

FOR OFFICE USE ONLY

EST 1808



FOR OFFICE USE ONLY

DATE RECEIVED

Master Zoning & Development Application

CASE NUMBER

Planning Commission / City Council

- Rezoning / Zoning Amendment
Comprehensive Plan Amendment
Development Plan
Development Plan Extension
Development Plan Minor Modification
Development Plan Major Modification
Conditional Use Approval

- Preliminary Subdivision Plat
Preliminary Subdivision Plat Extension
Final Subdivision Plat
Final Subdivision Plat Extension
Right-of-Way Vacation
Determination of Similar Use

Board of Zoning Appeals

- Appeal Administrative Decision or Interpretation
Variance
Substitution of a Non-Conforming Use

Administrative

- Development Plan Incidental Modification
Zoning Determination Letter
Minor Subdivision Lot Split / Combination
Floodplain Letter of Interpretation
Certificate of Zoning Compliance

Subdivision / Project Name: Glennwood Commons Phase 3

Address: 1550 Sunbury Road, Delaware, OH 43015

Acreage: 4.993

Parcel Number

Number of Lots : 4

Number of Units

Current Zoning: B-3 Community Business District

Proposed Zoning: B-3 Community Business District

Current Land Use: Vacant

Proposed Land Use: Commercial/Retail

Applicant Name: OLIO Development Group

Contact Person: Carly Detar

Applicant Address: 1062 Ridge Road, Columbus, OH 43215

Phone: 614.813.4641

Email: development@oliodevgrp.com

Owner Name: Zarcal Delaware, LLC

Contact Person

Owner Address: 14600 Detroit Avenue, Lakewood, OH 44107

Phone

Email:

Engineer/Architect/Attorney Contact: Grant Weirich

Company: NEFF & Associates

Address: 6405 York Road, Parma Heights, OH 44130

Phone: 440.884.3100

Email: gweirich@neff-assoc.com

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

ZarCal Delaware, LLC - By: ZarCal, LLC, its Manager

By: Zaremba Shopping Centers, LLC, its Manager

By:

Owner Signature

Carly M. Detar

Agent Signature

Al Sulin, its President

Owner Printed Name

Carly Detar

Agent Printed Name

REPLAT OF GLENNWOOD COMMONS PHASE 3

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE AND IN FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18, UNITED STATES MILITARY LANDS, CONTAINING 4.993 ACRES OF LAND. MORE OR LESS, SAID 4.993 ACRES BEING COMPRISED OF A RESUBDIVISION OF LOTS 14210, 14211 AND 14212 OF THE SUBDIVISION ENTITLED "GLENNWOOD COMMONS PHASE 3", OF RECORD IN OFFICIAL RECORD 1975, PAGES 2236-2237, SAID LOTS BEING PART OF THOSE TRACTS OF LAND CONVEYED TO ZARCAL DELAWARE, LLC BY DEEDS OF RECORD IN OFFICIAL RECORD 814, PAGE 162 AND OFFICIAL RECORD 1017, PAGE 2303.
RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

24 x 36 SHEETS ONLY

OLIO DEVELOPMENT GROUP - SR37 & GLENN ROAD
LOT SPLIT MAP
CITY OF DELAWARE, COUNTY OF DELAWARE

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6685 N. • • • • •
Tel: 440.884.5100 | Fax: 440.884.3104
www.neff-a.s.s.o.c.o.m

SHEET NO.
1 OF 2

THE UNDERSIGNED, ZARCAL DELAWARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY ZARCAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER, BY ZARCAL SHOPPING CENTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER, BY AL SULIN, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS IT "REPLAT OF GLENNWOOD COMMONS PHASE 3", A SUBDIVISION CONTAINING LOTS _____ TO _____, BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME.

IN WITNESS WHEREOF, AL SULIN, PRESIDENT OF ZARCAL SHOPPING CENTERS, LLC, MANAGER OF ZARCAL, LLC MANAGER OF ZARCAL DELAWARE, LLC, HAS HEREUNTO SET HIS HAND THIS _____, DAT OF _____, 20____.

