

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

**MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
6:30 P.M.**

REGULAR MEETING

January 6, 2021

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 2, 2020, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. Winterbrook Place
 - (1) 2020-2918: A request by Grden LLC., for approval of an extension until January 31, 2023 to the approved Final Development Plan for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.
 - (2) 2020-2919: A request by Grden LLC., for approval of an extension until January 31, 2023 to the approved Final Subdivision Plat for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

Anticipated Process

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

Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- d. Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: February 3, 2021
7. ADJOURNMENT

** This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

PLANNING COMMISSION
December 2, 2020
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:35 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik (arrived at 6:38 p.m.), Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

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

The Clerk informed the Commission that Mr. Prall was having computer connection issues and would join the meeting promptly.

ITEM 2. INTRODUCTION of New Commissioners

- a. Sara Anderson, First Ward Representative
- b. Tajudeen Bakare, Second Ward Representative

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held October 7, 2020, as recorded and transcribed.

Motion: Vice-Chairman Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on October 9, 2020, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with 7-0 vote.

ITEM 4. REGULAR BUSINESS

A. Homeport

- (1) 2020-2571: A request by Homeport for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.
- (2) 2020-2572: A request by Homeport for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.
- (3) 2020-2573: A request by Homeport for approval of a Preliminary Development Plan for a 52-unit mixed use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the request by Homeport which is located on a 5.38 acres site at 50 Channing Street and is the current location of the Delaware County Building and Engineering Department. The developer is looking to redevelop the site into a 52-unit mixed use residential development that would

contain 24 apartment units within the current building, 20 attached townhomes located just south of the building and 8 single family detached homes and lots located just east of the existing building. He discussed access points with two curb cuts on Channing Street and a single curb cut on Vernon Avenue. The development would have 122 parking spaces for the 52 residential units with some of the parking located on the current parking lot on the west side Channing Street. Mr. Schultz reviewed the pedestrian connectivity and site configuration. The proposed mixed-use development would be divided into three Sub-Areas.

Mr. Efland discussed that the developer would seek tax credits through the Ohio Housing Finance Authority and discussed the requirements for eligibility of these tax credits. He discussed that the process is very competitive, and conditions discuss if they applicant does not receive the credits and are unable to continue with the project. Mr. Efland discussed that the development would have mixed incomes and required to have on site management.

Mr. Prall questioned the available parking for Sub-Area 1 not including the parking west of Channing Street. Mr. Schultz discussed that it is proposed to have 37 spaces with an additional 25 spots across Channing Street. Mr. Efland discussed that staff can look at parking signage for visitors and residentials.

b. Applicant Presentation

Laura MacGregor Comek
Laura M. Comek Law, LLC
17 South High Street, Ste 700
Columbus, Ohio

David Blair
Shremshock Architects and Engineers
7400 W. Campus Rds. #150
New Albany, Ohio

Leah Evans
Homeport, Vice President Real Estate Development
562 East Main Street
Columbus, Ohio

Roy Lowenstein
Homeport, Project Developer
562 East Main Street
Columbus, Ohio

Ms. Comek informed the Commission that the developer is in agreement with all staff conditions. She discussed that Homeport is the non-profit housing provider in Central Ohio. She discussed that the experience on the team that they are able to provide an adaptive reuse to the property with green

initiatives.

Mr. Prall also questioned if there will be public transportation available in the area and extra social services available. Mr. Efland discussed that the Delaware Area Transit Agency does not have a specific line. Ms. Evans discussed that Homeport does provide licensed social workers on site to assist residents.

Vice-Chairman Mantzoros questioned what hurdles the applicant would face to get the tax credits. Ms. Comek discussed the need for affordable housing in all communities and that many of the impediments to the process is the high cost of land, lumber, and utilities.

Mayor Riggle requested information on the meeting held with the surrounding residents on the project with the developer. Ms. Comek discussed that there was a virtual meeting held in November with approximately 20 residents in attendance.

c. Public comment (public hearing)

There were no public comment request or email submissions. Chairman Simpson closed the public hearing.

d. Commission Action

Motion: Mr. Prall motioned to approved 2020-2571, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2020-2572, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2020-2573, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Conger Elementary School

(1) 2020-2475: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street

(2) 2020-2621: A request by Delaware City Schools for approval of an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the background and proposal of the project. The school is proposing an approximate 4,365 square foot building addition on the northeast portion of the building fronting East Winter Street. Improvements would also include a new playground area, a new green area, and relocating and expanding the parking lot from East William Street to Channing Street.

Mr. Prall questioned previous signage changes. Mr. Simpson discussed that previous changes included the parking lot addition to north of Winter Street.

Mayor Riggle requested information on the parking spots. Mr. Schultz discussed that the new parking lot would have 50 spaces.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

Mr. Efland reviewed the staff conditions per the request of the applicant.

Mr. Sherman discussed that there will not be an impact to the bus drop off during the work.

c. Public comment (not a public hearing)

There was no public comment requests or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2475, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approved 2020-2621, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

- C. 2020-2476: A request by Delaware City Schools for approval for a Development Plan Exemption for an Addition for Woodward Elementary School on approximately 6.06 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposal for an approximate 10,370 square foot addition to the existing school building for a total square footage of 64,974. This addition will be for the use of classrooms and office space to the north portion of the building at the main entrance and accessory space to be added on the southeastern portion of the building. Mr. Schultz reviewed that the access to the school would remain the same as currently configured and reviewed building design, tree removal and landscaping.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

Staff reviewed the staff conditions per the applicants' request.

c. Public comment (not a public hearing)

There were no public comment requests or email submissions.

d. Commission Action

Motion: Vice-Chairman Mantzoros motioned to approved 2020-2476, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- D. 2020-2477: A request by Delaware City Schools for approval of a Development Plan Exemption for Site Improvements for Smith Elementary School on approximately 3.92 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

a. Staff Presentation

Mr. Schulz reviewed the proposed site improvement plans which would include expanding the parking lot on West Heffner Street from 30-57 parking spaces and expanding the playground to the west on Mason Avenue by approximately 0.52 acre. He reviewed that the access to the expanded parking lot would have two curb cuts instead of the current one curb cut.

