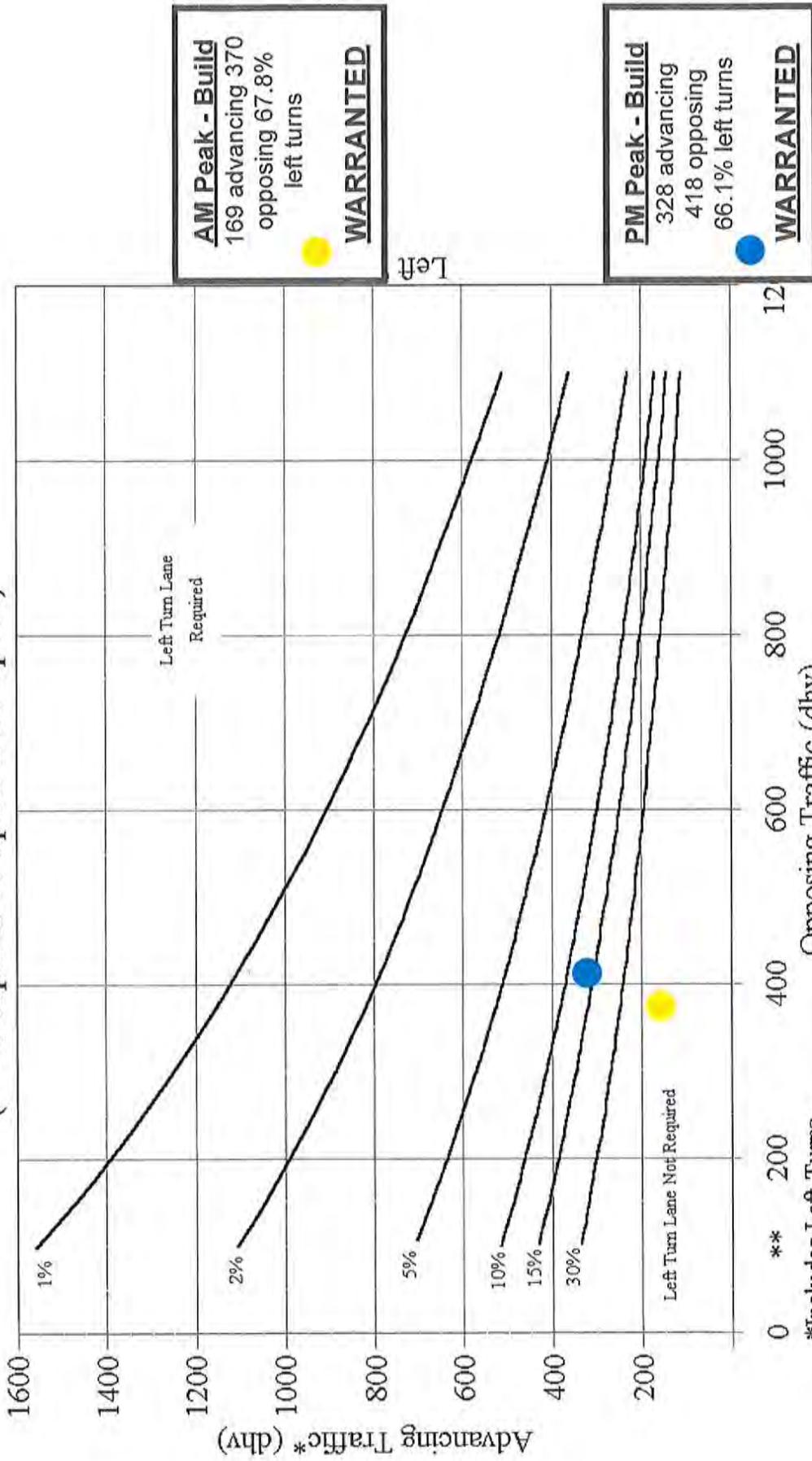
2037 AM Peak Hour  
Turning Movement Volumes



2037 PM Peak Hour  
Turning Movement Volumes

# Meeker Way @ Site Access Eastbound Left Turn

## 2-Lane Highway Left Turn Lane Warrant (=<40 mph or 70 kph Posted Speed)



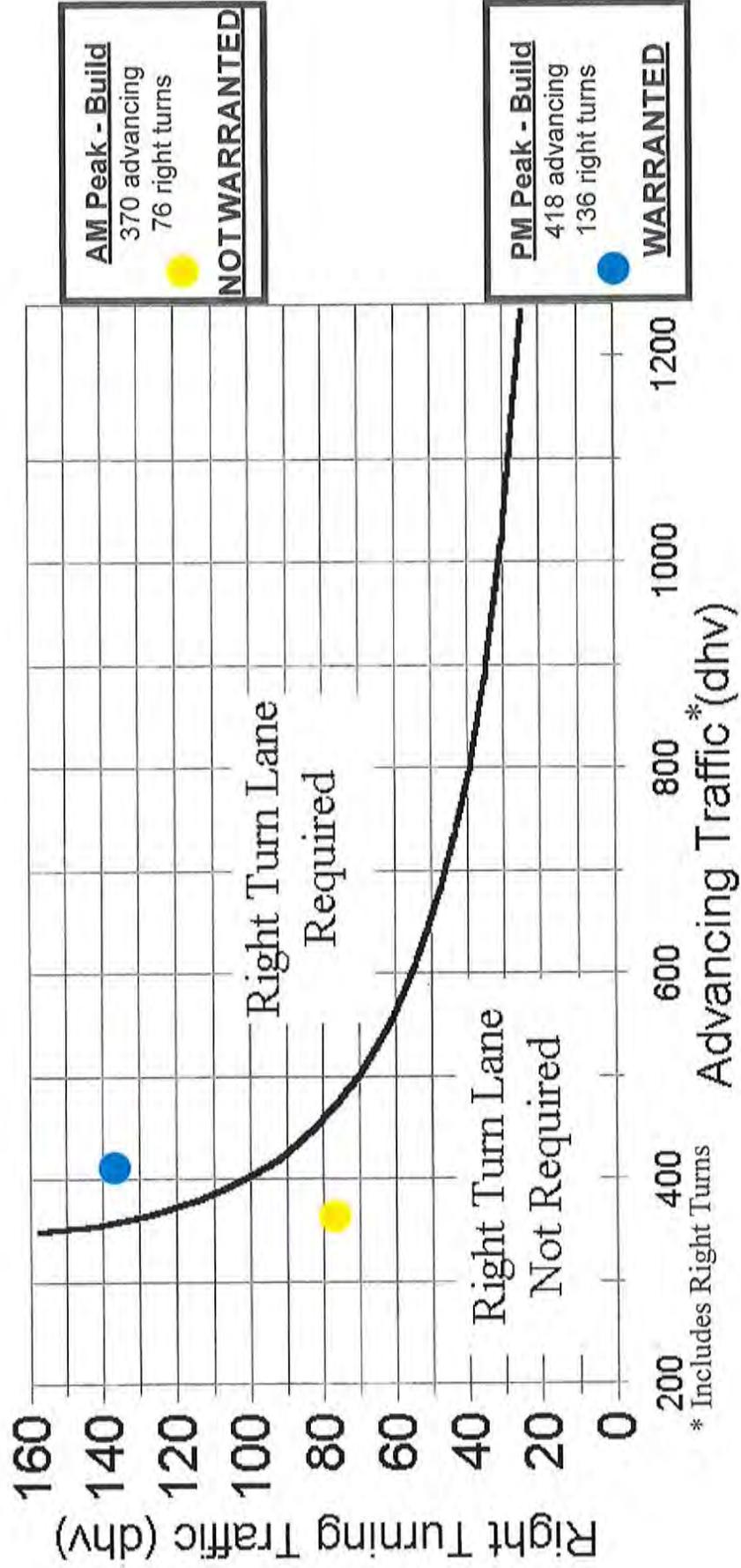
\*Includes Left Turns

\*\* There is no minimum number of turns

Meeker Way @ Site Access  
Westbound Right

2-Lane Highway Right Turn Lane Warrant

= < 40 mph or 70 kph Posted Speed

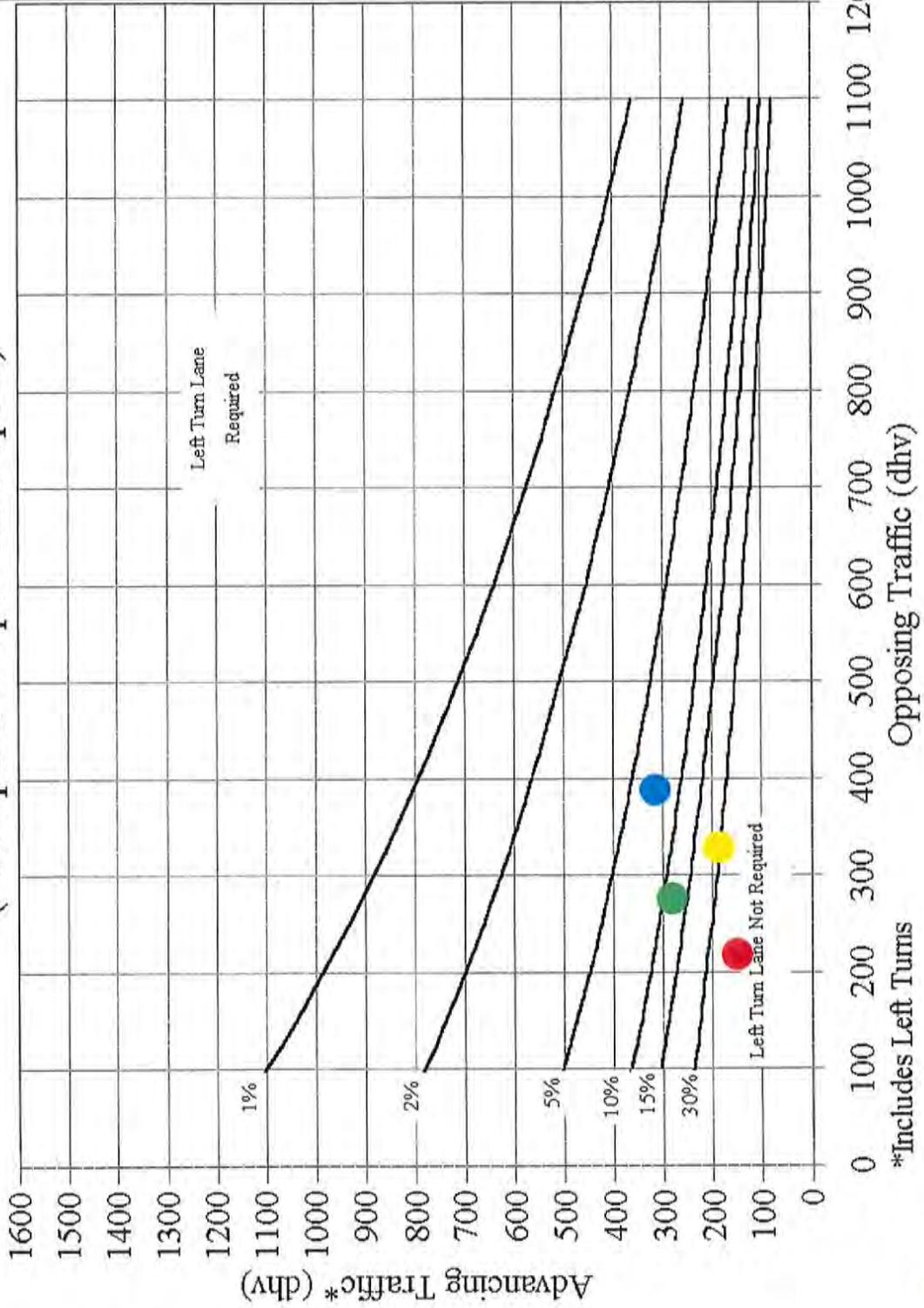


# Stratford Road @ Meeker Way

## Northbound Left Turn

### 2-Lane Highway Left Turn Lane Warrant

(>40 mph or 70 kph Posted Speed)



**AM Peak - No Build**

150 advancing  
220 opposing  
26.7% left turns



**NOT WARRANTED**

**AM Peak - Build**

170 advancing  
328 opposing  
30.6% left turns



**WARRANTED**

**PM Peak - No Build**

280 advancing  
270 opposing  
14.3% left turns



**WARRANTED**

**PM Peak - Build**

323 advancing  
387 opposing  
22.0% left turns



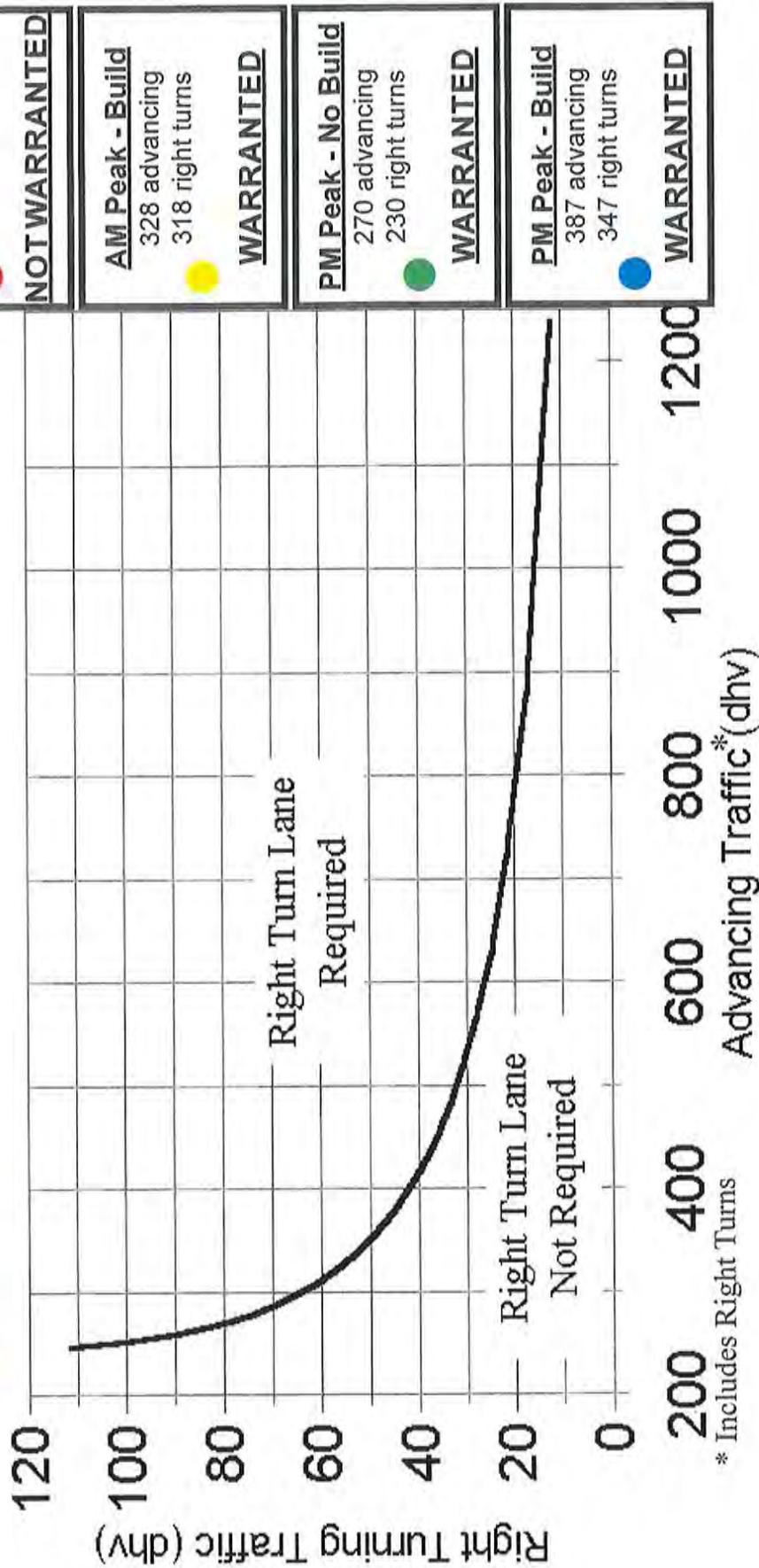
**WARRANTED**

\*Includes Left Turns

Stratford Road @ Meeker Way  
Southbound Right Turn

2-Lane Highway Right Turn Lane Warrant

> 40 mph or 70 kph Posted Speed



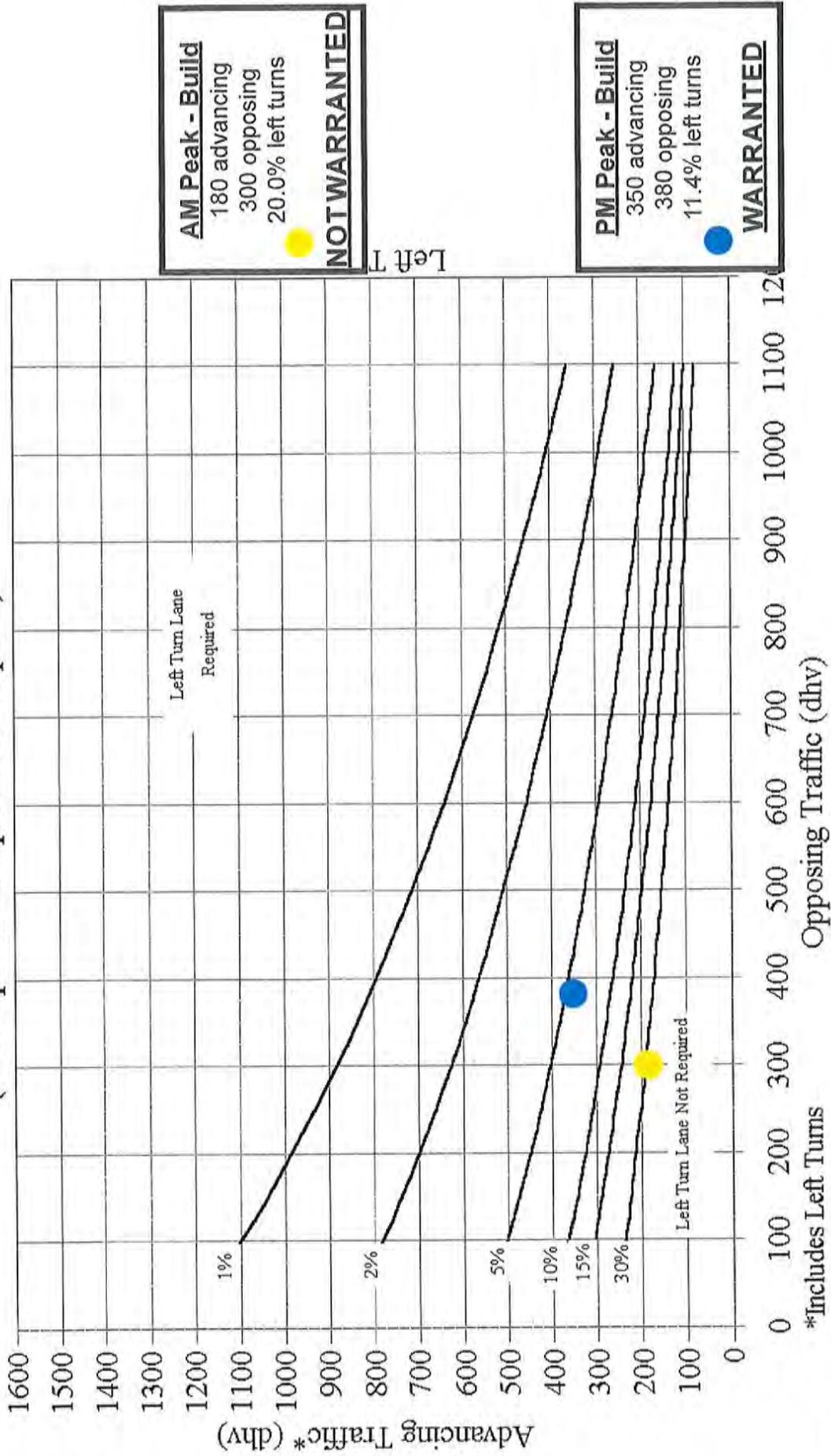
\* Includes Right Turns

# Stratford Road @ South Site Access

## Northbound Left Turn

### 2-Lane Highway Left Turn Lane Warrant

(>40 mph or 70 kph Posted Speed)



