

**CITY OF DELAWARE  
PLANNING COMMISSION  
AGENDA**

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

REGULAR MEETING

July 1, 2020

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on June 3, 2020, as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2020-1037: A request by Dylan J. Menges Trustee for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres at 748 Cheshire Road.

**Anticipated Process**

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

Due to the meeting being held virtually, public comment is requested to be received either before or during the meeting through email at [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net). Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- d. Commission Action

B. Ravines at Olentangy – Section 2

- (1) 2020-1165: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase A for 49 single-family lots on 23.966 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Rochdale Run just north of Randall Road.
- (2) 2020-1166: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase B for 34 single-family lots on 9.412 acres on property zoned R-3 PMU (One-Family Residential District) with a Planned Mixed Use Overlay District and located on Rochdale Run just north of Randall Road.

**Anticipated Process**

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

Due to the meeting being held virtually, public comment is requested to be received either before or during the meeting through email at [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net). Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- d. Commission Action

- C. 2020-1036: A request by Route 36 Partners LLC/Section Line Partners LLC for review of a Concept Plan for the Davis Property mixed-use residential and commercial development on approximately 138 acres located on the southeast corner of US 36 and Section Line Road.

**Anticipated Process**

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

Due to the meeting being held virtually, public comment is requested to be received either before or during the meeting through email at [emccloskey@delawareohio.net](mailto:emccloskey@delawareohio.net). Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- d. No Commission Action Required

- 4. PLANNING DIRECTOR'S REPORT
- 5. COMMISSION MEMBER COMMENTS AND DISCUSSION
- 6. NEXT REGULAR MEETING: August 5, 2020
- 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  
JUNE 3, 2020  
MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:34 p.m.

Members Present Virtually: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on March 4, 2020, as recorded and transcribed.

**Motion:** Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on March 4, 2020, as recorded and transcribed, seconded by Mr. Badger. Motion approved with a 6-0-1 (Mantzoros) vote.

ITEM 3. REGULAR BUSINESS

A. Delaware County Fairgrounds

- (1) 2020-0400: A request by the Delaware County Commissioners for approval of a Rezoning Amendment for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
- (2) 2020-0401: A request by the Delaware County Commissioners for approval of a Conditional Use Permit allowing the Placement of a Mixed-Use Planned Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.
- (3) 2020-0402: A request by the Delaware County Commissioners for approval of a Preliminary Development Plan for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
- (4) 2020-0403: A request by the Delaware County Commissioners for approval of two alley vacations for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.

## **Anticipated Process**

### a. Staff Presentation

Mr. Schultz reviewed the location map and the area of the fairgrounds located in the City vs. the County. The majority of zoning in the City is R-3. The entire site is designated as institutional on the City land use plan. He discussed the planned pedestrian path location and requirements and sidewalk requirements along Pennsylvania Avenue from Euclid Avenue to the USA Reserve Training Center's east property line. He discussed the requirement of the alley vacations relating to the construction of the 4H building. He reviewed the recommended conditions for approval.

Mr. Halter voiced his concern over the motorplex area (Sub-Area 6) and that it does not discuss what it can be used for and when. The location of the surrounding neighbors should be considered when the fair is not operating.

### b. Applicant Presentation

#### APPLICANT:

Tony Eyerman  
Eyerman Planning Associates  
50 North Sandusky Street  
Delaware, Ohio

Mr. Eyerman discussed concerns over the pedestrian path. The multi-use path will be generally on the west side of the property and the original agreement was signed in 2008 and would like to get that done as quickly as possible, with security issues related to the fairgrounds both off season and during the fair. The multi-use trail will have a fence to limit access to the fairgrounds to address security concerns. The Fair Board is requesting that there be a condition for the sidewalk along Pennsylvania Avenue to be installed by 2025 due to the decrease in bed tax and economy concerns. He also discussed that they would prepare a tree survey for the entire fairground property and present to the City Arborist for his approval. He discussed that the motor cross area is usually only used during the fair time, but he can discuss with the Fair Board on limiting the times of use in this area.

Mr. Volenik discussed the need to have active transportation options and that would feel that the additional sidewalks would be used and provide a good safety feature and recommend that the sidewalk be tied to the project. Mr. Halter discussed that past developers have had to put the sidewalks in at the same time



of the development and feels that five years is a long time to hold off on the project. Mr. Eyerman discussed that the Fair Board agrees the value of the sidewalk to the community. Mr. Prall discussed his preference to not have a date and can be added during the Preliminary Plan. The Commission agreed they were not in favor of an amendment to condition 10.

c. Public comment (public hearing)

There was no public comment submitted via email.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2020-0400, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

**Motion:** Mr. Prall motioned to approve 2020-0401, seconded by Mr. Halter. Motion approved by a 7-0 vote.

**Motion:** Mr. Prall motioned to approve 2020-0402, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

**Motion:** Mr. Prall motioned to approve 2020-0404, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

B. Sheetz

(1) 2020-0417: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU.

(2) 2020-0418: A request by Skilken Gold Real Estate Development for approval of a Conditional Use Permit for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided the staff report to the Commission and discussed the subject site location. The applicant is proposing to construct a approximate 6,070 square foot gas station and

restaurant on the 1.88 acre site. There will not be a drive thru and will be the only gas station which is allowed in the Coughlin Crossing Development if approved. He discussed the access to the property and will be a right-in only curb cut on Penny Way and a full movement curb cut on Coughlin Lane which will be shared with Blue Sky Carwash. He discussed the location of the dumpster on the site and ice box. He discussed the landscaping and screening requirements including mounding along US 23. Building elevations and materials were reviewed along with the proposed signage.

Mr. Prall voiced concerns over the colors and the architect style.

b. Applicant Presentation

Frank Petruziello  
President of Development  
Skilken Gold Real Estate Development  
4270 Morse Road  
Columbus, Ohio

Sarah Gold  
Project Manager  
Skilken Gold Real Estate Development  
4270 Morse Road  
Columbus, Ohio

Mr. Petruziello discussed that they had no concerns on the staff conditions and recommendations. He discussed that the landscaping plan will be done by the developer but will occur during the construction. He discussed the design of the building and to make it more monochromatic.

Mr. Prall questioned the hours of operation. Mr. Petruziello informed the Commission that the store will be open 24 hours and they would like to start construction late this year or early next year.

Mr. Efland addressed Facebook concerns that this development is mixed use and this particular site was not proposed to be housing.

c. Public comment (public hearing)

No public comment was received via email.

d. Commission Action

**Motion:** Mr. Halter motioned to approve 2020-0417, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

**Motion:** Mr. Halter motioned to approve 2020-0418, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- C. 2020-0626: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) and located on Glenn Parkway and Peachblow Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the proposal to have a Final Subdivision Plat for five commercial out lots in Section 8. When these out lots are developed in the future a Final Development Plan will be required for each lot. The proposed commercial development would have full movement curb cut from Glenn Parkway at Crownover Way as the primary access point to the development. Out lot 4, located south of Peachblow Road and fronting US 23, would have a full movement curb cut on Peachblow Road located just east of the retention pond and potentially a right-in/right-out curb cut located just west of the retention pond depending on the type of development on lot 5.

Mr. Prall questioned when will a traffic signal would be warranted in the area. Ms. Fortman to provide this information at a later date after doing some research. Mr. Prall discussed the signage location for 20 mph zones.

b. Applicant Presentation

Kevin McCauley  
Glenn Road Capital, LLC  
6689 Dublin Center Drive  
Dublin, Ohio 43017

Mr. Prall questioned the type of businesses expected in the out lots. Mr. McCauley discussed initial discussions with realtor

offices, medical offices or day care.

- c. Public comment (not a public hearing)

There was no public comments received via email.

- d. Commission Action

**Motion:** Mr. Badger motioned to approve 2020-0626, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Badger informed the Commission that he will be resigning from the board. The Commission each individually thanked Mr. Badger for his service to the Commission and the City of Delaware.

ITEM 7. NEXT REGULAR MEETING: July 1, 2020

ITEM 8. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:28 p.m.

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Chairperson

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Elaine McCloskey, Clerk

**CASE NUMBER:** 2020-1037  
**REQUEST:** Rezoning Amendment  
**PROJECT:** Menges Property  
**MEETING DATE:** July 1, 2020

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**APPLICANT/OWNER**

Shade & Shade LLC  
236 West Central Avenue  
Delaware, Ohio 43015

**REQUEST**

2020-1037: A request by Dylan J. Menges Trustee for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres at 748 Cheshire Road.

**PROPERTY LOCATION & DESCRIPTION**

The subject site is located in the County but is currently in the process of being annexed into the City and would be zoned within six months automatically to A-1 (Agricultural District) upon annexation per the City zoning code if not zoned concurrently with the annexation. Currently the subject site is zoned FR-1 (Farm Residential) in the County. The properties to the north is zoned FR-1 in the Township, the properties to the south and west are zoned R-3 in the City and the property to the east is zoned PO/I (Planned Office/Intuition District) in the City.

**BACKGROUND/PROPOSAL**

As mentioned above, the property owner is currently in the process of annexing the subject property into the City with the intent of synchronizing the annexation and zoning approval to R-3 at the same time. The subject 1.853 acres (the property encompasses three parcels currently which will be consolidated) is currently a single-family house with a detached garage and would remain the same with the intent of the owner to access City utilities (water and sanitary sewer) if needed in the future.

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**STAFF ANALYSIS**

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Very Low-Density Single Family in the Cheshire Sub-Area which is consistent with the existing single-family house.
- **ZONING:** As previously mentioned, the applicant is proposing a rezoning to R-3 to be consistent with the surrounding properties.
- **GENERAL ENGINEERING:** Because this is a Zoning Amendment with no development proposed, engineering plans would not be required for this case.
- **UTILITIES:** The subject house would have access to the City utilities once annexed into the City. The owner would be required to obtain and pay for all necessary easements, permits, and construction activities that may be required for any City utility connections. If connection to the City sanitary sewer occurs in the future, the property shall pay the required additional connection fee of \$15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement. Additionally, all normal and customary fees for utility connections would apply.
- **ROADS AND ACCESS:** The current curb cut on Cheshire Road would continue to access the single-family house. The owner shall dedicate right-of-way along Cheshire Road per the City Engineer.
- **PEDESTRIAN CONNECTIVITY:** There is a bike path located along the frontage of the property on Cheshire Road per the adopted Bicycle and Pedestrian Master Plan 2027.
- **SITE CONFIGURATION:** The subject site currently has a single-family house with a detached garage. Any future site improvements would have to achieve compliance with the zoning code.



