

**From:** [David M. Efland](#)  
**To:** [Lisa V Early](#); [Stephen Tackett](#)  
**Cc:** [R Thomas Homan](#); [Elaine McCloskey](#); [Lance Schultz](#); [Ted Miller](#); [Carrie Fortman](#); [Bill Ferrigno](#)  
**Subject:** RE: Addison Properties  
**Date:** Wednesday, October 13, 2021 12:29:25 PM

---

Thank you for the comment.

Staff is only just reviewing the documents and will be for some time.

We will file this comment with the case as a result so it is part of the record.

David M. Efland, AICP  
Director of Planning & Community Development

City of Delaware  
1 S. Sandusky St.  
Delaware, OH 43015  
[www.delawareohio.net](http://www.delawareohio.net)  
740-203-1600 - Phone  
740-203-1699 – FAX

---



Home of [Ohio Wesleyan University](#)  
An Ohio Main Street Community – [Main Street Delaware](#)  
MONEY Magazine – Top 50 Best Places to Live in America 2020.  
Forbes Top 10 "Best Places to Raise a Family"  
Ohio Magazine – Best Hometown 2021-2022 & 2007  
An AARP "Livable Community"

---

**From:** Lisa V Early <lmve63@gmail.com>  
**Sent:** Tuesday, October 12, 2021 2:59 PM  
**To:** Stephen Tackett <stackett@delawareohio.net>  
**Cc:** David M. Efland <defland@delawareohio.net>; R Thomas Homan <rthoman@delawareohio.net>  
**Subject:** Re: Addison Properties

Caution! This message was sent from outside your organization.

Thank you so much! This is the property beside their home!  
They have a Garden beside their home that goes from Rutherford to Taylor Ave.  
They allow people to go through but not sure Robi sons want it connected to the Addison walk through.

I have attached an arrow to the map  
Lisa Early

On Tue, Oct 12, 2021, 2:49 PM Stephen Tackett <[stackett@delawareohio.net](mailto:stackett@delawareohio.net)> wrote:

Good afternoon ma'am,

This would definitely be something to bring up at the planning meeting come Nov 3rd. Dave Efland may be able to help.

Looking at the purple dotted path on the map, it appears that it is very close to their property, but I don't think it crosses over into it. We will keep an eye on it and make sure it doesn't end up intruding on the Robinsons property.

---

**From:** Lisa V Early <[lmve63@gmail.com](mailto:lmve63@gmail.com)>  
**Sent:** Tuesday, October 12, 2021 2:37 PM  
**To:** Stephen Tackett <[stackett@delawareohio.net](mailto:stackett@delawareohio.net)>  
**Subject:** Addison Properties

Caution! This message was sent from outside your organization.

Good Afternoon

Thank you for the updated Plan on the Addison Properties.

I see they have a walking path that cuts through Private Property at the end of Taylor Ave.

Can you please direct me to who I need to contact about this?

This area is Not my property. It belongs to John and Sue Robinson and I will more than likely see her soon and want to be able to give her a name to contact!

Thank you!

Lisa Early  
443 Taylor Ave

**From:** [Elaine McCloskey](#)  
**To:** [jftello@aim.com](mailto:jftello@aim.com)  
**Cc:** [Andy Volenik](#); [Carolyn Riggle](#); [Carrie Fortman](#); [Corey Staver](#); [David M. Efland](#); [Dianne Guenther](#); [George Stroud](#); [Jon Roseler](#); [Jordan Selmek](#); [Lance Schultz](#); [Lee Yoakum](#); [Matt Weber](#); [Sara Anderson](#); [stacy simpson](#); [Tajudeen Bakare](#); [Carolyn Riggle](#); [Cory Hoffman](#); [Drew Farrell](#); [Elaine McCloskey](#); [George Hellinger](#); [Kent Shafer](#); [Kim Gepper](#); [Kyle Kridler](#); [Lisa Keller](#); [Natalia Harris](#); [Stephen Tackett](#); [R. Thomas Homan](#)  
**Subject:** RE: Is the Addison property development plan approved?  
**Date:** Tuesday, October 12, 2021 5:20:24 PM

---

Mr. Tello,

Thank you for the email to the Planning Commission regarding your concerns on Addison Farms. The plans that you are referring to are the proposed development plans by the developer and are anticipated to be presented before the Planning Commission at their November meeting. Once it is approved at a Planning Commission level it will then proceed before City Council. Typically at the first meeting of Council a public hearing will be established for another date and time. All of our agendas and meetings are listed on our City website: <https://www.delawareohio.net/>.

Please feel free to reach out if you have any further questions.

Thank you,

Elaine McCloskey  
City Council Clerk  
City of Delaware  
1 S. Sandusky St.  
Delaware, Ohio 43015  
740-203-1013 office  
740-203-1024 fax  
[www.delawareohio.net](http://www.delawareohio.net)

---

**From:** Corey Staver <cstaver@ymail.com>  
**Sent:** Tuesday, October 12, 2021 1:00 PM  
**To:** Elaine McCloskey <EMcCloskey@delawareohio.net>; David M. Efland <defland@delawareohio.net>  
**Subject:** Fwd: Is the Addison property development plan approved?

Caution! This message was sent from outside your organization.

----- Forwarded Message -----

**Subject:** Is the Addison property development plan approved?

**Date:** Tue, 12 Oct 2021 13:22:20 +0000 (UTC)

**From:** [jftello@aim.com](mailto:jftello@aim.com)

**Reply-To:** [jftello@aim.com](mailto:jftello@aim.com)

**To:** [CRiggle@delawareohio.net](mailto:CRiggle@delawareohio.net) <[CRiggle@delawareohio.net](mailto:CRiggle@delawareohio.net)>, [KShafer@delawareohio.net](mailto:KShafer@delawareohio.net) <[KShafer@delawareohio.net](mailto:KShafer@delawareohio.net)>, [GHellinger@delawareohio.net](mailto:GHellinger@delawareohio.net) <[GHellinger@delawareohio.net](mailto:GHellinger@delawareohio.net)>, [stackett@delawareohio.net](mailto:stackett@delawareohio.net) <[stackett@delawareohio.net](mailto:stackett@delawareohio.net)>, [tacketst@hotmail.com](mailto:tacketst@hotmail.com) <[tacketst@hotmail.com](mailto:tacketst@hotmail.com)>, [LKeller@delawareohio.net](mailto:LKeller@delawareohio.net) <[LKeller@delawareohio.net](mailto:LKeller@delawareohio.net)>, [choffman@delawareohio.net](mailto:choffman@delawareohio.net) <[choffman@delawareohio.net](mailto:choffman@delawareohio.net)>, [dfarrell@delawareohio.net](mailto:dfarrell@delawareohio.net) <[dfarrell@delawareohio.net](mailto:dfarrell@delawareohio.net)>, [saradanderson@gmail.com](mailto:saradanderson@gmail.com) <[saradanderson@gmail.com](mailto:saradanderson@gmail.com)>, [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com) <[tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com)>, [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com) <[stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com)>, [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com) <[stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com)>, [avolenik@gmail.com](mailto:avolenik@gmail.com) <[avolenik@gmail.com](mailto:avolenik@gmail.com)>, [cstaver@ymail.com](mailto:cstaver@ymail.com) <[cstaver@ymail.com](mailto:cstaver@ymail.com)>, [criggle@delawareohio.net](mailto:criggle@delawareohio.net) <[criggle@delawareohio.net](mailto:criggle@delawareohio.net)>, [rthoman@delawareohio.net](mailto:rthoman@delawareohio.net) <[rthoman@delawareohio.net](mailto:rthoman@delawareohio.net)>, [CMO@delawareohio.net](mailto:CMO@delawareohio.net) <[CMO@delawareohio.net](mailto:CMO@delawareohio.net)>

Dear Councilmembers and Commissioners:

I'm the owner of the property 210 Pinecrest Drive and I have been reaching you a couple of time in regards of the plan from Addison property. To my knowledge, the Addison property plan is still waiting for approval but with big surprise I found out that the development is already published on the Addison properties webpage. (see [www.addisonprops.com](http://www.addisonprops.com)).

Is it legal to offer a development when it is not yet approve by the Delaware city and the planning commission? Can you please clarify that?

I'm concern of the road and the retail space that Addison property is proposing on the drawing plan. I'm concern of the space between the road/retail and the limit of my property. I'm concern of the valuation price of my property.

I hope the planning commission put the our city first and not profit interest of the Addison property.

Thanks,

Javier Tello

210 Pinecrest Dr, Delaware, OH, 43015



**From:** [Kent Shafer](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** FW: Addison development  
**Date:** Friday, October 22, 2021 12:48:34 PM

---

Elaine,

Please pass this on to council members and staff.

Thanks,

Kent

Kent H. Shafer  
Vice-mayor  
Delaware City Council  
Delaware, Ohio

-----Original Message-----

From: Dave Grayum <davegrayum@gmail.com>  
Sent: Friday, October 22, 2021 11:49 AM  
To: Kent Shafer <KShafer@delawareohio.net>  
Subject: Addison development

Kent,

I am contacting you regarding the Addison development north of Shelbourne Forest on US 23. I understand that revised plans have been submitted and that a vote to approve is upcoming. I have multiple concerns with this development and believe that as the current plan stands it has no place in our community.

My first and greatest issue is the amount of multi family housing in this development. While the developer will tout it as "up scale" the reality is the majority of multi family housing winds up mismanaged, in disrepair and turns into a blighted area of our community. This type of housing will also cause in needed burden on our first responders. Ask any officer or EMT where they go the most. I'm sure they will recite names of multi family housing units in their areas. In addition to taxing first responders multi family will also cause issues with our already crowded schools. Not a year goes by without DCS clamoring for a new levy or a renewal because the student body is at or over capacity.

My second concern is the planned lot sizes for the single family residential lots. They appear to be smaller than the average lots in neighboring subdivisions. The city/ zoning commission already approved a blanket variance for another development so that ranch homes could build decks without being in violation of setbacks. We have zoning codes for a reason. If you cannot build a planned house on a lot without getting a variance the lot is too small. This is not an opinion it is a fact. The huge amount of multi family combined with the smaller residential lots will do nothing but drive down the property values of current residents. Many of these people are new residents who bought in this city at a peak time in the market. Many more are long time residents who could be depending on the equity for any number of reasons. It would be a huge disservice to these people to destroy their home values with the approval of this development.

The lack of parks and green space is a concern. Addison seems to be willing to work with the city on this one. The city needs to be willing to take care of the parks created. Many of these green spaces really would only need minimal upkeep and funds if designed correctly.

I do believe that the Merrick extension is still too close to existing lots and needs to be relocated. The amount of traffic this corridor will eventually handle is probably going to be greater than expected. This will be an issue for residents who have yards that back up to it. No one wants a parade of traffic and noise fifty feet from their lot line.

For the reasons stated I am adamantly opposed to the approval of the Addison development in its current form. I want to make it clear that Addison has no desire to improve our community. They are here strictly to make money, and when they are done our city will be left dealing with the repercussions of their development. Feel free to read

this at a council meeting or planning meeting. I feel that residents voices need to be heard.

Thank you for your time,  
David Grayum  
68 Woodhaul ct.  
Delaware  
Ph. 513-407-1229

**From:** [Kim Gepper](mailto:Kim.Gepper@delawareohio.net)  
**To:** [jftello@aim.com](mailto:jftello@aim.com); [Carolyn Riggle <criggle@delawareohio.net>](mailto:Carolyn.Riggle@delawareohio.net); [Kent Shafer <KShafer@delawareohio.net>](mailto:Kent.Shafer@delawareohio.net); [George Hellinger <GHellinger@delawareohio.net>](mailto:George.Hellinger@delawareohio.net); [Stephen Tackett <stackett@delawareohio.net>](mailto:Stephen.Tackett@delawareohio.net); [tacketst@hotmail.com <tacketst@hotmail.com>](mailto:tacketst@hotmail.com); [Lisa Keller <lkeller@delawareohio.net>](mailto:Lisa.Keller@delawareohio.net); [Cory Hoffman <choffman@delawareohio.net>](mailto:Cory.Hoffman@delawareohio.net); [Drew Farrell <dfarrell@delawareohio.net>](mailto:Drew.Farrell@delawareohio.net); [saradanderson@gmail.com <saradanderson@gmail.com>](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com <tbakare@ctconsultants.com>](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com <stroud\\_g@yahoo.com>](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com <stacy\\_simpson1976@yahoo.com>](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com <avolenik@gmail.com>](mailto:avolenik@gmail.com); [cstaver@ymail.com <cstaver@ymail.com>](mailto:cstaver@ymail.com); [R Thomas Homan <rthoman@delawareohio.net>](mailto:R.Thomas.Homan@delawareohio.net); [CMO <CMO@delawareohio.net>](mailto:CMO@delawareohio.net); [Elaine McCloskey](mailto:Elaine.McCloskey@delawareohio.net)  
**Subject:** RE: Addison property development plan  
**Date:** Monday, October 25, 2021 9:57:02 AM

---

Mr. Tello:

This response is to confirm receipt of your email by the City Manager's Office.

Thank you for reaching out.

*Kim Gepper*  
**Executive Assistant, City Manager's Office**  
(740) 203-1011

---

**From:** jftello@aim.com <jftello@aim.com>  
**Sent:** Monday, October 25, 2021 9:16 AM  
**To:** Carolyn Riggle <criggle@delawareohio.net> <Carolyn Riggle <criggle@delawareohio.net>; Kent Shafer <KShafer@delawareohio.net> <Kent Shafer <KShafer@delawareohio.net>; George Hellinger <GHellinger@delawareohio.net> <George Hellinger <GHellinger@delawareohio.net>; Stephen Tackett <stackett@delawareohio.net> <Stephen Tackett <stackett@delawareohio.net>; tacketst@hotmail.com <tacketst@hotmail.com> <tacketst@hotmail.com <tacketst@hotmail.com>; Lisa Keller <lkeller@delawareohio.net> <Lisa Keller <lkeller@delawareohio.net>; Cory Hoffman <choffman@delawareohio.net> <Cory Hoffman <choffman@delawareohio.net>; Drew Farrell <dfarrell@delawareohio.net> <Drew Farrell <dfarrell@delawareohio.net>; saradanderson@gmail.com <saradanderson@gmail.com> <saradanderson@gmail.com <saradanderson@gmail.com>; tbakare@ctconsultants.com <tbakare@ctconsultants.com> <tbakare@ctconsultants.com <tbakare@ctconsultants.com>; stroud\_g@yahoo.com <stroud\_g@yahoo.com> <stroud\_g@yahoo.com <stroud\_g@yahoo.com>; stacy\_simpson1976@yahoo.com <stacy\_simpson1976@yahoo.com> <stacy\_simpson1976@yahoo.com <stacy\_simpson1976@yahoo.com>; avolenik@gmail.com <avolenik@gmail.com> <avolenik@gmail.com <avolenik@gmail.com>; cstaver@ymail.com <cstaver@ymail.com> <cstaver@ymail.com <cstaver@ymail.com>; Carolyn Riggle <criggle@delawareohio.net> <Carolyn Riggle <criggle@delawareohio.net>; R Thomas Homan <rthoman@delawareohio.net> <R Thomas Homan <rthoman@delawareohio.net>; CMO <CMO@delawareohio.net> <CMO <CMO@delawareohio.net>  
**Subject:** Addison property development plan

Caution! This message was sent from outside your organization.