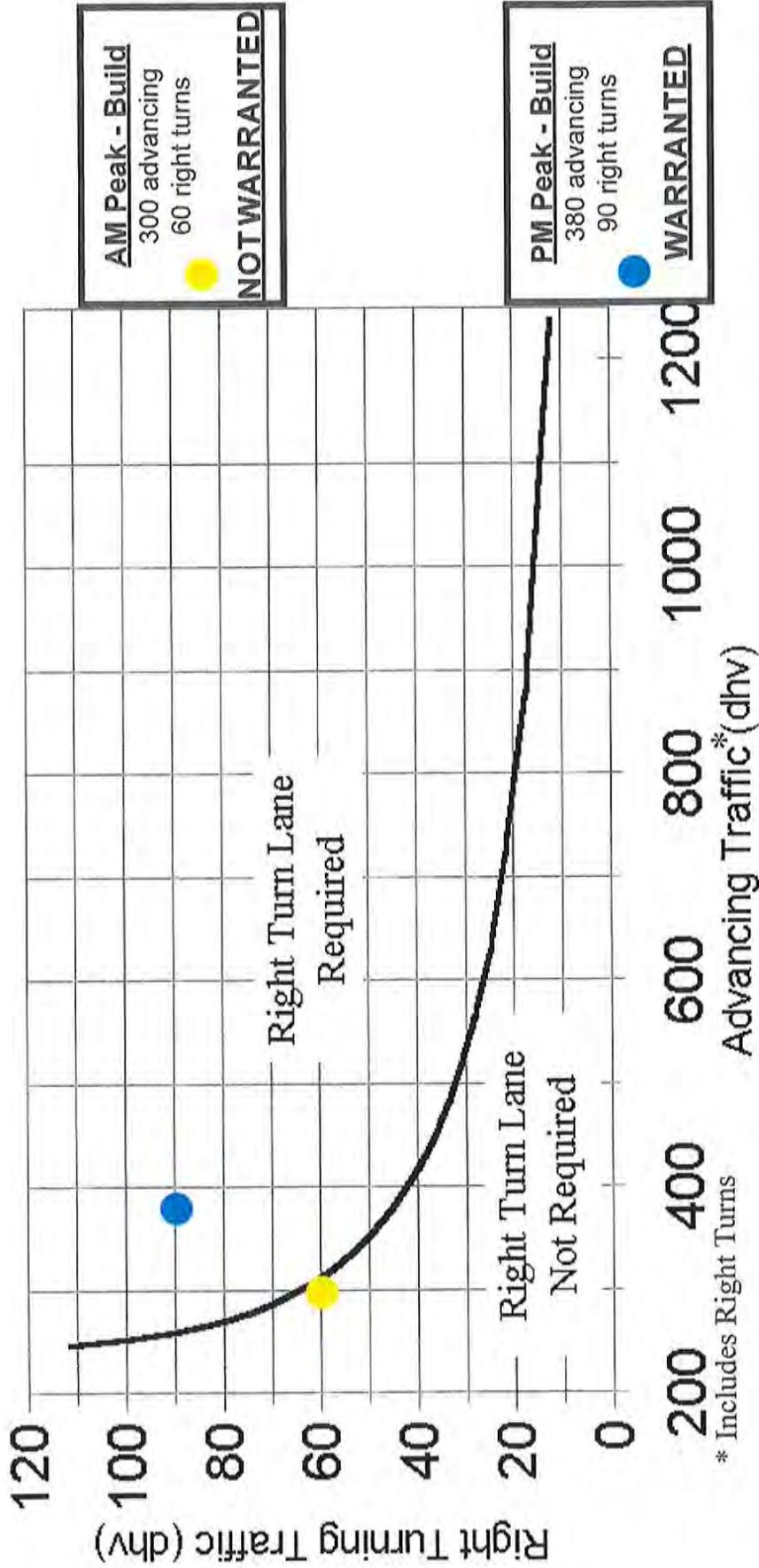
**AM Peak - Build**  
 180 advancing  
 300 opposing  
 20.0% left turns  
**NOT WARRANTED**

**PM Peak - Build**  
 350 advancing  
 380 opposing  
 11.4% left turns  
**WARRANTED**

\*Includes Left Turns

Stratford Road @ South Site Access  
 Southbound Right Turn

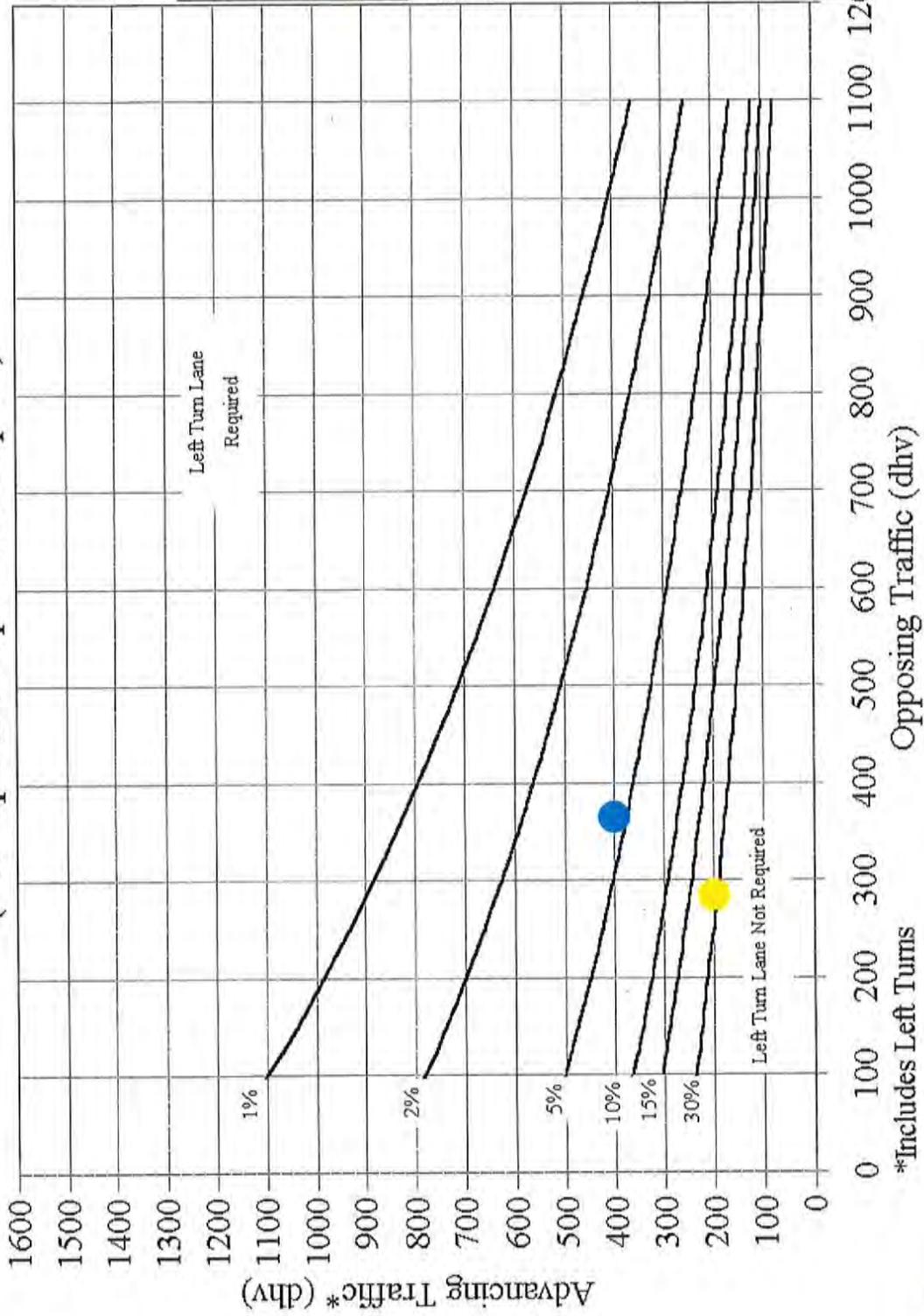
**2-Lane Highway Right Turn Lane Warrant**  
 > 40 mph or 70 kph Posted Speed



\* Includes Right Turns

# Stratford Road @ North Site Access Northbound Left Turn

## 2-Lane Highway Left Turn Lane Warrant (>40 mph or 70 kph Posted Speed)



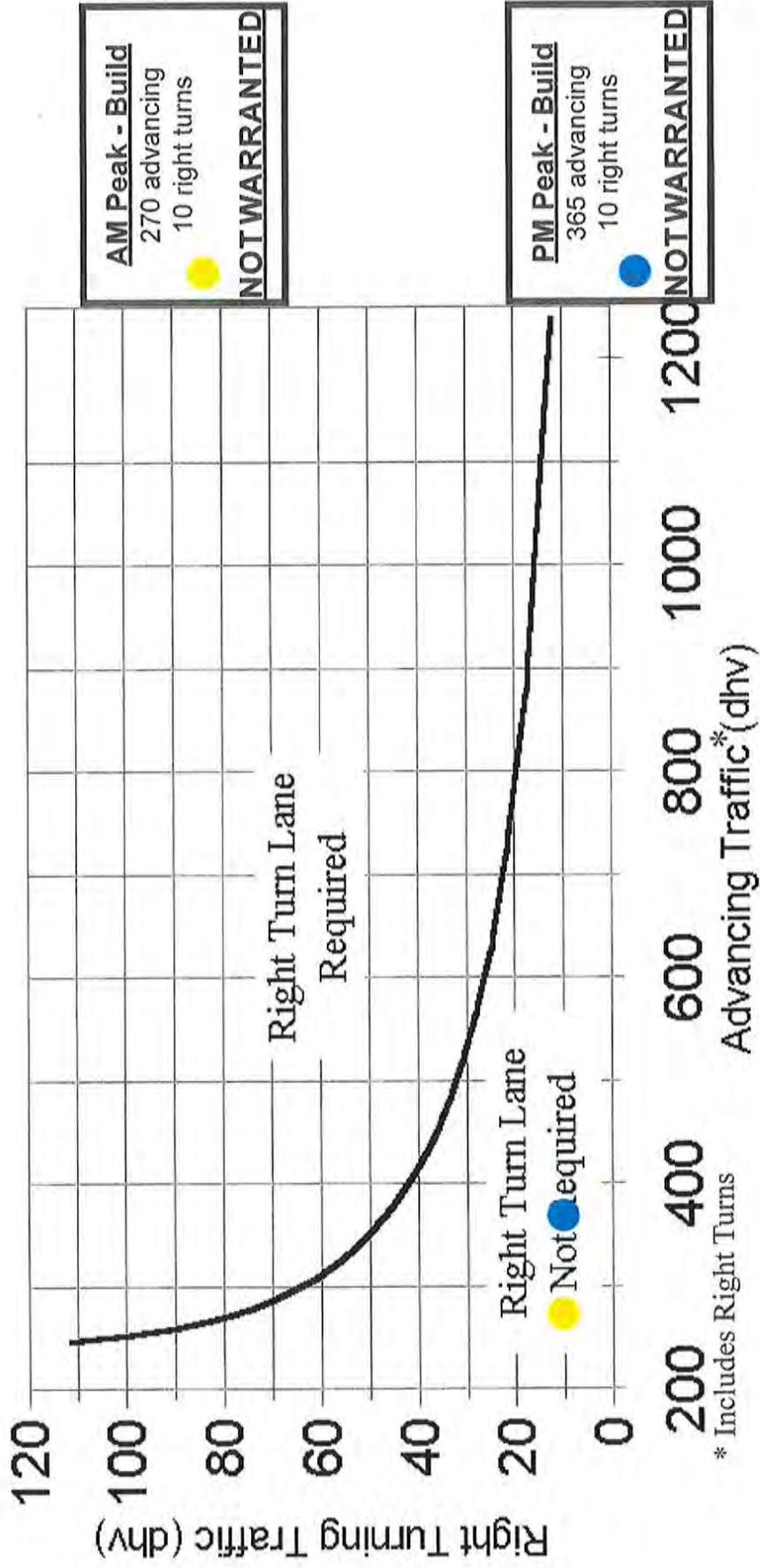
**AM Peak - Build**  
 200 advancing  
 270 opposing  
 13.0% left turns  
**NOT WARRANTED**

**PM Peak - Build**  
 399 advancing  
 365 opposing  
 9.0% left turns  
**WARRANTED**

\*Includes Left Turns

**Stratford Road @ North Site Access**  
**Southbound Right Turn**

**2-Lane Highway Right Turn Lane Warrant**  
 > 40 mph or 70 kph Posted Speed



\* Includes Right Turns

# HCS7 Two-Way Stop-Control Report

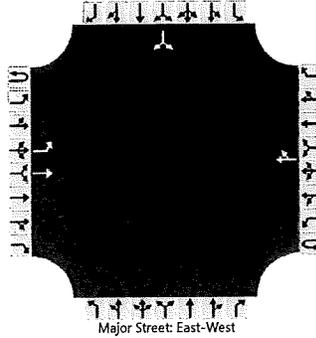
## General Information

Analyst	JRH
Agency/Co.	ms consultants
Date Performed	4/5/2016
Analysis Year	2037
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Build

## Site Information

Intersection	Meeker Way/Site Access
Jurisdiction	City of Delaware
East/West Street	Meeker Way
North/South Street	Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	1	1	0	0	0	1	0	0	0	0		0	1	0	
Configuration		L	T					TR							LR	
Volume (veh/h)		110	60				290	80						50		100
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1													7.1		6.2
Critical Headway (sec)		4.12													6.42		6.22
Base Follow-Up Headway (sec)		2.2													3.5		3.3
Follow-Up Headway (sec)		2.22													3.52		3.32

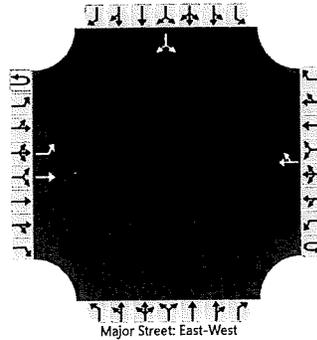
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		120															163	
Capacity, c (veh/h)		1156															542	
v/c Ratio		0.10															0.30	
95% Queue Length, Q <sub>95</sub> (veh)		0.3															1.3	
Control Delay (s/veh)		8.5															14.5	
Level of Service (LOS)		A															B	
Approach Delay (s/veh)		5.5													14.5			
Approach LOS															B			

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JRH	Intersection	Meeker Way/Site Access
Agency/Co.	ms consultants	Jurisdiction	City of Delaware
Date Performed	4/5/2016	East/West Street	Meeker Way
Analysis Year	2037	North/South Street	Site Access
Time Analyzed	PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Build		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0	0	0	0			0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		220	110				280	140						80		150
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

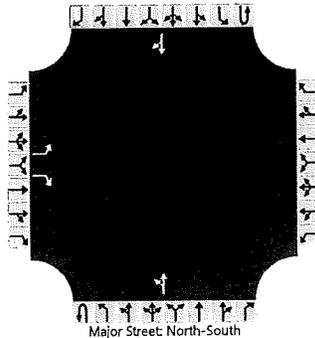
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		239														250	
Capacity, c (veh/h)		1103														388	
v/c Ratio		0.22														0.64	
95% Queue Length, Q <sub>95</sub> (veh)		0.8														4.3	
Control Delay (s/veh)		9.2														29.6	
Level of Service (LOS)		A														D	
Approach Delay (s/veh)		6.1												29.6			
Approach LOS		A												D			

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JRH	Intersection	Meeker Way/Stratford Road
Agency/Co.	ms consultants	Jurisdiction	City of Delaware
Date Performed	4/5/2016	East/West Street	Meeker Way
Analysis Year	2037	North/South Street	Stratford Road
Time Analyzed	AM Peak	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Build		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		1	0	1		0	0	0		0	1	0		0	1	0	
Configuration		L		R						LT						TR	
Volume (veh/h)		80		20						50	120				10	320	
Percent Heavy Vehicles (%)		2		2						2							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized		No															
Median Type   Storage		Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

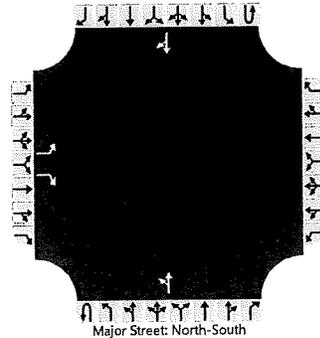
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		87		22						54						
Capacity, c (veh/h)		558		857						1199						
v/c Ratio		0.16		0.03						0.05						
95% Queue Length, Q <sub>95</sub> (veh)		0.5		0.1						0.1						
Control Delay (s/veh)		12.6		9.3						8.1						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		12.0										2.7				
Approach LOS		B														

# HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	JRH	Intersection	Meeker Way/Stratford Road
Agency/Co.	ms consultants	Jurisdiction	City of Delaware
Date Performed	4/5/2016	East/West Street	Meeker Way
Analysis Year	2037	North/South Street	Stratford Road
Time Analyzed	PM Peak	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Build		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound					
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
Movement																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0		
Configuration		L		R						LT						TR		
Volume (veh/h)		150		40						70	250					40	350	
Percent Heavy Vehicles (%)		2		2						2								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized		No																
Median Type   Storage		Undivided																

## Critical and Follow-up Headways

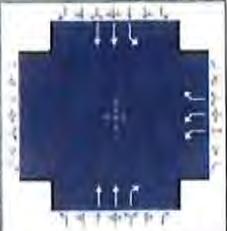
Base Critical Headway (sec)		7.1		6.2							4.1						
Critical Headway (sec)		6.42		6.22							4.12						
Base Follow-Up Headway (sec)		3.5		3.3							2.2						
Follow-Up Headway (sec)		3.52		3.32							2.22						

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		163		43							76							
Capacity, c (veh/h)		395		805							1134							
v/c Ratio		0.41		0.05							0.07							
95% Queue Length, Q <sub>95</sub> (veh)		2.0		0.2							0.2							
Control Delay (s/veh)		20.4		9.7							8.4							
Level of Service (LOS)		C		A							A							
Approach Delay (s/veh)		18.1									2.4							
Approach LOS		C																

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	ms consultants			Duration, h	0.25		
Analyst	JRH	Analysis Date	4/4/2016	Area Type	Other		
Jurisdiction	City of Delaware	Time Period	AM Peak	PHF	0.92		
Urban Street	US 23	Analysis Year	2037	Analysis Period	1> 7:00		
Intersection	US 23/Meeker Way	File Name	2019-08-19_3-US23_Meeker-AM2037-B.xus				
Project Description	Build						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				370		20		1290	120	50	2080	

Signal Information														
Cycle, s	120.0	Reference Phase	2	Green	7.0	66.0	26.0	0.0	0.0	0.0				
Offset, s	0	Reference Point	End	Yellow	5.0	5.0	5.0	0.0	0.0	0.0				
Uncoordinated	Yes	Simult. Gap E/W	On	Red	2.0	2.0	2.0	0.0	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On											

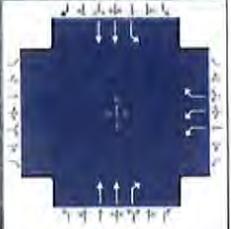
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase				8		2	1	6
Case Number				9.0		7.3	1.0	4.0
Phase Duration, s				33.0		73.0	14.0	87.0
Change Period, (Y+R <sub>c</sub> ), s				7.0		7.0	7.0	7.0
Max Allow Headway (MAH), s				2.9		2.8	2.9	2.8
Queue Clearance Time (g <sub>s</sub> ), s				14.4		39.5	3.5	80.0
Green Extension Time (g <sub>e</sub> ), s				0.7		14.8	0.0	0.0
Phase Call Probability				1.00		1.00	1.00	1.00
Max Out Probability				0.00		0.38	0.36	1.00