**STAFF RECOMMENDATION (2020-1037 – REZONING AMENDMENT)**

Staff recommends approval of a request by Dylan J. Menges Trustee for a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.85 acres at 748 Cheshire Road, with the following conditions that:

1. The owner shall be required to obtain and pay for all normal and customary necessary easements, permits, and construction activities that may be required for any City utility connections. In addition to normal and customary charges, if connection to the City sanitary sewer occurs in the future, the property shall pay the required additional connection fee of \$15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement.
2. The owner shall dedicate right-of-way along Cheshire Road per the City Engineer.
3. The lots shall be consolidated into a single lot.

**COMMISSION NOTES:**

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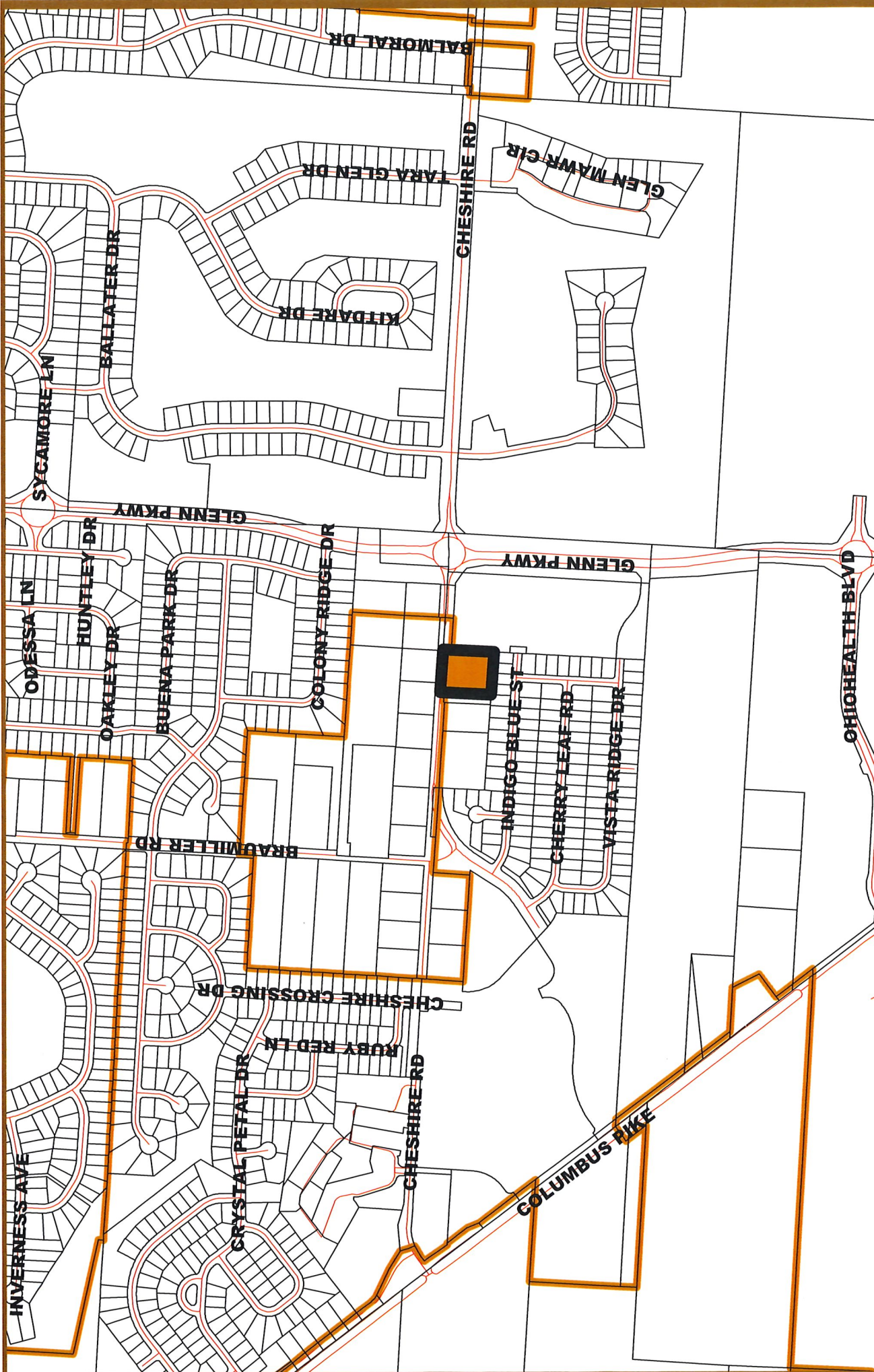
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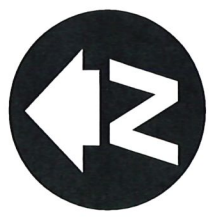
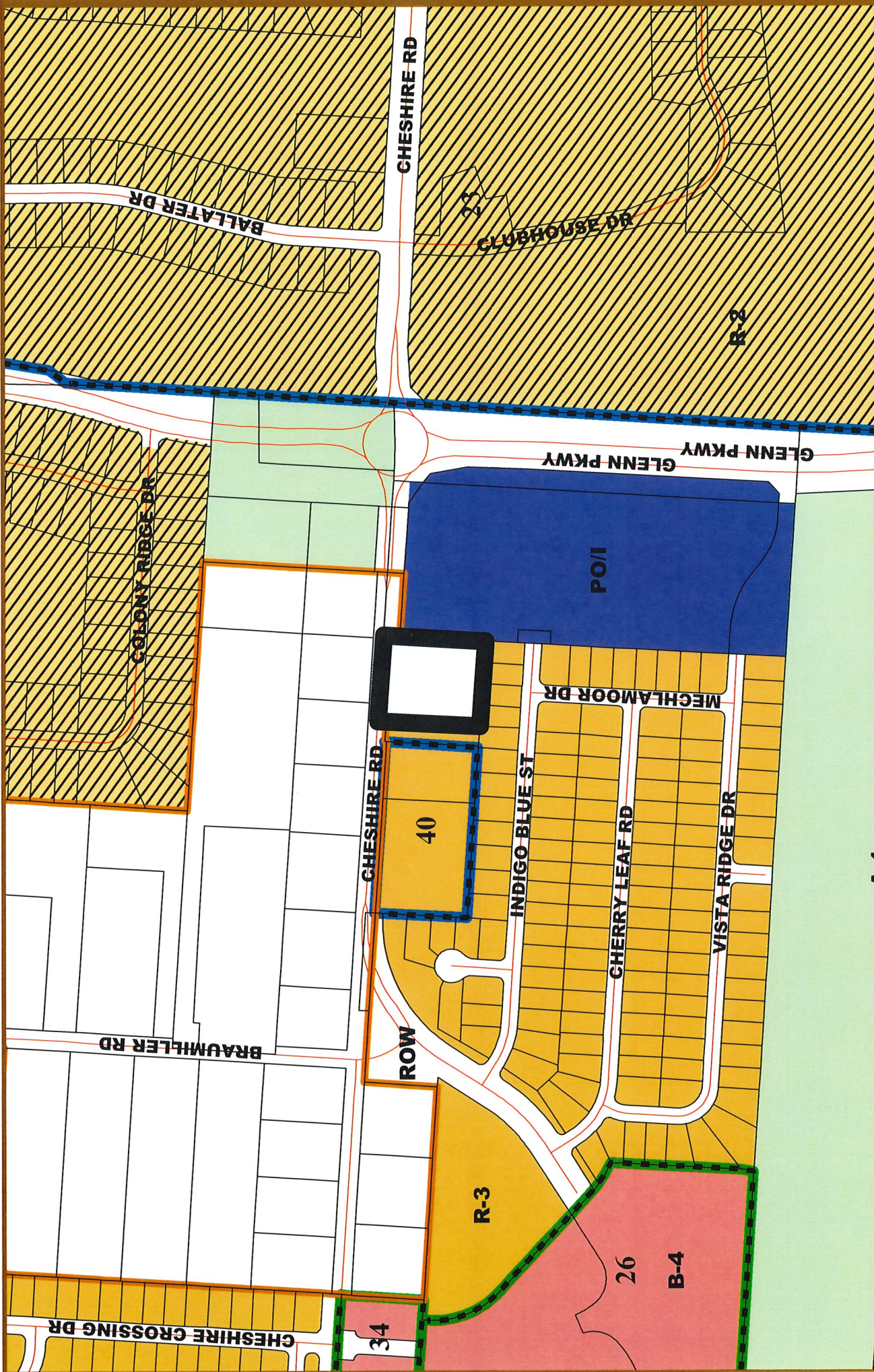
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**FILE:**  
**ORIGINAL:**      6/23/20  
**REVISED:**



2020-1037  
 Rezoning Amendment  
 748 Cheshire Road  
 Location Map

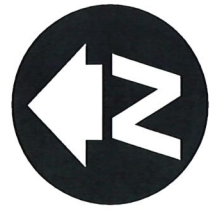
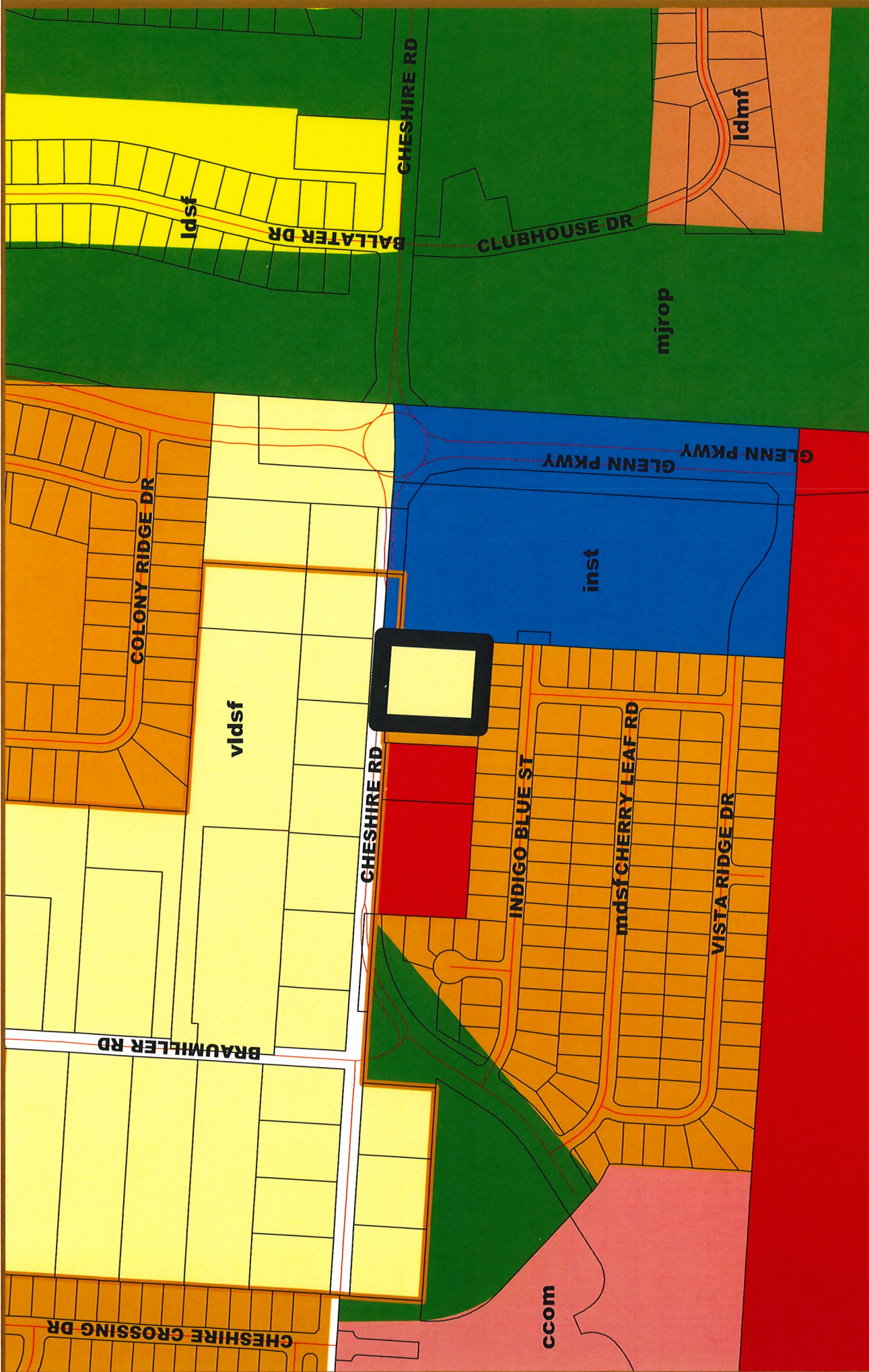