Mr. Prall questioned if the curb cuts will be dual entrances. Mr. Schultz

clarified that the curb cuts will be both in and out.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

c. Public comment (not a public hearing)

There were no public comment request or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2477, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

- E. 2020-2474: A request by Delaware Stratford Apartments LLC, for approval of a Final Development Plan for Coughlin's Crossing Apartments containing 178 apartment units on approximately 9.734 acres located on the west side of Stratford Road just north of Meeker Way within the Coughlin's Crossing Development on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the request for a Final Development Plan for Sub-Area 2 to construct 178 apartment units in fifteen buildings on approximately 9.734 acres. The proposed development would have primary access from Stratford Road and Coughlin Lane via Meeker Way and secondary access thru Sub-Area 4 when developed.

b. Applicant Presentation

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

Mr. Efland reviewed the conditions and provided an amendment to the last sentence in Condition 7 to read, "these plans shall be submitted by the Delaware Development Plan, LTD developer in consultation with the City and Delaware Stratford Apartments, LLC developer, reviewed, and approved by

staff prior to construction”. The Commission was in agreement to the amendment. The applicant voiced no opposition to the amendment.

c. Public comment (not a public hearing)

There were no public comment requests or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2474, as amended by Mr. Efland and along with all other staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

- F. 2020-2445 A request by George Rodman for a Concept Plan Review for Houk Road Condos containing 42 units on approximately 18.78 acres on property zoned R-3 (One-Family Residential District) located on the west side of Houk Road just north of Greenlawn Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed concept plan for the approximate 19 acres on four existing parcels. The owner is proposing a planned residential development with attached single-family dwellings. He described that the dwellings would be similar to the recently approved Enclaves at Adalee. Approximately 7.8 acres are in the 100-year floodplain which will be preserved and not built upon. The development would have 21 buildings which would be divided into 9 single story ranch type buildings with a full walkout lower level and 12 single story ranch type buildings with a full basement.

b. Applicant Presentation

John Oney
Architectural Alliance
49 East Third Avenue
Columbus, Ohio

Michael R. Shade
Shade and Shade
236 West Central Avenue
Delaware, Ohio

Mr. Bakare discussed that he was in favor of the layout relating to traffic control.

Mr. Prall discussed if amenities could be added to the green space for uses such as benches or gazebos. He also questioned which entrance would be the main entrance and the preserved woodlands having a permanent easement.

Mr. Shade discussed difficulties with adding amenities to the flood plain area. Mr. Efland discussed working with Parks and Natural Resource Director Ted

Miller regarding easement to the preserved area and the connection of a bike path along the stream.

- c. Public comment (not a public hearing)

There was no public comment received.

- d. No Commission Action

ITEM 5. PLANNING DIRECTOR REPORT

Mr. Efland provided an update regarding the Comprehensive Plan. He provided a thank you to the past service on the Commission by former Second Ward Commissioner Jim Halter. Mr. Efland discussed current challenges faced by his staff due to COVID-19.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: January 6, 2021

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:57 p.m.

Chairperson

Elaine McCloskey, Clerk



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-2918-2919

REQUEST: Multiple Requests

PROJECT: Winterbrook Place Phase 1

MEETING DATE: January 6, 2021

APPLICANT/OWNER

Bob Grden
10590 Wellington Boulevard
Powell, Ohio 43065

REQUESTS

2020-2918: A request by Grden LLC., for approval of an extension until January 31, 2023 to the approved Final Development Plan for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

2020-2919: A request by Grden LLC., for approval of an extension until January 31, 2023 to the approved Final Subdivision Plat for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

PROPERTY LOCATION & DESCRIPTION

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

BACKGROUND

In June 2019, City Council approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the development. Also, the City accepted the annexation (Ordinance 19-32) of the subject property in June 2019. In October 2019, City Council (Ordinance 19-59) approved a Preliminary Subdivision Plat for the 263 single family lots on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres).

In January 2020, City Council approved a Final Development Plan and Final Subdivision Plat for Phase 1 which would consist of 66 single family lots on 30.452 acres which is located east of Winterbourne Drive fronting Peachblow Road (Ordinances 20-03 & 20-04). The applicant's intent was to construct Phase 1 just east of Belmont Park Subdivision and just north of Peachblow Road (to have a second access point into Belmont Place Subdivision at Ensigns Lane) but after Preliminary Subdivision Plat approval, the applicant's engineer discovered there are wetlands in this area that need to be mitigated through the Army Corps of Engineers so the applicant decided to start construction on the eastern portion of the site fronting Peachblow Road. After mitigation of the wetland issues, the next phase to be constructed would be the eastern portion of the site. Staff would require this be the next Phase to be constructed to connect into the Belmont Place Subdivision at Ensigns Lane per the approved Preliminary Subdivision Plat.

Now the applicant is requesting a two year extension to the Final Development Plan and Final Subdivision Plat for Phase 1 per Section 1129 and 1111 respectively because of "unusual circumstances" of Covid 19, some development impediments of the site and the current general economic conditions.

STAFF ANALYSIS

- **Section 1129.06(j)(3)(C) - Significance of Development Plan Approval:** If, at the end of the twelve (12) month period, construction of the development has not begun, then approval of such final development plan shall expire and shall be of no effect unless resubmitted and reapproved in accordance with the procedures set forth in this Chapter. Construction is deemed to begin when all necessary excavation and piers or footings of one or more principal buildings included in the plan have been completed.”
- **Section 1111.04 (f) – Final Subdivision Plat:** The approval of a final plat (pre-construction) by Council shall be effective for a maximum period of twelve months, during which time construction of public improvements must be started as evidenced by approval of the City via documented inspections.
- **Section 1129.17 Extensions of Expiration Deadlines:** Notwithstanding other provisions of this or previous zoning codes, the Planning Commission and/or City Council may, for good cause due to unusual circumstances or a unique situation, extend or otherwise modify, any approval and/or performance deadlines, expirations, and similar time limitations that apply to any application or case.

GENERAL COMMENTS: Anytime a Final Development Plan and Final Subdivision Plat is extended Staff is concerned. However, this Final Development Plan and Final Subdivision Plat remains viable and is in conformance with all current codes. With the “unusual circumstances” of Covid 19, some development impediments of the site and the current general economic conditions, Staff is in support of a two-year extension.

STAFF RECOMMENDATION – 2020-2918 FINAL DEVELOPMENT PLAN EXTENSION

Staff recommends approval of a request by Grden LLC., for an extension until January 31, 2023 to the approved Final Development Plan for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane, with the following conditions (these conditions match the previous approval):

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County’s requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.