Movement Group Results	EB			WB			NB			SB					
	L	T	R	L	T	R	L	T	R	L	T	R			
Assigned Movement				3		18		2	12	1		6			
Adjusted Flow Rate (v), veh/h				402		22		1402	130	54		2261			
Adjusted Saturation Flow Rate (s), veh/h/ln				1730		1585		1710	1522	1711		1710			
Queue Service Time (g <sub>s</sub> ), s				12.4		1.2		37.5	2.6	1.5		78.0			
Cycle Queue Clearance Time (g <sub>c</sub> ), s				12.4		1.2		37.5	2.6	1.5		78.0			
Green Ratio (g/C)				0.22		0.28		0.55	0.77	0.62		0.67			
Capacity (c), veh/h				750		436		1881	1167	247		2280			
Volume-to-Capacity Ratio (X)				0.537		0.050		0.745	0.112	0.220		0.992			
Back of Queue (Q), ft/ln (95 th percentile)				222.6		20.4		513.9	25.7	23.1		1002.7			
Back of Queue (Q), veh/ln (95 th percentile)				8.8		0.8		19.5	1.0	0.9		38.0			
Queue Storage Ratio (RQ) (95 th percentile)				0.00		0.00		0.00	0.00	0.00		0.00			
Uniform Delay (d <sub>1</sub> ), s/veh				41.7		32.0		20.6	3.6	16.3		19.7			
Incremental Delay (d <sub>2</sub> ), s/veh				0.4		0.0		1.5	0.0	0.2		16.8			
Initial Queue Delay (d <sub>3</sub> ), s/veh				0.0		0.0		0.0	0.0	0.0		0.0			
Control Delay (d), s/veh				42.1		32.0		22.1	3.6	16.5		36.5			
Level of Service (LOS)				D		C		C	A	B		D			
Approach Delay, s/veh / LOS	0.0			41.6			D			20.5			C		
Intersection Delay, s/veh / LOS				31.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.32	B	2.33	B	2.09	B	0.68	A
Bicycle LOS Score / LOS				F	1.75	B	2.40	B

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	ms consultants			Duration, h	0.25		
Analyst	JRH	Analysis Date	4/4/2016	Area Type	Other		
Jurisdiction	City of Delaware	Time Period	PM Peak	PHF	0.92		
Urban Street	US 23	Analysis Year	2037	Analysis Period	1> 7:00		
Intersection	US 23/Meeker Way	File Name	2019-08-19_3-US23_Meeker-PM2037-B.xus				
Project Description	Build						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h				380		60		2160	230	90	1650	

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap EW	On	Green	7.0	75.5	16.5	0.0	0.0	0.0			
				Yellow	5.0	5.0	5.0	0.0	0.0	0.0			
				Red	2.0	2.0	2.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On										

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase				8		2	1	6
Case Number				9.0		7.3	1.0	4.0
Phase Duration, s				23.5		82.5	14.0	96.5
Change Period, (Y+R <sub>c</sub> ), s				7.0		7.0	7.0	7.0
Max Allow Headway (MAH), s				3.0		2.9	2.9	2.9
Queue Clearance Time (g <sub>s</sub> ), s				16.0		77.5	4.3	34.5
Green Extension Time (g <sub>e</sub> ), s				0.1		0.0	0.0	26.8
Phase Call Probability				1.00		1.00	1.00	1.00
Max Out Probability				1.00		1.00	1.00	0.28

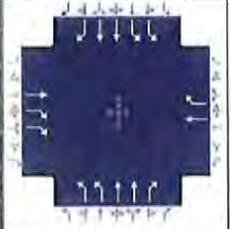
Movement Group Results	EB			WB			NB			SB				
	L	T	R	L	T	R	L	T	R	L	T	R		
Assigned Movement				3		18		2	12	1		6		
Adjusted Flow Rate (v), veh/h				413		65		2348	250	98		1793		
Adjusted Saturation Flow Rate (s), veh/h/ln				1730		1585		1738	1547	1739		1738		
Queue Service Time (g <sub>s</sub> ), s				14.0		4.1		75.5	5.4	2.3		32.5		
Cycle Queue Clearance Time (g <sub>c</sub> ), s				14.0		4.1		75.5	5.4	2.3		32.5		
Green Ratio (g/C)				0.14		0.20		0.63	0.77	0.70		0.75		
Capacity (c), veh/h				476		310		2187	1186	161		2593		
Volume-to-Capacity Ratio (X)				0.868		0.210		1.073	0.211	0.606		0.692		
Back of Queue (Q), ft/ln (95 th percentile)				281		71.4		1313.9	53.2	89.8		345.7		
Back of Queue (Q), veh/ln (95 th percentile)				11.1		2.8		50.5	2.0	3.5		13.3		
Queue Storage Ratio (RQ) (95 th percentile)				0.00		0.00		0.00	0.00	0.00		0.00		
Uniform Delay (d <sub>1</sub> ), s/veh				50.7		40.5		22.3	3.9	31.8		8.0		
Incremental Delay (d <sub>2</sub> ), s/veh				15.1		0.1		42.4	0.0	4.6		0.7		
Initial Queue Delay (d <sub>3</sub> ), s/veh				0.0		0.0		0.0	0.0	0.0		0.0		
Control Delay (d), s/veh				65.8		40.6		64.6	3.9	36.4		8.7		
Level of Service (LOS)				E		D		F	A	D		A		
Approach Delay, s/veh / LOS	0.0			62.3			E	58.8			E	10.1		B
Intersection Delay, s/veh / LOS	40.6						D							

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.32	B	2.33	B	2.07	B	0.65	A
Bicycle LOS Score / LOS				F	2.63	C	2.05	B

## HCS7 Signalized Intersection Results Summary

### General Information

Agency	ms consultants			Duration, h	0.25
Analyst	JRH	Analysis Date	4/5/2016	Area Type	Other
Jurisdiction	City of Delaware	Time Period	AM Peak	PHF	0.92
Urban Street	US 23	Analysis Year	2037	Analysis Period	1 > 7:00
Intersection	US 23/Delaware Plaza...	File Name	2019-08-19_7-US23_DelPlazaS-AM2037-B.xus		
Project Description	Build				



### Demand Information

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h		0	30		0	150	70	1190	40	250	1850	20

### Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End	Green	31.0	74.0	1.0	0.0	0.0	0.0	0.0	0.0
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0

### Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		7.0		7.0	2.0	3.0	2.0	3.0
Phase Duration, s		1.0		1.0	38.0	81.0	38.0	81.0
Change Period, ( Y+R <sub>c</sub> ), s		0.0		0.0	7.0	7.0	7.0	7.0
Max Allow Headway ( MAH ), s		3.2		3.2	2.9	2.8	2.9	2.8
Queue Clearance Time ( g <sub>s</sub> ), s		3.0		3.0	4.1	30.0	9.9	67.6
Green Extension Time ( g <sub>e</sub> ), s		0.0		0.0	0.1	14.2	0.5	4.8
Phase Call Probability		1.00		1.00	1.00	1.00	1.00	1.00
Max Out Probability		1.00		1.00	0.00	0.09	0.00	0.81

### Movement Group Results

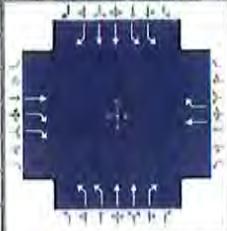
Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		4	14		8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h		0	33		0	163	76	1293	43	272	2011	22
Adjusted Saturation Flow Rate ( s ), veh/h/ln		1870	1403		1870	1585	1661	1710	1522	1661	1710	1522
Queue Service Time ( g <sub>s</sub> ), s		0.0	1.0		0.0	1.0	2.1	28.0	1.4	7.9	65.6	0.7
Cycle Queue Clearance Time ( g <sub>c</sub> ), s		0.0	1.0		0.0	1.0	2.1	28.0	1.4	7.9	65.6	0.7
Green Ratio ( g/C )		0.01	0.27		0.01	0.27	0.26	0.62	0.62	0.26	0.62	0.62
Capacity ( c ), veh/h		16	748		16	423	858	2109	939	858	2109	939
Volume-to-Capacity Ratio ( X )		0.000	0.044		0.000	0.386	0.089	0.613	0.046	0.317	0.953	0.023
Back of Queue ( Q ), ft/ln ( 95 th percentile)		0	15.4		0	170.9	38.4	375	18.7	146.1	861.1	9.2
Back of Queue ( Q ), veh/ln ( 95 th percentile)		0.0	0.6		0.0	6.7	1.5	14.2	0.7	5.5	32.6	0.3
Queue Storage Ratio ( RQ ) ( 95 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay ( d <sub>1</sub> ), s/veh		0.0	32.6		0.0	36.0	33.8	14.2	9.1	35.9	21.4	8.9
Incremental Delay ( d <sub>2</sub> ), s/veh		0.0	0.0		0.0	0.2	0.0	0.4	0.0	0.1	10.6	0.0
Initial Queue Delay ( d <sub>3</sub> ), s/veh		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay ( d ), s/veh		0.0	32.7		0.0	36.2	33.8	14.6	9.1	36.0	32.0	8.9
Level of Service ( LOS )			C			D	C	B	A	D	C	A
Approach Delay, s/veh / LOS	32.7	C		36.2	D		15.4	B		32.3	C	
Intersection Delay, s/veh / LOS	26.4						C					

### Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.61	C		2.61	C		2.08	B		2.24	B	
Bicycle LOS Score / LOS	0.54	A		0.76	A		1.65	B		2.39	B	

## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	ms consultants			Duration, h	0.25		
Analyst	JRH	Analysis Date	4/5/2016	Area Type	Other		
Jurisdiction	City of Delaware	Time Period	PM Peak	PHF	0.92		
Urban Street	US 23	Analysis Year	2037	Analysis Period	1 > 7:00		
Intersection	US 23/Delaware Plaza...	File Name	2019-08-19_7-US23_DelPlazaS-PM2037-B.xus				
Project Description	Build						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h		0	110		0	240	180	1830	80	420	1450	40

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap EW	On	Green	28.0	6.0	71.0	1.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	5.0	0.0	5.0	0.0	0.0	0.0			
				Red	2.0	0.0	2.0	0.0	0.0	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		7.0		7.0	2.0	3.0	2.0	3.0
Phase Duration, s		1.0		1.0	35.0	78.0	41.0	84.0
Change Period, (Y+Rc), s		0.0		0.0	7.0	7.0	7.0	7.0
Max Allow Headway (MAH), s		3.2		3.2	2.9	2.8	2.9	2.8
Queue Clearance Time (gs), s		3.0		3.0	7.7	67.5	15.4	37.7
Green Extension Time (ge), s		0.0		0.0	0.4	3.0	0.9	16.3
Phase Call Probability		1.00		1.00	1.00	1.00	1.00	1.00
Max Out Probability		1.00		1.00	0.00	0.97	0.00	0.19

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		4	14		8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h		0	120		0	261	196	1989	87	457	1576	43
Adjusted Saturation Flow Rate (s), veh/h/ln		1870	1403		1870	1585	1689	1738	1547	1689	1738	1547
Queue Service Time (gs), s		0.0	1.0		0.0	1.0	5.7	65.5	2.9	13.4	35.7	1.2
Cycle Queue Clearance Time (gc), s		0.0	1.0		0.0	1.0	5.7	65.5	2.9	13.4	35.7	1.2
Green Ratio (g/C)		0.01	0.24		0.01	0.29	0.23	0.59	0.59	0.28	0.64	0.64
Capacity (c), veh/h		16	678		16	462	788	2057	916	957	2231	993
Volume-to-Capacity Ratio (X)		0.000	0.176		0.000	0.564	0.248	0.967	0.095	0.477	0.707	0.044
Back of Queue (Q), ft/ln (95 th percentile)		0	60.9		0	262.9	104.8	893.6	41.6	234.4	450.1	16.7
Back of Queue (Q), veh/ln (95 th percentile)		0.0	2.4		0.0	10.4	4.0	34.4	1.6	9.0	17.3	0.6
Queue Storage Ratio (RQ) (95 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh		0.0	36.0		0.0	36.0	37.4	23.4	10.6	35.6	14.1	7.9
Incremental Delay (d2), s/veh		0.0	0.0		0.0	1.0	0.1	12.9	0.0	0.1	0.9	0.0
Initial Queue Delay (d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh		0.0	36.1		0.0	37.0	37.5	36.3	10.6	35.8	15.0	7.9
Level of Service (LOS)			D			D	D	D	B	D	B	A
Approach Delay, s/veh / LOS	36.1		D	37.0		D	35.4		D	19.4		B
Intersection Delay, s/veh / LOS	28.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.61	C	2.61	C	2.08	B	2.24	B
Bicycle LOS Score / LOS	0.68	A	0.92	A	2.36	B	2.20	B



## MEMORANDUM

TO: David M. Efland, AICP – Director of Planning & Community Development  
CC: William L. Ferrigno, PE – Public Works Director/City Engineer  
FROM: Matthew B. Weber, -Deputy City Engineer  
DATE: 10/21/19  
RE: Coughlin's Crossing Access Management Plan

---

I am writing to provide my comments regarding the recent submittal made by ms consultants which outlined the changes to the traffic impact study (TIS) for the above referenced project. The submittal by ms consultants outlined the effects on the approved access management plan by building apartments in Sub Area 2 compared to the original assumptions in the TIS.

I concur with the conclusions drawn by ms consultants. The change to apartments shall not change the access management plan for the Coughlin's Crossing development. I remain firm in my stance that any major modifications to the current approved access management plan for Coughlin's Crossing would be detrimental to the Stratford and Meeker intersection, and to Meeker itself. In particular, the Stratford Road access point is very important to preserve. Without this access point in the overall plan, the City would have required significant improvements to the Stratford and Meeker intersection (most likely a roundabout) that, frankly, would now require a newly approved and constructed retention pond to be filled and relocated.

Without a doubt the Coughlin's Crossing development, as a whole, will have an impact of the traffic in the area of the development. It is my opinion that the original approved access management plan remains the best plan to mitigate traffic from this new development and I recommend no major changes to the plan. Should you have any questions or concerns, please contact me directly.



**PREVIOUS  
SUBMISSION  
AUGUST 2019**



## PLANNING COMMISSION / STAFF REPORT

**CASE NUMBER:** 2019-1578-1579

**REQUEST:** Multiple Requests

**PROJECT:** Coughlin's Crossing

**MEETING DATE:** August 7, 2019

### APPLICANT/OWNER

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

### REQUEST

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

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

### PROPERTY LOCATION & DESCRIPTION

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

### BACKGROUND/PROPOSAL

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

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

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

## SUB-AREA 2

### STAFF ANALYSIS

- **PROPOSED DEVELOPMENT TEXT REVISION:** The proposed development text revision includes consolidating Sub-Areas 2a and 2b and corresponding proposed land uses into one Sub-Area. In addition, the applicant is requesting the Sub-Area to allow 194 multi-family dwelling units with no commercial and/or office units fronting Stratford Road in this Sub-Area instead of originally approved 24 single family dwelling units and larger mixed use buildings in 2b. Also, the applicant is requesting square footage requirements of the one and two bedroom apartments to be a minimum 790 square feet and 1,100 square foot respectively while a very small number of carriage units are to be a minimum 570 square feet.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The multi-family development (Sub-Area 2) would have full access points from Stratford Road and Coughlin Way (main spine road) with potential secondary access points from Sub-Areas 3 and 4 depending on future development.

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

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

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

### **SUB-AREA'S 5 and 6**

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

### **SUB-AREA 5 – Preliminary Development Plan**

- **ZONING:** As mentioned above, the site is zoned A-1 PMU and Sub-Area 5 allows a mix of commercial and office uses. Sub-Area 5 encompasses three lots which includes Lot 12734 (3.88 acres), Lot 12729 (3.788 acres) and Lot 12730 (3:202 acres). Lot 12730 is a detention basin which was relocated from just south of Hawthorn Boulevard and reduced in size to 2.31 acres per the above development text revision. The developer is proposing three buildings on the two developable parcels which total 8.57 acres.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject three commercial/office buildings would have two full movement curb cuts from Coughlin Lane. The developer is seeking access from Meeker Way and Hawthorn Boulevard but would not be permitted per the City Engineer and ODOT as access is to be managed in these locations.
- **PEDESTRIAN CONNECTIVITY:** Per the approved development text, a bike path would be located on the north side of Hawthorn Boulevard that would extend across US 23 and a sidewalk on the eastside of Coughlin Lane. Therefore, there will not be any sidewalks on the west side of Coughlin Lane adjacent to Sub-Area 5 per the original approval.
- **SITE CONFIGURATION:** The developer is proposing three commercial/office buildings on approximately 8.57 acres on Lots 12734 and 12729 fronting US 23 while Lot 12730 (2.31 acres) is a designed detention basin just northwest of Meeker Way and Coughlin Lane. The northernmost two buildings would be twin buildings with each encompassing 20,800 square feet, Each building would have potential drive thru's on the north and south ends of the building with each having double dumpsters located just east of each respective building. The dumpsters would have to be screened by a wall made of brick or stone to match the buildings

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

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

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

#### **SUB-AREA 6 - PRELIMINARY DEVELOPMETN PLAN**

- **ZONING:** As mentioned above, the site is zoned A-1 PMU and Sub-Area 6 allows the mixed commercial and office uses proposed for the building on Lot 12724 which encompasses 2.641 acres. The subject 2.641 acre site is located west of Coughlin Lane and north of Hawthorn Boulevard just south of the recently approved Blue Sky Carwash.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The proposed mixed use commercial/office building would have a full movement curb cut on Coughlin Lane on the northern portion of the property to be shared with the recently approved Blue Sky Car Wash and a right-in/right-out only on the southern portion of the property. A drive thru is proposed on the northern portion of the building with stacking queue on the north and east sides of the building. There would not be any direct access to US 23 and Hawthorn Boulevard.

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

**STAFF RECOMMENDATION (2019-1578 – DEVELOPMENT TEXT AMENDMENT)**

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

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

---

**STAFF RECOMMENDATION (2019-1579 – PRELIMINARY DEVELOPMENT PLAN)**

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

1. In Sub-Area 2, the applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. In Sub-Area 2, the limestone on the building shall achieve compliance with the approved development text.
3. In Sub-Area 2, all building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
4. In Sub-Area 2, all roof top mechanical equipment shall be screened from public view.
5. In Sub-Area 2, the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
6. In Sub-Area 2, the dumpster enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match.

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

32. In Sub-Area 5 and Sub-Area 6, roadway access points into the site are to be only from Coughlin Lane except where emergency access lanes are required elsewhere. Where feasible individual lots should have shared access points.