2020-1037  
 Rezoning Amendment  
 748 Cheshire Road  
 Zoning Map

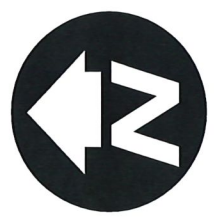






2020-1037  
 Rezoning Amendment  
 748 Cheshire Road  
 Comprehensive Plan Map

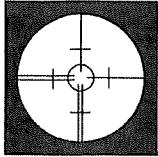




2020-1037  
Rezoning Amendment  
748 Cheshire Road  
Aerial (2016) Map







# SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

karen@sciotolandsurveying.com

### LEGEND

- Iron Pipe Found
- MAG Nail Set
- 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

### RECORDS USED

Deeds as shown.

### BASIS OF BEARINGS

Centerline of Cheshire Road per O.R.V. 1555, PG. 629 (S 83° 46' 00" E)

TIPPECANOE  
LOT 238

SUBDIVISION

PLAT BOOK 6, PAGE 85  
LOT 239

LOT 240

## PLAT OF SURVEY FOR

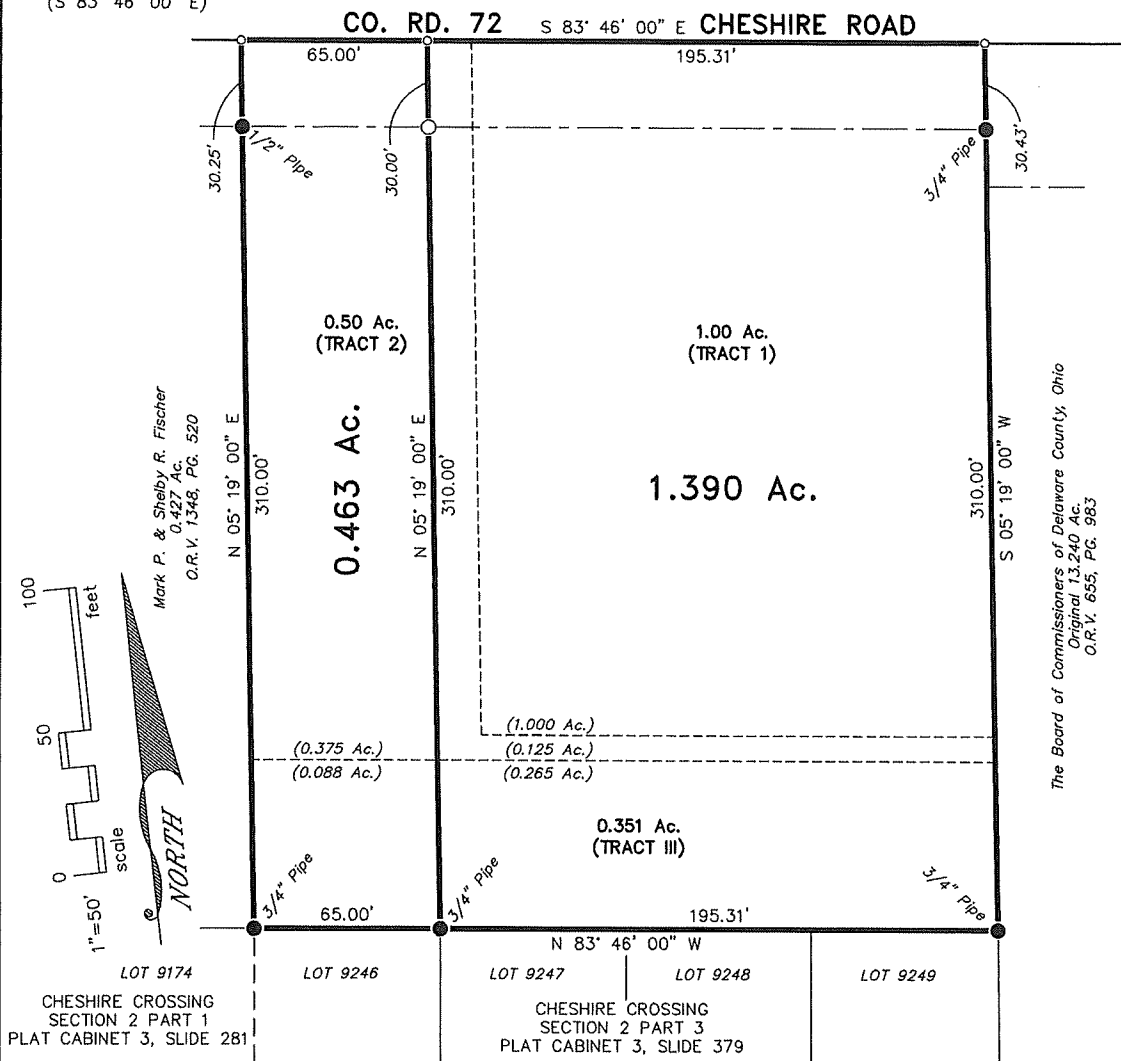
**DYLAN J. MENGES, TRUSTEE**

PART OF FARM LOT 20, QUARTER-TOWNSHIP 4,

TOWNSHIP 4, RANGE 19, U.S.M.L.

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

**ORIG. 1.00 Ac. (TRACT 1), ORIG. 0.50 Ac. (TRACT 2), &  
ORIG. 0.351 Ac. (TRACT III), O.R.V. 1555, PG. 629**



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

KAREN S. COFFMAN, SURVEYOR  
Registration No. 7845

JUNE 18, 2020  
DATE OF SURVEY

CASE NUMBERS: 2020-1165-1166

REQUEST: Multiple Requests

PROJECT: Ravines at Olentangy – Section 2

MEETING DATE: July 1, 2020

**APPLICANT/OWNER**

T&R Properties Inc.  
3895 Stonehenge Court  
Dublin, Ohio 43017

**REQUEST**

2020-1165: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase A for 49 single-family lots on 23.966 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Rochdale Run just north of Randall Road.

2020-1166: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase B for 34 single-family lots on 9.412 acres on property zoned R-3 PMU (One-Family Residential District) with a Planned Mixed Use Overlay District and located on Rochdale Run just north of Randall Road.

**PROPERTY LOCATION & DESCRIPTION**

The subject development is located on the north side of Curve Road and south of the railroad tracks with Section 2 being located north of Randell Road within the subdivision. The subject site is zoned R-3 PMU. The properties to the north across the railroad tracks are zoned M-2 (General Manufacturing District), the properties to the south are zoned R-3 PMU, the properties to the east are zoned R-6 PMU (Multifamily Residential District with a Planned Mixed-Use Overlay District) and the property to the west is zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District).

**BACKGROUND**

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

- Sub-Area 1 was approved for 130 single family homes on approximately 46.241 acres (Section 1 which consists of 47 single family lots has been platted and houses are being constructed). Section 2 is the last single-family lot area left in the development.
- Sub-Area 2 was approved for 36 two-family dwelling units (18 lots) on approximately 9.842 acres. These lots have been platted but no units have been constructed.
- Sub-Area 3 was approved for 90 condominium units on approximately 28.810 gross acres (approx. 14 acres net). City Council approved the Final Development Plan and Final Subdivision Plat for this site in March 2020.
- Sub-Area 4 was approved for an 80 assisted living facility on approximately 3.964 acres. This Sub-Area has been converted to a reserve area in 2018 and has been combined with Sub-Area 1.
- Sub-Area 5 was approved for office/flex office and light manufacturing uses on approximately 30.303 acres. This area remains vacant.

In 2006 the Delaware County Court of Common Pleas issued a Consent Decree and Entry pertaining to the subject development with several requirements which shall be adhered to by the City of Delaware. Section 2 Phase A and B would be the last single-family lot section of the development that would need Planning Commission and City Council approval. The M-1 PMU Sub-Area located in the northwestern portion of the development would require Final Development Plan approval for any future development. In March 2020 Planning Commission and City Council approved a Preliminary Development Plan and Preliminary Subdivision Plat for the Enclaves at the Ravines at Olentangy (Sub-Area 3).

Now the developer is proposing a Final Subdivision Plat for the Ravines at Olentangy Section 2 to construct 83 single family lots on approximately on 33.378 acres. Rochdale Run would loop thru this section north of Randall Road. In Phase A there would be 49 single family lots on 23.966 and in Phase B there would be 34 single family lots on 9.412 acres. A 10.943 acre open space is located on the northwestern portion of the section and would also contain a detention basin.