Dear Councilmembers and Commissioners:



I'm the owner of the property 210 Pinecrest Drive and I want to express my concerns on the plan proposed by Addison behind my home.

My property is not only affected by the new Merrick Parkway but also it is affected also for the different proposals on the "Pod F". If you read the new PMU text, Addison is asking for 8 different possibilities on that zone: Office and Professional Services, Retail and Services, Automotive and Transportation(Gasoline Station), Outdoor Display Storage, Community Facilities (School, Day care, etc), Recreation and Entertainment, Restaurant and Apartments.

I don't understand how a small zone can be use on 8 different types. What is the reason to have zoning code at the Delaware city?

My property value is directly affected by any construction on that zone. My home is my unique investment. That is all we have.

I hope the planning commission put the our city first and not profit interest of the Addison property.

Thanks,

Javier Tello

210 Pinecrest Dr, Delaware, OH, 43015

**From:** [Pat Westlund](#)  
**To:** [Elaine McCloskey](#)  
**Cc:** [Stephen Tackett](#)  
**Subject:** Public comment  
**Date:** Wednesday, October 27, 2021 2:37:39 PM

---

My husband and I live at 961 Executive Blvd., and we have lived here 7 years. We chose this home because of the privacy that the woods behind us provides, and the serene atmosphere. We hear the birds chirping and love the wildlife. We are senior citizens and we NEED this kind of lifestyle. We have worked very hard on continued care and improvements to our home and yard.

The Addison project threatens our lifestyle, and we are hoping that extreme care and consideration will be taken by you and others in your decision making. We ask that tree preservation be of utmost importance, and that the placement of Merrick street be carefully planned to limit its impact on our existing residents. We are also concerned about the PMU plan and the unknowns involved in allowing that to stand as is in the plans.

Although we understand that the land will ultimately be developed, we trust that the city officials will make sure that it's done in the most respectful and considerate way possible.

Thank you.

Pat and Wes Westlund

Sent from my iPhone

**From:** [Susan McGrail](#)  
**To:** [Carolyn Riggle](#); [Kent Shafer](#); [George Hellinger](#); [Stephen Tackett](#); [Lisa Keller](#); [Cory Hoffman](#); [Drew Farrell](#); [saradanderson@gmail.com](#); [tbakare@ctconsultants.com](#); [stroud\\_g@yahoo.com](#); [avolenik@gmail.com](#); [cstaver@ymail.com](#); [CMO](#)  
**Cc:** [Elaine McCloskey](#)  
**Subject:** Addison PMU request premature  
**Date:** Sunday, October 31, 2021 8:55:28 AM

---

The request by Addison Properties LLC to grant a planned multi use overlay (PMU) is inconsistent with and a violation of Delaware City code and zoning as well as the comprehensive City Plan.

The city plan and code indicates like housing and density is to blend with existing development or residential housing. For example, Oakhurst abuts 5.4 units per acre of high-density housing vs 1-2 units per acre.

There are no reasonable circumstances to justify a blanket zone change.

There is no evidence provided by the developer that the zone change will NOT AFFECT adjacent property values. If stub roads Kensington and Sylvan Dr. are opened to through traffic to route 23, housing values will plummet in Oakhurst subdivision. Most of Oakhurst has no sidewalks. Streets are walking paths and children stand in the street waiting for school buses. The streets can only be opened to emergency vehicles and properly gated or mounded.

There needs to be a written guarantee protecting home values. The city is to request a Bond from the developer for the full duration of development and construction. This Bond and guarantee should cover at least 10 years.

In addition, there are objections addressed by the City of Delaware staff that public services, particularly the police and fire departments are negatively financially affected by this development. There is evidence to support this in the 2 year 911 log from Seattle House apartments which has overwhelmed the police. 911 evidence was given to Mr Friedman and ignored.

Has the planning commission and city council factored in the 178 apartments approved for Coughlin Crossing in 2020.

Mr Efland is quoted in 2020 that the GATEWAY development (Coughlin Crossing) is a "handsome entrance into the city of Delaware along US 23"

It will take a lot of creativity to make this Delaware's Gateway. Thoughtful planning should do better.

Where is the money coming from to finance all of the proposed and approved high density housing in the city of Delaware?

City staff indicates police resources are impacted negatively by the proposed high density housing in Addison Farm.

Only ONE of the aforementioned reasons is sufficient to reject a zoning change by Planning Commission and City Council..

It is obvious that this 273 acre development will set a course for the city of Delaware for the foreseeable future and determine it's future.

The Delaware city staff report to the PLANNING COMMISSION for November, 3, 2021 and the public have raised many reasonable concerns including:

The TRAFFIC STUDY is still unfinished. Current traffic and travel is reduced and constrained by COVID at the public and state level, rendering current counts and predictions grossly inaccurate.

TREE counts and removal of 90 to 100 acres of forest with predictable detrimental affects on WATER ABATEMENT and the mandate for URBAN TREE CANOPY has not been resolved by the Delaware city staff. Reimbursement to the City of Delaware for tree loss could be bountiful and in the millions of dollars using Addison's tree counts.

ROADWAYS where they exit and terminate is a dilemma. Build it and they will come won't work here. Both potential exits for Merrick are problematic.

Building a railroad bridge won't work because NORTH travelers recross the railroad at Hills Miller road and SOUTH travelers hit a dead end at Central Avenue.

The same congestion exists for the Houck road intersections,

Merrick Pkwy intersects US Route 23 at a constriction and is not amenable to an interchange.

Merrick will be obsolete almost immediately. A better choice is to use existing TROY or HOUCK and HILLS MILLER road rightaways with a 23 exit north of Speedway which was proposed in 2015.

BIKEWAY, WALKWAY and PARKS are not fully vetted and resolved.

PUBLIC SERVICES are already impacted by the high density housing at Seattle House as evidenced by the 911 logs from the last two years.

Where is the introspection and imagination we expect from government and city officials?

A PMU fits nicely in certain circumstances such as the Short North, Grandview and the Bridge development in Dublin adjacent to River Road and Highway 161. A PMU does not fit the 273 acres at this level of discussion. There are too many unanswered questions as noted above.

Premature approval of the requested zoning change is not appropriate at this time.

A PMU for Addison Farms is not consistent with the city plan and city code drafted to prevent inappropriate development.

All of the questions proposed by the public and city staff have to be carefully addressed and answered before proceeding with a blanket zone approval requested by Addison Farms.

The future of Delaware City resides with your careful consideration.

Thoughtfully submitted.

Dr. John W McGrail

**From:** [Susan McGrail](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Delay vote on Addison PMU request  
**Date:** Sunday, October 31, 2021 5:13:50 PM  
**Attachments:** [The request by Addison Properties LLC to grant a planned multi use overlay.docx](#)

---

Address 268 Sylvan DR. Delaware Ohio 43015

Dr. John and Susan Mcgrail

Text of email sent earlier to Planning Commission and Council members and Mr. Homan

Thank You

**From:** [Jan Bibby](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** PMU zoning  
**Date:** Tuesday, November 2, 2021 3:59:32 PM

---

Warning! This message was sent from outside your organization and we were unable to verify the sender.

Dear City of Delaware Planning Commission Members,

Nov 2, 2021

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

## **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

## **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. **Follow city codes - put like housing by like housing.**

## **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like housing built by like housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - than the area needs single family, owner occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Area A and B) away from existing neighborhoods and homes.



Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Sincerely

Janice M. Bibby

**From:** [Lance Schultz](#)  
**To:** [David M. Efland](#); [Elaine McCloskey](#)  
**Subject:** FW: Public Hearing for Addison Farms zoning change  
**Date:** Tuesday, November 2, 2021 8:30:41 AM

---

fyi

---

**From:** Jim Currie <jimcurrie123@yahoo.com>  
**Sent:** Monday, November 01, 2021 8:12 PM  
**To:** Lance Schultz <lschultz@delawareohio.net>  
**Subject:** Public Hearing for Addison Farms zoning change

Caution! This message was sent from outside your organization.

Hello Mr. Schultz,

I live at 170 Pinecrest Drive in Delaware and recently received a notice of public hearing for zoning change requests 2021-3843 and 2021-3844. I am interested in the proposed changes and related projects on two levels, 1) a very person level as our property abuts the proposed development, and 2) how it may or may not fit particularly well at this site overall as currently described or with the City and or elements of the Comprehensive Plan.

This said, I am currently working and staying in Cincinnati during the week and may not be able to be present for Wednesday's hearing. Can you tell me if there will be any further hearings before a determination on the requested changes are voted on and what, if any, opportunities for input on the plan itself may be presented in the public process?

In brief, with respect to the Comprehensive Plan, the plan seems to ignore or slight a good bit of the themes or goals and as of today there is no traffic study. Much of the east-west development from center to 23 creates an island where 'buffering' is referred to as necessary and beneficial characteristics of the plan, rather than complement, linkage, or connection.

On a personal NIMBY basis (literally), and speaking of buffering, the right of way for Merrick Parkway appears as if it will run along the rear of our property. This and the potential nature of the use that will appear across the parkway from our backyard is of significant interest to me. It's hard to like from what can be seen in the plan.

Thank you for bearing with me through this note, I understand that your role and that of the planning department is important and not always easy as you balance many concerns, not least of all growth and quality of life.

I would be interested in learning if there will be any future opportunities for community input on the project.

Thank you again,

- Jim Currie

**From:** [Lance Schultz](#)  
**To:** [David M. Efland](#); [Elaine McCloskey](#)  
**Subject:** FW: Addison Development Question  
**Date:** Tuesday, November 2, 2021 10:24:11 AM

---

fyi

---

**From:** Elizabeth Gitter <liz.gitter@gmail.com>  
**Sent:** Tuesday, November 02, 2021 10:20 AM  
**To:** Lance Schultz <lschultz@delawareohio.net>  
**Subject:** Addison Development Question

Caution! This message was sent from outside your organization.

Lance,

What is the most recent plan on whether to extend Kensington and/or Sylvan Drive in the Oakhurst subdivision to Heritage Blvd? I've seen multiple maps with different answers.

People share the road with cars in this subdivision, since many homes don't have sidewalks. We have older adult walking groups, children throwing balls and riding tricycles, dog walkers and runners sharing the road with cars. Please make sure that pedestrians can continue to use the road in our subdivision by either (1) not extending the roads or (2) slowing the traffic with speed bumps, a low speed limit and/or signs "children playing".

Liz Gitter  
237 Sylvan Dr.  
Delaware OH 43015  
614-446-3077

**From:** [Em Lazar](#)  
**To:** [Elaine McCloskey](#); [avolenik@gmail.com](#); [Carolyn Riggle](#); [cstaver@ymail.com](#); [saradanderson@gmail.com](#); [stacy\\_simpson1976@yahoo.com](#); [stroud\\_g@yahoo.com](#); [tbakare@ctconsultants.com](#)  
**Subject:** Re:  
**Date:** Tuesday, November 2, 2021 4:07:31 PM

---

Caution! This message was sent from outside your organization.

307 Pinecrest Ct  
Delaware, Ohio 43015

On Tue, Nov 2, 2021 at 1:42 PM Em Lazar <[ravenpup3@gmail.com](mailto:ravenpup3@gmail.com)> wrote:

Dear City of Delaware Planning Commission Members,

Following are a few of our concerns regarding the Addison developer's proposal/application. This is by no means a complete listing of all of the neighboring residents' concerns, but it covers the most pressing at this moment.

We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives, especially in terms of natural resources.

**Problems with application:**

**DO NOT ALLOW PMU**

No decisions, other than refusing to implement PMU zoning, should be made until the following studies are completed and evaluated.

**Environmental Analysis** - Due to the large amount of natural resources that will be impacted by this development, require an independent environmental impact analysis.

**Tree Survey & Tree Preservation**- The tree survey needs a larger, truer sampling of the trees. Two acres combined from several small spots (mostly in places where they won't find the largest trees) out of 92-120 acres of mature woods is not sufficient nor a true representation of what our beautiful midwestern city stands to lose. The application also includes two different estimates of forest acreage. Additionally, the current "tree preservation" proposed by Addison gives them permission to clear most of the trees from the area with few (if any) repercussions to them. The Delaware Shade Tree Commission has rejected this tree preservation language as inadequate, and we support them in that stance. Let's protect the estimated \$9 million worth of trees on this land.

**Wetland, streams, and watershed data** - Where is the information and permits? The area is home to wetlands and streams that are part of the Olentangy watershed and naturally help deal with preventing flooding in the surrounding neighborhoods. Proper permits from the Army Corps of Engineers and the Ohio EPA must be filed before any development is allowed to advance. The applicant has yet to tell us the acres of impacted wetlands on the property. This is significant in order to ensure that the proper permits will be in place and that development will be built to the appropriate standards, including a full vetting of alternatives. The Olentangy, designated an Ohio scenic river, and its watershed must be protected along with these important wetland ecosystems.

**Traffic Impact** - Incomplete! The current proposed roads are too close to existing homes

and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more pollution, especially if you allow clear cutting of the woods. Adjacent neighborhoods without sidewalks will have safety issues. Neighbors with major roads and roundabouts next to their properties will have many safety issues as well, not to mention the light and noise pollution and litter they will have to contend with.

**NWACA Study** - This study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic on US 23 and the connecting neighborhood roads, making an already congested area even more congested.

**Air and Noise Pollution** - Developer states there will be minimal noise and air pollution only during the construction phases. FALSE! With the addition of the roads and proposed high density and retail, both air and noise pollution will increase greatly, especially if allowed to proceed with cutting the majority of trees.