**COMMISSION NOTES:**

---

---

---

---

---

---

---

---

---

---

MOTION: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> approved denied tabled \_\_\_\_\_

CONDITIONS/MISCELLANEOUS:

FILE:  
ORIGINAL: 07/31/19  
REVISED:

ATTACHMENT TO MASTER APPLICATION FORM

COUGHLIN'S CROSSING

INFORMATION:

\* Amended Preliminary Development Plan:

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

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

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

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

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

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

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

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

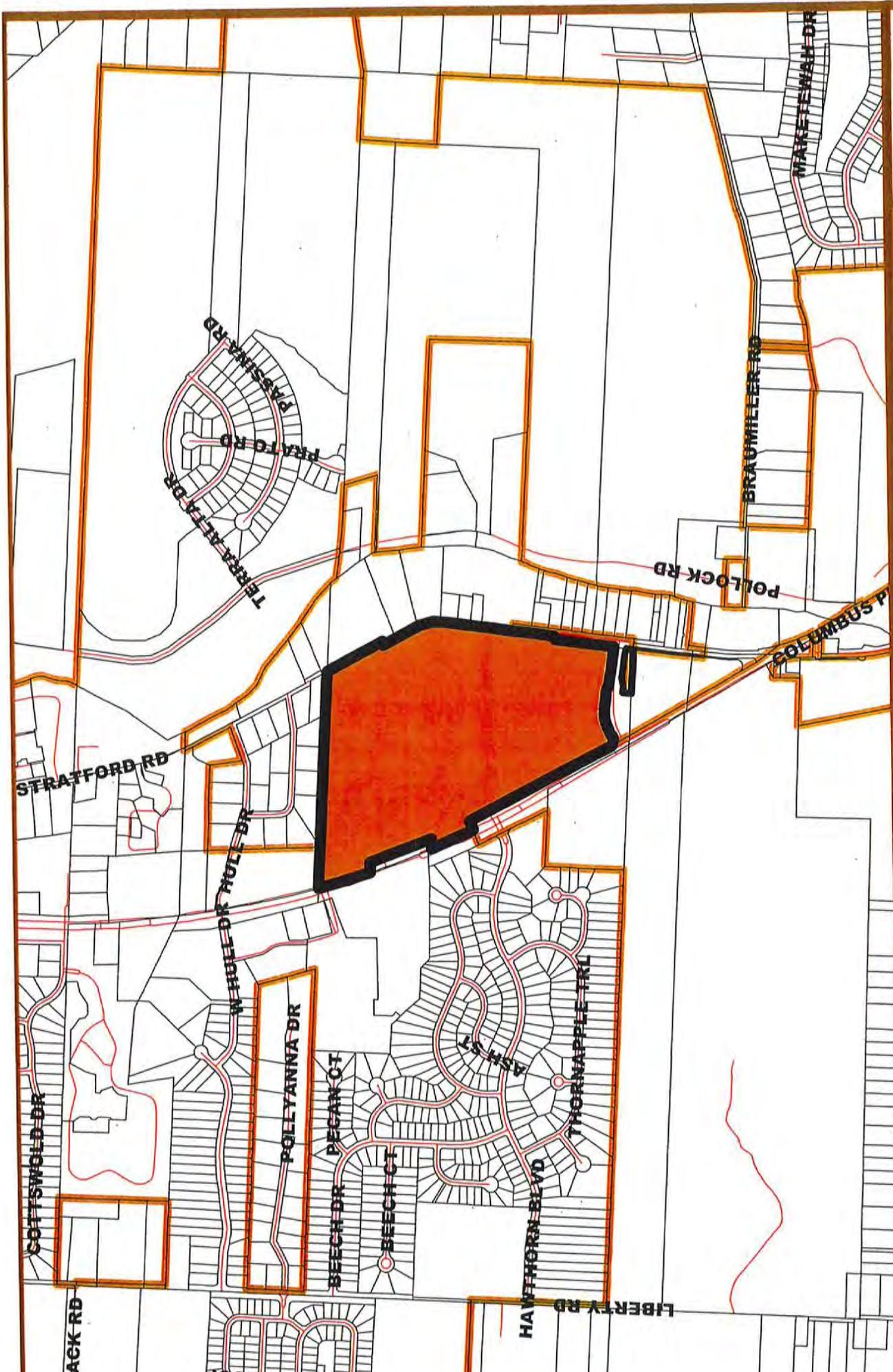
Amended Subarea 6 to permit minimum building coverage to be as approved with the FDP as permitted in Subarea 5

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

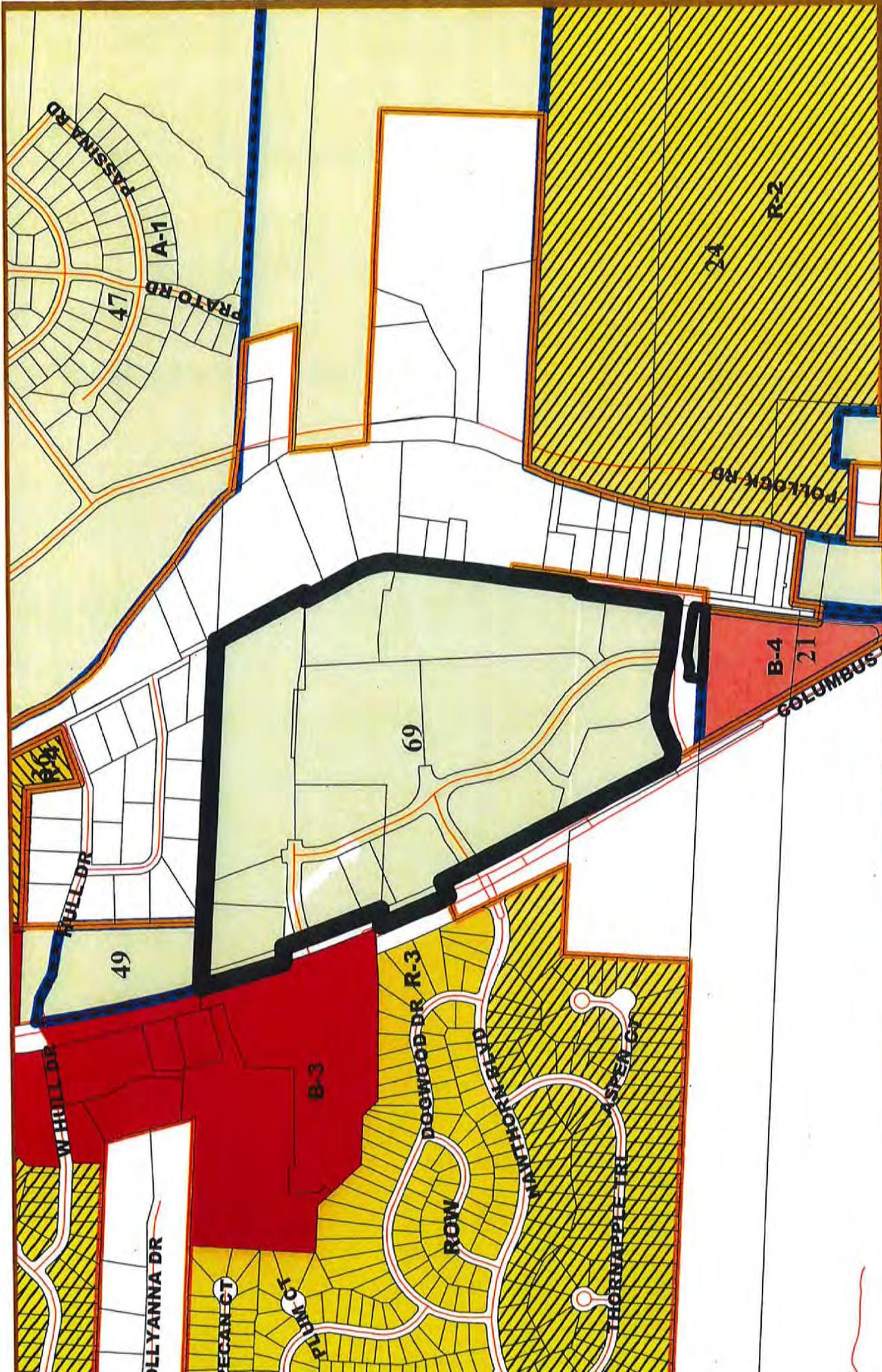
(See submitted PDP and zoning text amendments for Subareas 5 & 6)

\* Preliminary Development Plan

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



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

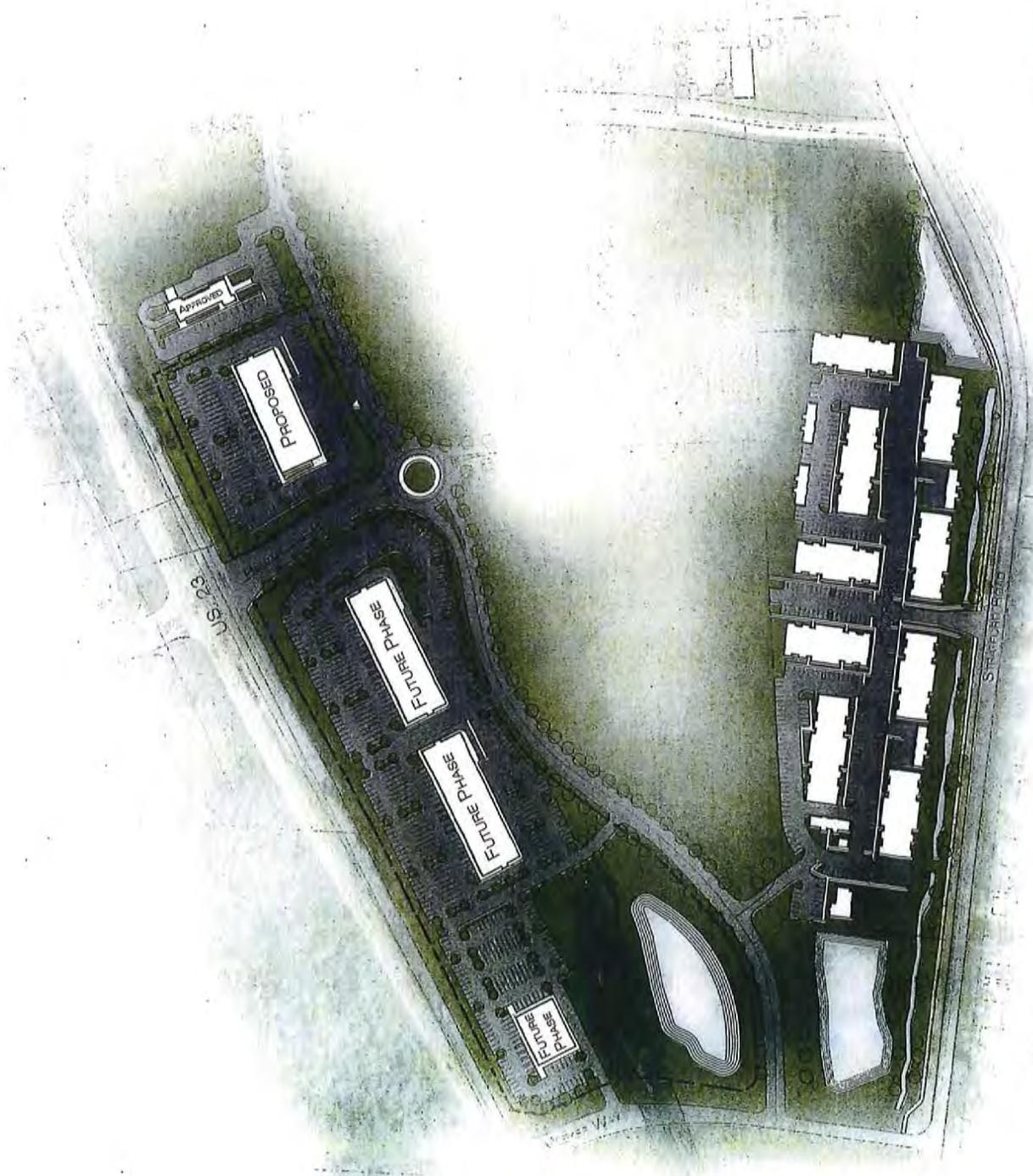


2019-1578-1579  
 Development Text Amendment and Amended  
 Preliminary Development Plan  
 Coughlin's Crossing - Sub-Areas 2, 5, and 6  
 Zoning Map



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



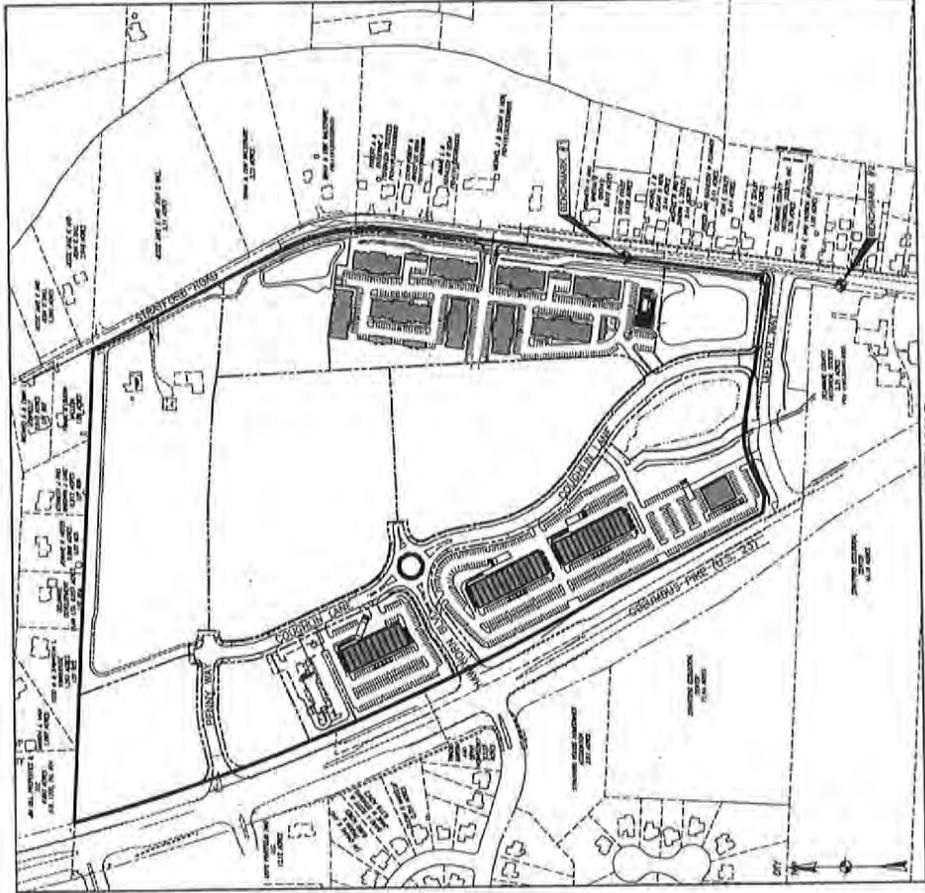


# PRELIMINARY DEVELOPMENT PLANS FOR COUGHLIN'S CROSSING PHASE 2

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

**BENCH MARKS**  
ALL BENCHMARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (HARD 83) NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FEET).  
B.M. #1: THE TOP CORNER OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STANTON ROAD (C.S. 4), 87.22' SOUTH OF CORNER OF PARCELS LINE OF RESIDENCE PHASE 1 AND BEING IN THE GRAVEL DRIVEWAY TO RESIDENCE PHASE 1, 13.5' WEST OF THE WESTERN EDGE OF PARCELS LINE OF SAND STANTON ROAD. ELEV. 4854.33  
B.M. #2: THE TOP CORNER OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STANTON ROAD (C.S. 4), 87.22' SOUTH OF CORNER OF PARCELS LINE OF RESIDENCE PHASE 1, 13.5' WEST OF THE WESTERN EDGE OF PARCELS LINE OF SAND STANTON ROAD. ELEV. 4871.74  
BENCH OF BENCHMARKS: ALL BENCHMARKS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AND 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

- UTILITY COMPANIES**
- UTILITY: AMERICAN ELECTRIC POWER  
ADDRESS: 660 CHANNING ST. COLUMBUS, OH 43220  
TELEPHONE: (614) 883-1800
  - COLUMBIA GAS  
ADDRESS: 600 WEST CORONAL BOULEVARD COLUMBUS, OH 43217  
TELEPHONE: (603) 480-2223  
24-HOUR CONTACT: (614) 261-2200
  - ASSET  
ADDRESS: 1088 NORTH HIGH STREET COLUMBUS, OH 43213  
TELEPHONE: (614) 454-1620
  - TEL-CO WATER COMPANY  
ADDRESS: 8773 GLENDON RIVER ROAD DELAWARE, OH 43015  
TELEPHONE: (740) 548-7748
  - SANITARY  
ADDRESS: 50 CHANNING ST. DELAWARE, OH 43015  
TELEPHONE: (740) 833-2240
  - STORM SEWER  
ADDRESS: 50 CHANNING ST. DELAWARE, OH 43015  
TELEPHONE: (740) 833-2424



**VICINITY MAP**  
NOT TO SCALE

**DEVELOPER**  
DELAWARE DEVELOPMENT LTD.  
100 NORTH HIGH STREET  
COLUMBUS, OHIO 43215  
CONTACT: JOHN DENT, AIA  
PHONE: 614-374-1400  
EMAIL: CHENMANTON@DELDEV.COM

**ENGINEER**  
SARGENT & Lundy  
THE HANCOCK & SMITH GROUP, INC.  
815 EDWARDS AVENUE, SUITE 600  
COLUMBUS, OHIO 43215  
CONTACT: RANDY L. WATKINS, P.E.  
EMAIL: RWATKINS@HANCOCKANDSMITH.COM

**ARCHITECT**  
E.P. FERRE & ASSOCIATES, INC.  
100 NORTH HIGH STREET  
COLUMBUS, OHIO 43215  
CONTACT: CHRIS LUCIOTTI, P.E.  
EMAIL: CLUCIOTTI@EPFERRE.COM

**ARCHITECT**  
ARCHITECTURAL ALLIANCE  
100 NORTH HIGH STREET  
COLUMBUS, OHIO 43215  
CONTACT: JOHN DENT, AIA  
EMAIL: JOHN.DENT@ARCHITECTURALALLIANCE.COM

**SURVEYOR**  
LANGRISH SURVEY GROUP, INC.  
2009 WEST 6TH AVENUE  
COLUMBUS, OHIO 43215  
CONTACT: SCOTT D. CHANDEL, P.S.  
PHONE: 614-85-0020

**SHEET INDEX**

0000
C100
C101
C102

NO.	DATE	BY	DESCRIPTION
1	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
2	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
3	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
4	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
5	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
6	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
7	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
8	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
9	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION
10	06/11/19	MD	FINAL PLAN FOR CONSTRUCTION

**OHIO**  
**Utilities Protection**  
**SERVICE**  
#11 in  
1-800-345-2764 Call Before You Dig

C101C

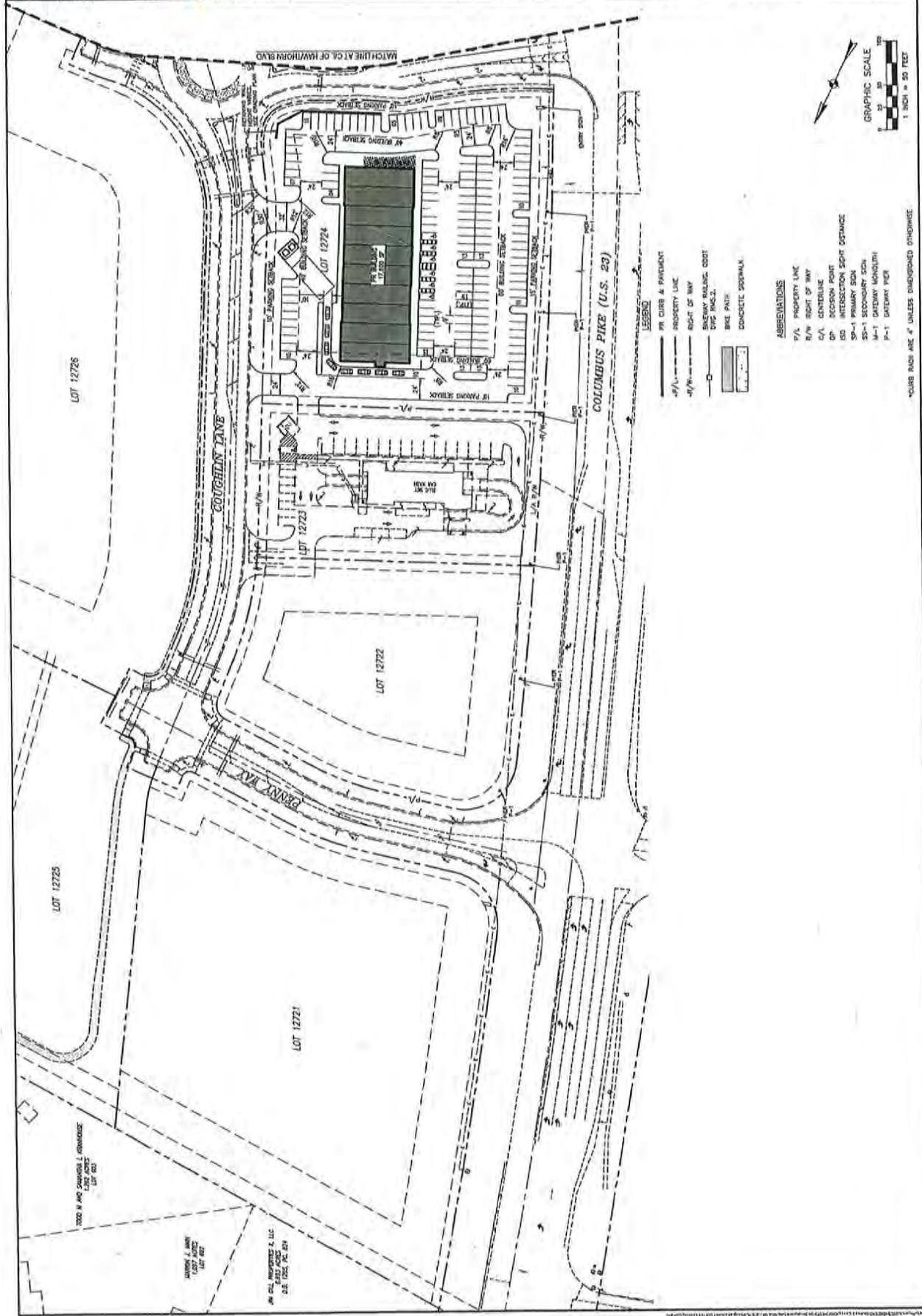
SUBAREA 6  
SITE PLAN

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

DELAWARE  
DEVELOPMENT LTD.