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#### STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject section is R-3 PMU with approved development text which allows the proposed single-family lots. The development text has specific requirements pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, etc. As mentioned above, the Consent Decree and Entry lists several specific development requirements for the site that the City shall adhere to. From a procedural perspective, a Final Subdivision Plat would need to be reviewed and approved by the Planning Commission and City Council for Section 2 Phases A and B.
- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** Section 2 Phases A and B are accessed through Rochdale Run which loops northward through these two phases north of Randall Road. Per the Consent Decree and Entry, two \$1,000 per lot transportation fees are required at building permit approval per lot (ie. \$2,000 total transportation fee per each single-family lot).
- **PEDESTRIAN CONNECTIVITY:** The owner is dedicating a 20-foot-wide easement along the northern portion of Section 2 Phase B adjacent to the railroad tracks which the City plans to construct a bike path within in the future per the adopted Bicycle and Pedestrians Master Plan 2027. Also, staff would recommend the owner allow the HOA (if they choose to) to construct a bike path through the 10.943-acre open space to connect to the City bike path network. In addition, there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** Phase A would have 49 single family lots on the western portion of the Rochdale Run loop street and Phase B would have 34 lots on the eastern portion of the loop street. For all the lots, the front yard setback would be 25 feet, the rear yard setback would be 25 feet, and the side yard setback would be a total of 15 feet with a minimum of 6 feet. The minimum house size would be 1,400 square feet for a one-story and 1,800 square feet for a two-story house. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code.
- **BUILDING DESIGN:** Per the approved development text, all the houses shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING & SCREENING:** The subject development would require street trees along Rochdale Run that would require Shade Tree Commission approval.
- **OPEN SPACE/PARKLAND:** The subject section has a 10.943-acre open space located on the northwestern portion of the site which would be maintained by the Homeowners Association. The intent is to only allow landscaping, plantings, pathways, signage and necessary public utilities in this open space. With the approval of the original rezoning, the owner was to provide the City with the 13.044-acre parcel east of Rochdale Run for a future City Park (this achieved compliance with the open space requirements of the approved PMU). This was platted with Phase 1. However, the owner needs to deed the 13.044-acre parcel to the City prior to any building permit approvals to complete the process.
- **TREE PRESERVATION:** Per the Consent Decree and Entry, the tree preservation requirements were addressed in the settlement agreement.
- **LIGHTING PLAN:** A lighting plan for each phase shall be submitted, reviewed and approved by the City that achieves compliance with the zoning code.
- **PHASING:** Per the applicant, Phase A would be constructed before Phase B.

**STAFF RECOMMENDATION – (2020-1165 FINAL SUBDIVISION PLAT)**

Staff recommends approval of a request by T&R Properties Inc. for a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase A for 49 single-family lots on 23.966 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Rochdale Run just north of Randall Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
3. The single-family houses shall comply with the minimum architectural standards of Chapter 1171.
4. The house sizes shall be a minimum 1,400 square feet for a one story and 1,800 square feet for a two-story house per the approved development text.
5. A street tree plan shall be reviewed and approved by the Shade Tree Commission.
6. This section shall be subject to two per lot additional transportation fees of \$1,000 each for a total fee of \$2,000 per single family lot due at the time of building permit issuance.
7. The owner shall deed the 13.044-acre parcel east of Rochdale Run to the City for a park.

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**STAFF RECOMMENDATION – (2020-1166 FINAL SUBDIVISION PLAT)**

Staff recommends approval of a request by T&R Properties Inc. for a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase B for 34 single-family lots on 9.412 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Rochdale Run just north of Randall Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
3. The single-family houses shall comply with the minimum architectural standards of Chapter 1171.
4. The house sizes shall be a minimum 1,400 square feet for a one story and 1,800 square feet for a two-story house per the approved development text.
5. A street tree plan shall be reviewed and approved by the Shade Tree Commission.
6. This section shall be subject to two per lot additional transportation fees of \$1,000 each for a total fee of \$2,000 per single family lot due at the time of building permit issuance.
7. The owner shall deed the 13.044-acre parcel east of Rochdale Run to the City for a park.
8. The owner shall dedicate a 20-foot-wide bike path easement along the northern portion of Section 2 Phase B adjacent to the railroad tracks to the City.

**COMMISSION NOTES:**

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

*CONDITIONS/MISCELLANEOUS:*

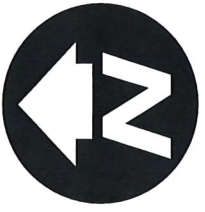
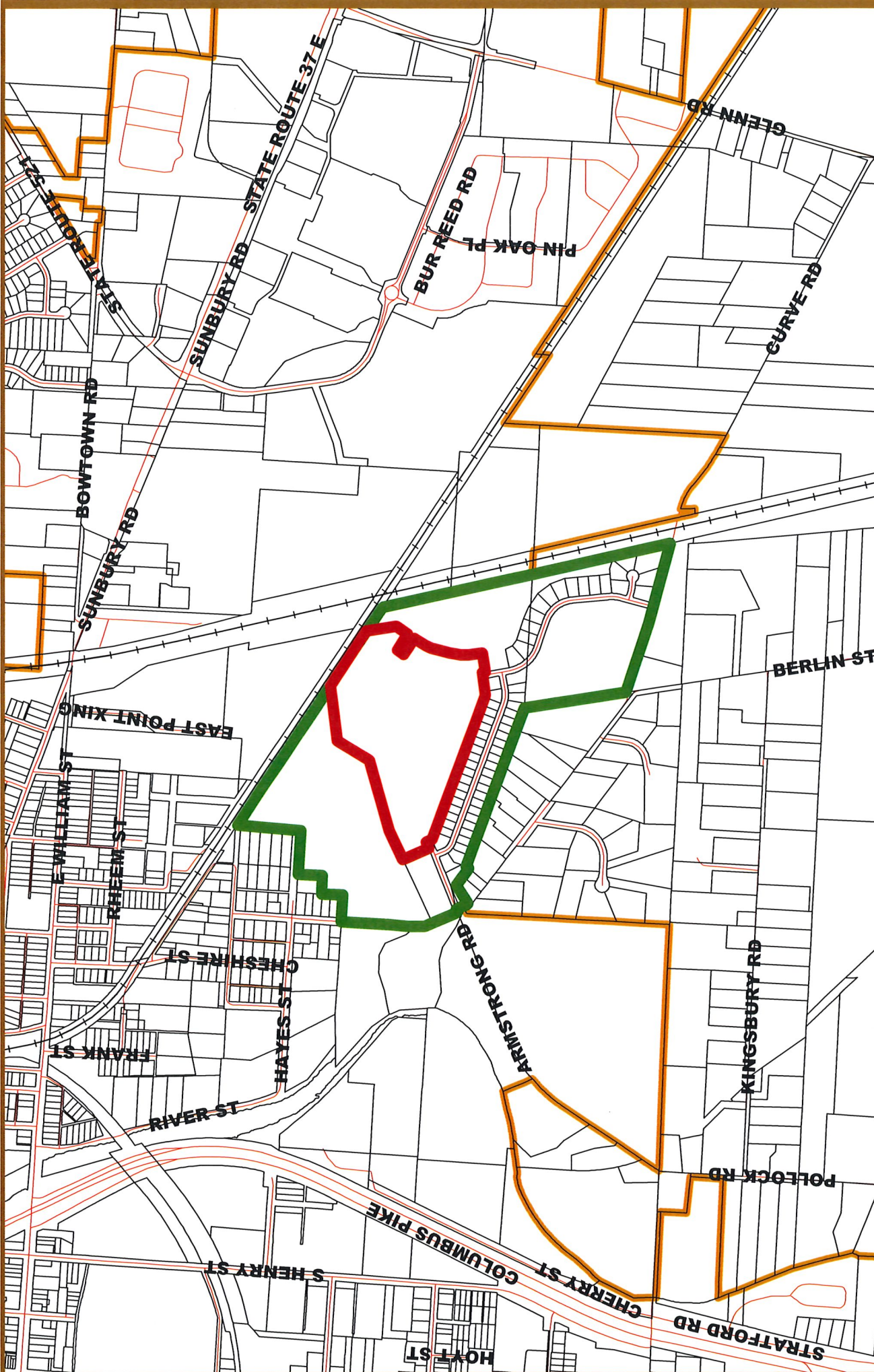
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**FILE:**  
**ORIGINAL:**    06/23/20  
**REVISED:**

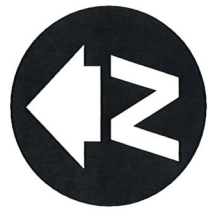
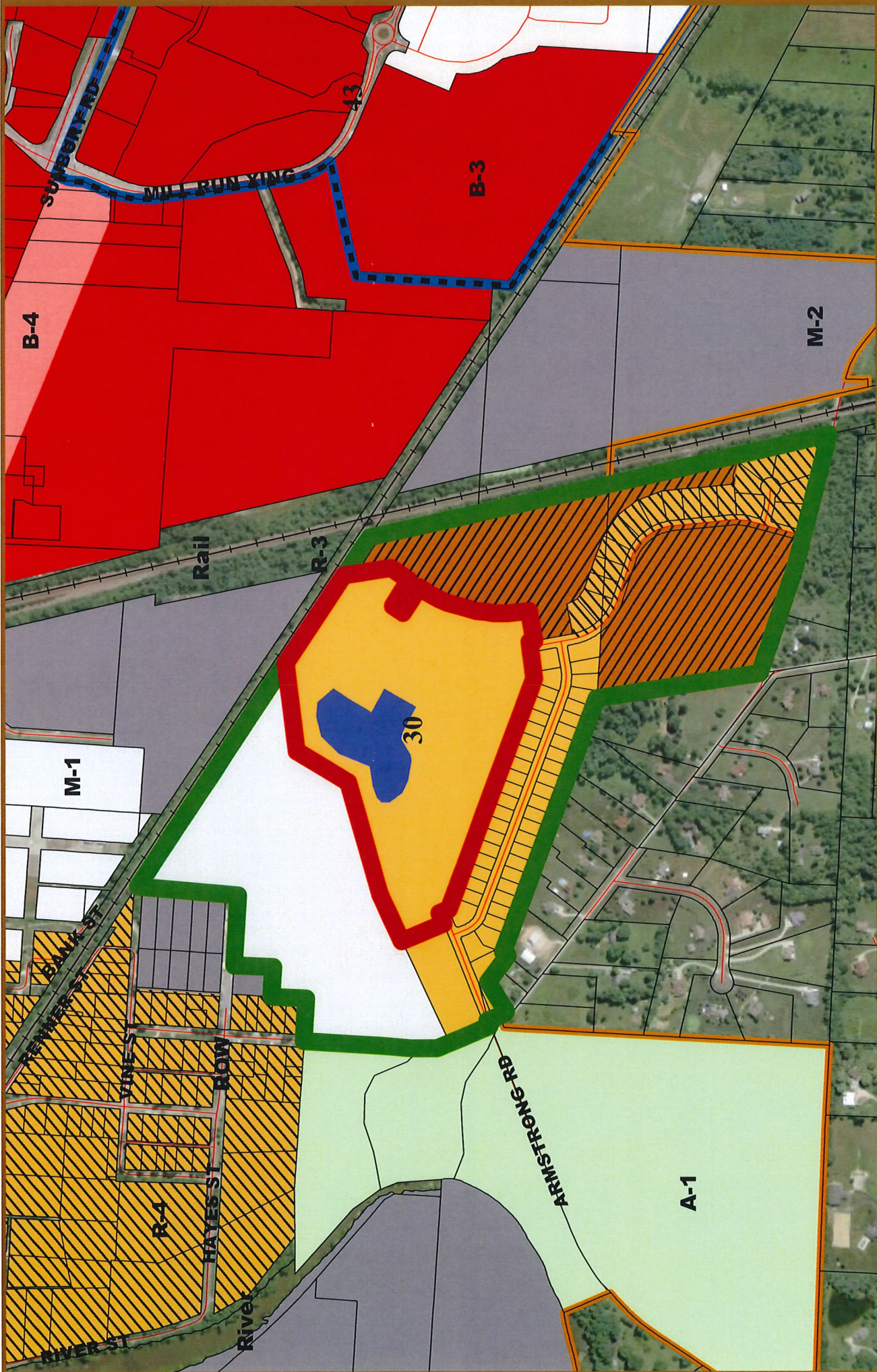