**Compatibility** - there are so many problems with this entire section of the proposal, but three are highlighted here.

1. **Do not put high density rental properties next to existing single family homes.** If need to change the A1 zoning portion make it R1 so that city code will be followed and insist on placing similar housing next to existing housing. There is plenty of space for high density housing in Sub Areas A and B - away from the long established neighborhoods.

2. **The proposed commercial properties are not compatible with the area.** The applicant purchased 6.35 acres of B4 business district with limited road frontage. This is not a lot that can be used for a gas station. Nor does it show that the applicant understands what is best for Delaware. We do not need a 4th or 5th gas station within that one mile stretch of road and located within the Olenangy watershed. And we certainly don't need more big box retail space in Delaware, just look at the half-empty retail spaces we have already. Any proposed commercial use should remain on the 6.35 acres he purchased, and should be limited to medical/office buildings with regular business hours that will not be disruptive to the surrounding existing residential areas.

3. Regarding the placement of Merrick Parkway, Addison's claims are false and exaggerated. As drawn Merrick Parkway does not have "100 feet or more of preserved woods" between the road and existing homes on Executive and Pinecrest, as the application claims - it is far less in most places. The markings on the development map are insufficient, and we need to know the actual distance from the Merrick right-of-way to each adjacent property at the narrowest point. The actual numbers for this will be approximately 50-60' less than what is currently shown. Asking existing property owners to accommodate Merrick Parkway is inconsiderate and disrespectful, as they did NOT purchase land with a thoroughfare planned on it; accommodating Merrick Parkway is solely the responsibility of the developer. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway and the roundabout are not built farther north of the current proposal. Follow the former Wickham development plan and the Thoroughfare Plan map and place it closer to the center of the property.

**Economic Analysis** that is not developer biased. We are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already can't pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIF - which is generally not used in creating residential properties - will hurt us and our social services (libraries, parks, 911 services, mental health services, board of DD, county senior services, etc).

**School Impact** We need more in-depth analysis on the impact to our schools. Where will students in the new homes/apartment go to school? How will the schools accommodate the increase in student numbers? Where is the proposed 0.8 child or 0.1 child per a dwelling unit coming from, as that seems extremely low and unrealistic? Are the schools prepared for the significant increase in dwelling units (nearly double) over what was allowed by straight zoning? Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is.

**Alternatives** - This is a developer opinion, not fact! Addison stated following the former proposed Wickham Farm residential development was not financially viable so they did not proceed. Wickham respected existing neighborhoods by building like-housing by like-housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods. If a former developer can do it, why not Addison?

**In Conclusion -**

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives and the protections for existing residents as found in our code, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Thank you.  
Emily Johnson

**From:** [john johnson](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Re: Delaware Development concerns  
**Date:** Tuesday, November 2, 2021 4:08:58 PM

---

Caution! This message was sent from outside your organization.

My apologies.....  
307 Pinecrest Ct  
Delaware, Oh 43015

Thank you.

On Tue, Nov 2, 2021 at 4:07 PM Elaine McCloskey <[EMcCloskey@delawareohio.net](mailto:EMcCloskey@delawareohio.net)> wrote:

Thank you for your email. I will need your address to enter the email into the record at the meeting.

Thank you,

Elaine McCloskey

City Council Clerk

City of Delaware

1 S. Sandusky St.

Delaware, Ohio 43015

740-203-1013 office

740-203-1024 fax

[www.delawareohio.net](http://www.delawareohio.net)

---

**From:** john johnson <[buckeye4ever@gmail.com](mailto:buckeye4ever@gmail.com)>  
**Sent:** Tuesday, November 2, 2021 2:21 PM  
**To:** Elaine McCloskey <[EMcCloskey@delawareohio.net](mailto:EMcCloskey@delawareohio.net)>; [avolenik@gmail.com](mailto:avolenik@gmail.com);  
[cstaver@ymail.com](mailto:cstaver@ymail.com); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com);  
[stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); Carolyn Riggle  
<[criggle@delawareohio.net](mailto:criggle@delawareohio.net)>

**Subject:** Delaware Development concerns

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

It is with great concern that I write this letter. Following are some basic requests for the proposed Addison development, particularly as it relates to rezoning the parcel.

I am not against development, however I expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

Do not rezone the area as a PMU

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched infrastructure - schools, police, fire, and road maintenance.

The purpose of PMU zoning is to create walkable neighborhoods, such as Evans Farm in the Powell area. PMU's were not intended to give developers carte blanche to skirt city codes and do whatever they want.

Leave the existing code in place

The developer knew what they were buying and must work within the confines set by the city's code when developing the land. They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned R3 and A1 with a very small northern portion being B4. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park, or at minimum a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density housing should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. Follow city codes



- put like housing by like housing.

#### Protect the natural environment

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, it is imperative we develop responsibly, doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is irresponsible and should not be allowed.

Mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. Mature trees also help to reduce noise pollution and are home to a large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olen tangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district we would prefer medical or business offices. Big box and retail stores with extended operating hours are undesirable so close to our neighborhoods. NO more gas stations along Rt 23 - we don't need anymore, there are already three in that short corridor; and it's in the watershed.

#### Move Merrick Parkway further north, towards center

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as leading to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. This is false. In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. That reduces Addison's supposed 100 feet of trees down to 70 feet; and behind many of the homes it's not

a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. More disconcerting is the idea of allowing strangers easy access to our backyards via a walking path. This is a tremendous security concern.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed, with like housing built by like housing when dealing with existing homes. If the area cannot be saved for a park - something all city residents would benefit from - then the area needs single family, owner occupied, housing. R1 zoning, not large scale rental units. Those can easily be placed further west (in Area A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. While profit may be the lifeblood of most businesses, achieving those profits should not be to the detriment of others. These profits will be used elsewhere, outside of Delaware, and the city will not benefit from them.

We hope our representatives in city government and our city's administrators will consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than leaving the existing zoning in place - it not only negatively impacts the current residents, it sends a clear message that our city government does not place a high value on what is best for our citizens and the concerns they have voiced.

Sincerely,

John G Johnson

**From:** [Emily Lazar Johnson](mailto:Emily.Lazar.Johnson)  
**To:** [Carolyn Riggle](mailto:Carolyn.Riggle); [Elaine McCloskey](mailto:Elaine.McCloskey); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com)  
**Subject:** Development concerns  
**Date:** Tuesday, November 2, 2021 1:39:50 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

### **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

### **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. **Follow city codes - put like housing by like housing.**

### **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing

everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like housing built by like housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - than the area needs single family, owner occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Area A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment.

Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

--

Emily Lazar Johnson

**From:** [Sara Anderson](#)  
**To:** [David M. Efland](#); [Elaine McCloskey](#)  
**Subject:** Fwd: DO NOT rezone Addison property to a PMU - for public comment  
**Date:** Tuesday, November 2, 2021 1:10:28 PM

---

Caution! This message was sent from outside your organization.

FYI

----- Forwarded message -----

**From:** **Diane Mungovan** <[themungo5@me.com](mailto:themungo5@me.com)>  
**Date:** Tue, Nov 2, 2021, 1:02 PM  
**Subject:** DO NOT rezone Addison property to a PMU - for public comment  
**To:** <[saradanderson@gmail.com](mailto:saradanderson@gmail.com)>, Tajudeen Bakare <[tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com)>, <[criggle@delawareohio.net](mailto:criggle@delawareohio.net)>, <[stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com)>, <[cstaver@ymail.com](mailto:cstaver@ymail.com)>, <[stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com)>  
**Cc:** CMO <[CMO@delawareohio.net](mailto:CMO@delawareohio.net)>

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

**Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

**Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned, or an R2. Develop the land in such a way as to build in harmony with the existing topography

and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. **Follow city codes - put like housing by like housing.**

### **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

### **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like housing built by like housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single family, owner occupied, housing. R1 or R2 - not large scale rental units. Those can easily be placed further west (in Area A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than showing our city government doesn't really care about what is best for its residents or our city.

Thank you for your time and consideration of issues that have a direct impact on our quality of life in Delaware,

Diane and Michael Mungovan  
937 Executive Blvd.  
Delaware, Ohio 43015



**From:** [Juliana Riggs](#)  
**To:** [Elaine McCloskey](#); [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggle](#)  
**Subject:** Proposed Addison development  
**Date:** Tuesday, November 2, 2021 11:28:46 AM

---

Dear Planning Commission

I am a long time resident of the Shelbourne Forest neighborhood in Delaware. My children grew up playing in the woods behind our home. Many family photos have been taken in these woods over the years.

We purchased our home knowing that development would come someday. However, we trusted that the codes and laws of the city would protect our property value and the integrity of our existing community. Why have programs to protect the tree canopy, codes that ensure like property built next to like property, or zoning regulations if there is a loop hole for developers to totally disregard them. This is my concern with the PMU that is planned for Addison Properties. What will be the effect on the tree canopy, wetlands and streams on this property? Will the single family homes in my neighborhood back up to businesses, apartments and busy streets causing dual frontage property? If there are no laws and ordinances from the city to protect the integrity of this property, I fear we are gambling with the future of the city. The developer will not look out for my concerns and the future of our city we call home. Will you? There is a responsible way to develop this beautiful land without ruining it's natural resources and potential.

Thanks for supporting us!

Juliana Riggs

Sent from my iPhone

**From:** [Twila Trimble](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggle](#)  
**Subject:** Please DENY PMU Zone Change  
**Date:** Tuesday, November 2, 2021 1:47:56 PM  
**Attachments:** [image001.png](#)

---

Warning! This message was sent from outside your organization and we were unable to verify the sender.

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

### **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

### **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. **Follow city codes - put like housing by like housing.**

## **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains

wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road soley so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like housing built by like housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - than the area needs single family, owner occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Area A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Sincerely,

*Twila Trimble*



39 South Liberty Street

Delaware, OH 43015

P: 740-369-6711 x 102

F: 740-369-1981

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

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

### **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

### **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4.** If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments.  
**Follow city codes - put like housing by like housing.**

## **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind

many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like housing built by like housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - than the area needs single family, owner occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Area A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

**From:** [Carrie Tackett](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Addison Farms proposal  
**Date:** Tuesday, November 2, 2021 8:22:54 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

### Do not rezone the area as a PMU.

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

### Leave existing code in place

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned R3 and A1 with a very small northern portion being B4. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the



neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. Follow city codes - put like housing by like housing.

## Protect the natural environment

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## Move Merrick Parkway further north, towards center

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. This is false. In so many spots their

proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like-housing built by like-housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Lastly, we know that the developer can do better, as shown by some of the positive changes they have incorporated since the initial proposal, but unfortunately not enough and certainly not if the city of Delaware doesn't hold them accountable. Please truly think about what makes Delaware unique and

special when making your decisions.

Thank you for your time.

Carrie Tackett  
829 Executive Blvd.  
Delaware, OH 43015

Sent from [Mail](#) for Windows 10

Dear City of Delaware Planning Commission Members,

Following are a few of our concerns regarding the Addison developer's proposal/application. This is by no means a complete listing of all of the neighboring residents' concerns, but it covers the most pressing at this moment.

We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives, especially in terms of natural resources.

**Problems with application:**

**DO NOT ALLOW PMU**

No decisions, other than refusing to implement PMU zoning, should be made until the following studies are completed and evaluated.

**Environmental Analysis** - Due to the large amount of natural resources that will be impacted by this development, require an independent environmental impact analysis.

**Tree Survey & Tree Preservation**- The tree survey needs a larger, truer sampling of the trees. Two acres combined from several small spots (mostly in places where they won't find the largest trees) out of 92-120 acres of mature woods is not sufficient nor a true representation of what our beautiful midwestern city stands to lose. The application also includes two different estimates of forest acreage. Additionally, the current "tree preservation" proposed by Addison gives them permission to clear most of the trees from the area with few (if any) repercussions to them. The Delaware Shade Tree Commission has rejected this tree preservation language as inadequate, and we support them in that stance. Let's protect the estimated \$9 million worth of trees on this land.

**Wetland, streams, and watershed data** - Where is the information and permits? The area is home to wetlands and streams that are part of the Olentangy watershed and naturally help deal with preventing flooding in the surrounding neighborhoods. Proper permits from the Army Corps of Engineers and the Ohio EPA must be filed before any development is allowed to advance. The applicant has yet to tell us the acres of impacted wetlands on the property. This is significant in order to ensure that the proper permits will be in place and that development will be built to the appropriate standards, including a full vetting of alternatives. The Olentangy, designated an Ohio scenic river, and its watershed must be protected along with these important wetland ecosystems.

**Traffic Impact** - Incomplete! The current proposed roads are too close to existing homes and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more pollution, especially if you allow clear

cutting of the woods. Adjacent neighborhoods without sidewalks will have safety issues. Neighbors with major roads and roundabouts next to their properties will have many safety issues as well, not to mention the light and noise pollution and litter they will have to contend with.

**NWACA Study** - This study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic on US 23 and the connecting neighborhood roads, making an already congested area even more congested.

**Air and Noise Pollution** - Developer states there will be minimal noise and air pollution only during the construction phases. FALSE! With the addition of the roads and proposed high density and retail, both air and noise pollution will increase greatly, especially if allowed to proceed with cutting the majority of trees.

**Compatibility** - there are so many problems with this entire section of the proposal, but three are highlighted here.

**1. Do not put high density rental properties next to existing single family homes.**

If need to change the A1 zoning portion make it R1 so that city code will be followed and insist on placing similar housing next to existing housing. There is plenty of space for high density housing in Sub Areas A and B - away from the long established neighborhoods.

**2. The proposed commercial properties are not compatible with the area.** The applicant purchased 6.35 acres of B4 business district with limited road frontage. This is not a lot that can be used for a gas station. Nor does it show that the applicant understands what is best for Delaware. We do not need a 4th or 5th gas station within that one mile stretch of road and located within the Olentangy watershed. And we certainly don't need more big box retail space in Delaware, just look at the half-empty retail spaces we have already. Any proposed commercial use should remain on the 6.35 acres he purchased, and should be limited to medical/office buildings with regular business hours that will not be disruptive to the surrounding existing residential areas.

**3. Regarding the placement of Merrick Parkway,** Addison's claims are false and exaggerated. As drawn Merrick Parkway does not have "100 feet or more of preserved woods" between the road and existing homes on Executive and Pinecrest, as the application claims - it is far less in most places. The markings on the development map are insufficient, and we need to know the actual distance from the Merrick right-of-way to each adjacent property at the narrowest point. The actual numbers for this will be approximately 50-60' less than what is currently shown. Asking existing property owners to accommodate Merrick Parkway is inconsiderate and disrespectful, as they did NOT purchase land with a thoroughfare planned on it; accommodating Merrick Parkway is solely the responsibility of the developer. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway and the roundabout are not built farther north of the current proposal. Follow the former

Wickham development plan and the Thoroughfare Plan map and place it closer to the center of the property.