8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.
13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.
15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

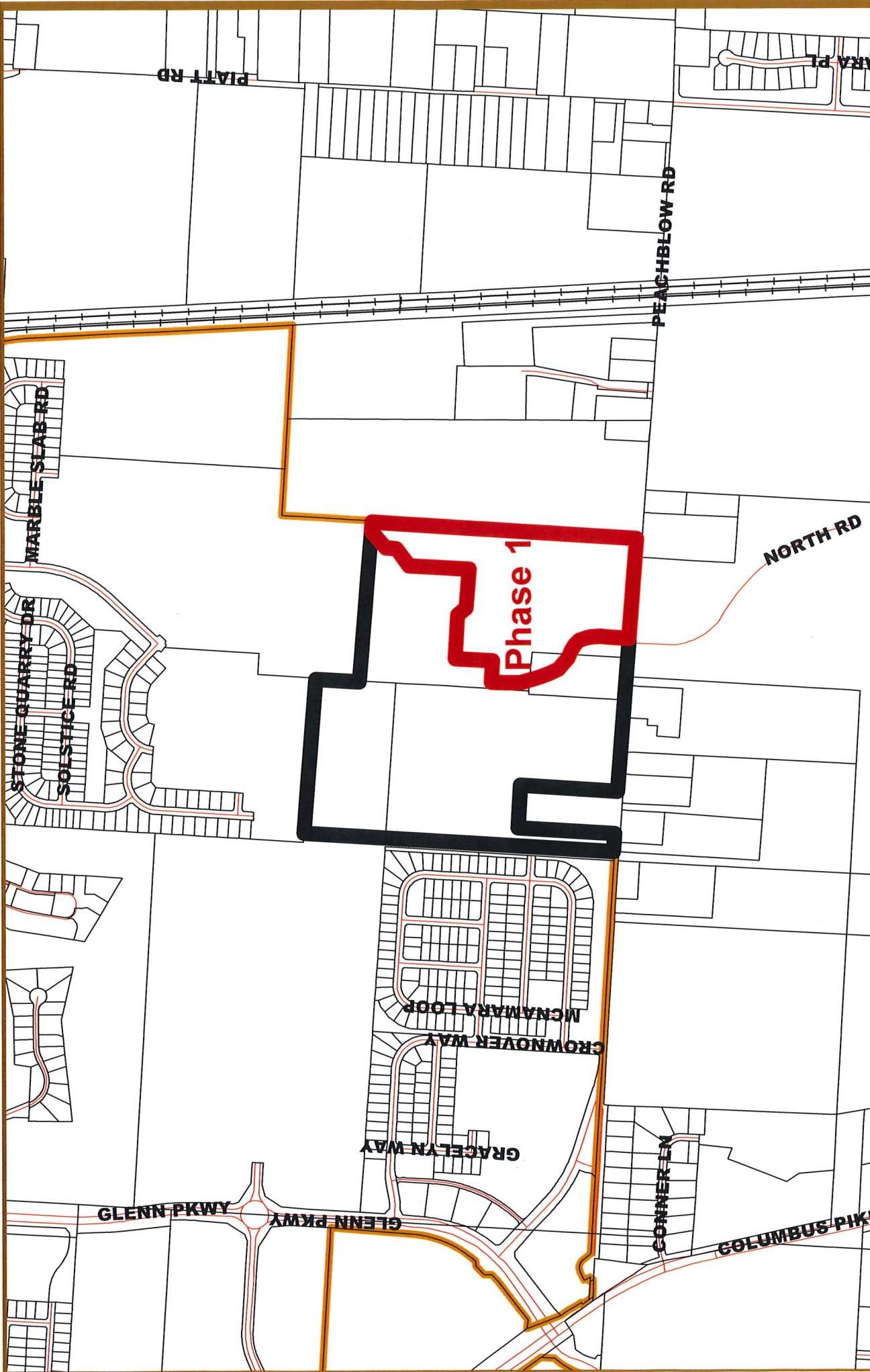
STAFF RECOMMENDATION – 2020-2919 FINAL SUBDIVISION PLAT EXTENSION

Staff recommends approval of a request by Grden LLC., for an extension until January 31, 2023 to the approved Final Subdivision Plat for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane, with the following conditions (these conditions match the previous approval):

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed

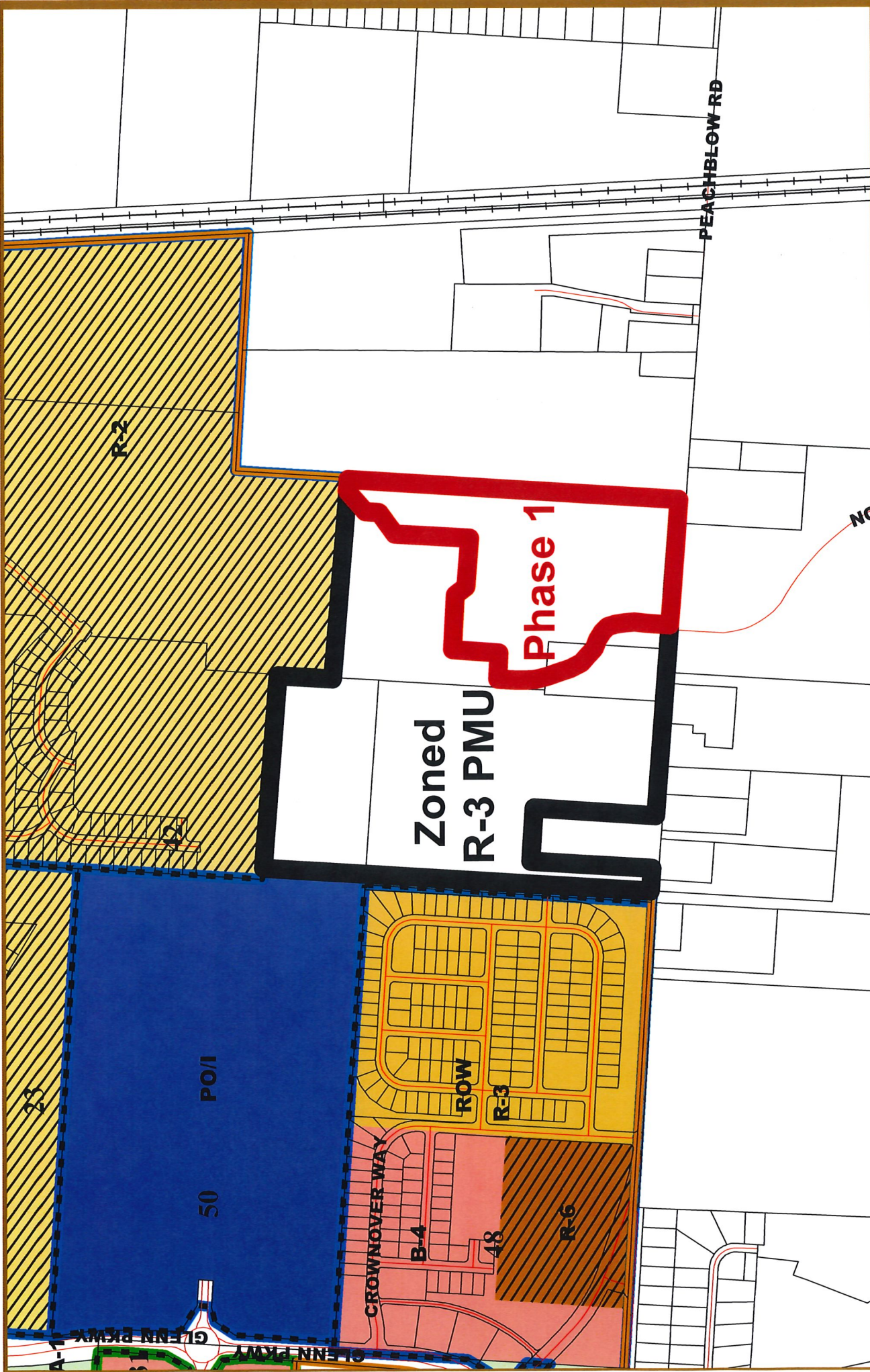
developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.