2020-1165-1166  
 Final Subdivision Plat  
 Ravines at Olentangy - Section 2 Phase A and Phase B  
 Location Map







2020-1165-1166  
 Final Subdivision Plat  
 Ravines at Olentangy - Section 2 Phase A and Phase B  
 Zoning Map







2020-1165-1166  
Final Subdivision Plat  
Ravines at Olentangy - Section 2 Phase A and Phase B  
Aerial (2016) Map







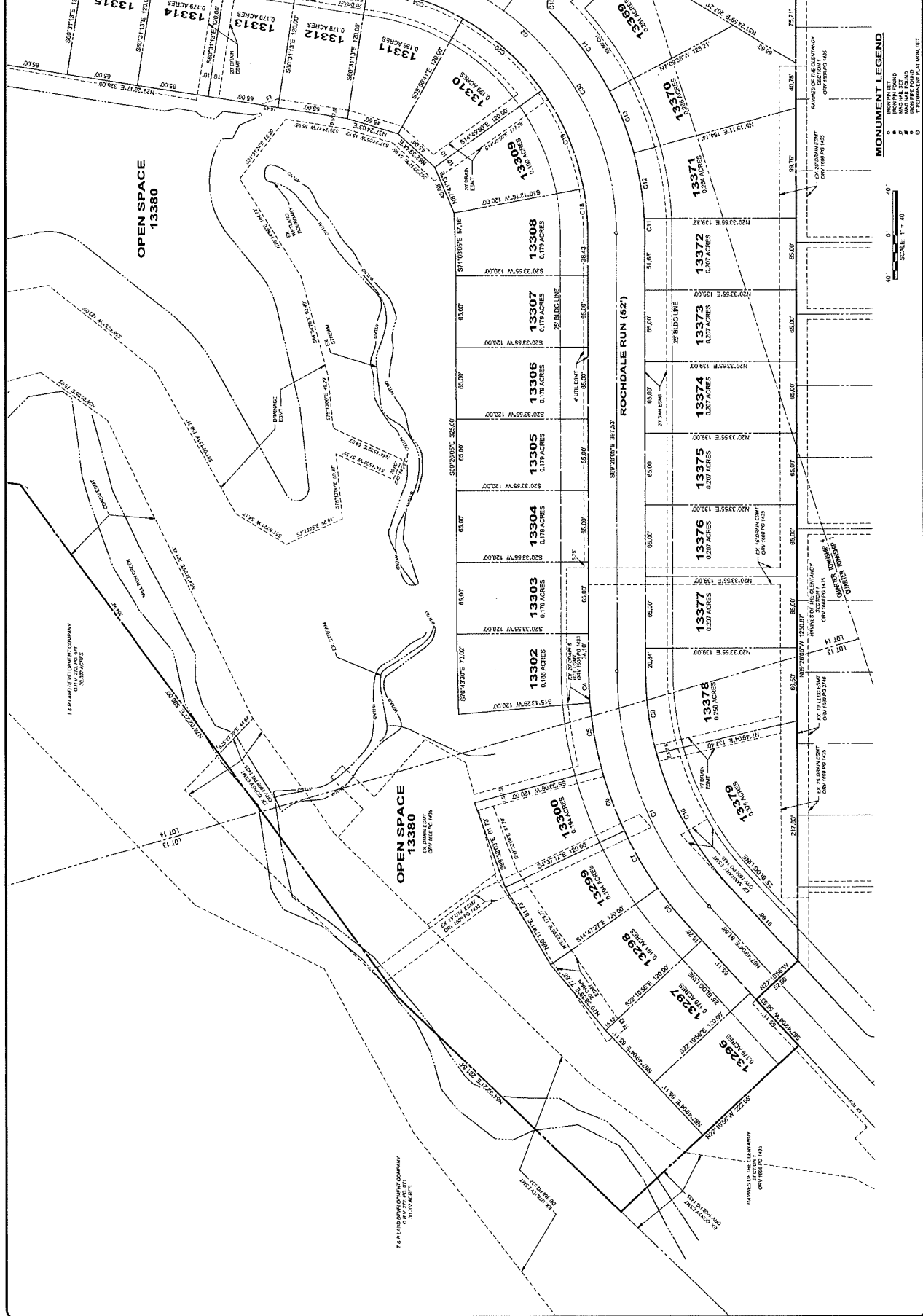


**CONSULTANTS**  
 your trusted advisor  
 engineers  
 architects  
 planners

NO.	REVISION	DATE
1	AS SHOWN	11-15-2023
2	AS SHOWN	11-15-2023
3	AS SHOWN	11-15-2023
4	AS SHOWN	11-15-2023
5	AS SHOWN	11-15-2023

**SUBDIVISION PLAT**  
 SECTION 2, PHASE A  
 CITY OF DELAWARE, DELAWARE COUNTY, OHIO

NO.	REVISION	DATE
1	AS SHOWN	11-15-2023
2	AS SHOWN	11-15-2023
3	AS SHOWN	11-15-2023
4	AS SHOWN	11-15-2023
5	AS SHOWN	11-15-2023



**MONUMENT LEGEND**

- IRON PIN SET
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND



APPROVED FOR RECORDATION  
 DEPARTMENT OF PUBLIC SAFETY  
 DIVISION OF RECORDS & ADMINISTRATION  
 11/15/2023 10:05 AM

APPROVED FOR RECORDATION  
 DEPARTMENT OF PUBLIC SAFETY  
 DIVISION OF RECORDS & ADMINISTRATION  
 11/15/2023 10:05 AM

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 DEPARTMENT OF PUBLIC SAFETY  
 DIVISION OF RECORDS & ADMINISTRATION  
 11/15/2023 10:05 AM





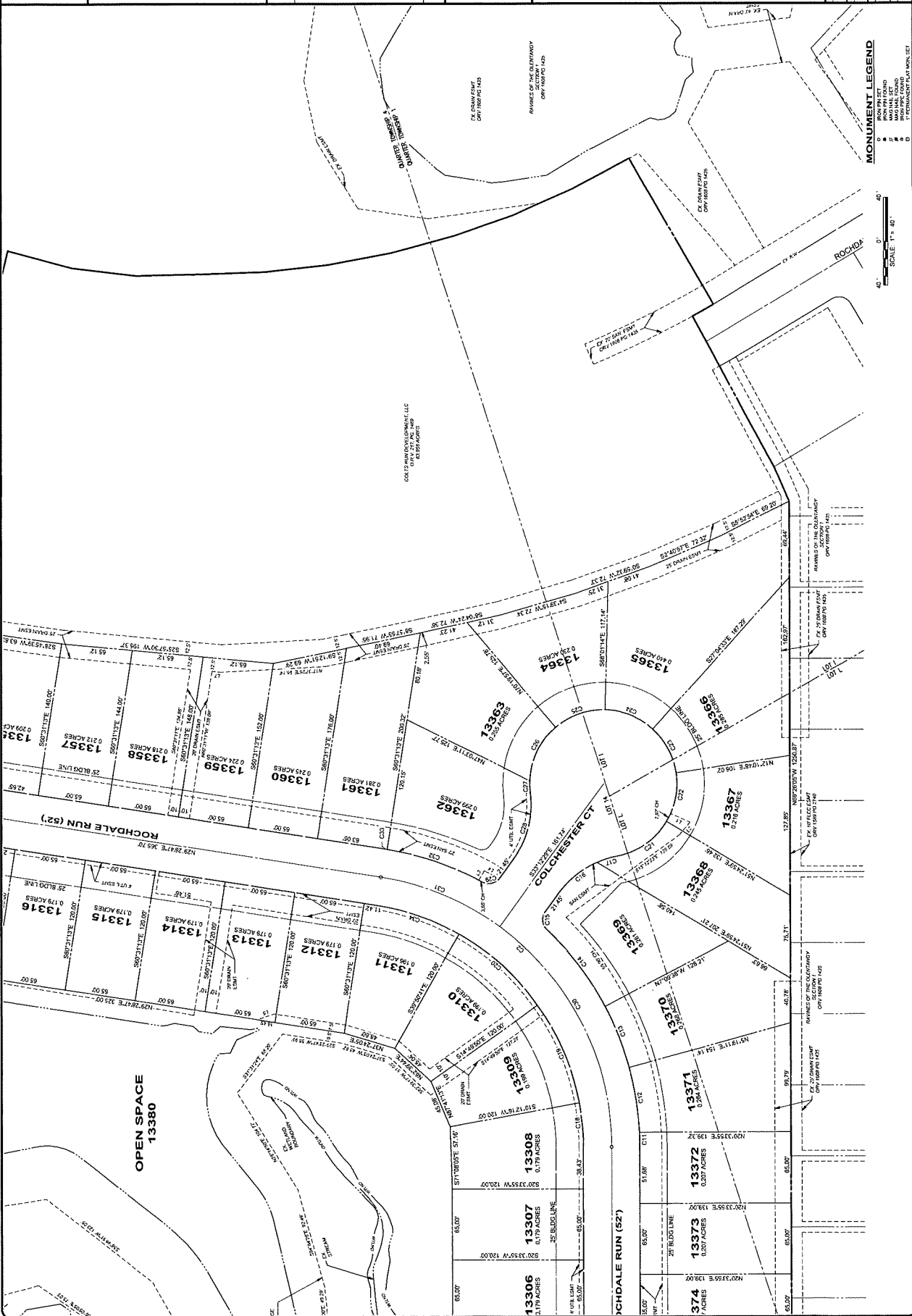
NO.	REVISION	DATE

**SUBDIVISION PLAT**  
SECTION 2, PHASE A  
RAVINES OF THE OLENTANGY  
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PROJECT NO.	DATE MADE	SHEET	TOTAL SHEETS
190461		3	5