**Economic Analysis** that is not developer biased. We are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already can't pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIF - which is generally not used in creating residential properties - will hurt us and our social services (libraries, parks, 911 services, mental health services, board of DD, county senior services, etc).

**School Impact** We need more in-depth analysis on the impact to our schools. Where will students in the new homes/apartment go to school? How will the schools accommodate the increase in student numbers? Where is the proposed 0.8 child or 0.1 child per a dwelling unit coming from, as that seems extremely low and unrealistic? Are the schools prepared for the significant increase in dwelling units (nearly double) over what was allowed by straight zoning? Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is.

**Alternatives** - This is a developer opinion, not fact! Addison stated following the former proposed Wickham Farm residential development was not financially viable so they did not proceed. Wickham respected existing neighborhoods by planning to build like-housing by like-housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods. If a former developer can do it, why not Addison?

### **In Conclusion -**

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives and the protections for existing residents as found in our code, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Thank you,

Eddie and Linda England  
184 Kensington Dr.  
Delaware, OH 43015

**From:** [Jeremy Tackett](#)  
**To:** [Carolyn Riggle; saradanderson@gmail.com; Elaine McCloskey; tbakare@ctconsultants.com; stroud\\_g@yahoo.com; stacy\\_simpson1976@yahoo.com; avolenik@gmail.com; cstaver@ymail.com](#)  
**Subject:** Addison Farms  
**Date:** Tuesday, November 2, 2021 9:05:16 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are a few of our concerns regarding the Addison developer's proposal/application. This is by no means a complete listing of all of the neighboring residents' concerns, but it covers the most pressing at this moment.

We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives, especially in terms of natural resources.

**Problems with application:**

**DO NOT ALLOW PMU**

No decisions, other than refusing to implement PMU zoning, should be made until the following studies are completed and evaluated.

**Environmental Analysis** - Due to the large amount of natural resources that will be impacted by this development, require an independent environmental impact analysis.

**Tree Survey & Tree Preservation**- The tree survey needs a larger, truer sampling of the trees. Two acres combined from several small spots (mostly in places where they won't find the largest trees) out of 92-120 acres of mature woods is not sufficient nor a true representation of what our beautiful midwestern city stands to lose. The application also includes two different estimates of forest acreage. Additionally, the current "tree preservation" proposed by Addison gives them permission to clear most of the trees from the area with few (if any) repercussions to them. The Delaware Shade Tree Commission has rejected this tree preservation language as inadequate, and we support them in that stance. Let's protect the estimated \$9 million worth of trees on this land.

**Wetland, streams, and watershed data** - Where is the information and permits? The area is home to wetlands and streams that are part of the Olentangy watershed and naturally help deal with preventing flooding in the surrounding neighborhoods. Proper permits from the Army Corps of Engineers and the Ohio EPA must be filed before any development is allowed to advance. The applicant has yet to tell us the acres of impacted wetlands on the property. This is significant in order to ensure that the proper permits will be in place and that development will be built to the appropriate

standards, including a full vetting of alternatives. The Olentangy, designated an Ohio scenic river, and its watershed must be protected along with these important wetland ecosystems.

**Traffic Impact** - Incomplete! The current proposed roads are too close to existing homes and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more pollution, especially if you allow clear cutting of the woods. Adjacent neighborhoods without sidewalks will have safety issues. Neighbors with major roads and roundabouts next to their properties will have many safety issues as well, not to mention the light and noise pollution and litter they will have to contend with.

**NWACA Study** - This study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic on US 23 and the connecting neighborhood roads, making an already congested area even more congested.

**Air and Noise Pollution** - Developer states there will be minimal noise and air pollution only during the construction phases. FALSE! With the addition of the roads and proposed high density and retail, both air and noise pollution will increase greatly, especially if allowed to proceed with cutting the majority of trees.

**Compatibility** - there are so many problems with this entire section of the proposal, but three are highlighted here.

**1. Do not put high density rental properties next to existing single family homes.** If need to change the A1 zoning portion make it R1 so that city code will be followed and insist on placing similar housing next to existing housing. There is plenty of space for high density housing in Sub Areas A and B - away from the long established neighborhoods.

**2. The proposed commercial properties are not compatible with the area.** The applicant purchased 6.35 acres of B4 business district with limited road frontage. This is not a lot that can be used for a gas station. Nor does it show that the applicant understands what is best for Delaware. We do not need a 4th or 5th gas station within that one mile stretch of road and located within the Olentangy watershed. And we certainly don't need more big box retail space in Delaware, just look at the half-empty retail spaces we have already. Any proposed commercial use should remain on the 6.35 acres he purchased, and should be limited to medical/office buildings with regular business hours that will not be disruptive to the surrounding existing residential areas.

**3. Regarding the placement of Merrick Parkway,** Addison's claims are false and exaggerated. As drawn Merrick Parkway does not have "100 feet or more of preserved woods" between the road and existing homes on Executive and Pinecrest, as the application claims - it is far less in most places. The markings on the development map are insufficient, and we need to know the actual distance from the Merrick right-of-way to each adjacent property at the narrowest point. The actual



numbers for this will be approximately 50-60' less than what is currently shown. Asking existing property owners to accommodate Merrick Parkway is inconsiderate and disrespectful, as they did NOT purchase land with a thoroughfare planned on it; accommodating Merrick Parkway is solely the responsibility of the developer. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway and the roundabout are not built farther north of the current proposal. Follow the former Wickham development plan and the Thoroughfare Plan map and place it closer to the center of the property.

**Economic Analysis** that is not developer biased. We are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already can't pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIF - which is generally not used in creating residential properties - will hurt us and our social services (libraries, parks, 911 services, mental health services, board of DD, county senior services, etc).

**School Impact** We need more in-depth analysis on the impact to our schools. Where will students in the new homes/apartment go to school? How will the schools accommodate the increase in student numbers? Where is the proposed 0.8 child or 0.1 child per a dwelling unit coming from, as that seems extremely low and unrealistic? Are the schools prepared for the significant increase in dwelling units (nearly double) over what was allowed by straight zoning? Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is.

**Alternatives** - This is a developer opinion, not fact! Addison stated following the former proposed Wickham Farm residential development was not financially viable so they did not proceed. Wickham respected existing neighborhoods by planning to build like-housing by like-housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods. If a former developer can do it, why not Addison?

### **In Conclusion -**

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives and the protections for existing residents as found in our code, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Thank you,

Jeremy Tackett  
829 Executive Blvd.  
Delaware, OH 43015

**From:** [CMO](#)  
**To:** [Diane Mungovan](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [Tajudeen Bakare](#); [Carolyn Riggle](#); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com)  
**Cc:** [R Thomas Homan](#); [Elaine McCloskey](#)  
**Subject:** RE: Problems with Addison Proposal/Application - for public comment  
**Date:** Wednesday, November 3, 2021 9:42:54 AM

---

Ms. Mungovan:

Thank you for your email. This confirms receipt by the City Manager's Office.

*Kim Gepper*  
**Executive Assistant, City Manager's Office**  
(740) 203-1011

---

**From:** Diane Mungovan <themungo5@mac.com>  
**Sent:** Wednesday, November 3, 2021 9:39 AM  
**To:** saradanderson@gmail.com; Tajudeen Bakare <tbakare@ctconsultants.com>; Carolyn Riggle <criggles@delawareohio.net>; stacy\_simpson1976@yahoo.com; cstaver@ymail.com; stroud\_g@yahoo.com  
**Cc:** CMO <CMO@delawareohio.net>  
**Subject:** Problems with Addison Proposal/Application - for public comment

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are a few of our concerns regarding the Addison developer's proposal/ application. This is by no means a complete listing of all of the neighboring residents concerns, but it covers the most pressing at this moment.

We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment. Our quality of life matters, too.

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives - especially in terms of natural resources.

**Problems with application:**

**DO NOT ALLOW PMU**

No decisions, other than refusing to implement PMU zoning, should be made until the following studies are completed and evaluated.

**Environmental Analysis** - non existent at this point.

We would like to see an independent environmental impact analysis.

**Tree Survey** - while done it needs to be more complete with a larger, truer sampling of the trees. 2 acres combined from several small spots on the edges of the property out of 92-120 acres of mature woods is not sufficient nor a true representative of what Delaware stands to lose. Also, the "outs" Addison has written into their application basically gives them permission to cut any and all trees with no repercussions to them.

**Wetland, stream and watershed data** - where is it? The area is home to wetlands and streams that are part of the Olentangy watershed and naturally help deal with preventing flooding in the surrounding neighborhoods.

**Traffic Impact** - incomplete. The current proposed roads are too close to existing homes and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more air and noise pollution, especially if you allow clear cutting of the woods.

**NAWCA Study** - this study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic onto 23 and the connecting neighborhood roads, making an already congested area even more congested.

**Air and Noise Pollution** - Developer states there will be minimal noise and air pollution only during the construction phases. FALSE with the addition of the roads and proposed high density and retail - both air and noise pollution will increase greatly, especially if allowed to proceed with cutting the majority of trees.

**Compatibility** - there are so many problems with this entire section of the proposal, but three are highlighted here.

**DO NOT REZONE TO A PMU.**

Do not put high density rental properties next to existing single family homes.

If need to change the A1 zoning portion make it R1 or R2 so that city code will be followed and insist on placing like housing next to already existing like housing. There is plenty of space for high density housing in Area A and B - away from the long established neighborhoods. Do not sell us out for a road or a developers greed.

The proposed commercial properties are not compatible to the area

DO NOT REZONE TO A PMU

In the small B4 business district which is currently zoned look towards medical or business offices. Not big box or retail that operate beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

Placement of Merrick Parkway - Addison claims are false and exaggerated

As drawn Merrick Parkway does not have "100 feet or more of preserved woods" between the road and existing homes on Executive and Pinecrest - far less in most places. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway and the roundabout are not built farther north of the current proposal. Follow Delaware's original

drawing and place closer to the center of the property.

**Economic Analysis** that is not developer biased. We are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already can't pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIF - which is generally not used in creating residential properties - will hurt us, especially our schools.

Would really like to see specific analysis on the impact to the schools. Where will students in the new homes/apartment go to school? How will the schools accommodate the increase in student numbers. Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is.

**Alternatives** - developer opinion, not fact

Addison stated following the former proposed Wickham Farm residential development was not financially viable so they did not proceed.

Wickham respected existing neighborhoods by building like housing by like housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods.

We can't believe Addison would not make a profit if they followed the Wickham proposal - it would just not be as great a return as they are hoping for in their predominantly high density proposed development.

**In Conclusion -**

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than showing us our city government doesn't really care about what is best for its residents or our city.

Thank you,

Diane Mungovan  
937 Executive Blvd.  
Delaware, Ohio

**From:** [Larry Schneider](#)  
**To:** [Elaine McCloskey](#)  
**Cc:** [jmcgrail@mac.com](mailto:jmcgrail@mac.com)  
**Subject:** Addison Proposal  
**Date:** Wednesday, November 3, 2021 9:47:12 AM

---

Warning! This message was sent from outside your organization and we were unable to verify the sender.

To: Elaine McCloskey

My wife and I live on Kensington Dr. We are one of the homes that directly borders the proposed maceration of our entire neighborhood. We have supported every petition and Dr. John McGrail's detailed October 31<sup>st</sup> e-mail. Physical limitations limit our attending the hearing.

Now, the Board needs to understand the direct impact of the proposal on us and others.

At the back of our home is the large input for the storm sewer outlet on Kensington Dr. This sewer over flows. We even had to install our own drainage tile within the city easement but it has covered much of our back yard.

When I was physically able I dug additional drainage in the woods to help with the water flow but the floods continued. Thankfully, the city has tried to clear the input but they do not go beyond the easement .

Please understand the storm sewer is not addressed in the ludicrous "60 foot" set back. It needs to be over 120 feet to cover the area I dug years ago. We ask: Is the developer going to replace the sewer and back fill our yard when the tightly connected "rentals" drain in spite of "mounding"? I am familiar with "spot zoning"; this proposal will destroy our neighborhood.

Sincerely,

Larry Schneider and Cheryl Schneider, 165 Kensington Dr. 740-417-9238



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Betty Schultz](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** ADDISON and tonight's meeting  
**Date:** Wednesday, November 3, 2021 12:09:32 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Member:

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development--responsible to current city residents and to the natural environment.

### **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well-established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources: schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods, like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they please.

### **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. ***They need to be responsible to the residents and do what is best for the city, not what will make Addison the largest profit.***

Delaware has development and building codes for a reason, but allowing out-of-town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood is far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes,

especially when there is plenty of land in subareas A and B for those developments. ***Follow city codes and put like housing by like housing.***

## **Protect the natural environment**

Be forward thinking in this development! As illustrated by the Wickham development proposal for the same area, the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware!

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them--but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

Regarding the small B4 business district, look towards medical or business offices, NOT big box or retail with operating beyond reasonable hours and NO additional gas station along Route 23. We don't need another one (3 are already in that short corridor), plus it's in the watershed.

## **Move Merrick Parkway further north, towards center**

Follow city Code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their back yard.

As far as 100 feet of trees goes, there is over 30 feet (10 yards) of a farm access road



that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth, allowing strangers easy access to our back yards via a walking path is also disconcerting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains--not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. **City Code needs to be followed with like-housing built by like-housing when dealing with existing homes.** If the area cannot be saved for a park that all city residents would benefit from, then the area needs single-family, owner-occupied, housing (R1, and NOT large-scale rental units). Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment--profit that will be taken and used **outside of Delaware.**

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through, rather than leaving the existing zoning in place, you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Thank you for your careful consideration regarding the health and welfare of this great city AND its residents.

Sincerely,

Betty and Roger Schultz  
289 Sylvan Drive  
Delaware, OH 43015

**From:** [jftello@aim.com](mailto:jftello@aim.com)  
**To:** [Elaine McCloskey](mailto:Elaine_McCloskey); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggle](mailto:Carolyn_Riggle)  
**Subject:** Addison Development  
**Date:** Wednesday, November 3, 2021 7:58:34 AM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following is the basic request for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

**Please do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as

many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments.  
**Follow city codes - put like housing by like housing.**

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

Best Regards,

Javier Tello

210 Pinecrest Dr, Delaware OH, 43015

**From:** [Tony Bonofiglio](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggle](#)  
**Subject:** Addison Farms Development  
**Date:** Tuesday, November 2, 2021 10:22:05 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

The following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

## **Do not rezone the area as a PMU**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

## **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. **Follow city codes - put like housing by like housing.**

## **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and

neighborhoods. We need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## **Move Merrick Parkway further north, towards the center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So, Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road solely so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like-housing built by like-housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes.