4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.
8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.
13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.
15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).



2020-2918-2919
 Final Development Plan Extension
 and Final Subdivision Plat Extension
 Winterbrook Place - Phase 1
 Location Map





2020-2918-2919
 Final Development Plan Extension
 and Final Subdivision Plat Extension
 Winterbrook Place - Phase 1
 Zoning Map

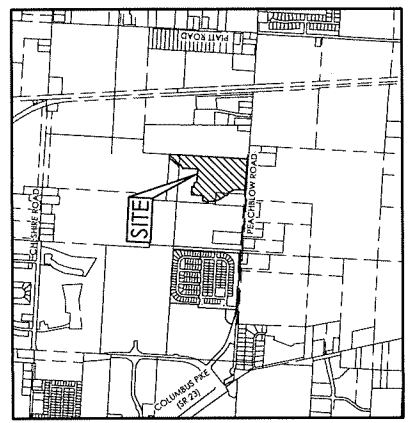




2020-2918-2919
 Final Development Plan Extension
 and Final Subdivision Plat Extension
 Winterbrook Place - Phase 1
 Aerial (2019) Map



WINTERBROOKE PLACE PHASE 1 FINAL DEVELOPMENT PLAN



LOCATION MAP
NO SCALE

PREPARED FOR:
GRDEN, LLC
10590 WELLINGTON BLVD
POWELL, OH 43065

SUBMITAL: DECEMBER 13, 2019
REVISED: DECEMBER 23, 2019

INDEX OF DRAWINGS

FINAL PLAT PHASE 1:	SHEET 1 - 3
SITE PLAN:	SHEET 4
PHASING PLAN:	SHEET 5
ILLUSTRATIVE SITE PLAN:	SHEET 6
LANDSCAPE PLAN:	SHEET 7-8
STREET TREE PLAN:	SHEET 9
OPEN SPACE PROGRAMMING & LANDSCAPE PLAN:	SHEET 11 - 10
LANDSCAPING DETAILS:	SHEET 12
STREET LIGHTING PLAN:	SHEET 13

CIVIL ENGINEER &
LANDSCAPE ARCHITECT



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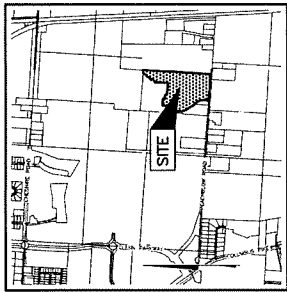
WINTERBROOKE PLACE PHASE I

1 / 13

Situated in the Borough of Ohio, County of Delaware, City of Delaware, and in Item No. 201, Parcel No. 1, Township 4, Range 18, United States Meridian, Land containing 30.486 acres or less, said 30.486 acres being part of that tract of land known as **WINTERBROOKE PLACE PHASE I**, as more fully described in Record No. 811, Page 27th, of the Official Record of the County of Delaware.

The undersigned **GREEN LLC**, an Ohio limited liability company, by **ROBERT C. GORDEN**, Designated Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents the **WINTERBROOKE PLACE PHASE I** project, as shown on the plan attached hereto, and that the project is located within the boundaries of the City of Delaware, Ohio, and that the project is located within the boundaries of the City of Delaware, Ohio, and that the project is located within the boundaries of the City of Delaware, Ohio.

Easements are hereby reserved in, over and under areas designated on this plan as "Easement" or "Drainage Easement". Each of the aforementioned designated easements shall be construed to include all utility easements, including but not limited to electric, gas, water, sewer and storm water, and all other easements, whether or not shown on the plan, and for operation and maintenance of service connections to all adjacent lots and lands, and for all other purposes necessary for the construction, operation and maintenance of the project, and the project shall be construed to include all other easements not shown on the plan, and the project shall be construed to include all other easements not shown on the plan, and the project shall be construed to include all other easements not shown on the plan.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASES OF BEARINGS: The bearings shown hereon are based on the bearings of the section lines of the AD (CORSON). Said bearings obtained from a fixed traverse which includes the bearings of the section lines and the Permanent System observations.

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

IRON PINS: Iron pins, where indicated hereon, unless otherwise stated, shall be set and driven into the ground, to be used as permanent markers, thirty inches long with a plastic flag placed in the top end bearing the initials E.M.H.T.

PERMANENT MARKERS: Permanent markers, where indicated hereon, shall be set to maintain the points indicated on the plan. Pins are to be set to maintain the points indicated and are to be set with the top and flush with the surface of the ground. The markers shall be made of brass or other material and shall be set with the top of the cap shall be marked (numbered) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that the same is a true and correct representation of all measurements of the said premises.