**MONUMENT LEGEND**

—	IRON PIN SET
—	WOOD NAIL SET
—	IRON PIPE FOUND
—	CONCRETE FOUND SET





**RAVINES OF THE OLENTANGY**  
**SECTION 2, PHASE A**  
**CITY OF DELAWARE, DELAWARE COUNTY, OHIO**

PROJECT NO.	180871
SURVEY DATE	08/20/20
PLAT NO.	5
SHEET NO.	5



DATE	
REVISION NO.	
REVISION	
SCALE	AS SHOWN
DRAWN BY	MS
CHECKED BY	MS

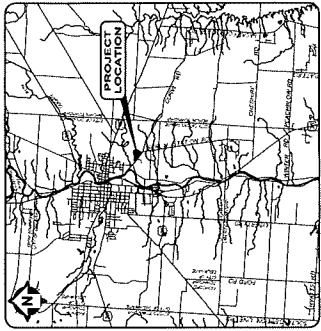
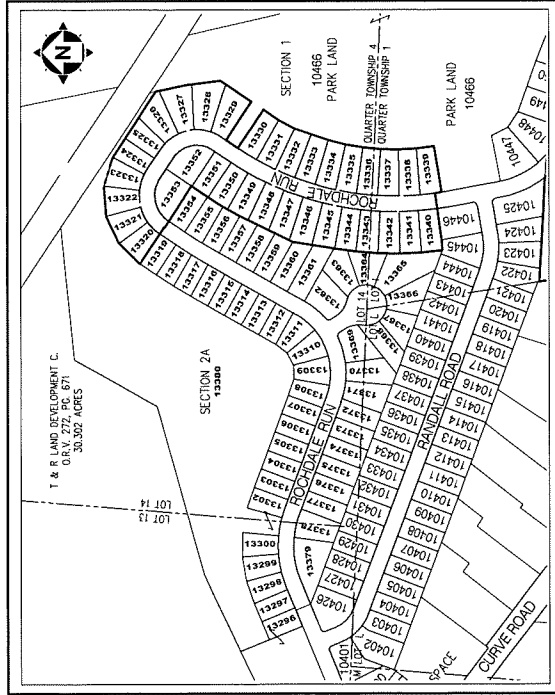
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C1	57.42	87.50	48°44'32"	S14°12'45"E	56.71
C2	46.22	87.50	30°14'11"	S58°12'06"E	45.33
C3	46.25	87.50	30°15'24"	N42°33'07"E	45.35
C4	46.24	87.50	40°58'41"	N42°27'08"E	47.22
C5	48.08	87.50	41°58'48"	N17°22'25"E	47.89
C6	50.81	87.50	47°22'04"	N43°11'20"W	54.24
C7	11.25	87.50	9°17'50"	N17°48'33"W	11.22
C8	63.86	84.50	43°27'00"	S54°53'28"E	62.44
C9	17.98	12.50	82°18'52"	S7°57'27"W	16.48
C10	234.63	250.00	57°48'23"	N83°46'43"E	228.11
C11	118.17	250.00	27°18'44"	N43°08'09"E	118.05
C12	92.07	270.00	19°41'44"	N35°20'02"E	92.24
C13	1.96	28.00	97°12'00"	N35°28'42"E	1.96
C14	69.83	224.00	20°40'51"	N35°48'03"E	68.59
C15	23.78	1284.00	1°04'41"	S30°10'00"W	23.78
C16	69.17	1284.00	3°08'07"	S37°10'33"W	68.19
C17	1.28	1284.00	0°03'08"	S33°44'10"W	1.88
C18	35.05	1316.00	1°13'34"	S30°14'35"W	35.05
C19	63.69	1316.00	2°44'22"	S32°23'33"W	63.69
C20	25.98	98.00	15°02'12"	N41°17'50"E	25.91

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C1	235.02	315.00	42°44'52"	S89°11'29"W	229.60
C2	350.87	250.00	61°08'07"	N70°01'21"E	325.01
C3	86.78	1280.00	4°17'56"	S31°39'48"W	86.77
C4	28.81	341.00	4°50'25"	N71°51'18"W	28.80
C5	60.55	341.00	10°10'32"	N72°14'22"W	60.47
C6	60.54	341.00	10°10'16"	N85°32'07"W	60.46
C7	60.53	341.00	10°10'15"	S89°17'41"W	60.45
C8	43.89	341.00	7°23'09"	S71°36'08"W	43.89
C9	75.27	280.00	15°09'52"	N18°06'33"W	75.26
C10	138.88	280.00	27°43'58"	S81°41'05"W	138.57
C11	13.32	270.00	2°45'35"	S70°49'02"E	13.32
C12	68.12	270.00	5°28'46"	S74°28'46"E	68.02
C13	68.12	270.00	5°28'46"	N89°54'48"E	68.02
C14	88.53	270.00	10°22'49"	N73°38'06"E	88.15
C15	17.96	12.50	82°18'52"	S74°22'22"E	16.48
C16	44.67	84.50	30°17'48"	N18°03'00"W	44.15
C17	19.29	84.50	13°04'42"	N3°27'10"E	18.29
C18	46.51	224.00	10°21'38"	S74°28'52"E	46.45
C19	97.88	224.00	20°02'00"	N87°41'13"E	97.10
C20	97.79	224.00	20°02'52"	N82°28'44"E	97.02

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N44°39'57"E	19.27
L2	S20°48'01"E	15.04
L3	N39°33'27"W	10.01
L4	S49°28'15"W	11.08
L5	N27°10'07"E	16.45
L6	S33°48'44"W	1.77
L7	N25°27'32"E	6.91

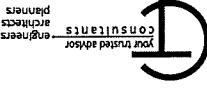
# RAVINES OF THE OLENTANGY SECTION 2, PHASE B

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, COUNTY OF DELAWARE, BEING PART OF FARM LOT 1, QUARTER TOWNSHIP 1, RANGE 19, AND FARM LOTS 1 & L, QUARTER TOWNSHIP 1, DELAWARE, BEING PART OF FARM LOTS 13 & 14, QUARTER TOWNSHIP 4, TOWNSHIP 6, RANGE 19 UNITED STATES MILITARY LANDS.



## NOTES

- EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAN AS "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "DRAINAGE AND UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SURFACE OF THE GROUND AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LAIDS, AND FOR STORM WATER DRAINAGE, WITHIN THE BOUNDARIES OF THE SUBDIVISION. THESE EASEMENTS SHALL BE CONSIDERED AS PART OF THE "DRAINAGE AND UTILITY EASEMENT." AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES, AND/OR OTHER STORM WATER DRAINAGE STRUCTURES, AND TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS. A "NON-EXCLUSIVE EASEMENT" IS HEREBY SPECIFICALLY GRANTED TO THE CITY OF DELAWARE AND OHIO DEPARTMENT OF PUBLIC SAFETY FOR THE PURPOSE OF UTILITY SERVICE OVER, THROUGH, AND TO THE LOTS PLATTED HEREIN WITHIN THE AREAS DESIGNATED AS "UTILITY EASEMENT," AND "DRAINAGE AND UTILITY EASEMENT," AS SHOWN HEREON.
- WHERE INDICATED, SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCURRED BY OTHER UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREIN, THEIR SUCCESSORS, OR ASSIGNS, AND IS TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
- "OPEN SPACE" SHOWN ON THIS PLAN SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT OF COMMERCIAL OR RESIDENTIAL BUILDINGS, STRUCTURES OR USES, AND IT IS THE INTENT AND PURPOSE OF THIS RESTRICTION TO MAINTAIN THE OPEN SPACE AS AUTHORIZED BY THE CITY OF DELAWARE. "OPEN SPACE" SHALL INCLUDE NECESSARY PUBLIC UTILITIES AS AUTHORIZED BY THE CITY OF DELAWARE.
- MAINTENANCE OF THE "OPEN SPACE" (INCLUDING SIDEWALKS, BIKE PATHS, LIGHTING AND SIMILAR) IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. THE OPEN SPACE RESTRICTION SHALL RUN WITH THE LAND IN PERPETUITY.
- ALL STREETS AND INTERSECTIONS ARE TO BE CONSTRUCTED PER THE CITY OF DELAWARE ENGINEERING DEPARTMENT STANDARDS.
- THE CONSTRUCTION PLANS SHALL CONFORM TO THE STANDARDS, SPECIFICATIONS, REGULATIONS, AND POLICES ESTABLISHED BY THE CITY ENGINEER.
- OWNER MEANS THE DEVELOPER AND ITS SUCCESSORS.
- ALL SIDEWALKS SHALL BE BUILT WITHIN 18 MONTHS OF THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE FINAL PLAN.
- THERE SHALL BE NO CONFORMANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAN.
- OPEN SPACES INCLUDING PARKLAND ARE TO BE ROCKWOOL AND GRADED WITH 6 INCHES OF TOPSOIL AND SEED OR SOOLED.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
- BEFORE BEING OPENED TO TRAFFIC OR BEFORE THE USE THEREOF, THE OWNER SHALL SUBMIT TO THE CITY ENGINEER AND THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND FINISHED GRADE ELEVATIONS FOR ALL LOTS. THE CITY ENGINEER AND BUILDING DEPARTMENT SHALL REVIEW AND CONSIDER PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
- ROOF DRAIN SPOTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
- BEFORE ANY SURVEY EASEMENTS BEGIN ON THIS SITE, THE SYSTEM AND/OR OUTFLET, IF BECAUSE OF THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
- THIS SUBDIVISION IS PLACED WITH SHOWN ALL EASEMENTS OF RECORDS THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
- ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OFFICE, DELAWARE COUNTY, OHIO.
- ALL IRON PINS SET ARE 5/8" DIA. IRON PING 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "C" CONSULTANTS'.



NO.	DATE	DESCRIPTION
1	11/20	PRELIMINARY
2	11/20	SCALE 1/8" = 1'-0"
3	11/20	SCALE 1/8" = 1'-0"
4	11/20	SCALE 1/8" = 1'-0"
5	11/20	SCALE 1/8" = 1'-0"
6	11/20	SCALE 1/8" = 1'-0"

RAVINES OF THE OLENTANGY  
SECTION 2, PHASE B  
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

NO.	DATE	DESCRIPTION
1	11/20	PRELIMINARY
2	11/20	SCALE 1/8" = 1'-0"
3	11/20	SCALE 1/8" = 1'-0"
4	11/20	SCALE 1/8" = 1'-0"
5	11/20	SCALE 1/8" = 1'-0"
6	11/20	SCALE 1/8" = 1'-0"

**LEGAL DESCRIPTION**  
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 1, QUARTER TOWNSHIP 1, RANGE 19, AND FARM LOTS 1 & L, QUARTER TOWNSHIP 1, DELAWARE, BEING PART OF FARM LOTS 13 & 14, QUARTER TOWNSHIP 4, TOWNSHIP 6, RANGE 19 UNITED STATES MILITARY LANDS.