I understand that the city wants the development of Merrick Parkway to help connect the city, yet there is no solution to cross the tracks with this plan. In reading the developers "Community Impact Assessment" I liken the funding for Merrick Parkway to a Ponzi scheme. The developer gets paid for the development costs and the interest on that debt and by the time the city pays him for this development then the city will come calling on the taxpayers because they don't have the funds to maintain the roadway. Had the City insisted that the developer fund the costs for the road development as part of the deal rather than repay the developer for these costs then there would be no need for a road maintenance tax.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through rather than leaving the existing zoning in place you do much more harm and prove our city government doesn't really care about what is best for its residents or our city.

**From:** [Lance Schultz](#)  
**To:** [Elaine McCloskey](#); [David M. Efland](#)  
**Subject:** FW: Addison and Me  
**Date:** Wednesday, November 3, 2021 9:19:00 AM

---

fyi

-----Original Message-----

From: Spark LLC <wendell.beachy@gmail.com>  
Sent: Wednesday, November 03, 2021 9:07 AM  
To: Lance Schultz <lschultz@delawareohio.net>  
Subject: Addison and Me

Hello Lance,

It seems like ages ago when you helped me with my property up here at 1105 hills Miller.

I won't be able to make the zoning meeting tonight regarding the Addison development. I am not opposed to it and actually am excited about the Merrick extension, this will get us that much closer.

My only concern is street access to the rear portion of my 17 acre parcel bordering the tracks and Addison sub area A. I have no plans to do so now but may choose to sell some acreage down the road. In order to make good use of it I'll need street access to it somewhere from the new development. Nothing that I've seen to date has shown any.

I'm sure you guys are already considering this but just wanted to point it out and appreciate your consideration.

Thanks and please feel free to call me anytime if you have any questions or want feedback. (Positive - unlike most of what you're probably hearing :))

Thank you

Wendell Beachy

Cell# 513 479-1158

**From:** [Heather Bulwinkle](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggle](#)  
**Subject:** Issues in Addison Developer"s Proposed Plan  
**Date:** Wednesday, November 3, 2021 12:25:50 PM

---

Caution! This message was sent from outside your organization.

November 3, 2021

Dear City of Delaware Planning Commission Members,

The following are a few of our concerns regarding the Addison developer's proposal/application. This is by no means a complete listing of all of the neighboring residents' concerns, but it covers the most pressing at this moment.

We expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives, especially in terms of natural resources.

Problems with the developer's application:

**DO NOT ALLOW PMU**

No decisions, other than refusing to implement PMU zoning, should be made until the following studies are completed and evaluated.

Environmental Analysis - Due to the large amount of natural resources (plants, animals, water, and land) that will be impacted by this development, require an independent environmental impact analysis. This needs to definitely include the impact gas stations have.

Tree Survey & Tree Preservation- The tree survey needs a larger, truer sampling of the trees. Two acres combined from several small spots (mostly in places where they won't find the largest trees) out of 92-120 acres of mature woods is not sufficient nor a true representation of what our beautiful midwestern city stands to lose. The application also includes two different estimates of forest acreage. Additionally, the current "tree preservation" proposed by Addison gives them permission to clear most of the trees from the area with few (if any) repercussions to them. The Delaware Shade Tree Commission has rejected this tree preservation language as inadequate, and we support them in that stance. Let's protect the estimated \$9 million worth of trees on this land.



Wetland, Streams, and Watershed Data - Where is the information and permits? The area is home to wetlands and streams that are part of the Olentangy watershed and naturally help deal with preventing flooding in the surrounding neighborhoods. Proper permits from the Army Corps of Engineers and the Ohio EPA must be filed before any development is allowed to advance. The applicant has yet to tell us the acres of impacted wetlands on the property. This is significant in order to ensure that the proper permits will be in place and that development will be built to the appropriate standards, including a full vetting of alternatives. The Olentangy, designated an Ohio scenic river, and its watershed must be protected along with these important wetland ecosystems.

Traffic Impact - Incomplete! The current proposed roads are too close to existing homes and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more pollution, especially if you allow clear cutting of the woods. Adjacent neighborhoods without sidewalks will have safety issues. Neighbors with major roads and roundabouts next to their properties will have many safety issues as well, not to mention the light and noise pollution and litter they will have to contend with. As it is, the City of Delaware cannot provide road repairs to the existing ones.

NWACA Study - This study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic on US 23 and the connecting neighborhood roads, making an already congested area even more congested.

Air and Noise Pollution - Developer states there will be minimal noise and air pollution only during the construction phases (which will go on for years). FALSE! With the addition of the roads and proposed high density and retail, both air and noise pollution will increase greatly, especially if allowed to proceed with cutting the majority of trees.

Light Pollution - It is wonderful to look up at night and see stars. In a big city, one is lucky to see one or two. Street lights, businesses, all-night shops, etc. (such as the developer is proposing) are negative impacts and impede one's ability to see the stars. Please, do not destroy this natural gift.

Compatibility - there are so many problems with this entire section of the proposal, but three are highlighted here.

1. Do not put high density rental properties next to existing single family homes. If it's needed to change the A1 zoning portion, make it R1 so city code will be followed, and insist on placing similar housing next to existing housing. There is plenty of space for high density housing in Sub Areas A and B - away from the long established neighborhoods.

2. The proposed commercial properties are not compatible with the area. The applicant purchased 6.35 acres of B4 business district with limited road frontage. This is not a lot that can be used for a gas station. Nor does it show that the applicant understands what is best for Delaware. We do not need a 4th or 5th gas station within that one mile stretch of road and located within the Olentangy watershed. And we certainly don't need more big box retail space in Delaware, just look at the half-empty retail spaces we have already. Any proposed commercial use should remain on the 6.35 acres he purchased, and should be limited to medical/office buildings with regular business hours that will not be disruptive to the surrounding existing residential areas.

3. Regarding the placement of Merrick Parkway, Addison's claims are false and exaggerated. As drawn Merrick Parkway does not have "100 feet or more of preserved woods" between the road and existing homes on Executive and Pinecrest, as the application claims - it is far less in most places. The markings on the development map are insufficient, and we need to know the actual distance from the Merrick right-of-way to each adjacent property at the narrowest point. The actual numbers for this will be approximately 50-60' less than what is currently shown. Asking existing property owners to accommodate Merrick Parkway is inconsiderate and disrespectful, as they did NOT purchase land with a thoroughfare planned on it; accommodating Merrick Parkway is solely the responsibility of the developer. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway and the roundabout are not built farther north of the current proposal. (How is the city going to compensate the home owners for the loss in property value due to this proposed development and its impacts?) Follow the former Wickham development plan and the Thoroughfare Plan map and place it closer to the center of the property.

NO TIF! - Economic Analysis that is not developer biased. We are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already cannot pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIF - which is generally not used in creating residential properties - will hurt us and our social services (libraries, parks, 911 services, mental health services, board of DD, county senior services, etc). Actually, it is galling he would ask for a TIF.

School Impact - We need more in-depth analysis on the impact to our schools. Where will students in the new homes/apartment go to school? How will the schools accommodate the increase in student numbers? Where is the proposed 0.8 child or 0.1 child per a dwelling unit coming from, as that seems extremely low and unrealistic? Are the schools prepared for the significant increase in dwelling units (nearly double) over what was allowed by straight zoning? Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is. Every child is deserving of the best education- those already here, and those to come. Assuming families can afford what the

developer has proposed as the cost of the housing, it is a sad way to raise money (property taxes) for schools.

Alternatives - This is a developer opinion, not fact! Addison stated following the former proposed Wickham Farm residential development was not financially viable so they did not proceed. Wickham respected existing neighborhoods by planning to build like-housing by like-housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods. If a former developer can do it, why not Addison? Are there any plans for a solar and/or wind farm? How about electric charging stations instead of gas stations (which are glorified convenient stores and are not good investments).

In Conclusion -

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives and the protections for existing residents as found in our code, especially in terms of natural resources and use of land. The alternative shows lack of insight, vision, and concern- not just for now, but for the future. As Sir David Attenborough recently said at the COP26 in Glasgow, "Is this how our story is due to end, a tale of the smartest species doomed by that all-too-human characteristic of failing to see the bigger picture in pursuit of short-term goals?"

If the PMU is voted through - rather than leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city. I am hopeful you will listen to us and care, I am simultaneously fearful you do and will not.

Thank you,

Heather Bulwinkle  
985 Executive Boulevard  
Delaware, Ohio 43015

**From:** [Bill McKee](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](#); [tbakare@ctconsultants.com](#); [stroud\\_g@yahoo.com](#); [stacy\\_simpson1976@yahoo.com](#); [avolenik@gmail.com](#); [cstaver@ymail.com](#); [Carolyn Riggle](#)  
**Subject:** Pertaining to the Addison Developemnt Proposal - Parcel Rezoning  
**Date:** Wednesday, November 3, 2021 1:12:23 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

### **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

### **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments.

**Follow city codes - put like housing by like housing.**

## **Protect the natural environment**

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed.

## **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In

truth allowing strangers easy access to our backyards via a walking path is also discomfiting.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road soy so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like-housing built by like-housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city.

Thank you for the consideration of our concerns on this matter.

Best Regards,

William McKee  
823 Executive Blvd

**From:** [Heather Bulwinkle](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggle](#)  
**Subject:** No PMU for Addison  
**Date:** Wednesday, November 3, 2021 1:06:26 PM

---

Caution! This message was sent from outside your organization.

November 3, 2021

Dear City of Delaware Planning Commission Members,

The following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

Do Not rezone the area as a PMU.

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance. This is no okay!

If you research the purpose of PMU zoning, it was to create walkable neighborhoods - like Evans farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

Leave existing code in place.

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. They need to be responsible to the residents and do what is best for the city - not what will make Addison the largest profit. I would imagine the city would support the existing city.

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned R3 and A1 with a very small northern portion being B4. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with

impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. Follow city codes.

Protect the natural environment.

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware. As I stated in my other letter - Sir David Attenborough recently said at the COP26 in Glasgow, "Is this how our story is due to end, a tale of the smartest species doomed by that all-too-human characteristic of failing to see the bigger picture in pursuit of short-term goals?"

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area. Where do we expect the wildlife to go when we take and destroy their homes??

Trees also provide shade (as we all know). With rising temperatures, wouldn't we all want a natural way be cool? As per the EPA- "Trees and vegetation lower surface and air temperatures by providing shade and through evapotranspiration."

<https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>. The quality of life and the environment are improved by trees. Why would we voluntarily kill them to put in pavement? Should we rename Shelbourne Forest to um, Shelbourne Streets? Shelbourne-Used-to-be-Forest? Sheldeade Forest? Shelbourne Clear-cut Forest? I was actually sad to learn much of this area used to be forest. There's not much left.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23. I cannot



understand the audacity of taking all that away.

Perhaps, in the small B4 business district, look towards medical or business offices, Not big box or retail with operating hours beyond reasonable (light pollution). And NO gas station along 23 - we don't need it (3 already in that short corridor) and it's in the watershed. Why build more gas stations with massive underground storage tanks?

Move Merrick Parkway further north, towards center.

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do Not allow a Major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values. Not to mention the air, ground, and noise pollution produced in the creation of said road.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. This is false. In so many spots their proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard in their proposal.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a bike/walking path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also completely discomfiting. When we purchased our homes, this was Nowhere near anyone's thoughts.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path was placed there versus next to the road soley so Addison could have more land to develop on the northern side of the road.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes.

Addison clearly cares more about profit than the impact on the neighbors or the environment. Profit that will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than the leaving the existing zoning in place - you do much more harm than proving our city government doesn't really care about what is best for its residents or our city. The proposal is callous and lacks vision.

Thank you very much,

Heather Bulwinkle  
985 Executive Boulevard  
Delaware, Ohio 43015

**From:** [Becky Wolff](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@gmail.com](mailto:cstaver@gmail.com); [Carolyn Riggle](#)  
**Subject:** Addison Property Development Proposal: Comments  
**Date:** Wednesday, November 3, 2021 2:00:04 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

### **Do not extend Sylvan and Kensington Drives**

Currently, at the end of Sylvan and Kensington Drives is a woods. Instead of cutting down all of those trees, please shift the proposed Heritage Blvd a little further west. A creek runs through that grove of trees and is important for water movement in the area. Also, the city doesn't need more roadway to maintain.

### **Do not rezone the area as a PMU.**

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

### **Leave existing code in place**

The developer knew what they were buying and they need to work within the confines set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned **R3 and A1 with a very small northern portion being B4**. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business, but high

density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. **Follow city codes - put like housing by like housing.**

### **Move Merrick Parkway further north, towards center**

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. City code needs to be followed with like-housing built by like-housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes.

### **Impact Studies**

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives, especially in terms of natural resources. Additional studies are needed for traffic flow, environmental impact, etc.

Thanks for your Consideration,  
Becky Wolff and Bill Echols  
298 Sylvan Dr.

**From:** [MaryEllen Kelly](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** addison development  
**Date:** Wednesday, November 3, 2021 2:08:41 PM

---

Caution! This message was sent from outside your organization.

Please take another look at the Addison plan for tree removal from their proposed development off hwy. 23 in north Delaware. The Delaware Tree Commission found it inadequate. I live in the Oakhurst neighborhood and we wish to preserve the area's trees to the maximum possible.

Mary Ellen 

**From:** [Debora Fuchs](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com)  
**Cc:** [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com)  
**Subject:** No PMU  
**Date:** Wednesday, November 3, 2021 2:24:21 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

These are basic requests for the proposed Addison development, particularly as it relates to rezoning the parcel. We are not against development, but expect and deserve nothing less than responsible development-responsible to current city residents and to the natural environment.

1. Do not rezone the area as a PMU.

The purposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss of property value for some of Delaware's well established (25-40 years+) neighborhoods, and for the added strain on Delaware's already stretched resources, schools, police, fire, and road maintenance.

If you research the purpose of PMU zoning, it was to create walkable neighborhoods-like Evans Farm in the Powell area. PMU's were NOT intended to simply make it easier for developers to skirt city codes and do whatever they want.