ZARCAL DELAWARE, LLC
BY: ZARCAL, LLC MANAGER
BY: ZARCAL SHOPPING CENTER, LLC, MANAGER

AL SULIN, PRESIDENT _____ WITNESS _____
PRINTED NAME _____
WITNESS _____
PRINTED NAME _____

STATE OF OHIO
COUNTY OF CUYAHOGA SS:

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNT, PERSONALLY CAME AL SULIN, PRESIDENT OF ZARCAL SHOPPING CENTERS, LLC MANAGER OF ZARCAL, LLC, MANAGER OF ZARCAL DELAWARE, LLC WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID ZARCAL DELAWARE, LLC FOR THE USES AND PURPOSES EXPRESSED HEREIN.

NOTARY PUBLIC _____

PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____,
ORDINANCE NO. _____.

SARAH DINOVO, CITY CLERK,
DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 20____.

PAUL J. BRAKE, CITY MANAGER,
DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 20____.

SANDRA PEREIRA, PLANNING AND
COMMUNITY DEVELOPMENT DIRECTOR,
DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 20____.

BLAKE JORDAN, P.E., PUBLIC UTILITIES
DIRECTOR,
DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 20____.

WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS,
DIRECTOR/CITY ENGINEER,
DELAWARE, OHIO

TRANSFERRED THIS _____ DAY OF _____, 20____.

AUDITOR, DELAWARE COUNTY, OHIO

PRINTED NAME _____

FILED FOR RECORDING THIS _____ DAY _____, 20____ AT _____

FEE \$ _____

FILE NO. _____ RECORDER DELAWARE COUNTY, OHIO

OFFICIAL RECORD _____, PAGES _____ PRINTED NAME _____

Surveyor's Statement:

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof.

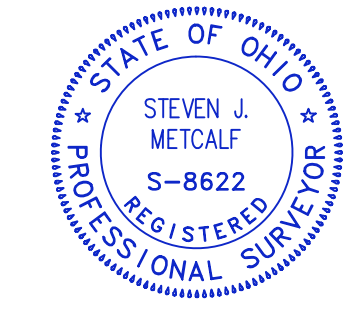
The basis of bearings for the premises surveyed is NAD83 (2011) Ohio State Plane Coordinate System, North Zone (3401).

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Original Field work performed June, 2024