PROJECT NO.	02/02/2019
PROJECT NAME	PHASE 2
DATE	02/02/2019
DESIGNED BY	DELIA
CHECKED BY	DELIA
DATE	02/02/2019



1" = 50' FEET



ABBREVIATIONS

- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- IP INTERSECTION POINT
- ISD INTERSECTION SIGHT DISTANCE
- SP-1 PRIMARY SIDEWALK
- SS-1 SECONDARY SIDEWALK
- M-1 DRIVEWAY MONUMENT
- P-1 DRIVEWAY PIER

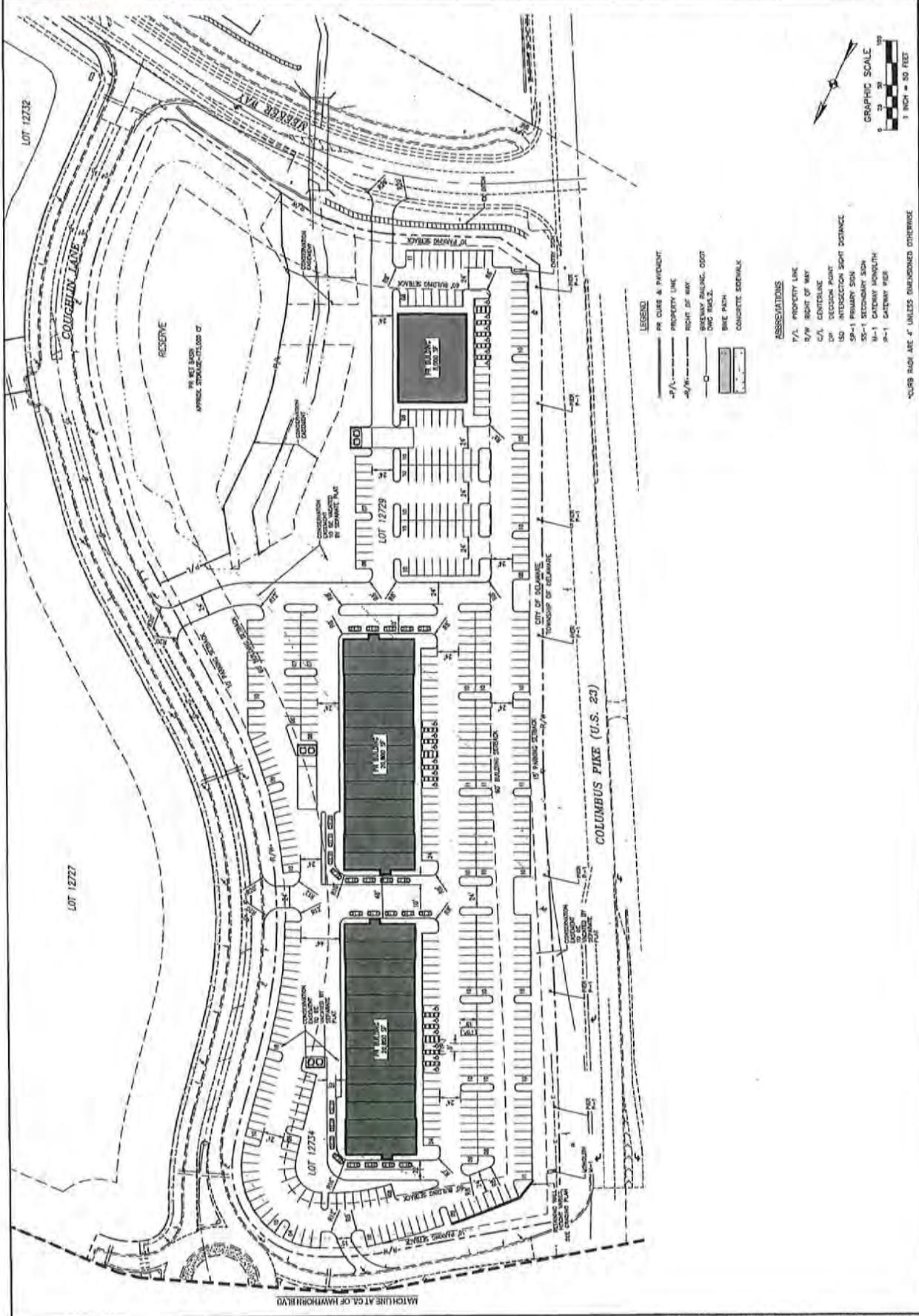
- LEGEND
- PR CURB & SIDEWALK
  - PROPERTY LINE
  - RIGHT OF WAY
  - BUSWAY RAILING COST
  - BIKE PATH
  - CONCRETE SIDEWALK

1000 N AND COLUMBIA L. CORNER  
LOT 12725

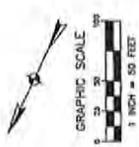
MARKET L. BLDG  
LOT 12721

AM. CO. INDUSTRIES 2, LLC  
200 N. 125th, P.O. BOX 204

1000 N AND COLUMBIA L. CORNER  
LOT 12725



- LEGEND**
- PAVEMENT & PAVEMENT
  - /-/ PROPERTY LINE
  - /-/ RIGHT OF WAY
  - SKEWED PAVING, CDDT
  - DWG. MARK
  - BIKE PATH
  - CONCRETE SIDEWALK
- ASSOCIATIONS**
- P/L PROPERTY LINE
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - DP DECISION POINT
  - ISD INTERSECTION SIGHT DISTANCE
  - SP-1 PRIMARY SIGN
  - SS-1 SECONDARY SIGN
  - M-1 GATEWAY MONUMENT
  - M-1 GATEWAY PIER



\*CURB RADI ARE 4' UNLESS DIMENSIONED OTHERWISE.

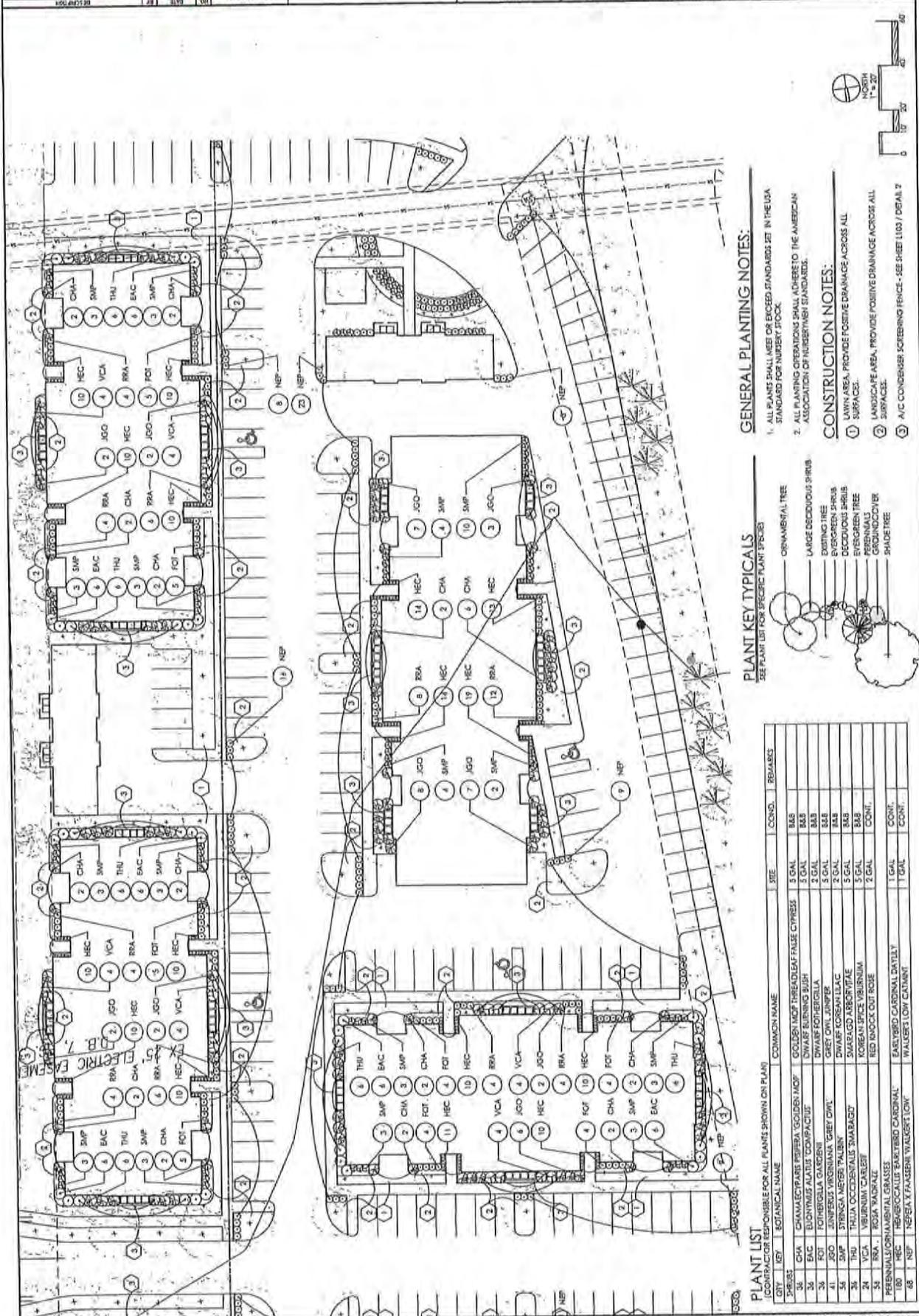








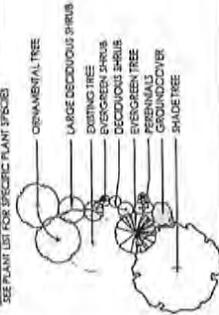




**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
  2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMANS STANDARDS.
- CONSTRUCTION NOTES:**
1. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
  2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
  3. A/C CONDENSER SCREENING FENCE - SEE SHEET L100 / DETAIL 7

**PLANT KEY TYPICALS**  
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



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

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
3	CHA	CHAMAECYPARIS PROPINQA	GOLDEN LACE	3 GAL	BAG	
2	EAC	ELONIA ALATA	COONHORN	2 GAL	BAG	
2	FOI	FOENICULIS OLERACEA	FINNISH HERRING	2 GAL	BAG	
2	JGO	JONIFERUS VIRGINIANA	GREY OWL	2 GAL	BAG	
2	SMP	STRONGA MERRILLI	DWARF KOREAN LILAC	2 GAL	BAG	
2	THU	THUJA OCCIDENTALIS	SMARAGD	2 GAL	BAG	
2	VCA	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	2 GAL	BAG	
2	ROSA	ROSA SANDRAE	RED NOCK OUT ROSE	2 GAL	COND.	
1	COH	COENOCYCLUS	EARLYBIRD CARDINAL	1 GAL	COND.	
1	HEC	HEBECALYPS	EARLYBIRD CARDINAL	1 GAL	COND.	
1	WAL	WALLENIA	WALKER TONY	1 GAL	COND.	



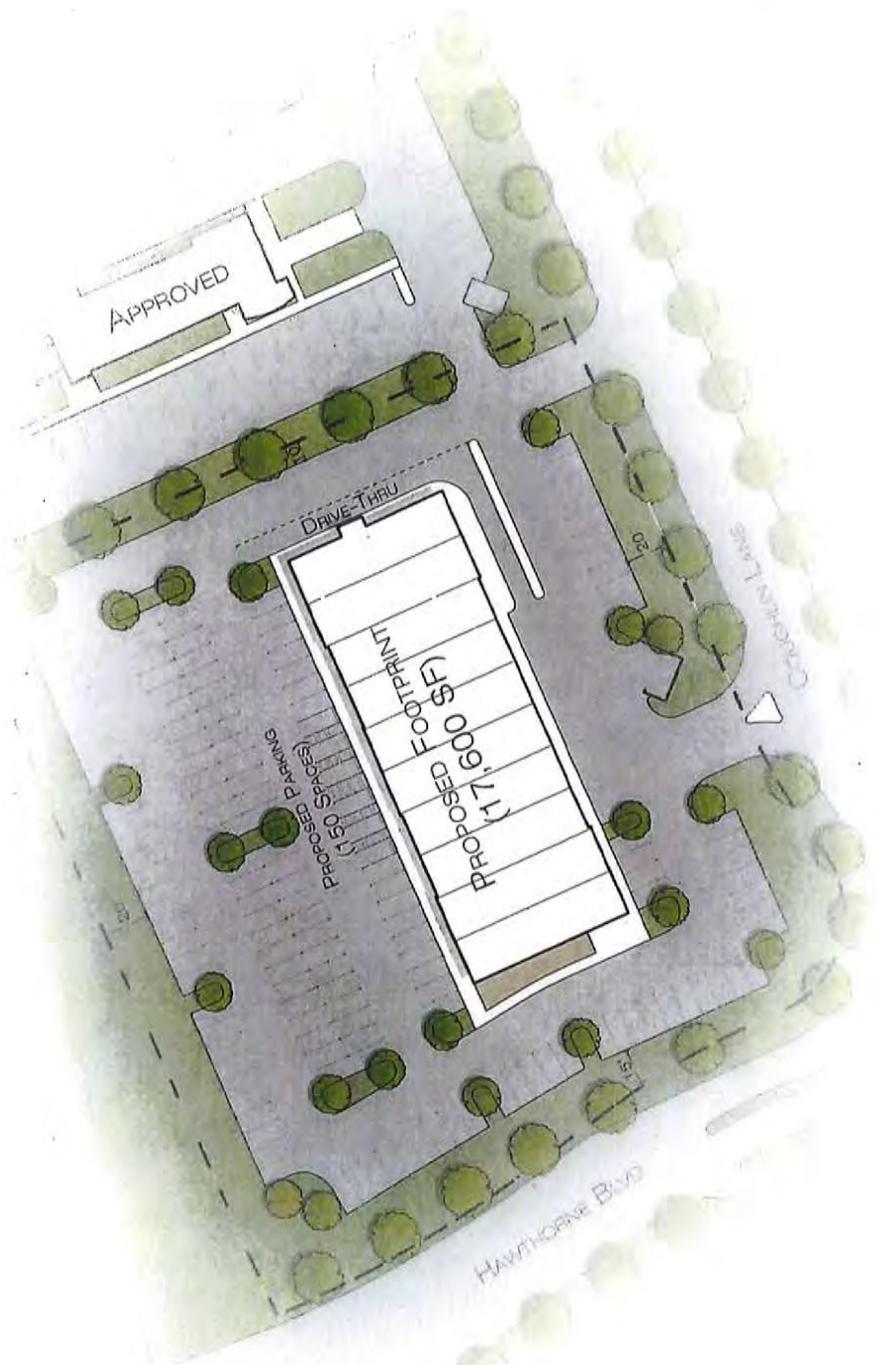
think. create. do.



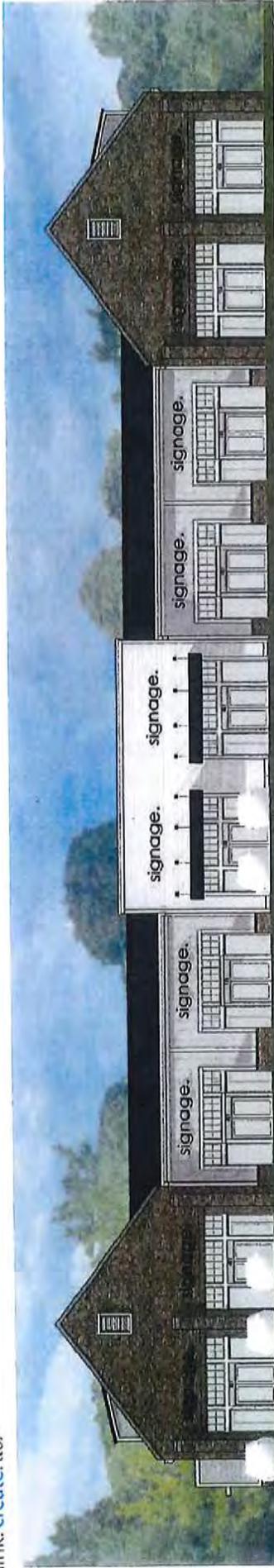
Perspective

DELAWARE DEVELOPMENT PLAN

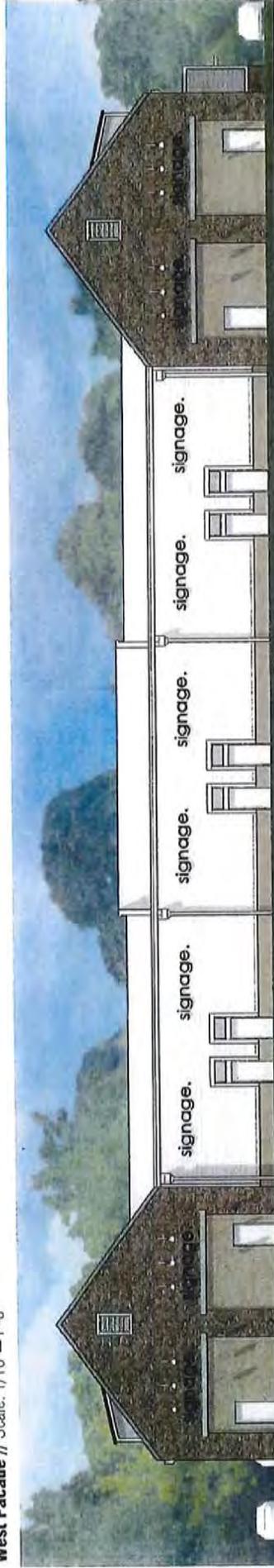
all



think. create. do.



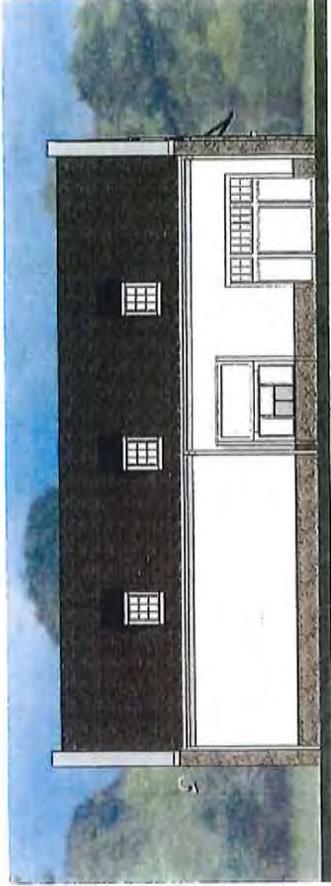
West Facade // Scale: 1/16" = 1'-0"



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



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



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



BRICK PAVERS

COMPACTOR

STRAITFORD ROAD

3-STORY BUILDING TYP.

2-STORY BUILDING TYP.

10-CAR GARAGE TYP.