2. Leave existing code in place.

The developer knew what they were buying and they need to work within the confines of the City's code when developing the land. They need to be responsible to the residents and do what's best for the City- not what will make Addison the largest profit.

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home.

Currently the parcel is zoned R3 and A1 with a very small northern portion B4. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or at least a conservation/preservation zone. There needs to be less land covered by impervious surfaces. A home built on land with mature trees or with woods in the neighborhood is far more valuable to everyone involved.

Addison seems to be mainly in the apartment and high density business. But high density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. Please follow City codes- put like housing next to like housing.

3. Protect the natural environment.

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing

everything within our powers to protect the mature trees canopy and the natural watershed within all of Delaware.

Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also doesn't take into account how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides drainage and flooding protections to the surrounding neighborhoods as well as the neighborhoods east of Rt.23.

#### 4. Other concerns--

NO Gas stations! Already have 3 in that area which are possible dangers to the watershed. Merrick Parkway needs to be moved further north towards the center of the parcel.

Again, we are asking you, the Planning Commission Members and City administrators to reject Addison's PMU. Please consider our concerns and reasonable requests. Please follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

Respectfully Submitted,  
Deb Fuchs  
788 Executive Blvd

**From:** [Debora Fuchs](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com)  
**Subject:** Problems with Addison PMU request  
**Date:** Wednesday, November 3, 2021 2:43:44 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are a few of our concerns regarding the Addison developer's proposal/ application. This is by no means a complete listing of all of the neighboring residents' concerns, but it covers the most pressing at this moment.

We are not against development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment.

We would also like to see the city and developers follow more of the Delaware Together Comprehensive Plan objectives, especially in terms of natural resources.

Problems with application:

**DO NOT ALLOW PMU**

No decisions, other than refusing to implement PMU zoning, should be made until the following studies are completed and evaluated.

Environmental Analysis - Due to the large amount of natural resources that will be impacted by this development, require an independent environmental impact analysis.

Tree Survey & Tree Preservation- The tree survey needs a larger, truer sampling of the trees. Two acres combined from several small spots (mostly in places where they won't find the largest trees) out of 92-120 acres of mature woods is not sufficient nor a true representation of what our beautiful midwestern city stands to lose. The application also includes two different estimates of forest acreage. Additionally, the current "tree preservation" proposed by Addison gives them permission to clear most of the trees from the area with few (if any) repercussions to them. The Delaware Shade Tree Commission has rejected this tree preservation language as inadequate, and we support them in that stance. Let's protect the estimated \$9 million worth of trees on this land.

Wetland, streams, and watershed data - Where is the information and permits? The area is home to wetlands and streams that are part of the Olentangy watershed and naturally help deal with preventing flooding in the surrounding neighborhoods. Proper permits from the Army



Corps of Engineers and the Ohio EPA must be filed before any development is allowed to advance. The applicant has yet to tell us the acres of impacted wetlands on the property. This is significant in order to ensure that the proper permits will be in place and that development will be built to the appropriate standards, including a full vetting of alternatives. The Olentangy, designated an Ohio scenic river, and its watershed must be protected along with these important wetland ecosystems.

Traffic Impact - Incomplete! The current proposed roads are too close to existing homes and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more pollution, especially if you allow clear cutting of the woods. Adjacent neighborhoods without sidewalks will have safety issues. Neighbors with major roads and roundabouts next to their properties will have many safety issues as well, not to mention the light and noise pollution and litter they will have to contend with.

NWACA Study - This study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic on US 23 and the connecting neighborhood roads, making an already congested area even more congested.

Air and Noise Pollution - Developer states there will be minimal noise and air pollution only during the construction phases. FALSE! With the addition of the roads and proposed high density and retail, both air and noise pollution will increase greatly, especially if allowed to proceed with cutting the majority of trees.

Compatibility - there are so many problems with this entire section of the proposal, but three are highlighted here.

1. Do not put high density rental properties next to existing single family homes. If need to change the A1 zoning portion make it R1 so that city code will be followed and insist on placing similar housing next to existing housing. There is plenty of space for high density housing in Sub Areas A and B - away from the long established neighborhoods.
2. The proposed commercial properties are not compatible with the area. The applicant purchased 6.35 acres of B4 business district with limited road frontage. This is not a lot that can be used for a gas station. Nor does it show that the applicant understands what is best for Delaware. We do not need a 4th or 5th gas station within that one mile stretch of road and located within the Olentangy watershed. And we certainly don't need more big box retail space in Delaware, just look at the half-empty retail spaces we have already. Any proposed commercial use should remain on the 6.35 acres he purchased, and should be limited to medical/office buildings with regular business hours that will not be disruptive to the surrounding existing residential areas.
3. Regarding the placement of Merrick Parkway, Addison's claims are false and exaggerated.

As drawn Merrick Parkway does not have “100 feet or more of preserved woods” between the road and existing homes on Executive and Pinecrest, as the application claims - it is far less in most places. The markings on the development map are insufficient, and we need to know the actual distance from the Merrick right-of-way to each adjacent property at the narrowest point. The actual numbers for this will be approximately 50-60’ less than what is currently shown. Asking existing property owners to accommodate Merrick Parkway is inconsiderate and disrespectful, as they did NOT purchase land with a thoroughfare planned on it; accommodating Merrick Parkway is solely the responsibility of the developer. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway and the roundabout are not built farther north of the current proposal. Follow the former Wickham development plan and the Thoroughfare Plan map and place it closer to the center of the property.

Economic Analysis that is not developer biased. We are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already can’t pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIF - which is generally not used in creating residential properties - will hurt us and our social services (libraries, parks, 911 services, mental health services, board of DD, county senior services, etc).

School Impact We need more in-depth analysis on the impact to our schools. Where will students in the new homes/apartment go to school? How will the schools accommodate the increase in student numbers? Where is the proposed 0.8 child or 0.1 child per a dwelling unit coming from, as that seems extremely low and unrealistic? Are the schools prepared for the significant increase in dwelling units (nearly double) over what was allowed by straight zoning? Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is.

Alternatives - This is a developer opinion, not fact! Addison stated following the former proposed Wickham Farm residential development was not financially viable so they did not proceed. Wickham respected existing neighborhoods by planning to build like-housing by like-housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods. If a former developer can do it, why not Addison?

In Conclusion -

We hope our representatives in city government and our city’s administrators will actually consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives and the protections for existing residents as found in our code, especially in terms of natural resources and use of land.

If the PMU is voted through - rather than leaving the existing zoning in place - you do much

more harm than proving our city government doesn't really care about what is best for its residents or our city.

Thank you,

Deb Fuchs  
788 Executive Blvd

**From:** [Jim & Marni Molina](#)  
**To:** [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [Carolyn Riggie](#); [Elaine McCloskey](#); [Stephen Tackett](#); [Kent Shafer](#); [Lisa Keller](#); [Cory Hoffman](#); [Drew Farrell](#); [George Hellinger](#); [R Thomas Homan](#); [PlanningAndDevelopment](#); [David M. Efland](#)  
**Subject:** PUBLIC COMMENT: ADDISON PROPERTIES  
**Date:** Wednesday, November 3, 2021 2:50:16 PM

---

Caution! This message was sent from outside your organization.

We are asking our city representatives on city council and the planning commission to LISTEN and HEAR the residents who will have to deal with the ramifications of their decisions for years to come in their daily lives. We **all** should expect and deserve responsible development for our residents and natural resources in our hometown.

Addison Properties knew what they were buying when they purchased the property and should be required to work within the confines set by the city's code and be respectful to the existing residents and natural resources when developing the land. *Asking your residents to accommodate a developer instead of asking the developer to accommodate your residents is insulting and disrespectful.* Addison Properties is here to destroy the land, destroy value and equity in our homes, destroy peaceful living and enjoyment and natural resources; they will not be residing in our town, taking their family to dinner or to the store, fighting traffic on overly congested roads, their kids will not be attending our overcrowded schools – they have no stake in this game, only for profit.

Oakhurst residents overwhelmingly and repeatedly asked for the stub streets to NOT be opened in the meeting with the developer and in our communications with our city and planning representatives. The plan that was provided in response to our requests was to open BOTH stub streets! Oakhurst does NOT have sidewalks in all areas and nor should we be accountable and pay to put them in. We are happy with our one way in and one way out neighborhood that has been working fine for over 40 years. Our friends and neighbors understand the logistics of our neighborhood and it makes us more cohesive as a result.

Oakhurst lacks adequate streetlights and is another safety concern as kids wait for the bus on the street, we do not need cars cutting through our neighborhood to try and hurry to get to Speedway or 23 because they are 'late' or in a hurry for whatever reason. As a neighborhood, we like to visit with each other as we walk in groups and since there are no sidewalks we utilize the street as our walking area, kids ride their bikes in the street, neighbors walk their dogs in the street, opening these stub streets is a horrific disaster waiting to happen and should not be an option nor tolerated.

Addison is not providing any benefit to the city residents. Delaware already cannot pay to repair the current roads and there is a lack of funds to support future roads. Finance has recommended a tax levy in 2022 to cover these costs and yet council and planning commission still push for Merrick Parkway and Heritage to be plowed through. The neighboring residents do not want these roads in their back yards, they don't want to hear the speeding cars or have the excessive lights in their yards - the roundabout that is on Braumiller looks like a landing pad that blinds you as you come up over the hill. For those properties on Braumiller the value is decreasing – one house is currently on the market and is dropping their price over and over to try and sell to get out – can't even get an offer on it. Asking your residents to pay higher taxes to in turn pay back Addison for the road development, tree destruction and the high-density apartments is an insult to the surrounding neighbors. Quite obviously these are developments that we do not want and have fought so hard against – do you think you will have our vote for the levy? Extremely doubtful!

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources, including the schools, police, fire, and road maintenance.

Addison is mainly in the apartment and high-density building business. The 1 story 'residential' that is

referenced on the plan are apartment rentals - not single-family homes! These apartments will not have residents that have a stake in their property as the Single-Family homes that exist on either side of them do. APARTMENTS have dumpsters, tall safety lights, parking lots and excessive noise. The plan shows 60 feet between my HOME and apartments. I will look at 5-6 patios from my backyard. This should not be acceptable to our city officials for their residents. They should be fighting with us against the developer to provide high quality living not high-density rentals. High density should not be placed between or next to existing single-family homes. City code needs to be followed with like-housing built by like-housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large-scale rental units, especially when there is plenty of land in sub areas A and B for those developments away from existing neighborhoods and homes.

The plan shows over 14 acres of greenspace and over 2 acres in retention ponds fronting Merrick Parkway, why wouldn't the acres of greenspace and pond be used against the tree line of the existing homes in Oakhurst and tree canopy? Why remove an existing barrier that is naturally there to plow through it and plant saplings that will be dead in less than 6 months and take decades to grow to what is currently there. Merrick Parkway gets 14 acres of greenspace and 2 acres of ponds, but the residents of your city that live here get 60 feet of trees – this should be unacceptable to you as our city officials.

Traffic is already a nightmare on 23 and will only get worse with the additional rentals and the proposed Merrick Parkway. The NWACA study is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue. As it will be built you are simply putting more traffic on US 23 and the connecting neighborhood roads, making an already congested area even more congested. Addison is averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. Merrick would encourage speeding, the same that is happening on Sawmill Parkway and trucks will begin to utilize it as a cut through to avoid 23 and to get around the can opener.

Delaware has development and building codes for a reason but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth to protect residents and the city we all call home. The parcel is currently zoned R3 and A1 with a very small northern portion being B4. If the A1 needs to be changed, and because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivisions are zoned. Develop the land in such a way as to build in harmony with the existing environment and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or at least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

As illustrated by the Wickham development proposal for the same area, the land can be developed in harmony with the existing landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware. If every small city thinks that their small piece won't impact the overall climate, consider combining all those small pieces together and it creates a large impact. Addison's current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequences to them, but with plenty of consequences for those living near the area.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since a major road is to be built among residential neighborhoods. It also does not consider how mature trees greatly reduce noise pollution nor the large number of wildlife that live within the area.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The landscape provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of 23.

Be forward thinking in this development and for the small B4 business district, look towards medical or

business offices, not big box or retail that have operating beyond reasonable hours.

The proposed commercial properties are not compatible with the area. The applicant purchased 6.35 acres of B4 business district with limited road frontage and is not a lot that can be used for a gas station and KNEW THIS WHEN IT WAS PURCHASED. ANOTHER gas station along 23 IS NOT NEEDED (3 already in that short corridor) and it's in the watershed. This also shows that the applicant does not understand what is best for Delaware – nor cares. We do not need a 4th or 5th gas station within that one mile stretch of road and located within the Olenangy watershed. And we certainly don't need more big box retail space in Delaware, just look at the half-empty retail spaces we have already. Any proposed commercial use should remain on the 6.35 acres he purchased and should be limited to medical/office buildings with regular business hours that will not be disruptive to the surrounding existing residential areas.

It is clear Addison cares more about profit than the impact on our neighborhoods, our community, and the environment, and to be clear those profits will be taken and used outside of Delaware.

We hope our representatives in city government and our city's administrators will act upon our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land.

Residents have dedicated hours of their time to voice opposition to this development and to have our voices heard for responsible development. Please do not shrug your shoulders and say it is up to City Council to approve and City Council says it is up to the Planning Commission to provide recommendation. STOP the vicious circle! SOMEONE needs to step up! SOMEONE needs to QUESTION what is being presented! STOP rubber stamping development that comes through! Please make the right decision for DELAWARE CITY not for an outside developer who literally does not care – they just want the money. The residents are tired of the back and forth between the council and planning and leads to little faith in our city representatives.