- = Iron Pin (See Survey Data)
- = Markers
- ◉ = Permanent Marker (See Survey Data)
- ⊗ = Permanent Marker encircled in monument box

By _____ Professional Surveyor No. 7985 _____ Date _____

P.C. Case No. _____ approved by the Planning Commission on this _____ day of _____, 20__

Approved and accepted this _____ day of _____, 20__ by
 Cathleen A. _____, wherein all of Gardens Lane, Mahogany Drive, Maple Crest Drive, Sage Hill Drive, Silver Pine Lane, and Silver Pine Lane, as shown on the attached hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this _____ Day of _____, 20__
 Elaine McClosky, _____ City Clerk,
 Delaware, Ohio

Approved this _____ Day of _____, 20__
 R. Thomas Roman, City Manager,
 Delaware, Ohio

Approved this _____ Day of _____, 20__
 David M. Elliot, M.C.P. Planning and
 Community Development
 Delaware, Ohio

Approved this _____ Day of _____, 20__
 Bruce Jordan, I.E., Utilities Director,
 Delaware, Ohio

Approved this _____ Day of _____, 20__
 William L. Ferguson, P.E.,
 Public Works Director, City Engineer,
 Delaware, Ohio

Transferred this _____ day of _____, 20__
 Andrew _____
 Delaware County, Ohio

Filed for record this _____ day of _____, 20__
 at _____, Ohio.
 Recorder, _____ Delaware County, Ohio

File No. _____
 Official Record _____ Pages _____

In Witness Whereof, **ROBERT C. GORDEN**, Designated Manager of **GREEN LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged

 By **ROBERT C. GORDEN**,
 Designated Manager
GREEN LLC

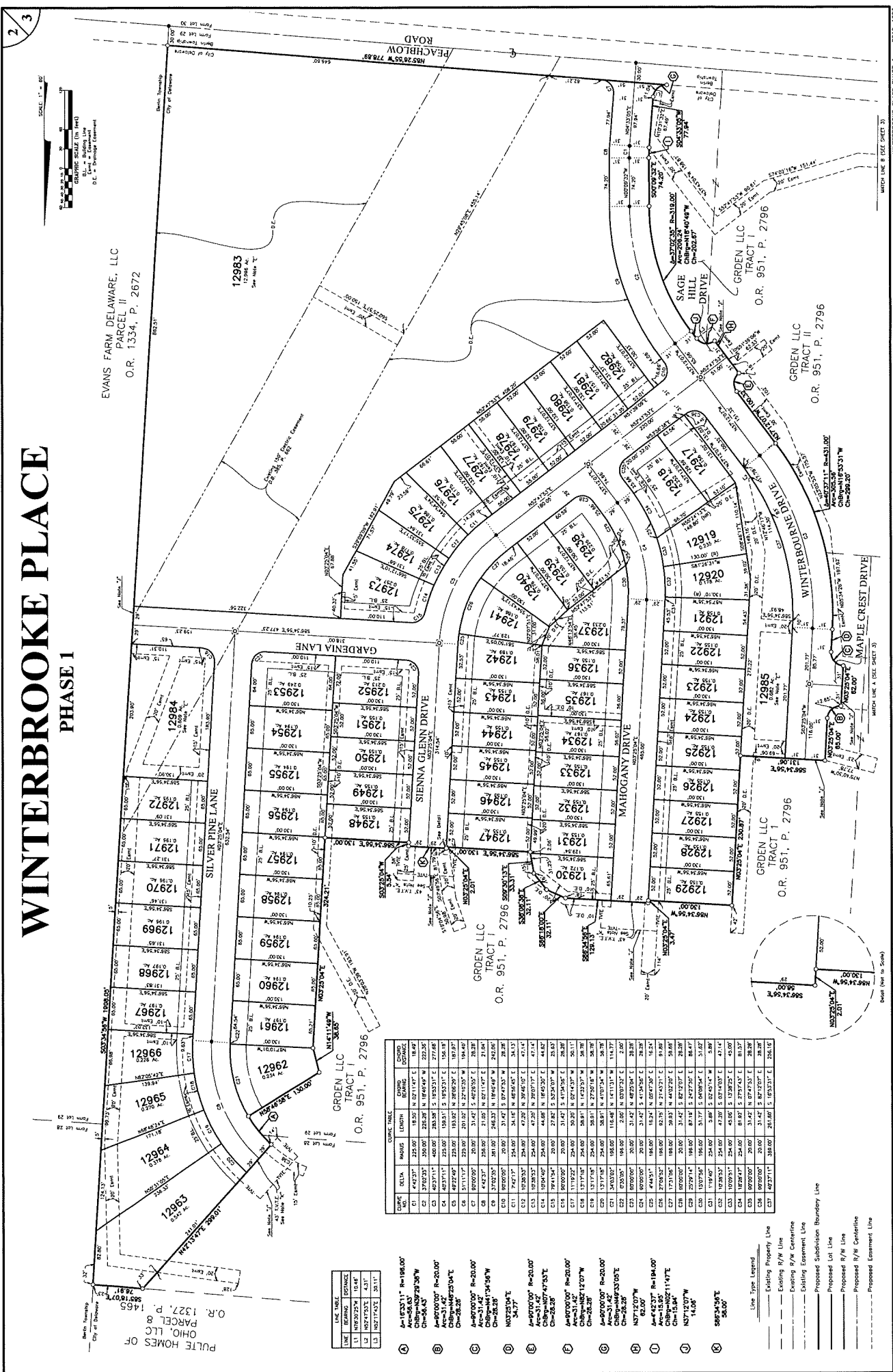
STATE OF OHIO
COUNTY OF FRANKLIN we

before me, a Notary Public in and for the State of Ohio, personally appeared **ROBERT C. GORDEN**, Designated Manager of **GREEN LLC**, who being known to me to be the person whose name is subscribed to the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **GREEN LLC**, for the uses and purposes expressed herein.