**OWNER'S ACKNOWLEDGMENT**  
EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAN AS "UTILITY EASEMENT," "UTILITY EASEMENT," AND "DRAINAGE AND UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SURFACE OF THE GROUND AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LAIDS, AND FOR STORM WATER DRAINAGE, WITHIN THE BOUNDARIES OF THE SUBDIVISION. THESE EASEMENTS SHALL BE CONSIDERED AS PART OF THE "DRAINAGE AND UTILITY EASEMENT." AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES, AND/OR OTHER STORM WATER DRAINAGE STRUCTURES, AND TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS. A "NON-EXCLUSIVE EASEMENT" IS HEREBY SPECIFICALLY GRANTED TO THE CITY OF DELAWARE AND OHIO DEPARTMENT OF PUBLIC SAFETY FOR THE PURPOSE OF UTILITY SERVICE OVER, THROUGH, AND TO THE LOTS PLATTED HEREIN WITHIN THE AREAS DESIGNATED AS "UTILITY EASEMENT," AND "DRAINAGE AND UTILITY EASEMENT," AS SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT COMMISSION EXPIRES \_\_\_\_.

**NOTARY CERTIFICATE**  
I, ROBERT J. BOGERT, a Notary Public in and for the State of Ohio, do hereby certify that the foregoing plat, corrected by reference to the plat of Section 2, Phase B, A, of the Ravines of the Olentangy, as shown on the attached plat, was prepared by me or under my direct supervision and that I am a duly qualified Notary Public in and for the State of Ohio, and that I am duly sworn and qualified to perform the duties of my office. My commission expires on \_\_\_\_.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT COMMISSION EXPIRES \_\_\_\_.

**RAVINES OF THE OLENTANGY, SECTION 2**  
PC CASE NO. \_\_\_\_\_ APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_  
NO \_\_\_\_\_ BY ORDINANCE \_\_\_\_\_  
ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

CITY CLERK: ELIANE MCCOY

CITY MANAGER: THOMAS HORN

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR: DAVID M. ELWING, AICP

PUBLIC WORKS DIRECTOR/CITY ENGINEER: WILLIAM L. FERRODITE

**AUDITOR**  
TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ AM/PM  
RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ AM/PM  
AN OFFICIAL RECORD VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_  
RECORDED BY \_\_\_\_\_ DELAWARE COUNTY, OHIO

**OWNER/DEVELOPER**  
T & R PROPERTIES, INC.  
1500 W. 17TH AVE.  
DUBLIN, OHIO 43017  
(614) 934-0000  
CONTACT: RON SABATINO

**ACREAGE BREAKDOWN**  
FRONT YARD = 3% FROM HIGH-WAY  
TOWNSHIP DISTRICT (PD) (M)  
REAR YARD = 10% MINIMUM  
REAR YARD = 25% MINIMUM  
BUNGALOW LOTS = 1.89 ACRES  
RIGHT-OF-WAY = 1.89 ACRES  
OPEN SPACE BASIN = 1.89 ACRES  
TOTAL AREA = 14,472 SQUARE FEET

**FLOOD DESIGNATION**  
THE SUBJECT PROPERTY LIES WITHIN ZONE \_\_\_\_\_  
ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY \_\_\_\_\_  
THE FORMAL FLOODPLAIN MAP NUMBER IS \_\_\_\_\_  
MAP NUMBER 39A-10116L, DATED FEBRUARY 17, 2016

**SETBACKS**  
FRONT YARD = 3% FROM HIGH-WAY  
TOWNSHIP DISTRICT (PD) (M)  
REAR YARD = 10% MINIMUM  
REAR YARD = 25% MINIMUM

**OWNER/DEVELOPER**  
T & R PROPERTIES, INC.  
1500 W. 17TH AVE.  
DUBLIN, OHIO 43017  
(614) 934-0000  
CONTACT: RON SABATINO

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BUNGALOW LOTS = 1.89 ACRES  
RIGHT-OF-WAY = 1.89 ACRES  
OPEN SPACE BASIN = 1.89 ACRES  
TOTAL AREA = 14,472 SQUARE FEET

**BASEIS OF BEARINGS**  
BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PERMITS #119891, OHIO STATE DEPARTMENT OF TRANSPORTATION, AND DATA FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

**NOTE**  
ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OFFICE, DELAWARE COUNTY, OHIO.

**SURVEYOR**  
ROBERT J. BOGERT, P.S.  
PROFESSIONAL SURVEYOR NO. 1790

**RAVINES OF THE OLENTANGY**  
**SECTION 2, PHASE B**  
**CITY OF DELAWARE, DELAWARE COUNTY, OHIO**



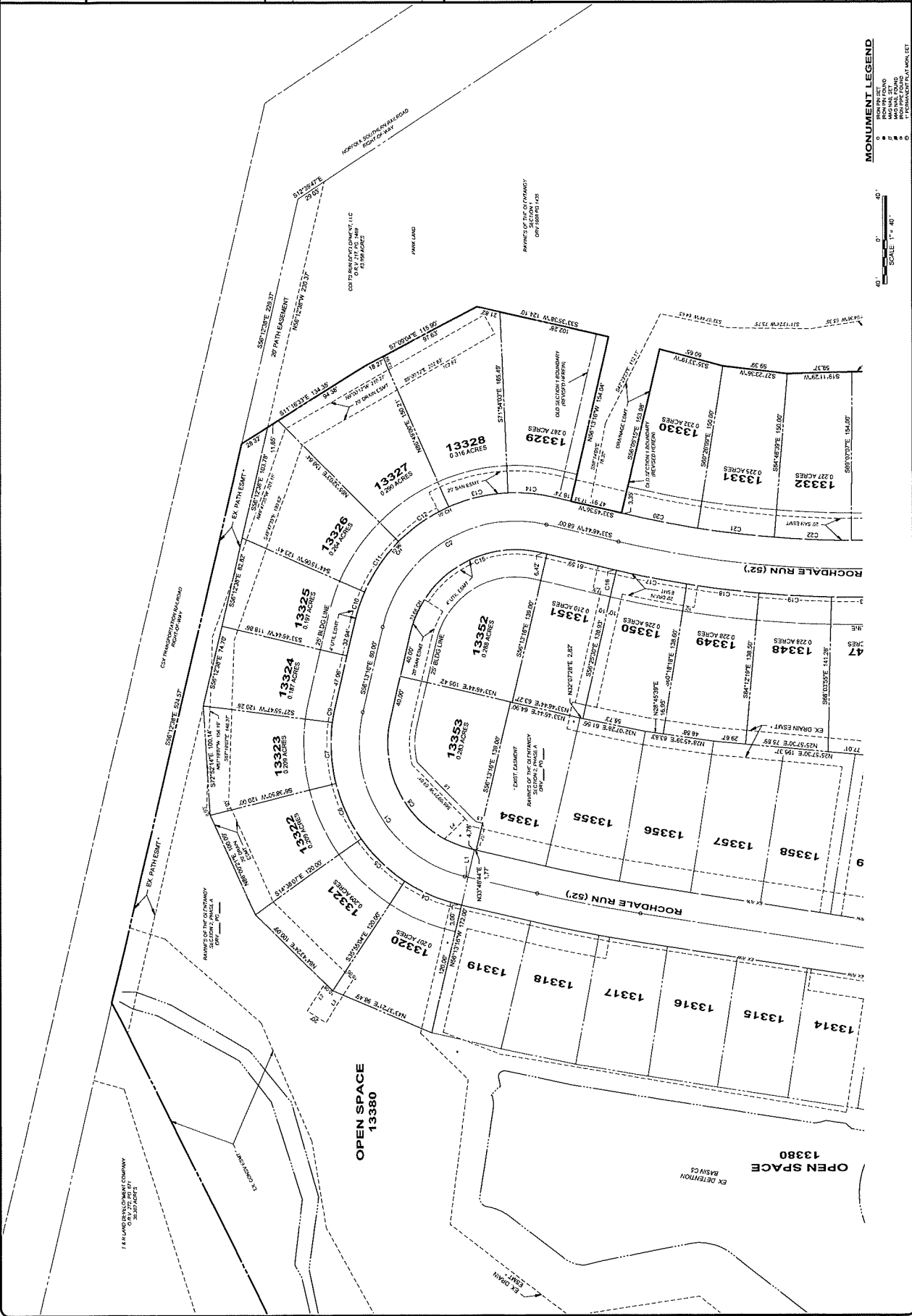
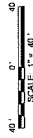
**T** CONSULTANTS  
 your trusted advisor  
 engineers  
 architects  
 planners

NO.	REVISION	DATE

**SUBDIVISION PLAT**  
 CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
**RAVINES OF THE OLENTANGY**  
 SECTION 2, PHASE B

183651	183651
<b>SURVEY</b>	<b>SHEET</b>
<b>PLAT</b>	<b>DATE</b>
2	4

**MONUMENT LEGEND**  
 1 IRON PIN SET  
 2 IRON PIPE SET  
 3 IRON PIPE SET  
 4 IRON PIPE SET  
 5 IRON PIPE SET  
 6 IRON PIPE SET  
 7 IRON PIPE SET