LISTEN TO YOUR RESIDENTS who live and support Delaware, *our requests are not unreasonable.*

Respectfully,

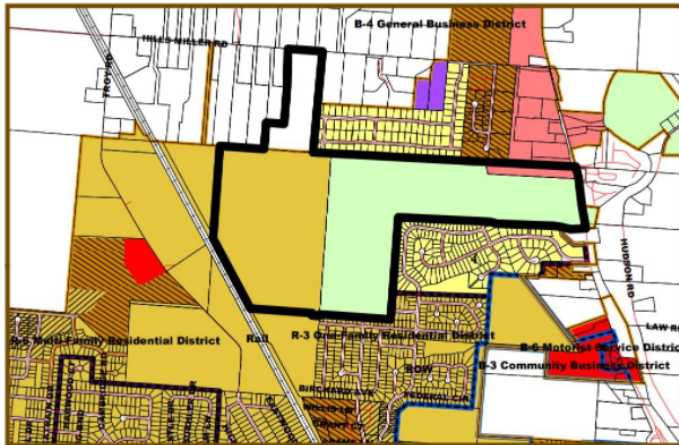
Maureen Molina  
185 Kensington Dr





When you account for minimum lot size requirements, then 5 out of 5 residential zones become more dense, as shown in this image:

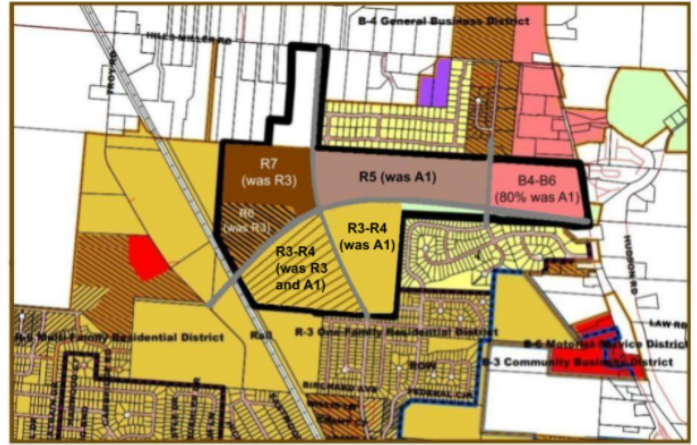
## What was purchased



137 acres A1 (gross density= 0.2 DU/acre)  
108 acres R3 (gross density= 4.96 DU/acre)

**Total= 563 dwelling units, 65 acres green space  
& either 3.5 or 6.35 acres business/commercial**

## vs. What's in the plan



Sub Area A = up to 370 multi-family  
Sub Area B = 133 multi-family  
Sub Area C = 24 R3 & 166 R4 single-family homes  
Sub Area D = 58 R3 & 16 R4 single-family homes  
Sub Area E = 315 multi-family  
**Total= 1000+ dwelling units, 49? acres green space  
& 28.3 acres business/commercial (sub area F & G)**

The number of dwelling units has nearly doubled, and the business / commercial land has increased by 446% (or more).

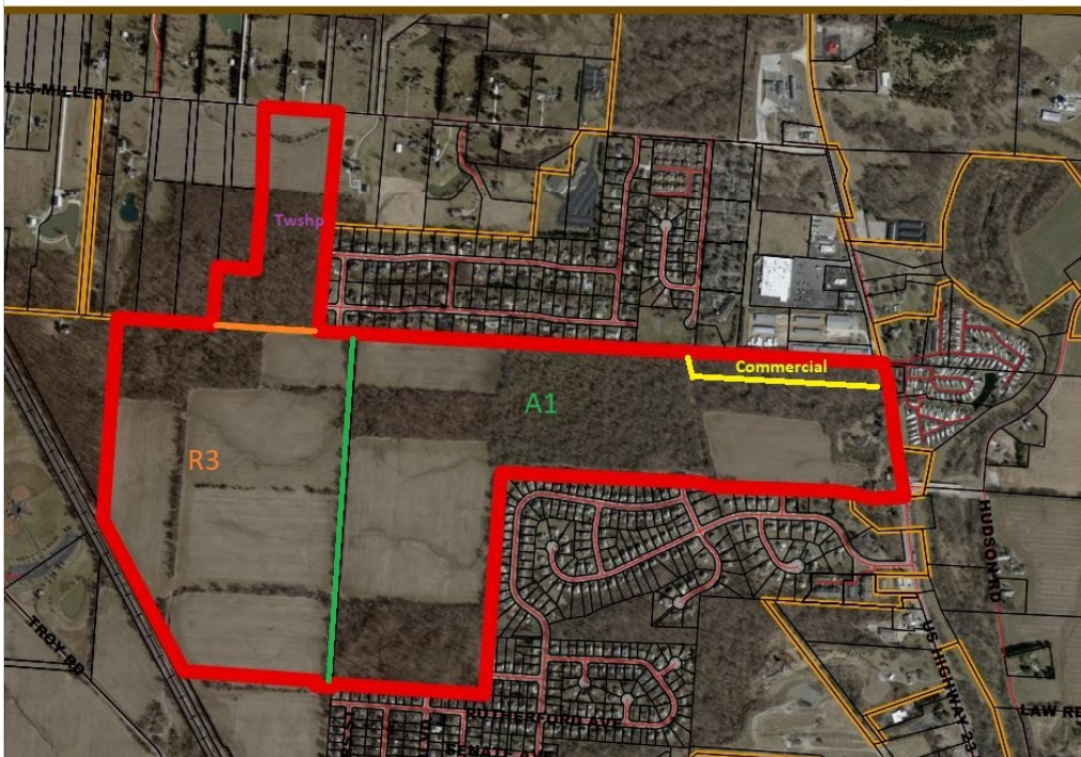
Is this the best use of our land in Delaware? Should we be allowing large scale high-density housing developments with busy thoroughfares and big box stores right next to existing medium- to low-density residential areas that have been there for over 25 years? Is this a precedent we want to set in our city? Are we okay with another 28 acres allocated for low-wage jobs? (Per the Community Impact Assessment for income taxes, the average income for the jobs created will be \$26,000-\$27,000 per a year, which is below the poverty line for a family of four.) And why set the precedent of putting a major thoroughfare next to existing homes that have been there for decades? No one would want to know that could happen in our city, to their homes.

And who will pay for the maintenance of these residential areas and the social services to these 2000-4000+ residents? The developer has proposed that the residents' property tax dollars go to pay back the costs of the roads and sewer that the developer will install (per the draft financial agreement from 7/2/2021). If tax dollars go to pay back the developer, how will the city and county pay for services in this area?

What about our natural resources? As a "Tree City USA" that can't even currently meet our tree canopy goals, how will destroying these forests help? We'd be going in the wrong



direction, opposite our goal. Where are the appropriate permits for the wetlands? Do we even know how much park land and green space is in the development? (And is it appropriately indicated; should buffer zones count as green space?)



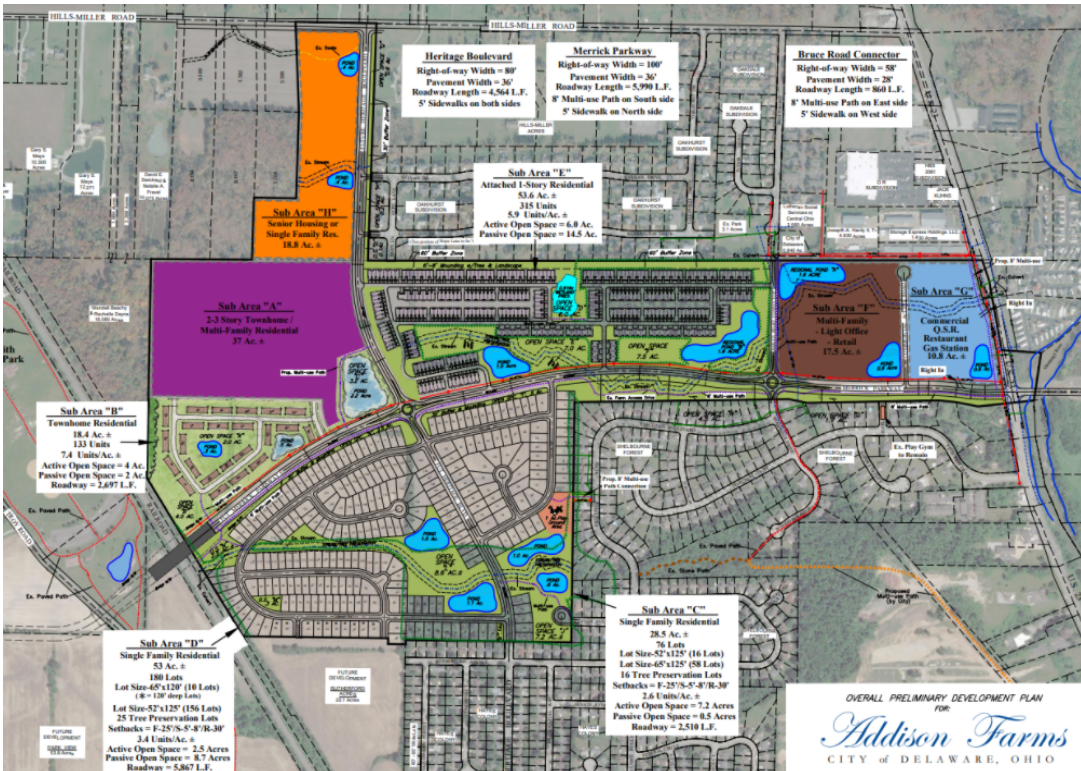
Addison Farms

Approximately 100 acres of trees

2 streams (tributaries to the Olentangy River)

1 pond

# of acres of wetlands still unknown



Addison Farms

Approximately 1000 dwelling units

10.8 acre gas station

17.5 acres of office or retail space (with potentially a second gas station), and/or additional multi-family housing

A landowner has rights, but they also have responsibilities. Those responsibilities should not be negated by a PMU overlay, nor ignored by this Commission. As laid out in the previous petition to require changes to the Addison Properties development, I respectfully ask the following:

1. Move Merrick Parkway (a major thoroughfare) away from existing residences;
2. Match residential zones to existing surrounding areas;
3. Require preservation of natural resources (tree canopy, streams, watershed, and wetlands);
4. Protect surrounding property values (and, relatedly and more importantly, our quality of life);
5. Do not open up stub roads to the detriment of the surrounding neighbors' safety and well-being.

These goals for more responsible development could be accomplished via the following recommendations.

These should be provided by the applicant:

- Improved tree survey (more acres, better locations)
- Wetland data (including appropriate permits)
- Completed traffic studies
- More in-depth economic analyses
- ***Independent environmental impact analysis***

Appropriate use of the land includes:

- Merrick should be moved further away from existing properties and have extensive buffering and screening - accommodating the road is wholly the developer's responsibility and not the burden of existing residents
- Nothing denser than R1 on the A1 parcel in Sub Area E
- Extensive park space to compensate for any apartments elsewhere in the development - similar to a conservation subdivision
- Apartments / multi-family housing in Sub Areas A & B only
- Park south of Merrick Parkway in Sub Areas E, F, and G (with the road moved further into the development)
- High-wage jobs in the business district, and limited hours of operation (e.g. medical offices not big box stores)
- No gas station
- Tree canopy preservation, including complete preservation of the tree canopy and wetlands in Sub Areas C and D and more preservation of the tree canopy in Sub Area E
- Alternatives to save more wetlands
- Less land covered with impervious surfaces
- Buffering and year-round screening that eliminates noise and light pollution to the maximum extent possible
- Conservation / preservation zones

Completed by the City independent of any factors of Addison Farms, and prior to further consideration of this development:

- Natural resource goals from *Delaware Together*, especially implementation of natural resource overlays
- Completion of NWACA and establishment of related transportation plans
- Parks and Recreation master plan
- Economic analyses, especially of land type use and fiscal health of the city (e.g. that being done by Regionomics)

Your time and attention to these matters is greatly appreciated.

Sincerely,

Stacy Chaney-Blankenship,

943 Executive Blvd, Delaware, Ohio

**From:** [Sue Chaney](#)  
**To:** [Elaine McCloskey](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [Corey Staver](#); [Carolyn Riggie](#)  
**Subject:** Addison Properties  
**Date:** Wednesday, November 3, 2021 2:58:11 PM

---

Caution! This message was sent from outside your organization.

Dear City of Delaware Planning Commission Members,

Following are basic requests for the proposed Addition development, particularly as it relates to rezoning the parcel. I am not against development, but expect and deserve nothing less than responsible development - responsible to current and future city residents and to the natural environment.

The proposed PMU, as written, basically lays aside the city's code and provides the developer with free reign. There is no accountability for the damage done to the environment, for the loss in property value for some of Delaware's well established (25 - 40 years plus) neighborhoods, and for the added strain on Delaware's already stretched resources - schools, police, fire, and road maintenance.

As you know the purpose of PMU zoning was to create walkable neighborhoods - like Evans Farm in the Powell area. PMU's were not intended to simply make it easier for developers to skirt city codes and do whatever they want.

The developer knew what they were buying and they needed to work within the parameters set by the city's code when developing the land. *They need to be responsible to the residents and do what is best for the city.*

Delaware has development and building codes for a reason, but allowing out of town developers to invoke a PMU basically nullifies all the rules set forth meant to protect current and future residents and the city we all call home.

Currently the parcel is zoned R3 and A1 with a very small northern portion being B4. If the A1 needs to be changed, then because the majority of that parcel lies between two well established neighborhoods, change it to an R1, which the neighboring subdivision is zoned. Develop the land in such a way as to build in harmony with the existing topography and tree cover. Protect the watershed and as many trees as possible. Include a natural resource park or in the least a conservation/preservation zone. There needs to be less land covered with impervious surfaces. A home built on land with mature trees or with woods in the neighborhood are far more valuable to everyone involved.

High density should not be placed between or next to existing single family homes, especially when there is plenty of land in sub areas A and B for those developments. Please follow city codes - put like housing by like housing.

Be forward thinking in this development. As illustrated by the Wickham development proposal for the same area - the land can be developed in harmony with the existing

landscape and neighborhoods. With the current climate issues facing the world, we need to be doing everything within our powers to protect the mature tree canopy and the natural watershed within all of Delaware.

The current proposal, if the PMU zoning is passed, basically allows them to clear cut the acres of mature trees and interrupt the natural watershed with no consequence to them - but with plenty of consequences for those living near the area. Allowing the PMU and the verbiage of how they plan to deal with the trees is wrong for so many reasons.

It is proven that mature trees help reduce carbon emissions in a given area. This is especially important since the city's plan for a major thoroughfare to be built among residential neighborhoods. It also does not take into account how mature trees greatly reduce noise and air pollution nor the large number of wildlife that live within the area and reduce the effects of global warming.

The area is also home to natural wetlands and streams that are part of the Olentangy watershed. The topography provides natural drainage and flooding protections for the surrounding neighborhoods and the neighborhoods to the east of Route 23 while also naturally filtering the precipitation as it makes its way to the Olentangy River.

In the small B4 business district look towards medical or business offices. Not big box or retail with operating beyond reasonable hours. And NO gas station along 23 - no one needs it (3 already in that short corridor) and it's in the watershed.

Follow city code and Delaware's original placement of Merrick Parkway which was closer to the center of the property. Do not allow a major road to be built so close to existing homes along Executive Blvd. and Pinecrest Dr. It will negatively impact the health of our families both with increased air and noise pollution as well as lead to a decrease in our property values.