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

My commission expires _____ Notary Public, _____ State of Ohio

WINTERBROOKE PLACE PHASE 1



EVANS FARM DELAWARE, LLC
PARCEL II
O.R. 1334, P. 2672

PULTE HOMES OF OHIO, LLC
PARCEL 8
O.R. 1327, P. 1465



LINE	LINE TYPE	START	END	LENGTH	CHORD	CHORD BEARING
1	Proposed R/W Line	12962	12963	10.00	10.00	N 00° 00' 00" W
2	Proposed R/W Line	12963	12964	10.00	10.00	N 00° 00' 00" W
3	Proposed R/W Line	12964	12965	10.00	10.00	N 00° 00' 00" W
4	Proposed R/W Line	12965	12966	10.00	10.00	N 00° 00' 00" W
5	Proposed R/W Line	12966	12967	10.00	10.00	N 00° 00' 00" W
6	Proposed R/W Line	12967	12968	10.00	10.00	N 00° 00' 00" W
7	Proposed R/W Line	12968	12969	10.00	10.00	N 00° 00' 00" W
8	Proposed R/W Line	12969	12970	10.00	10.00	N 00° 00' 00" W
9	Proposed R/W Line	12970	12971	10.00	10.00	N 00° 00' 00" W
10	Proposed R/W Line	12971	12972	10.00	10.00	N 00° 00' 00" W
11	Proposed R/W Line	12972	12973	10.00	10.00	N 00° 00' 00" W
12	Proposed R/W Line	12973	12974	10.00	10.00	N 00° 00' 00" W
13	Proposed R/W Line	12974	12975	10.00	10.00	N 00° 00' 00" W
14	Proposed R/W Line	12975	12976	10.00	10.00	N 00° 00' 00" W
15	Proposed R/W Line	12976	12977	10.00	10.00	N 00° 00' 00" W
16	Proposed R/W Line	12977	12978	10.00	10.00	N 00° 00' 00" W
17	Proposed R/W Line	12978	12979	10.00	10.00	N 00° 00' 00" W
18	Proposed R/W Line	12979	12980	10.00	10.00	N 00° 00' 00" W
19	Proposed R/W Line	12980	12981	10.00	10.00	N 00° 00' 00" W
20	Proposed R/W Line	12981	12982	10.00	10.00	N 00° 00' 00" W
21	Proposed R/W Line	12982	12983	10.00	10.00	N 00° 00' 00" W
22	Proposed R/W Line	12983	12984	10.00	10.00	N 00° 00' 00" W
23	Proposed R/W Line	12984	12985	10.00	10.00	N 00° 00' 00" W
24	Proposed R/W Line	12985	12986	10.00	10.00	N 00° 00' 00" W
25	Proposed R/W Line	12986	12987	10.00	10.00	N 00° 00' 00" W
26	Proposed R/W Line	12987	12988	10.00	10.00	N 00° 00' 00" W
27	Proposed R/W Line	12988	12989	10.00	10.00	N 00° 00' 00" W
28	Proposed R/W Line	12989	12990	10.00	10.00	N 00° 00' 00" W
29	Proposed R/W Line	12990	12991	10.00	10.00	N 00° 00' 00" W
30	Proposed R/W Line	12991	12992	10.00	10.00	N 00° 00' 00" W
31	Proposed R/W Line	12992	12993	10.00	10.00	N 00° 00' 00" W

- Line Type Legend
- Existing Property Line
- Existing R/W Line
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed Easement Line

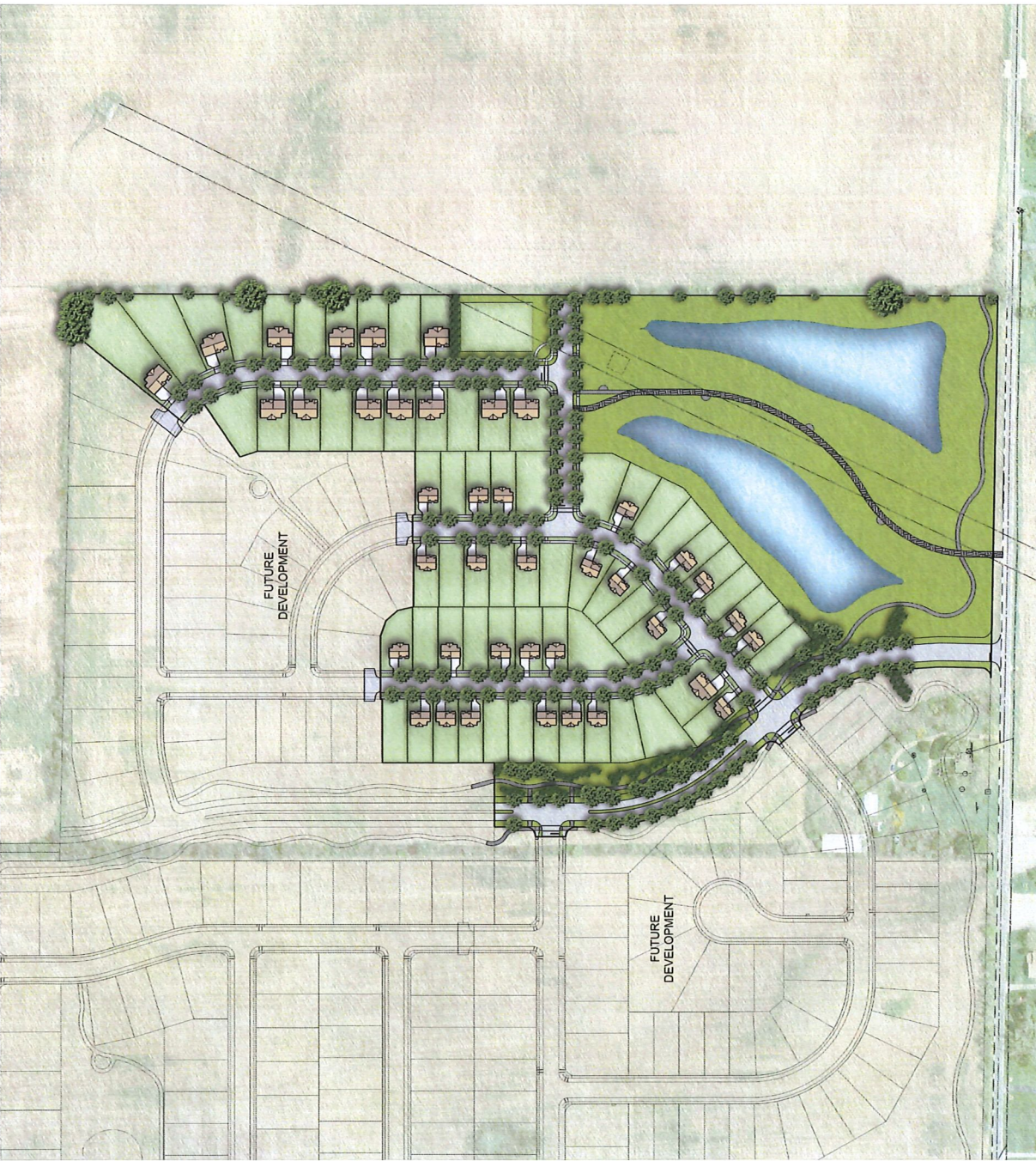
NO.	DATE	DESCRIPTION

GARDEN L.L.C.
10590 WELINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FOR
FINAL DEVELOPMENT PLAN
PHASE I
WINTERBROOKE PLACE
ILLUSTRATIVE SITE PLAN