COUGHLIN LANE

CLUB POOL

MAIL

**SITE DATA**

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

ILLUSTRATIVE PLAN: PHASE 2

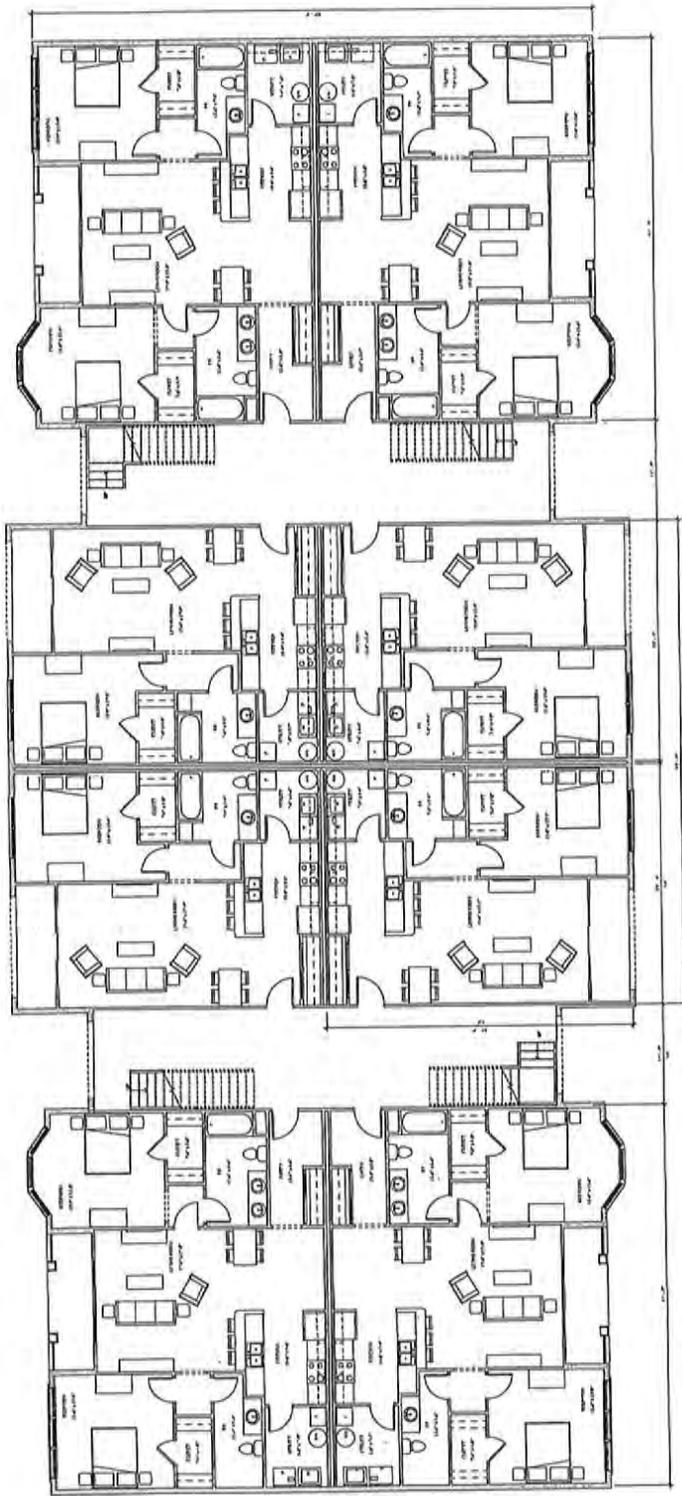
**COUGHLINS CROSSING**

PREPARED FOR ROMANELLI AND HUGHES  
DATE: 7/27/19

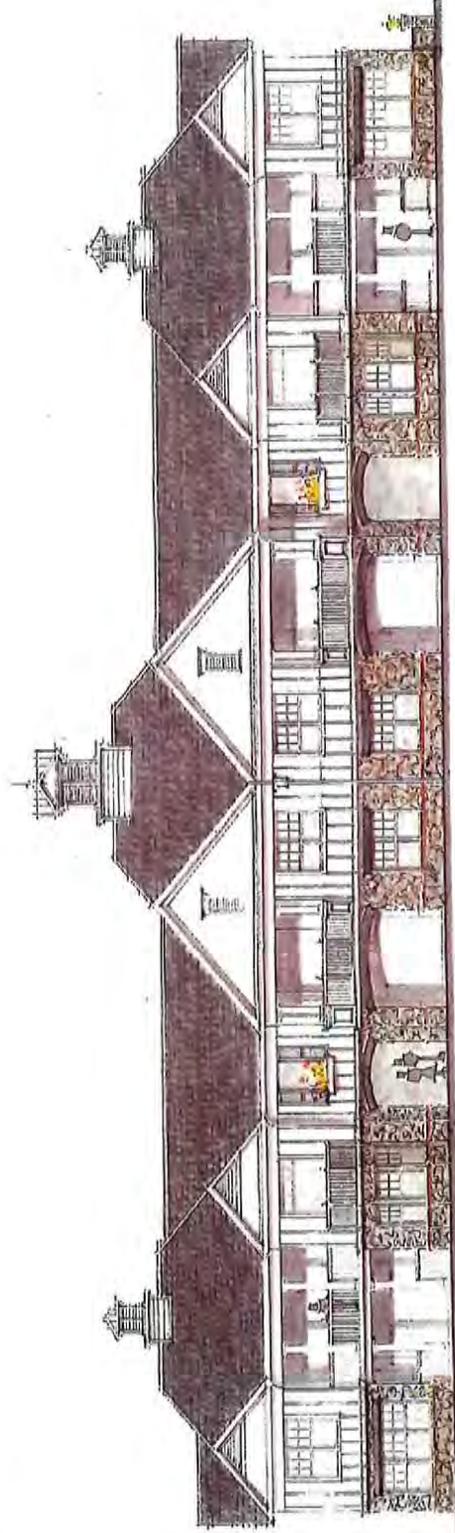


**Faris Planning & Design**

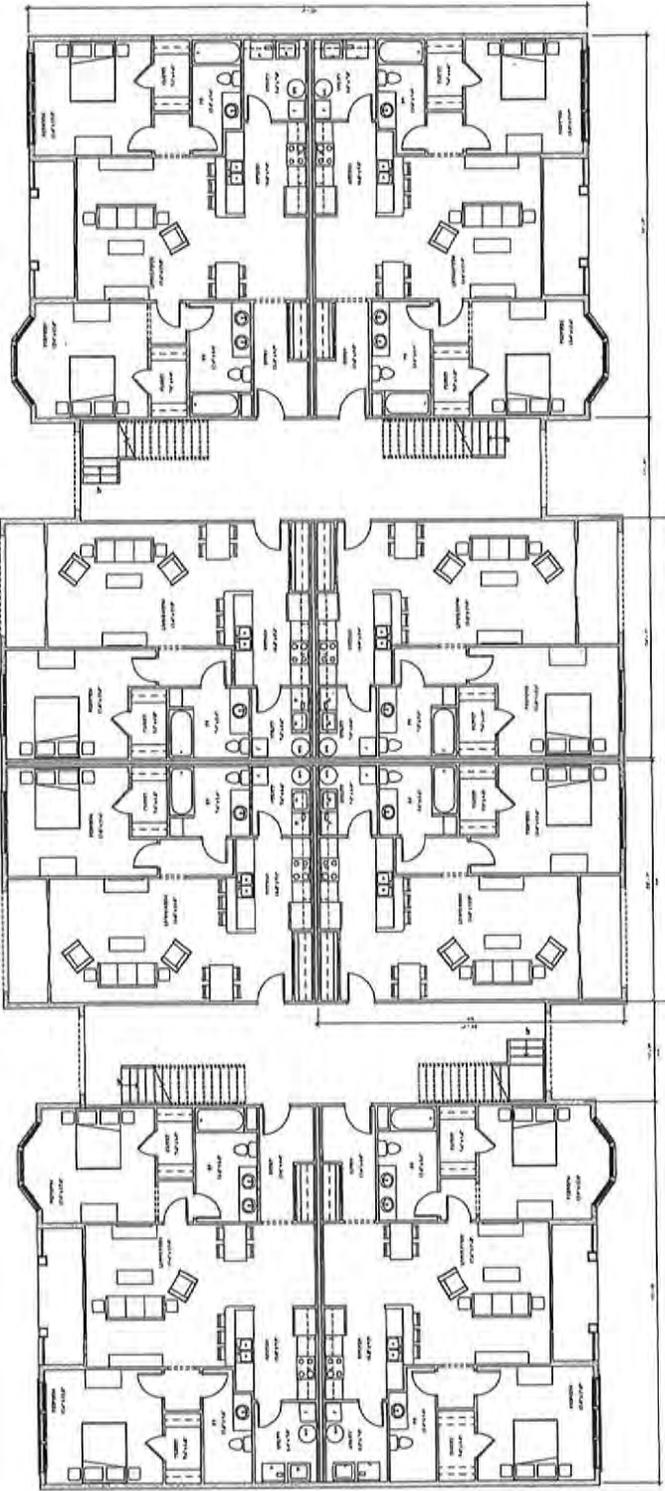
LAND PLANNING LANDSCAPE ARCHITECTURE  
3131 N. 20th Street Suite 401 Columbus, OH 43215  
614.447.1144 www.farisplanning.com



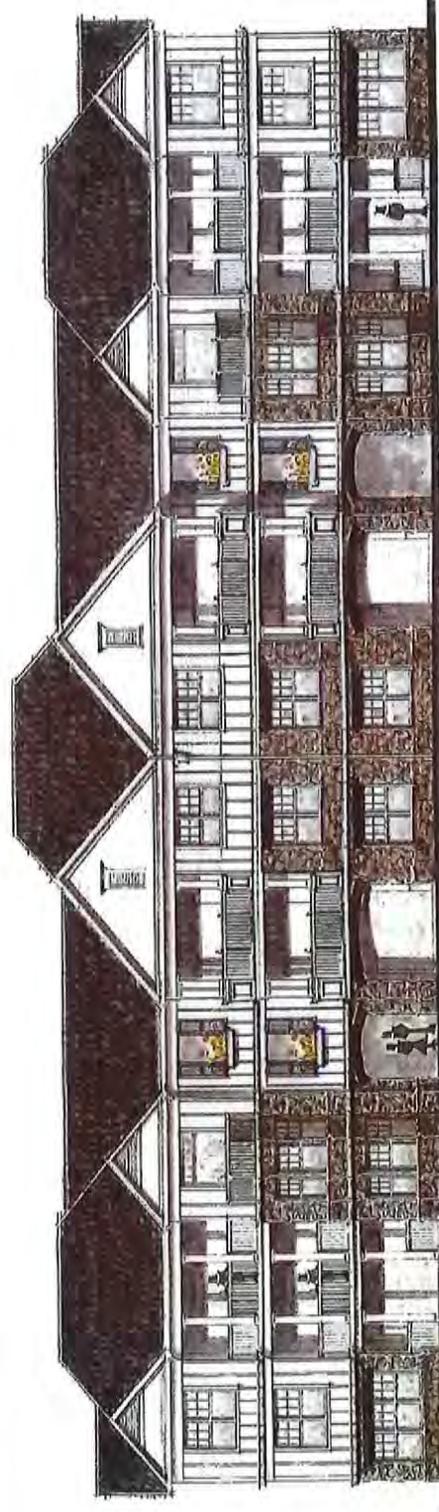
FLOOR PLAN  
SCALE 1/8" = 1'-0"



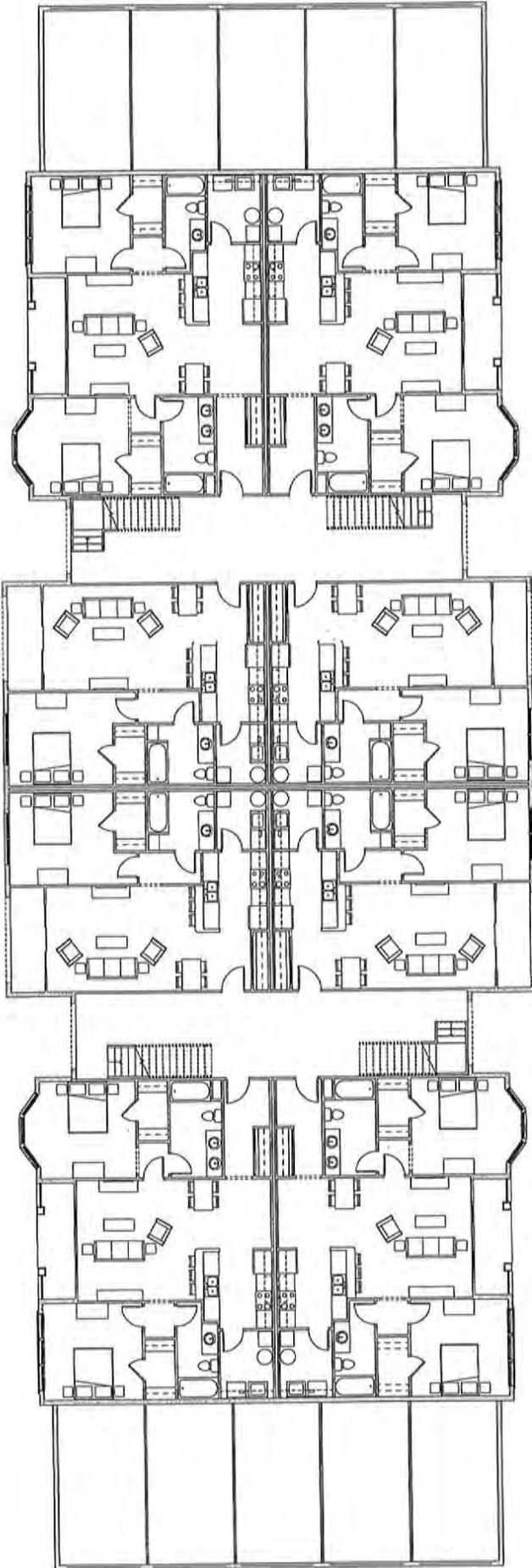
ELEVATION  
SCALE 1/8" = 1'-0"



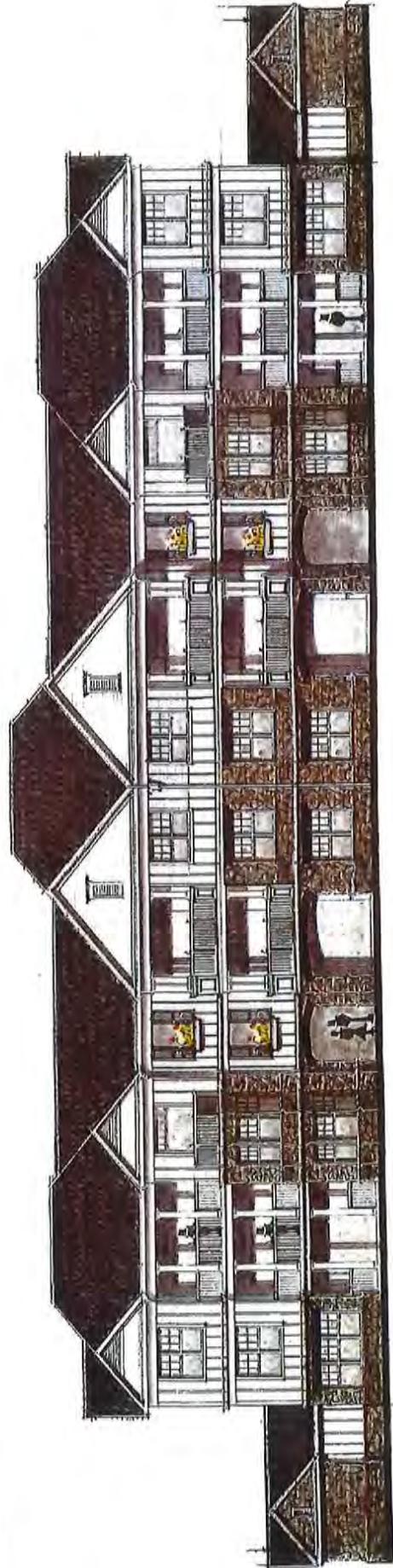
CLUBS PLANE  
FOURTH FLOOR



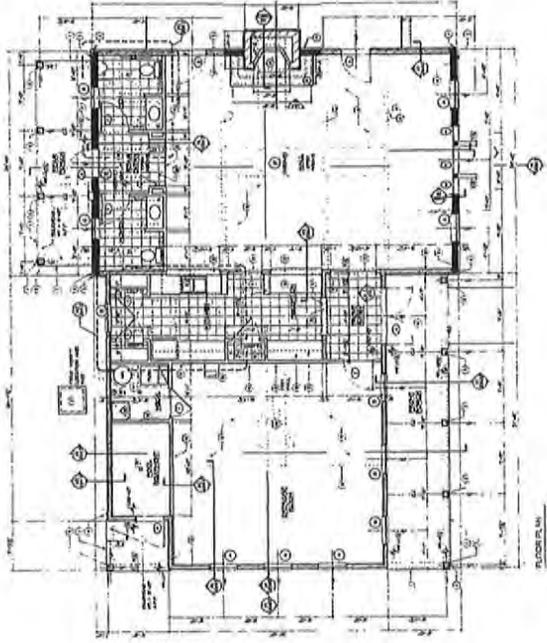
ELEVATION  
FOURTH FLOOR



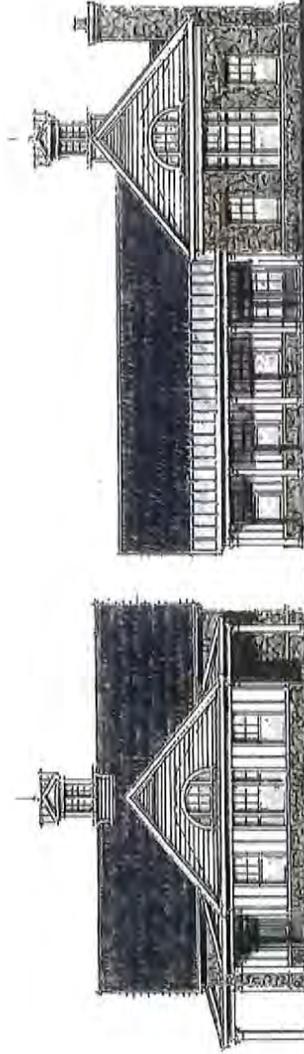
SECTION  
SCALE: 1/8" = 1'-0"



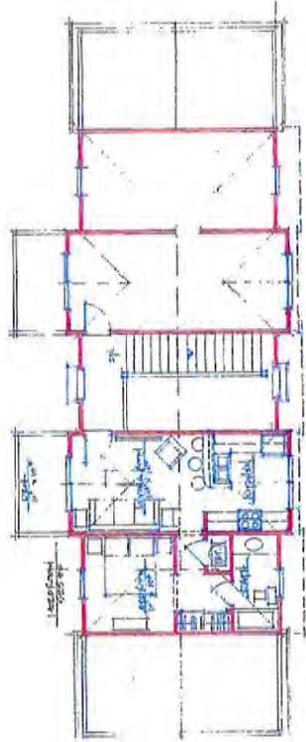
SECTION  
SCALE: 1/8" = 1'-0"



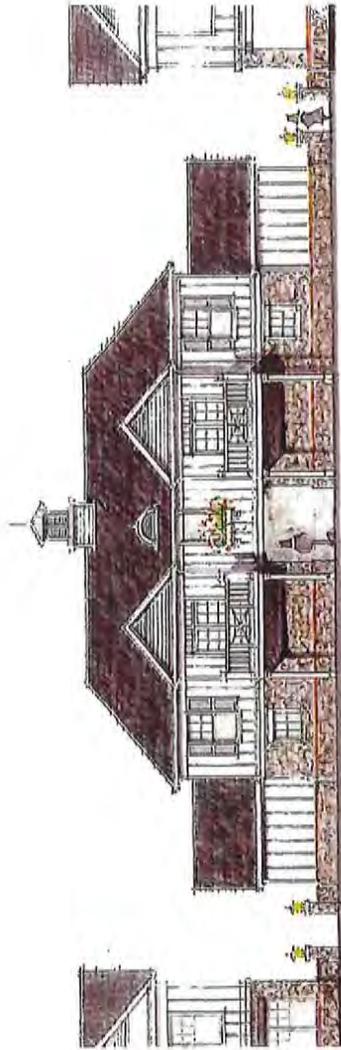
PLAN 100 IN  
SCALE 1/8" = 1'-0"