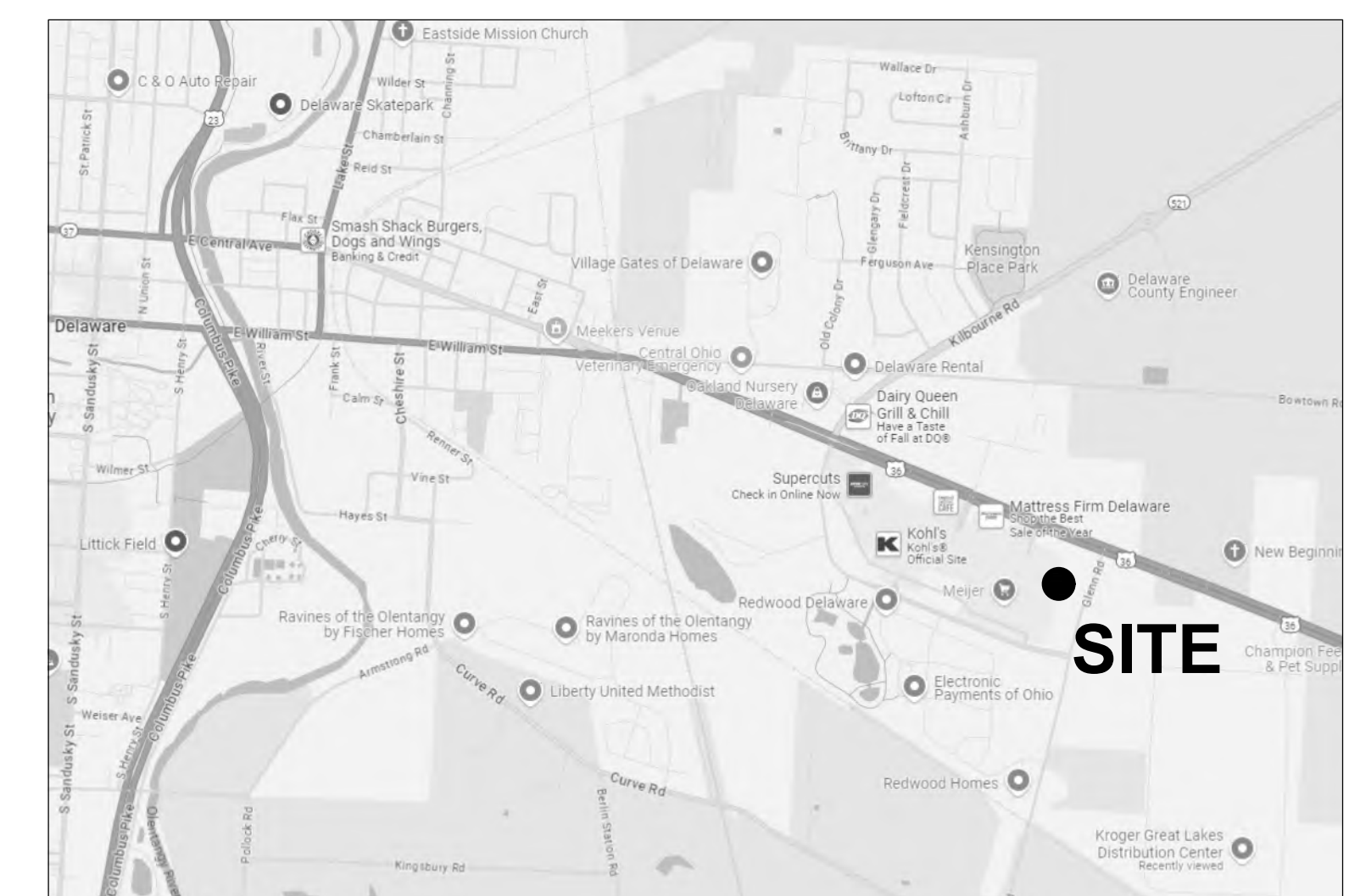
Steven J. Metcalf

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio
Date: 09/12/24



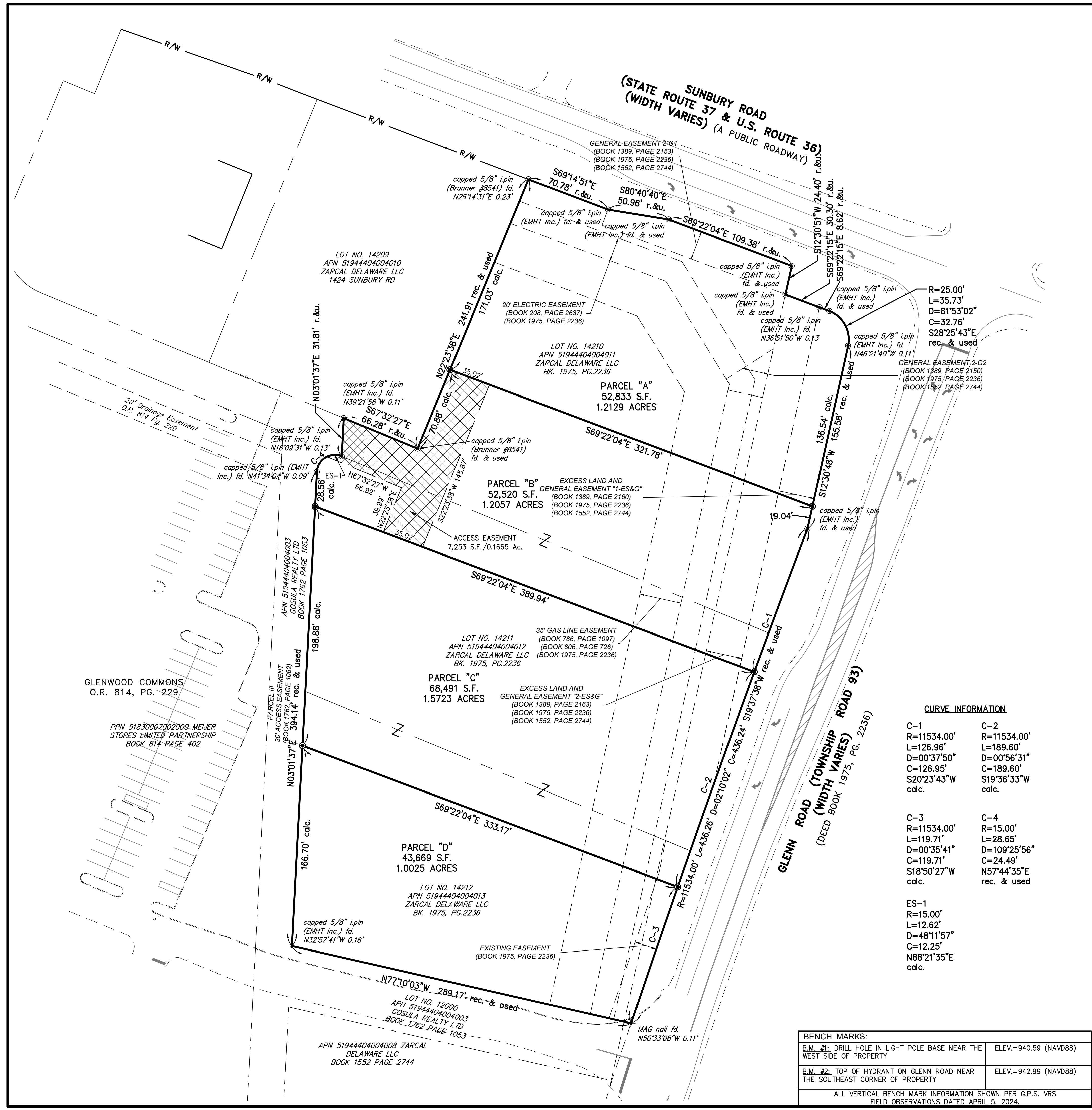
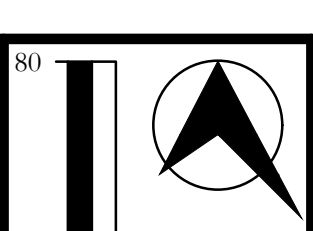
NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL

Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.



VICINITY MAP
NOT TO SCALE

REV NO	DATE	DESCRIPTION	
	10/30/24	Access Easement Note Added	
	09/25/24	Parcel C & D Rev/City Comments	
	09/16/24	Initial Submittal	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14938-LS	TEW	SJM	14938



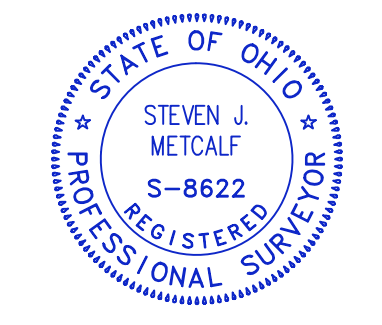
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Steven J. Metcalf
Steven J. Metcalf
Registered Surveyor No. 8622-Ohio
Date: 09/12/24



NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL.

Notes:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

All parcels shall have appropriate cross-access easements as required by the City of Delaware, to be recorded at the time of development plan approval.

CURVE INFORMATION

C-1 R=11534.00' L=126.96' D=00°37'50" C=126.95' S20°23'43"W calc.	C-2 R=11534.00' L=189.60' D=00°56'31" C=189.60' S19°36'33"W calc.
C-3 R=11534.00' L=119.71' D=00°35'41" C=119.71' S18°50'27"W calc.	C-4 R=15.00' L=28.65' D=109°25'56" C=24.49' N57°44'35"E rec. & used

ABBREVIATIONS
r, rec. record
d, deed
m, msd... measured
Vol. Vol.
S.F.square feet

fd. found
u, used
obs. observed
Pg. Page

- LEGEND:**
- Indicates 5/8"x30" iron pin (Orange cap-Neff & Assoc. #8622-Metcalf) set
 - Indicates Magnetic Nail set
 - ◎ Indicates iron pin found (see notes at each iron pin location)

BENCH MARKS:

B.M. #1: DRILL HOLE IN LIGHT POLE BASE NEAR THE WEST SIDE OF PROPERTY	ELEV.=940.59 (NAVD88)
B.M. #2: TOP OF HYDRANT ON GLENN ROAD NEAR THE SOUTHEAST CORNER OF PROPERTY	ELEV.=942.99 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED APRIL 5, 2024.

REV NO	DATE	DESCRIPTION
	10/30/24	Access Easement Note Added
	09/25/24	Parcel C & D Rev/City Comments
	09/16/24	Initial Submittal

DWG NAME	DRAWN BY	CHECKED BY	JOB NO
14938-LS	TEW	SJM	14938

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LOT SPLIT MAP
CITY OF DELAWARE, COUNTY OF DELAWARE