EMH-T
Engineering, Mechanical, & Thermal
22500 W. Main Street, Columbus, OH 43228
Phone: 614.779.4300 Fax: 614.779.1848
www.emh-t.com

DATE: DECEMBER 13, 2018
SCALE: 1" = 100'
SHEET: 6/13



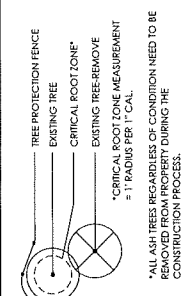
NO.	DATE	REVISIONS

GARDEN L.C.
 10590 WASHINGTON BLVD
 FORT WORTH, TX 76146
 614-668-3586

CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS
 FINAL DEVELOPMENT PLAN
 FOR
WINTERBROOKE PLACE
 PHASE 1
 TREE INVENTORY AND REMOVAL PLAN

DATE: DECEMBER 11, 2019
 SCALE: 1" = 100'
 SHEET: 20419704
 PROJECT: 20419704

EMHT
 ENVIRONMENTAL MANAGEMENT TECHNOLOGIES, INC.
 10000 WEST 11TH STREET, SUITE 100
 FORT WORTH, TEXAS 76133
 817-336-1111



*CRITICAL ROOT ZONE MEASUREMENT = 1" RADIUS PER 1" CAL.
 *ALL ASH TREES REGARDLESS OF CONDITION NEED TO BE REMOVED FROM PROPERTY DURING THE CONSTRUCTION PROCESS.

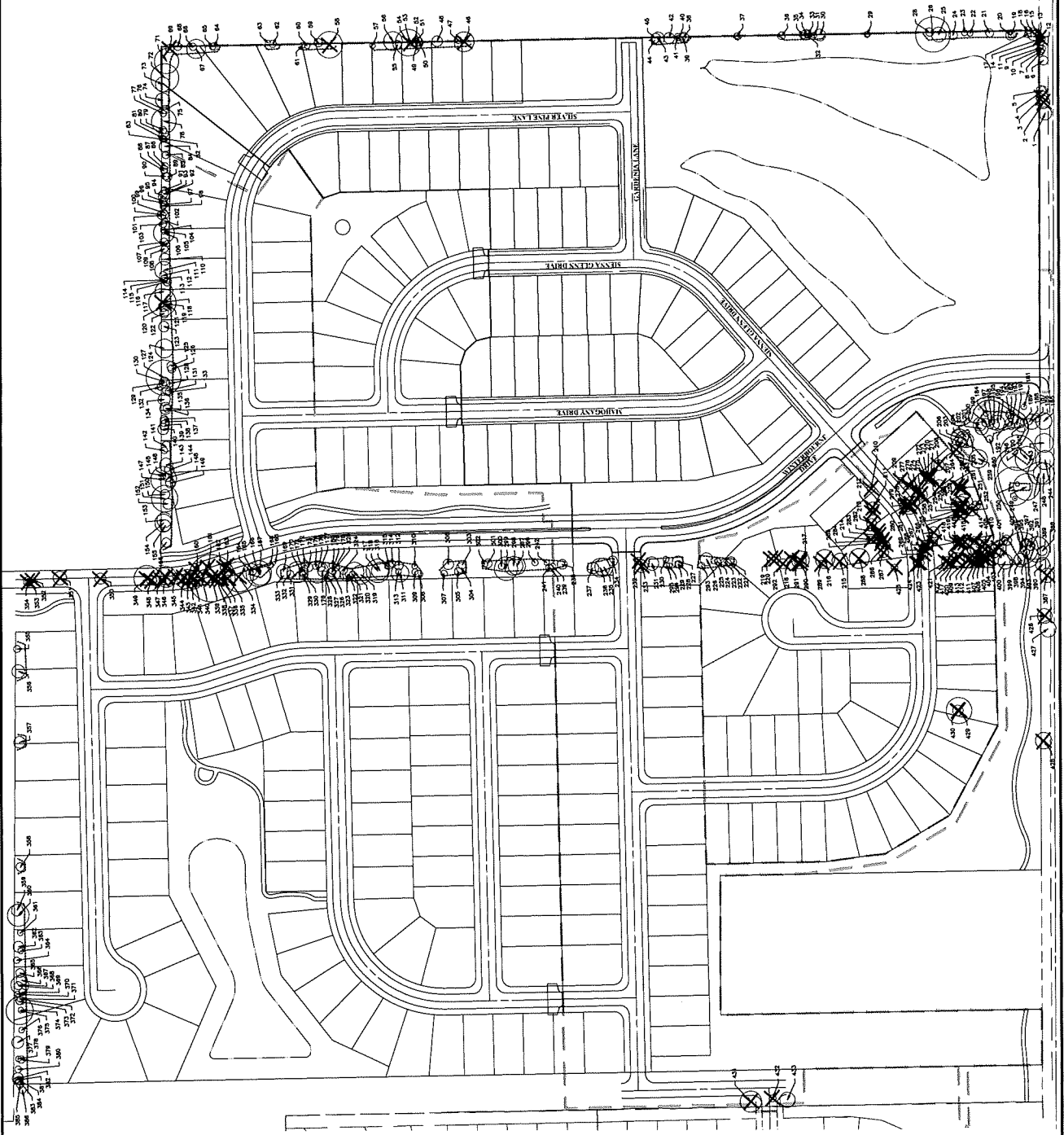
CONSTRUCTION NOTES:
 ① PRESERVED TREES ARE TO BE PROTECTED BY FENCING. SEE DETAIL 1, ABOVE.