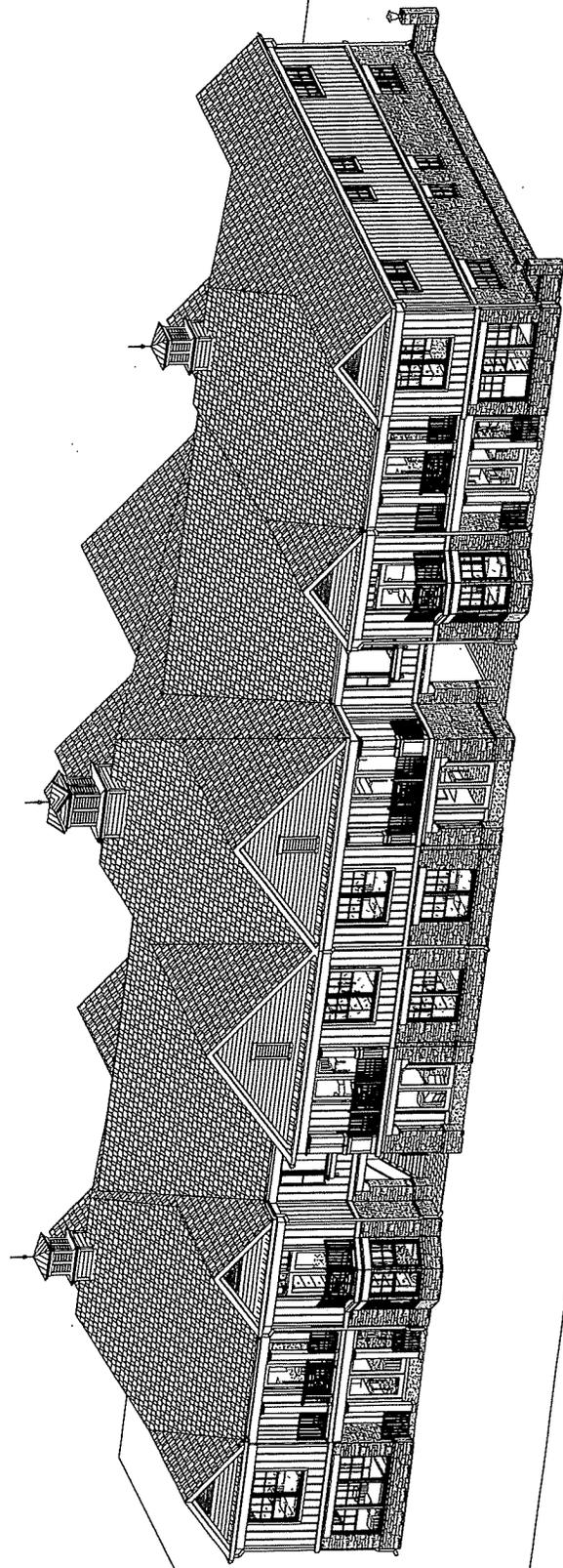
ELEVATIONS  
SCALE 1/8" = 1'-0"