Addison, in their submitted proposal, states there will be 100 feet of trees between the backyards of over 30 plus existing homes and the parkway. **This is false.** In so many spots their preliminary proposal is unclear. Some areas may have 100 feet between their backyards and the road, others clearly do not. Do the Addison measurements extend to the right of way or the road itself? This is also unclear and does make a difference. Also, several homes now have a roundabout in their backyard.

As far as 100 feet of trees goes - there is over 30 feet (10 yards) of a farm access road that does not have any trees. This is now where the bike path is to be located. So Addison's supposed 100 feet of trees is down to 70 - only about 20 yards. And behind many of the homes it's not a full 20 yards. While having a multi-use path directly behind our homes is more appealing than a road, the road is still too close. In truth allowing strangers easy access to our backyards via a walking path is also of concern to me.

The area in question is also home to a wetland and a stream. The farmer's access road remains wet and soggy long after it rains - not a great place for a path. The path



was placed there versus next to the thoroughfare solely so Addison could have more land to develop on the northern side of the road. I propose placing the multi-use path next to the thoroughfare.

It appears that Addison may be averse to moving the road further north because it forces them to rethink their design of putting rental units in the space between two long established neighborhoods. Once again, adhere to current city code! City code needs to be followed with like-housing built by like-housing when dealing with existing homes. If the area cannot be saved for a park - that all city residents would benefit from - then the area needs single-family, owner-occupied, housing. R1 and not large scale rental units. Those can easily be placed further west (in Areas A and B) away from existing neighborhoods and homes and still stay within the city code. There is no need to throw the baby out with the bathwater! A plan that benefits all is entirely possible while staying within the parameters of the law.

I and many of my neighbors implore our representatives in city government and our city's administrators to consider our concerns and reasonable requests. Follow the Delaware Together comprehensive plan objectives, especially in terms of natural resources and use of land for the future of generations to come.

Sincerely,  
Sue A. Chaney  
883 Executive Boulevard  
Delaware OH 43015

**From:** [Jennifer Jenkins](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public comment  
**Date:** Wednesday, November 3, 2021 3:02:31 PM

---

Caution! This message was sent from outside your organization.

Elaine,

Please forward to members of the Planning Commission, City Council, and appreciate City staff members for tonight's meeting.

Thanks,

Jennifer

Dear Planning Commission, City Council, and City Staff,

Thank you for this opportunity to provide public comment and for hearing our concerns to best understand and incorporate the needs of our Community. We appreciate your care and dedication to our City and look forward to working with you on this project.

Please assess and address all of the needs of our City and our Community prior to setting the parameters for this development. IF a PMU is to be overlaid, we are asking to do it as intended by providing ample park space, working around the existing significant natural and historical features, and respecting existing well established neighborhoods.

We are asking for the open and park space requirements to remain within the A-1 parcel. As surrounding subdivisions were built with little to no park space, and the neighborhood children have grown up playing in the neighboring woods and in the stub streets and now the stub streets will be gone and the woods are threatened to be destroyed, we are asking the City to rectify our lack of park space and require additional park space near those neighborhoods. As the City overall has only 4% park space and needs additional trails and natural green space and this is the last large agricultural parcel remaining in this portion of the City and it is loaded with beautiful natural resources such as trees, streams, wetlands and wildlife, we are asking the City and the Developer to look for additional funding opportunities and community partners to provide additional park and green space on top of what is already required. As much of the Smith park credit will not be used for park space and instead will be used for retention and detention ponds for Parkview, Rutherford Acres and Smith Park and the right of way for Merrick Parkway and may be used for additional regional retention and detention ponds for future development and Smith Park is not easily accessible to the future neighborhoods of Rutherford Acres and Addison Farms for whom it is intended, we are asking for additional park space to be applied to the east side of the railroad tracks if a safe grade separated pedestrian access cannot be provided in conjunction with this development.

As trees provide numerous benefits to our Community including energy conservation, improved air quality, reduced noise pollution and light glare, enhanced habitat for birds and other desirable wildlife, improved control of soil erosion and moderation of water runoff,

enhanced visual and aesthetic qualities, and increased property value, we are asking for adherence to Chapter 1168, and if trees must be removed, the City and the Developer need to be held accountable for the trees that they are destroying. As large trees provide the most benefit to our Community, and the A-1 parcel contains the largest trees in our City, some over 4.5' in diameter and it takes many years for trees to grow to this caliper, all trees of a significant age and size need to be preserved. These trees have been standing through much of the history of Delaware. According to the tree survey provided by the Developer, there are 976 caliper inches of trees in good and fair condition per acre, and there are over 92 acres of treed area within the property. At \$100 per caliper inch, our city's tree code assess the replacement fee for these trees at over \$9M. The City does not currently have the space or the resources needed to plant replacement trees of that scale on behalf of the developer, therefore, more trees need to remain within the proposed development. Our natural resources cannot be used as a negotiation tool to build infrastructure.

As there is indication that Native American battles occurred in this area and Rutherford Hayes, grandfather to President Rutherford Hayes and the Siegfried Family, once owned this property and were significant historical figures not only to the settlement of our City, but also to our Country, and many of their descendants still reside within the City of Delaware, we ask that the developer and the City respectfully assess and preserve the historical significance of this property.

As this is our first glance at this proposal, we expect there will be additional public comments as the process moves forward. As the City and Developer have indicated, this is a very complicated project with lots of moving parts and that this is the largest project of it's kind in the history of Delaware, proper time and consideration must be given to the overall goals. And as this location will open up additional land for development, this area needs to be a focus area to the City, proper studies incorporating public input must be complete prior to moving forward. Until all parameters for development are in place a PMU is not appropriate. We cannot push forward with one-sided policy considering only development and infrastructure needs at the expense of our natural resources and needs of existing residents and expect that Delaware will remain the special place that it is today where people want to live.

Thank you for your time and consideration.

Respectfully,

Jennifer Jenkins  
544 Rutherford Ave.



**From:** [Sara Anderson](#)  
**To:** [Elaine McCloskey](#); [David M. Efland](#)  
**Subject:** Fwd: Comments on Addison Proposal for public comment  
**Date:** Sunday, October 31, 2021 5:58:08 PM

---

Caution! This message was sent from outside your organization.

FYI

----- Forwarded message -----

**From:** **Diane Mungovan** <[themungo5@me.com](mailto:themungo5@me.com)>  
**Date:** Sun, Oct 31, 2021, 4:48 PM  
**Subject:** Comments on Addison Proposal for public comment  
**To:** <[saradanderson@gmail.com](mailto:saradanderson@gmail.com)>, Tajudeen Bakare <[tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com)>, <[criggle@delawareohio.net](mailto:criggle@delawareohio.net)>, <[stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com)>, <[cstaver@ymail.com](mailto:cstaver@ymail.com)>, <[stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com)>  
**Cc:** CMO <[CMO@delawareohio.net](mailto:CMO@delawareohio.net)>

Dear City of Delaware Planning Commission Members,

As a resident who will be greatly impacted by the proposed Addison Development I took the time to read through many parts of their proposal. Below I have excerpted some of the more troubling parts with my comments underneath each section. Thank you for taking the time to take my concerns (they are the same of many of my neighbors) into consideration.

An almost 30 year resident of Delaware,

Diane Mungovan

**Below are excerpts from the Addison Proposal  
with comments after select sections**

Parts of the Proposal are excerpted in sections which appear in Times font  
**COMMENTS appear in bold Helvetica font**

Environmental Analysis

No completed environmental studies as of yet!

**How can you approve an area or a change in zoning without the environmental study completed - especially since dealing with removing a large swath of mature trees, plus wetlands and streams that impact the Olentangy watershed and flooding issues in the adjoining neighborhoods. Not to mention the impact on the birds and wildlife that currently reside in the area, along with other flora and fauna.**

**An independent study should be completed.**

Traffic Impact is incomplete

**Again - how can you approve without all necessary studies completed. The current proposed roads are too close to existing homes and are designed to encourage - not discourage - speeding and cutting through neighborhoods, making them less safe with more air and noise pollution.**

NWACA is not completed to even say if the city truly needs Merrick Parkway, especially since going over the railroad tracks is such an issue.

As it will be built you are simply putting more traffic onto 23 and the connecting neighborhood roads, making an already congested area even more congested.

#### Tree Survey

While assuming the tree study conducted is industry standard, it clearly does not give a real or true understanding of the tree canopy in question. Taking very small samples via aerial shots with minimal measurements - most at the edge of the tree canopy - does not begin to cover the value of the trees in the proposed development area. Nor can it equate the value of the mature trees to reducing carbon emissions - especially with a new thoroughfare proposed. It also does not take into account how mature trees greatly reduce noise pollution. Nor the large number of wildlife that live within the area.

A wide array of birds - hawks, eagles, songbirds, owls, woodpeckers . . .

Deer, bats, fox, raccoon, possum, groundhog, skunk, grey squirrels, red squirrels, chipmunks, mice plus more including all of the insects and butterflies that make for a healthy eco-system

Measured only 2 acres to guesstimate the 92 - 120 acres of trees.

One study claims 92 acres and the drainage study reports 120 acres of trees? Which is it?

An independent study of the tree canopy and the impact on the watershed should be completed.

There are at least three - five trees over four feet in diameter.

COMMUNITY IMPACT SECTION - excerpted sections appear in Times font  
**COMMENTS appear in bold Helvetica font**

(7) Air and Noise Pollution. Development of the Development Property will not cause air and noise pollution other than that of a typical residential or commercial neighborhood. During site development and construction of homes, apartments and commercial structures, there will be dust and noises of the nature inherent in the construction of infrastructure and buildings. Such construction will be limited generally to daylight working hours.

At certain times of the day and night there will be air and noise pollution from the railroad whose tracks are the west boundary of the Property.

**WRONG - by cutting the majority of trees both air and noise pollution will increase even after the construction phase is complete. Trees are natural sound barriers and also help to clean the air and capture CO2 - which will be even more necessary with Merrick Parkway cutting through the property versus a typical residential street as stated above.**

*“ . . . standard passenger vehicle emits about 10,000 pounds (4.6 metric tons) of CO2 per year, which means we need a lot of trees to combat the amount of vehicles on the roads.”*

(11) Historic Sites. There are no historic sites or buildings located on or adjacent to the Development Property. **There are historic buildings on the property that are recognized as such by Ohio History Connection, they are just not registered. Interestingly one was torn down by Seikman just prior to the sale.**

(12) Compatibility. . .

Sub-Area E, which will be single-story, 2-bedroom, 2-car garage apartments will be separated from Oakhurst Subdivision to its north by a 60 foot buffer with existing trees and a 6 foot to 8 foot high mound with evergreen trees and other landscaping. **If not willing to preserve more of the tree canopy - then**

**like housing needs to be built next to the existing neighborhoods. DO NOT place rental units next to long standing single family homes in Oakhurst. Place those units in sub-area A and B where there are no current neighbors. Place single family owner-occupied homes that are built in harmony with the existing trees. Treed lots with mature trees are far more valuable to the homeowner than a clear cut lot.** No street connections between Oakhurst Subdivision and Sub-Area E are proposed. Sub- Areas F and G, which may have various commercial uses (and may have multi-family in Sub-Area F) has public and commercial uses to its north, **FALSE - NORTH EAST ONLY - and there are already 3 gas stations (we do not need more oil tanks underground so close to the river) along the northern 23 corridor and plenty of empty retail storefronts in the city - we don't need more.** and thus Sub-Areas F and G are compatible with properties to their north. To the south part of Sub-Area E and Sub-Areas F and G there will be setbacks from the north side of Merrick Parkway, the 100 foot wide right-of-way of Merrick Parkway, and then 100 feet or more of preserved woods buffering Shelbourne Forest Subdivision to the south. The only proposed street connections between the Development Property and Shelbourne Forest Subdivision will be the northward extension of Woodhaul Drive to a roundabout with Merrick Parkway. **FALSE - as drawn it is not 100 feet or more of preserved woods - far less in most places. The quality of life and the home values for all of the 30 plus homes along this strip will be greatly lowered if Merrick Parkway is not built farther north of the current proposal. Unclear if measurements are to the right of way or the actual road? If approved as is can there be sound barrier walls along the edge of the woods next to the road so that future expansions will not cut back the few trees that remain. Also - the road is so straight speeding will become an issue - even with the addition of the roundabouts.**

(3) Economic Impact. The construction of \$36,000,000.00 in dedicated public improvements, over \$300,000,000.00 in private improvements, and the millions of dollars set forth herein above in real estate taxes, impact fees, capacity fees, etc. will have a huge positive economic impact on the City and its current and future residents. **FALSE - we are all aware that numbers can be manipulated to showcase whatever agenda a developer is trying to push - not just Addison. Delaware already can't pay to repair its current roads - as illustrated by the failed income tax and now the proposed property tax - to cover said cost. Yet a TIFF - which is generally not used in creating residential properties - will hurt us. Our schools will be negatively impacted and many of us will see a decrease in our property values if the proposed development is pushed through as is. (It is generally accepted that too many residential developments, over the long-term, have negative impacts on a community because they require upkeep and services without a great increase to the tax base.)**

(6) Alternatives. Developer strongly feels that this planned mixed use development is the best possible plan for the Development Property and is much better than the proposed, more than a decade ago, Wickham Farm residential development, which proved not to be financially viable (and hence did not proceed). **THIS IS DEVELOPER OPINION - The proposed Wickham Farm residential development is far superior to the Addison proposal in multiple ways. Wickham respected existing neighborhoods by building like housing by like housing. It developed responsibly in conjunction with the environment - the tree canopy and watershed were greatly preserved and provided many homes with views of and access to trees. The roads were built at a reasonable distance from existing homes. They were also designed so as not to encourage cut throughs or speeding through residential neighborhoods. I can't believe Addison would not make a profit if they followed the Wickham proposal - it would just not be as great a return as they are hoping for. Let's be real - did anyone at Addison truly look into a development such as Wickham proposed or did they smile, nod, and then file it away without a second thought.**

**ALSO - a park in Sub-area E would be best for all the city residents as it will preserve one of the last large swaths of mature tree cover, not to mention the wetlands and creeks (all part of the Olentangy watershed) left in the city of Delaware. We need mature trees to help keep the air in Delaware clean and to provide its residents with a natural place to rejuvenate. A large NATURAL park in this area would be readily accessible to multiple neighborhoods and schools as well as have easy access to others due to its proximity to Route 23.**