EXISTING TREE DATA

TOTAL TREES PRESERVED	233 TREES
CALIPER INCHES PRESERVED	10760.0 CALIPER INCHES
TOTAL TREES REMOVED (POOR, DEAD OR ASH TREES)	88 TREES
CALIPER INCHES REMOVED	6640.0 CALIPER INCHES
TOTAL TREES	319 TREES
TOTAL CALIPER INCHES	28440.0 CALIPER INCHES

KEY

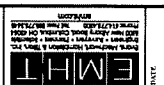
- Tree Removed (Symbol: X)
- Tree Removed (Symbol: Circle with X)
- Limit of Disturbance (Symbol: Dashed line)



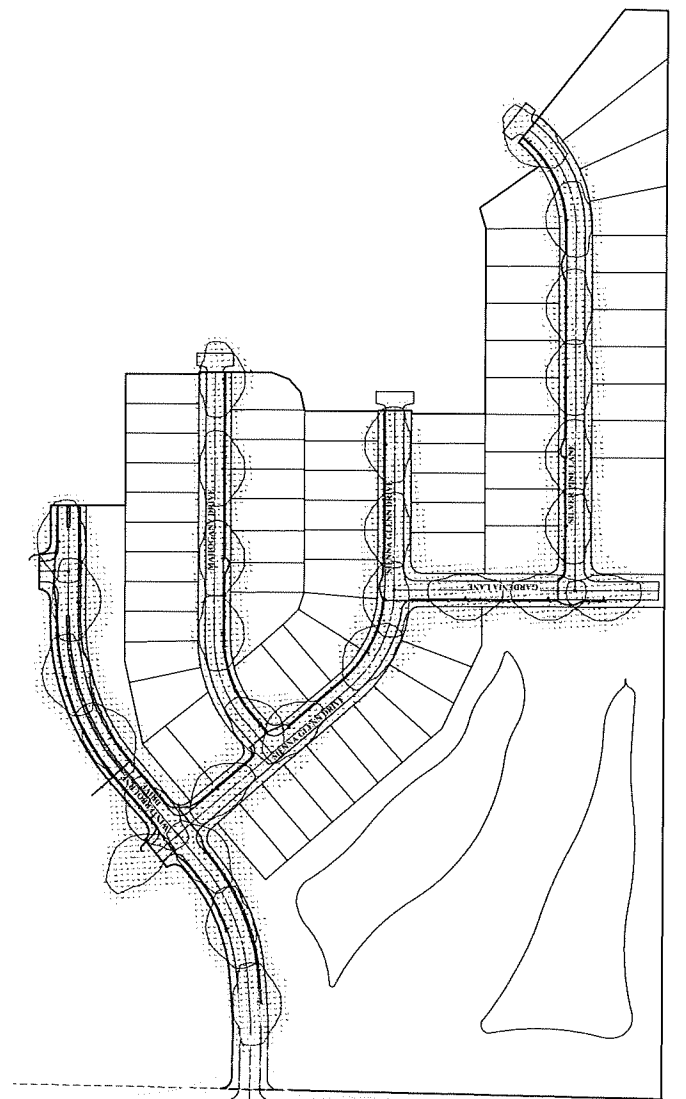
DATE	DATE DESCRIPTION	REVISIONS

GREEN L.L.C.
10599 WELLINGTON BLVD
POWELL, OH 43865
614-668-3386

CITY OF DELAWARE DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE I
STREET LIGHTING PLAN



DATE: DECEMBER 13, 2019
SCALE: 1" = 100'
JOB NO.: 180108
SHEET: 13 / 13



STREET	STATION	OFFSET
WINTERBOURNE DRIVE	1+83	20.50' RL
	3+20	20.50' LI
	4+57	20.50' RL
	5+85	20.50' LI
	7+21	20.50' RL
SIGNA GLEN DRIVE	9+40	20.50' RL
	10+85	20.50' LI
	14+07	19.12' LI
	2+75	18.50' LI
	4+70	18.50' LI
MANGOGARY DRIVE	5+75	18.50' LI
	8+88	18.50' LI
	8+85	18.50' LI
	10+42	18.50' RL
	2+42	18.50' RL
GARDEDIA LANE	3+73	18.50' RL
	5+30	18.50' RL
	8+85	18.50' RL
	1+25	18.50' RL
	2+71	18.50' RL
SILVER PINE LANE	3+70	18.50' RL
	4+41	18.50' RL
	11+84	18.50' RL
	13+18	18.50' RL
	14+58	18.50' RL
	15+78	18.50' RL

NOTES:
1. Street lights must be fully functional and as-built drawings of the lights and required spare parts must be delivered to public works prior to acceptance of public works. Public works will be responsible for the maintenance of the lights. All lights delivered to the City of Delaware Public Works Department, 50 Ross Street, Delaware, Ohio 43015. Contact the City to schedule delivery date and time (740) 200-1810.
2. For clarity, every existing and proposed utility are not shown on the lighting plan. Please refer to the utility plan for the location of all existing and proposed utilities.

Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
GD25 300-13 W/CRIC 2 R 5 GL P7 FPOB P5C (RD000-34.1, 1231178) Green: Gen/Via 174; LED (GV/D), LED Performance Package 30, 3000 Series CCT: Auto-Sensing Voltage (130-277), Modern Style - Swing Open Asymmetric Type III, Rib 5 Bands, Prismatic Aluminum Standard Dimming: photocontrol (optional) - 7 PIN, (FPOB5) Factory programmed to 85 percent photocontrol Kornit Lighting Fixtures, Inc., Division of Hoopstern Delaware, Ohio 43005 www.hoopstern.com	LED COB	1	6347	0.86	80

Description	Avg	Max
Gardemia Lane	0.5 fc	1.1 fc
Mangogary Drive	0.5 fc	1.1 fc
Signa Glen Drive	0.5 fc	1.2 fc
Silver Pine Lane	0.5 fc	1.1 fc
Winterbourne Drive	0.5 fc	0.9 fc



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



Project # _____

Case # 2020 - 2919-FDP EXT

Planning Commission

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

2020 - 2919

FSP EXT

Subdivision/Project Name Winterbrooke Place Address Peachblow Rd.

Acreage 1.03 Square Footage _____ Number of Lots 263 Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 41832001038000, 4183301019000, 41833001019000, 41833001018001

Applicant Name Bob Guden Contact Person Bob Guden

Applicant Address 10590 Wellington Blvd. Powell Oh 43065

Phone 614 668-3586 Fax 614-766-2215 E-mail Bob@wilmingtonblvds.com

Owner Name Guden LLC. Contact Person Bob Guden

Owner Address Same

Phone Same Fax Same E-mail Same

Engineer/Architect/Attorney EMHT Contact Person Brian Prenger

Address 5500 New Albany Rd. Col. Ohio 43054

Phone 614-775-4344 Fax _____ E-mail BPrenger@EMHT.com

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

Owner Signature

Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Notary Stamp

Notary Public