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



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

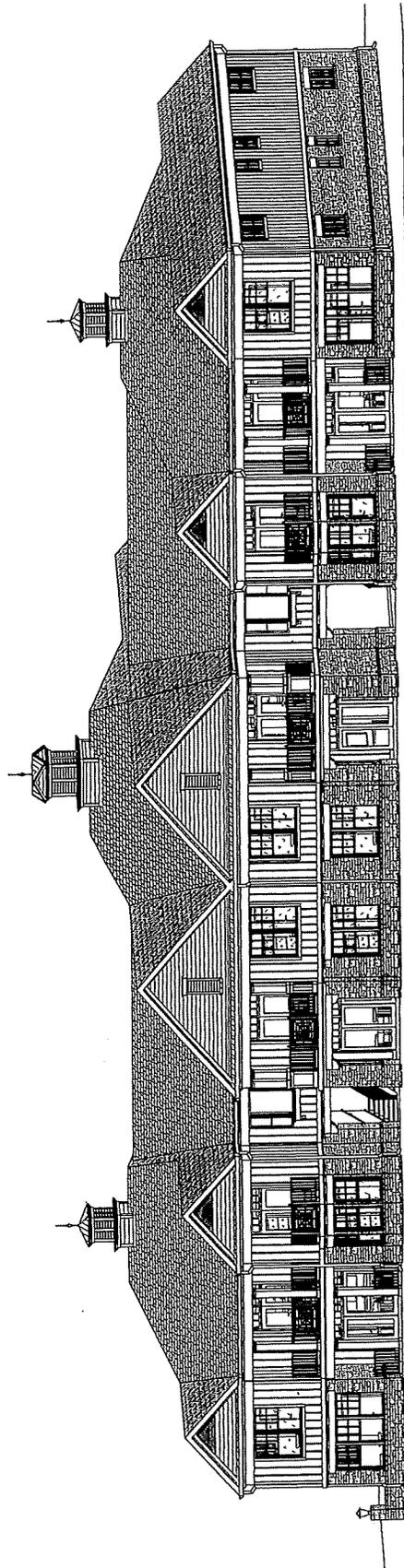


Project No. 1000000000

# COUGHLIN'S CROSSING

2-LVL-1



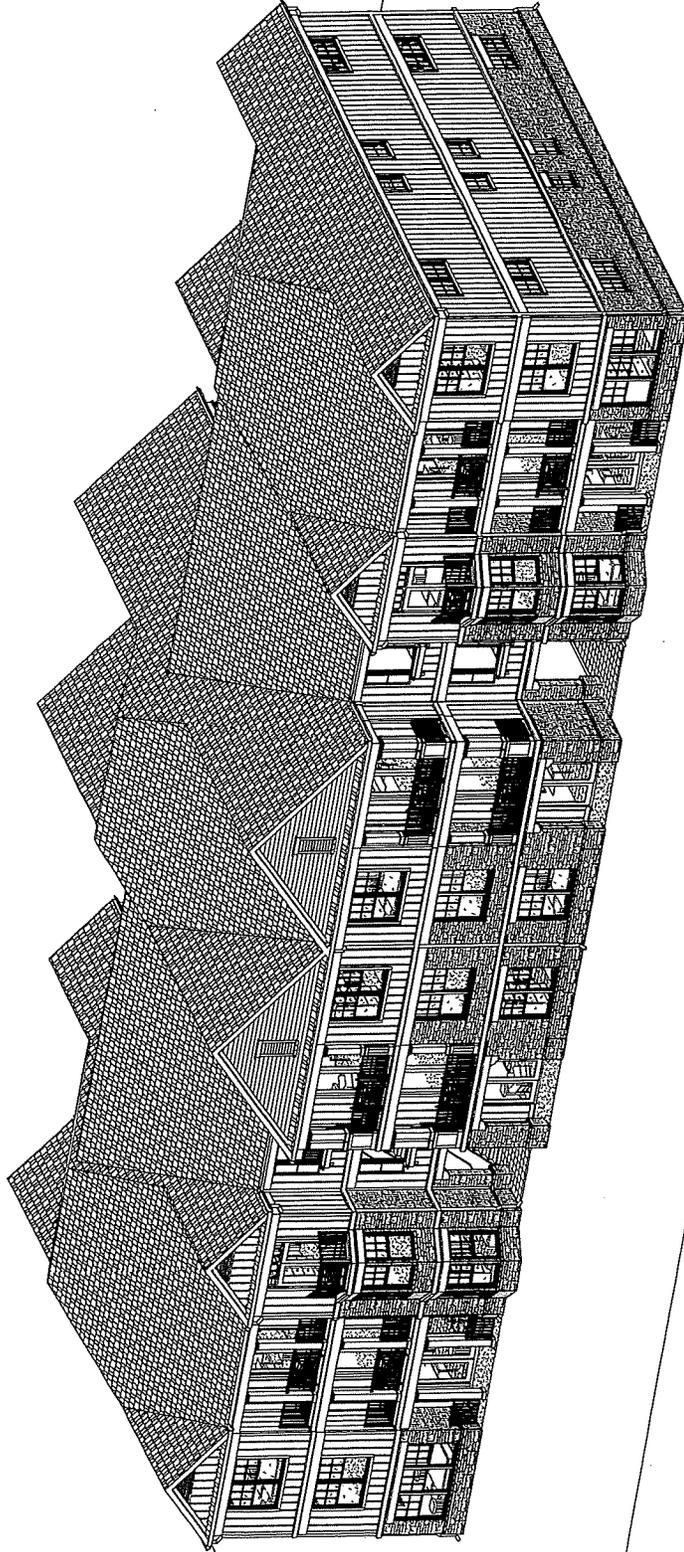


Replica With Owner's Logo

# COUGHLIN'S CROSSING

2-LVL-2



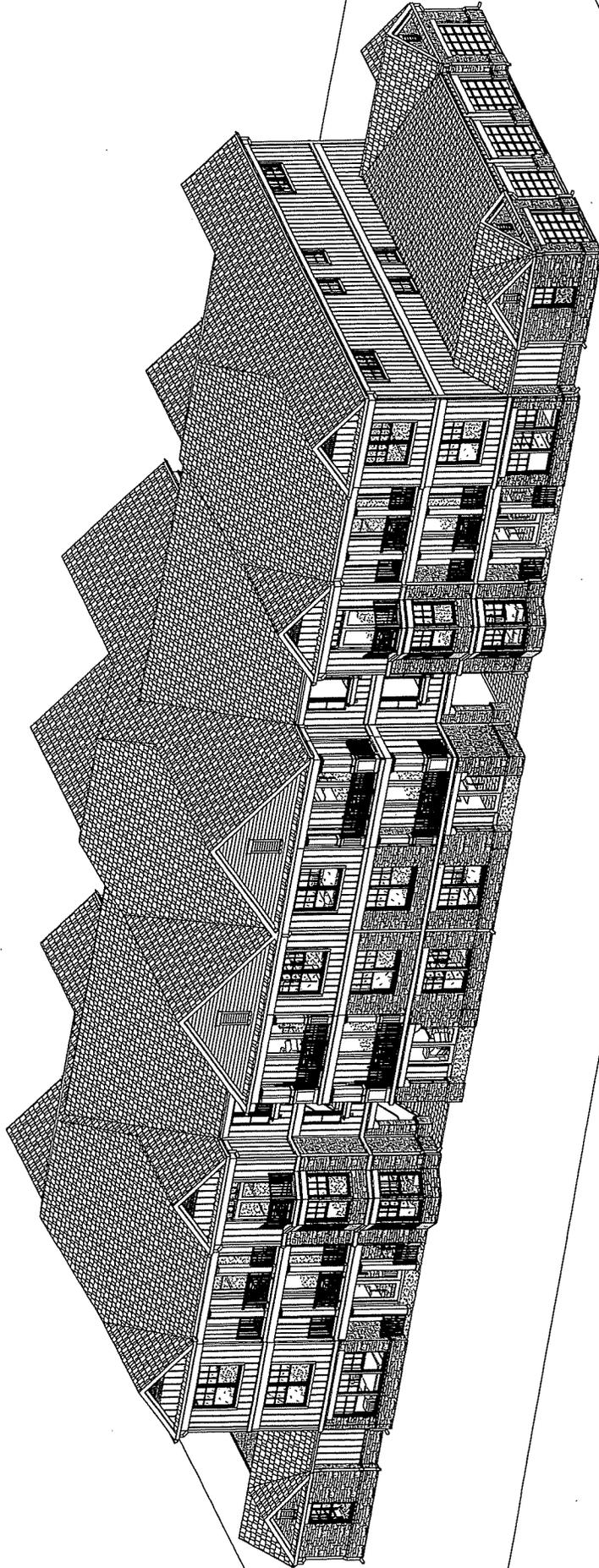


Plumber WHI Owner Lipp

# COUGHLIN'S CROSSING

3-LVL-1





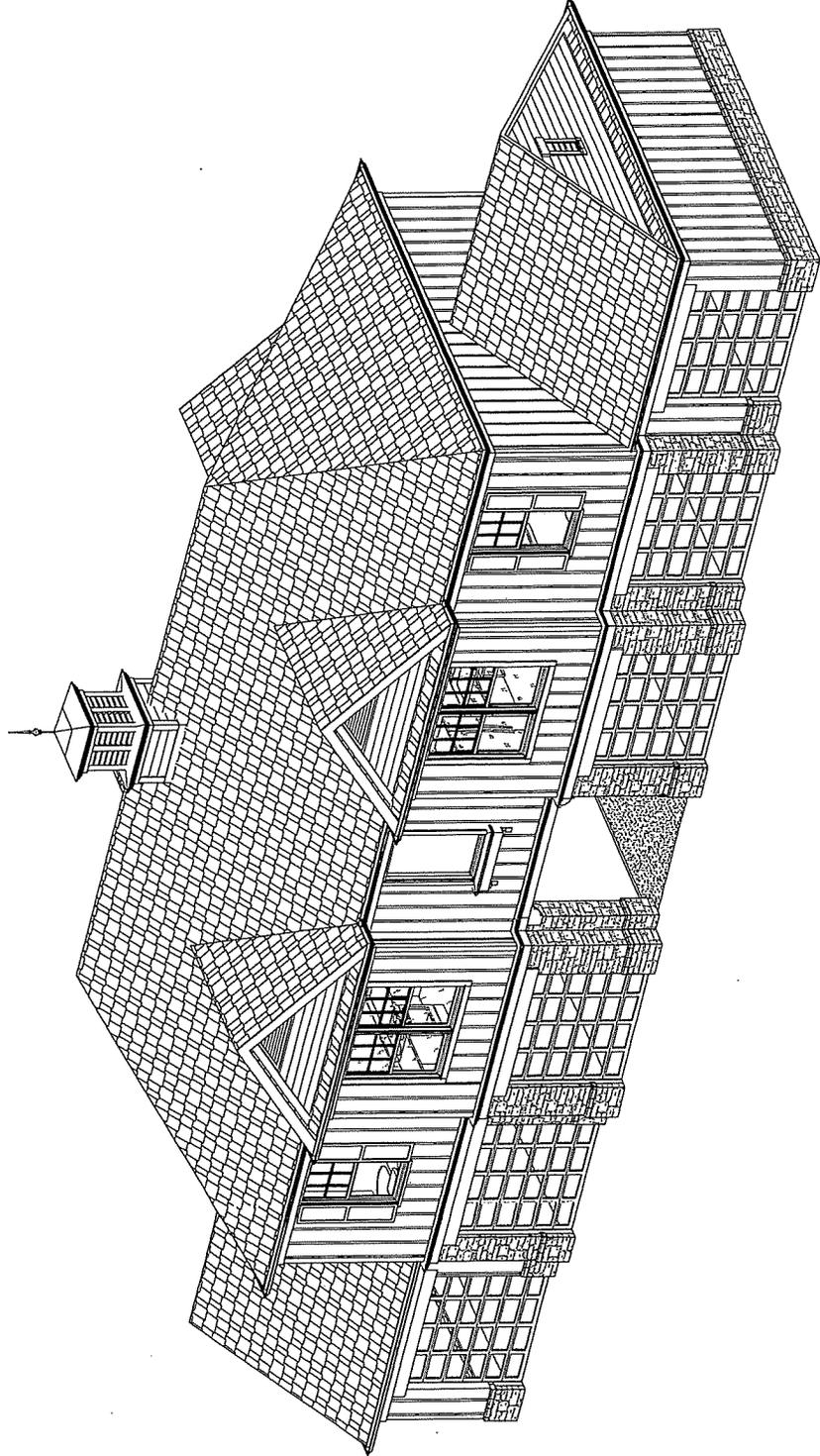
Resilient Wall, Owner Logo

# COUGHLIN'S CROSSING

3-LVL-2

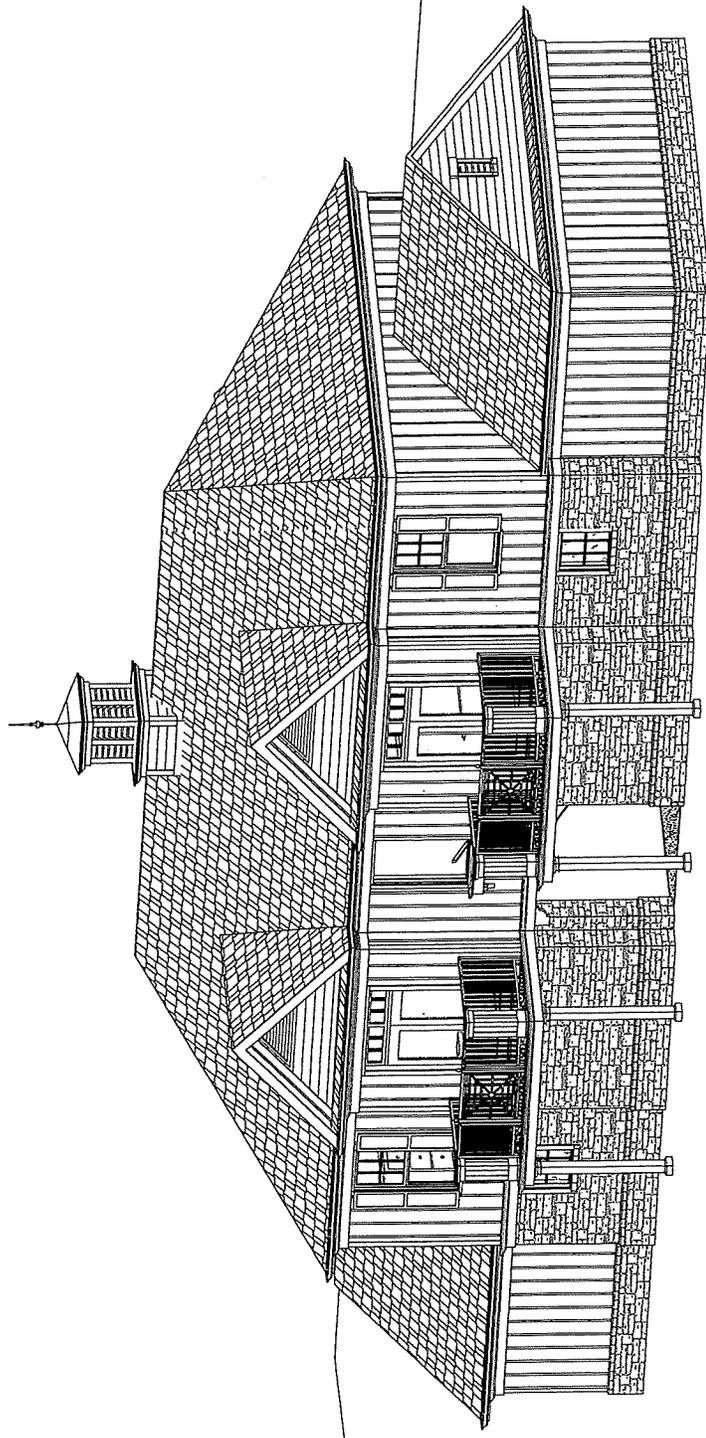


McQuay-Norris



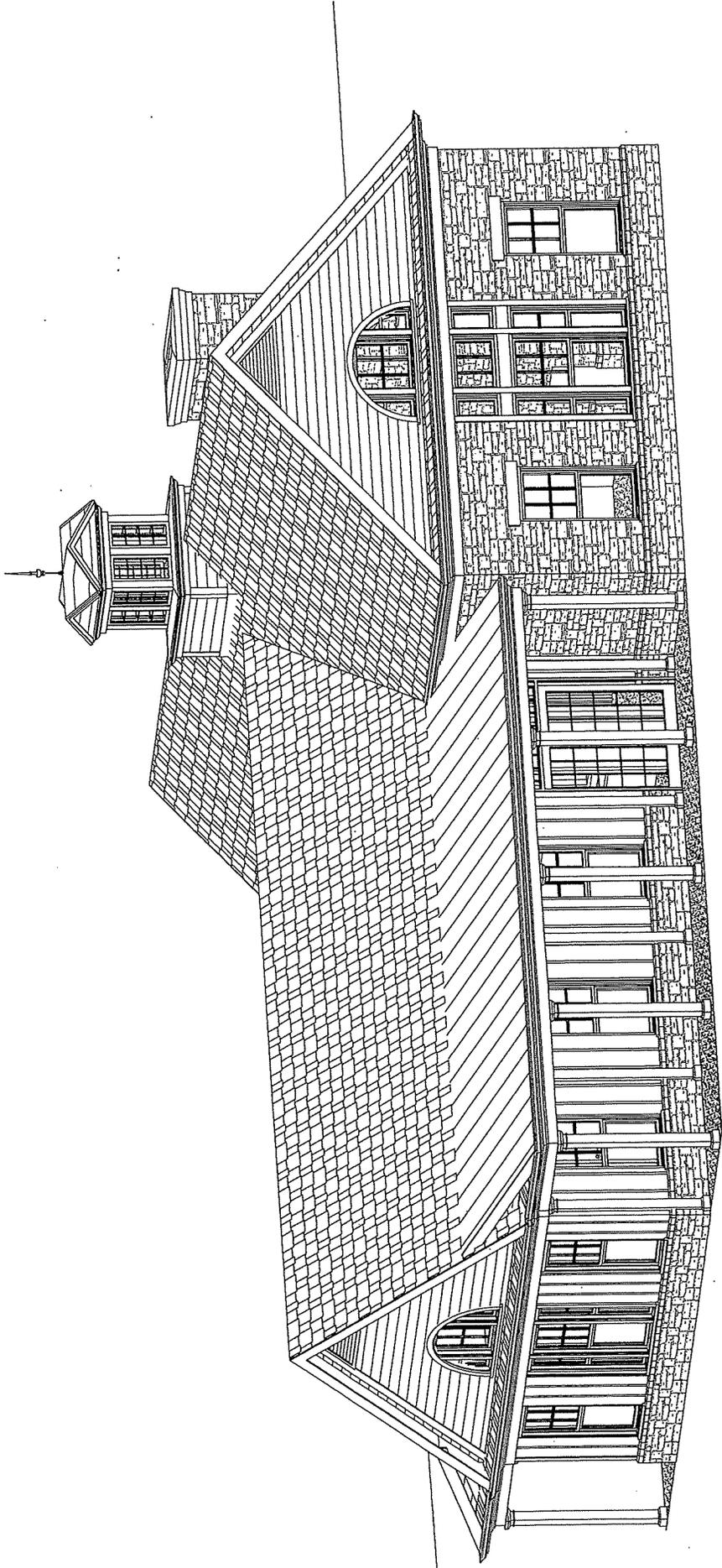
Regular With Owner's Logo

# COUGHLIN'S CROSSING



Register With Owner's Log

# COUGHLIN'S CROSSING

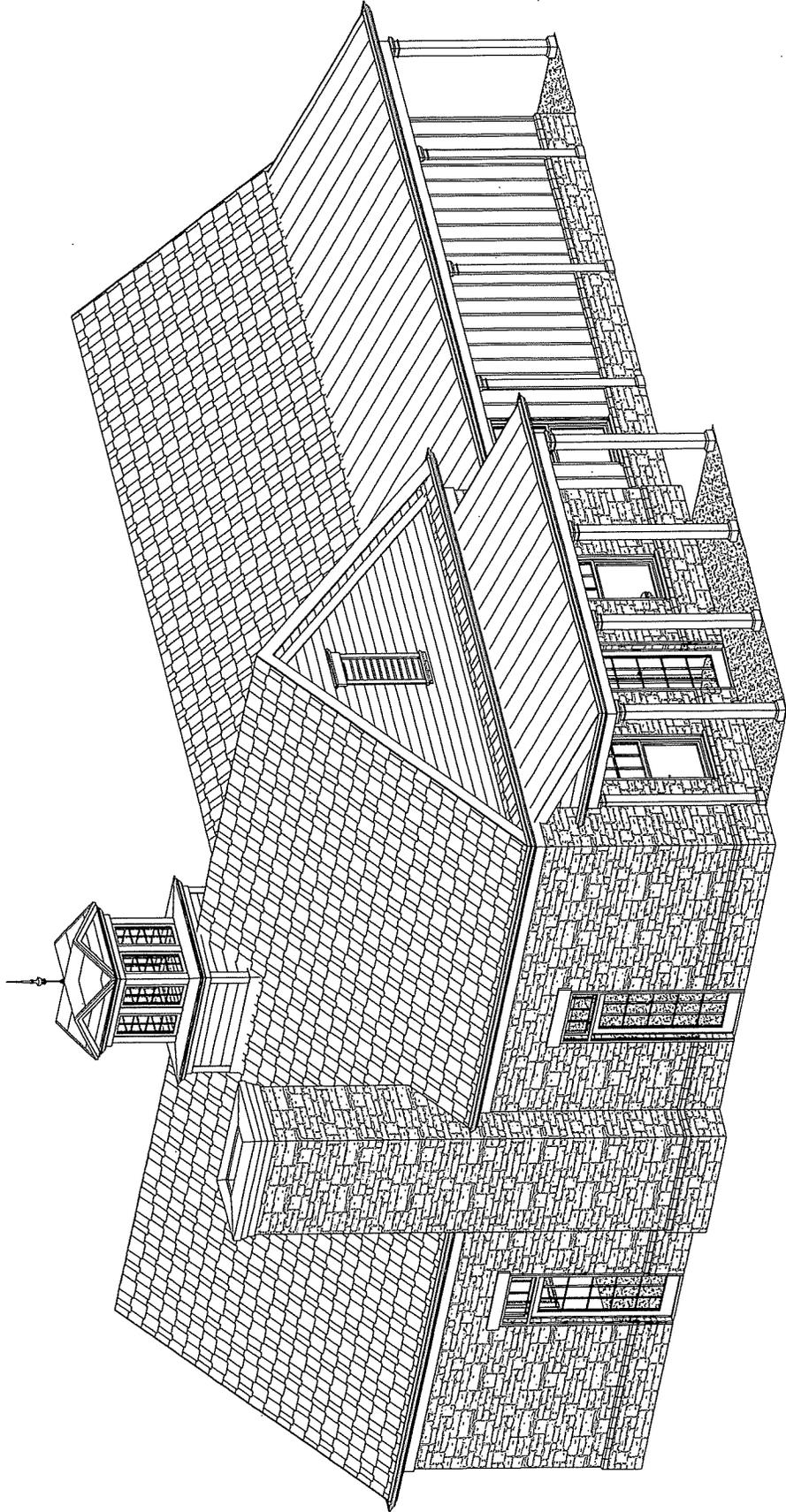


Register With Owner/Arch

# COUGHLIN'S CROSSING

PLANET  
CLBH-1



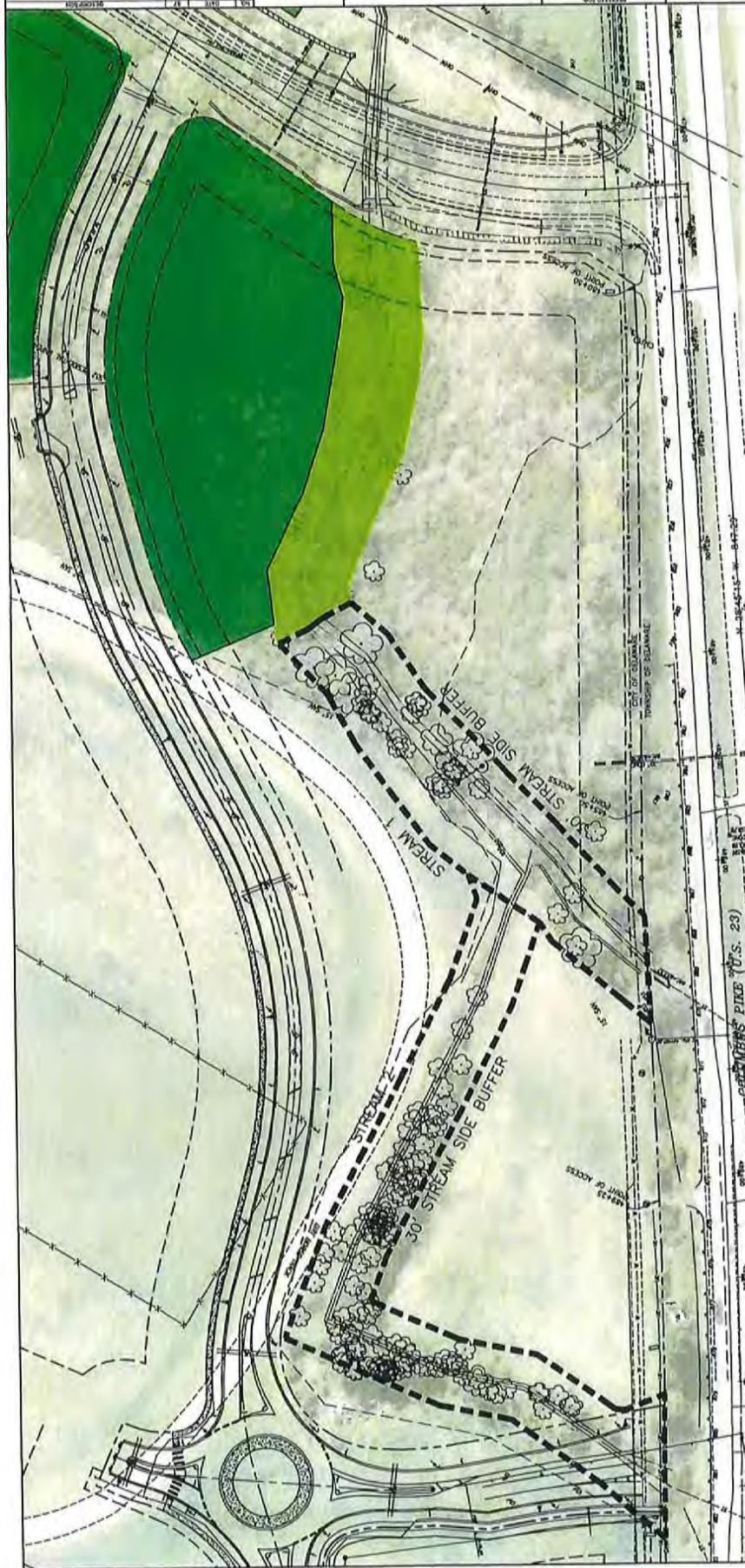


Replica WPA Owner Copy

# COUGHLIN'S CROSSING

PLAN  
CLBH-2





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

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

**OPEN SPACE DATA**

TYPE	AREA	% OF DEVELOPABLE AREA (BASED ON 17.82 AC)
PASSIVE OPEN	1.84 AC	10.32%
PRESERVATION EASEMENT	0.72 AC	4.04%
TOTAL	2.56 AC	14.36%

**SITE DATA**

SURVEY SITE AREA: 78.79 AC  
 - WACATED R/W: 1.20 AC  
 - EX. R/W TO BE DEDICATED (US23): 2.80 AC  
 - EX. R/W TO BE DEDICATED (STRATFORD RD): 1.66 AC  
 - EX. R/W TO BE DEDICATED (STRATFORD RD): 3.33 AC  
 - ONSET R/W TO BE DEDICATED: 4.28 AC  
 - ONSET R/W TO BE DEDICATED: 4.28 AC  
 TOTAL DEVELOPABLE SITE AREA: 68.22 AC

**STREAM RIPARIAN SETBACK MITIGATION**

STREAM	ZONE	AREA IN BUFFER ZONE	MITIGATION REQUIRED	MITIGATION REQUIRED
STREAM 1	30' STREAM SIDE BUFFER	40,417 SF - 0.93 AC	2 : 1	80,834 SF - 1.86 AC
STREAM 2	30' STREAM SIDE BUFFER	54,838 SF - 1.26 AC	1 : 1	54,838 SF - 1.26 AC
TOTAL MITIGATION				135,702 SF - 3.12 AC

**LEGEND**

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

**ABBREVIATIONS**

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

**TREE PRESERVATION NARRATIVE**

All trees within the easement were located and measured in the field on 1/13/19. The majority of trees were located in the easement area. The trees were measured and identified by species, size, and health. The trees were then marked with a red 'X' for removal and a green 'X' for preservation. The trees were then measured and identified by species, size, and health. The trees were then marked with a red 'X' for removal and a green 'X' for preservation.

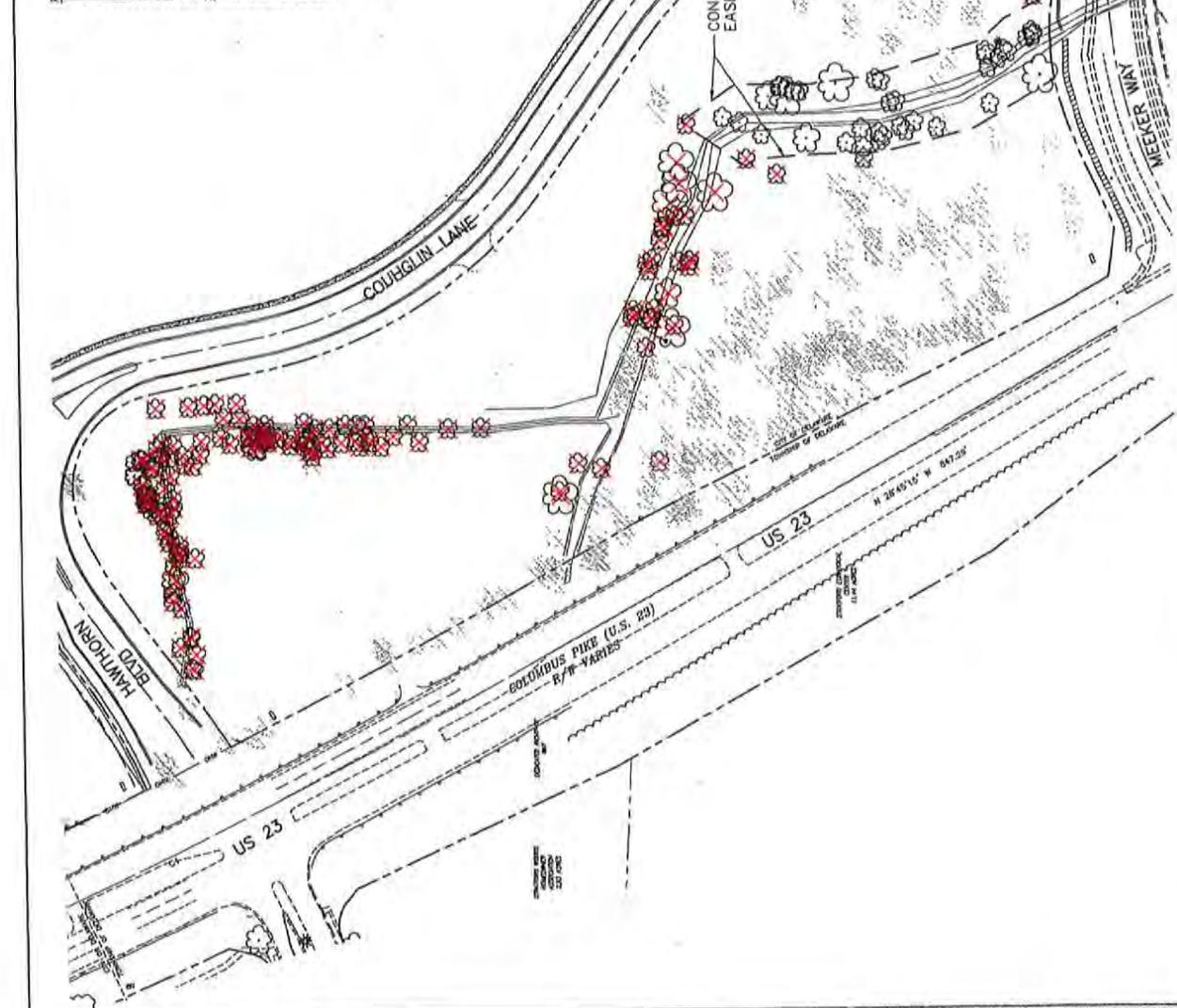
**REMAINING TREE COUNT**

DALEIDR	COUNT	(ONLY)
TOTAL	200	2479
COUG	143	1758
FRAX	15	238
POPO	30	345
QFAG	12	136
ASH	0	0

**2019 TREE REMOVAL**

DALEIDR	COUNT	(ONLY)
TOTAL	60	1947
COUG	115	1396
FRAX	12	186
POPO	23	260
QFAG	10	111
ASH	0	0

TOTAL CALIPER (IN) TO BE REPLACED AND/OR IMPROVED = 1371'





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



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

Planning Commission

- |                                                                            |                                                                    |                                                                           |
|----------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Amended Final Development Plan                    | <input type="checkbox"/> Final Development Plan Extension          | <input type="checkbox"/> Substitution of a Non-Conforming Use             |
| <input type="checkbox"/> Amended Final Subdivision Plat                    | <input type="checkbox"/> Final Subdivision Plat                    | <input type="checkbox"/> Vacation-Alley                                   |
| * <input checked="" type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension          | <input type="checkbox"/> Vacation-Easement                                |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat              | <input type="checkbox"/> Floodplain Permit                         | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                                 | <input type="checkbox"/> Lot Split                                 | <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 checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                      | <input type="checkbox"/> Preliminary Dev Plan Extension            | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                            | <input type="checkbox"/> Preliminary Sub Plat                      | <input type="checkbox"/> Variance                                         |
| <input type="checkbox"/> Determination of Similar Use                      | <input type="checkbox"/> Preliminary Sub Plat Extension            |                                                                           |
| <input type="checkbox"/> Development Plan Exemption                        | <input type="checkbox"/> Rezoning                                  |                                                                           |
| <input type="checkbox"/> Final Development Plan                            | <input type="checkbox"/> Subdivision Variance                      |                                                                           |

\* SEE ATTACHED INFORMATION

Subdivision/Project Name Coughlin's Crossing Address MECKER # 4523

Acreage 73.33 Square Footage VARIABLE Number of Lots PMU Number of Units PMU

Zoning District/Land Use PMU Proposed Zoning/Land Use N/A Parcel # SEE RECORDED PLAT ATTACHED

Applicant Name DELAWARE DEVELOPMENT PLAN Contact Person CONNIE KLEMA

Applicant Address P.O. BOX 991 PATASKALA OH 43062

Phone 614 374 8488 Fax N/A E-mail CKLEMAATTORNEY@gmail.com

Owner Name DELAWARE DEVELOPMENT PLAN Ltd Contact Person CONNIE KLEMA

Owner Address P.O. BOX 991 PATASKALA OH 43062

Phone 614 374 8488 Fax N/A E-mail CKLEMAATTORNEY@gmail.com

Engineer/Architect/Attorney THE MANNIK & SMITH GROUP ARCHITECTURAL ALLIANCE Ltd Contact Person RANDY VAN TILBURG JOHN ONEY

Address 815 GRAN BUIEW AVE STE 650 COLS 43215

Phone 614 441 4222 E-mail RVANTILBURG@MANNIKSMITHGROUP.COM

Phone 614 361 3892 E-mail JONEY@ARCHALL.COM

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

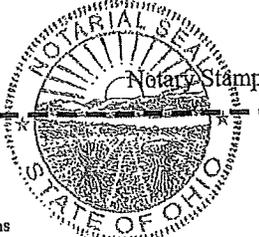
AL Coughlin Jr  
Owner Signature

AL Coughlin Jr  
Owner Printed Name

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Agent Printed Name

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



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

[Signature]  
Notary Public



**PUBLIC**  
**COMMENT**

Aug. 22, 2019

Dear Planning Commission Member,

Stratford is such a unique area. I wanted to show you a little bit about the story of Stratford. We recently had a 'Tour of Stratford'. It was a great success with 150 people touring the area and the whole neighborhood involved. Docents dressed up in mid 1800 garb and relayed the history of the paper mills of Stratford. I am enclosing a booklet that each participant received. It does a great job of telling the story of Stratford.

The first Wednesday in September the housing development that Romanelle & Hughes has proposed for the Stratford area will be presented to you. Here's what we think. I had three architects review the plans for Stratford and all agreed that the structural design was well done and would blend well with the surrounding homes. What we would like to have you consider is the density. We think that the design would be much more palatable if there were spacing between every 4 units. This would give the impression of large homes opposite the existing homes of Stratford. Stratford residents would look across the road and not have to look at a long wall of apartments.

I thank you for your consideration of this request that would mean so much to the neighbors in Stratford.

Sincerely,

Jeannie Ball

1989 Stratford Road

Delaware, Ohio 43015