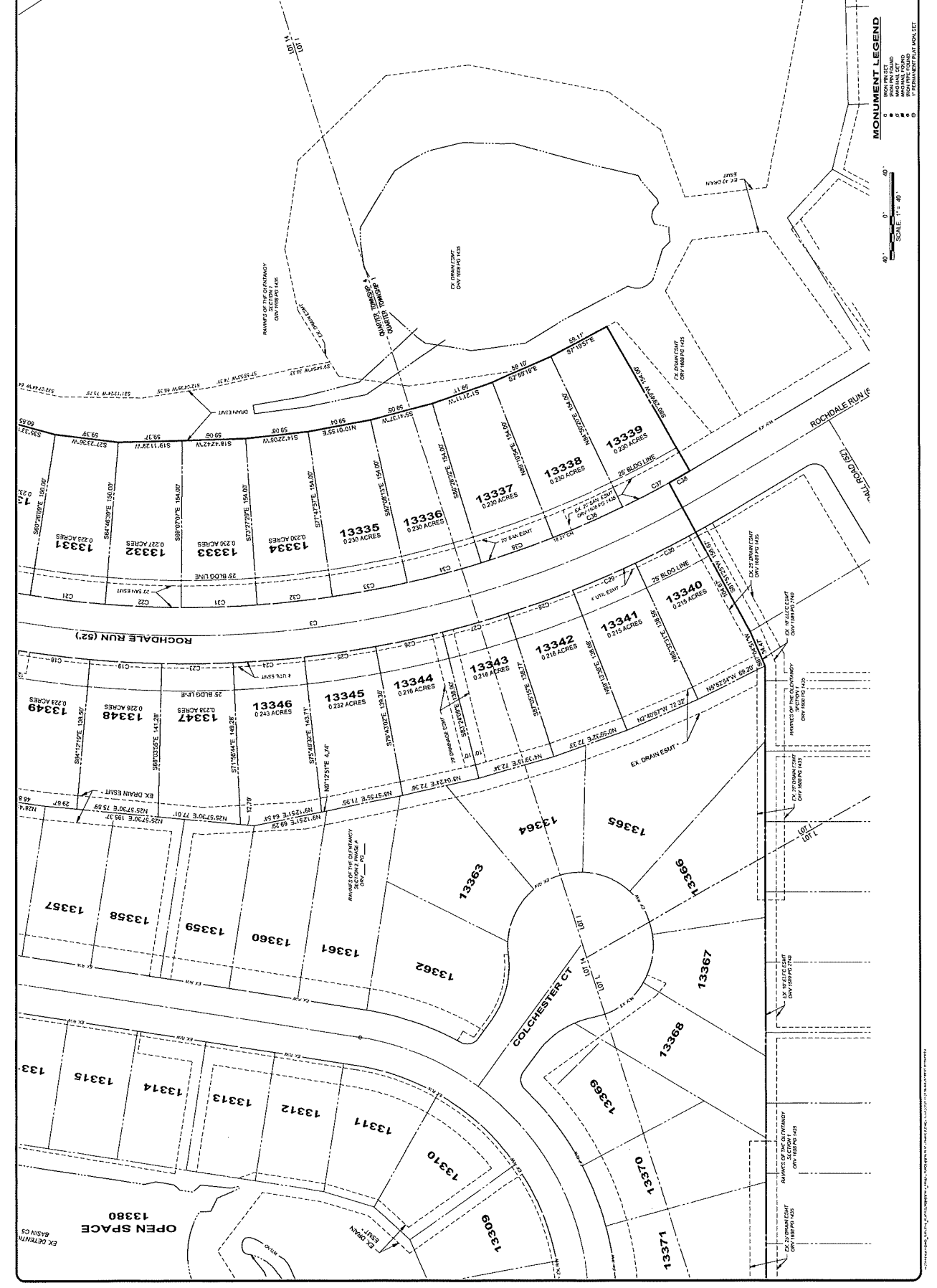
**T**  
your trusted advisor  
engineers architects planners  
**CONSULTANTS**

NO.	REVISION	DATE

ISSUED FOR	MR. NAY
ISSUE DATE	4-1-2020
SCALE	AS SHOWN
DRAWN BY	MB
CHECKED BY	MB
DATE	3-10-2020

**RAVINES OF THE OLENTANGY**  
**SECTION 2, PHASE B**  
**CITY OF DELAWARE, DELAWARE COUNTY, OHIO**

PROJECT NAME	RAVINES OF THE OLENTANGY
SURVEY	190464
PLAT	3
SHEET	4



**MONUMENT LEGEND**

- IRON PIPES
- WOOD POSTS
- CONCRETE MONUMENTS
- STAINLESS STEEL MONUMENTS

SCALE: 1" = 40'

0' 40'

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



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

Planning Commission

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

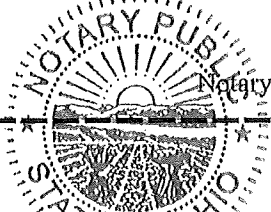
Subdivision/Project Name Ravines of the Olentangy, Section 2, Phase A Address North of Rochdale Run, City of Delaware, 43015  
 Acreage 23.966 Square Footage ~123,000 Number of Lots 49 Number of Units 49  
 Zoning District/Land Use PMU/R4 Proposed Zoning/Land Use PMU/R4 Parcel # 51944310025000

Applicant Name T&R Properties, Inc. Contact Person Ron Sabatino  
 Applicant Address 3895 Stoneridge Ct., Dublin, OH 43017  
 Phone 614-923-4000 Fax \_\_\_\_\_ E-mail RSABATINO@TRPROP.COM  
 Owner Name SAME AS APPLICANT Contact Person \_\_\_\_\_  
 Owner Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
 Engineer/Architect/Attorney CT Consultants, Inc. Contact Person Brett Blevins, PE  
 Address 7965 N. High St., Ste 340, Columbus, OH 43235  
 Phone 614-779-0012 Fax \_\_\_\_\_ E-mail BBLEVINS@CTCONSULTANTS.COM

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

*P. Ronald Sabatino* \_\_\_\_\_  
 Owner Signature Owner Printed Name P. Ronald Sabatino  
*Brett Blevins* \_\_\_\_\_  
 Agent Signature Agent Printed Name BRETT BLEVINS

Sworn to before me and subscribed in my presence this 11<sup>th</sup> day of June, 2020

  
 Notary Stamp TAMRA L. POTTS  
 Notary Public, State of Ohio  
 My Commission Expires 10/11/21

*Janna Pitta* \_\_\_\_\_  
 Notary Public



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



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

Planning Commission

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

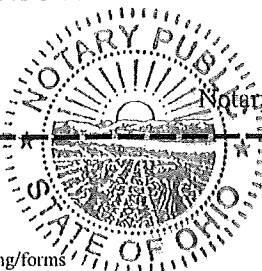
Subdivision/Project Name Ravines of the Olentangy, Section 2, Phase B Address North of Rochdale Run, City of Delaware, 43015  
 Acreage 9.412 Square Footage ~85,000 Number of Lots 34 Number of Units 34  
 Zoning District/Land Use PMU/R4 Proposed Zoning/Land Use PMU/R4 Parcel # 51944310025000

Applicant Name T&R Properties, Inc. Contact Person Ron Sabatino  
 Applicant Address 3895 Stoneridge Ct., Dublin, OH 43017  
 Phone 614-923-4000 Fax \_\_\_\_\_ E-mail RSABATINO@TRPROP.COM  
 Owner Name SAME AS APPLICANT Contact Person \_\_\_\_\_  
 Owner Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
 Engineer/Architect/Attorney CT Consultants, Inc. Contact Person Brett Blevins, PE  
 Address 7965 N. High St., Ste 340, Columbus, OH 43235  
 Phone 614-779-0012 Fax \_\_\_\_\_ E-mail BBLEVINS@CTCONSULTANTS.COM

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

P. Ronald Sabatino Owner Signature      P. Ronald Sabatino Owner Printed Name  
Brett Blevins Agent Signature      BRETT BLEVINS Agent Printed Name

Sworn to before me and subscribed in my presence this 11<sup>th</sup> day of June, 2020



Notary Public TAMRA L. POTTS  
 Notary Public, State of Ohio  
 My Commission Expires 10/11/21

Tamra Potts  
 Notary Public



## PLANNING COMMISSION / STAFF REPORT

**CASE NUMBERS:** 2020-0136  
**REQUEST:** Concept Plan Review  
**PROJECT:** Davis Property  
**MEETING DATE:** July 1, 2020

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### APPLICANT/OWNER

EDGE  
330 West Spring Street, Suite 350  
Columbus, Ohio 43215

### REQUESTS

**2020-1036:** A request by Route 36 Partners LLC/Section Line Partners LLC for review of a Concept Plan for the Davis Property Mixed-Use Residential and Commercial Development on approximately 138 acres located on the southeast corner of US 36 and Section Line Road.

### PROPERTY LOCATION & DESCRIPTION

The subject two parcels are located on the south side of US 36 and on the east side of South Section Line Road. The subject site is zoned A-1 in the City while the properties to the east are zoned R-3 PUD in the City. To the north, the properties are zoned FR-1 (Farm Residential District) and PCD (Planned Commercial District) in the Township, to the west, the property is zoned QD (Quarry District) in the Township and to the south the property is zoned FR-1 in the Township and R-3 PUD in the City. The subject parcels were annexed into the City in 2008 (Ordinance 08-25) and were automatically zoned to A-1 (Agricultural District) upon annexation per the City zoning code.

### BACKGROUND/PROPOSAL

The owner is proposing a mix-use residential and commercial development for the subject 138-acre site. The development would have 561 residential dwelling units encompassing approximately 77.94 acres, approximately 17.93 acres of commercial development, approximately 37.10 acres of open space and approximately 4.61 acres of right-of-way. The residential units would be further divided into 184 single-family lots on approximately 55.55 acres, 89 attached single-family units (townhouses) on approximately 7.95 acres and 288 multi-family units on approximately 14.44 acres. The gross density for the subject site would be approximately 4.06 units per acre. Also, there would be approximately 37 acres (almost 27%) of open space within the proposed development,

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### STAFF ANALYSIS

- **ZONING:** Staff would conceptually recommend a Planned Mixed-Use Overlay District (PMU) for the proposed mixed use residential and commercial development. A PMU zoning district with development text allows for flexibility and creativity in the layout of the development, create active and passive open space and preserve environmental features and trees. While there are certain benefits to the Applicant, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high-quality standard.
- **LAND USE:** The proposed mixed use residential and commercial development is not consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Delaware Run Subarea" of the plan. The proposed density of 4.06 units per acres is more than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan. The Heatherton Subdivision (former Lehner Woods Subdivision) which is located just east of the proposed development and has a mix of single-family lots and detached condominium units has a density of approximately 3.17 units per acre. In addition, Willowbrook Farms which essentially straddles Houk Road in a north/south orientation, has a mix of single-family lots, duplexes, attached condominiums, apartments, commercial and industrial land with a density of 3.49 units per acre. From land use perspective, the proposed mix of single-family lots, attached single family units, condominium units, apartment units and commercial and office uses are prevalent along Houk Road as many different developments evolved over the years. Additionally, the subject property is a transitional property between a wide variety of uses and potential uses including: a quarry to the west, office/industrial to the south, single family detached units to the east. It is also located at the confluence of some fairly intense roadways of US36, Section Line Rd. and even Boulder Dr. Therefore, a mix of uses and reasonable densities including density transitions may very well be appropriate as a result.

- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC:** The proposed development would require a traffic impact study that would need to be approved by the City and County. The developer would be responsible for any improvements and/or financial obligations the subject mixed use residential and commercial development would have in the area per the City and County Engineer.

The developer is proposing three curb cuts on US 36 and two curb cuts on Section Line Road. On US 36, a full movement curb cut located at about midpoint of the development would serve as the main entrance from US 36 and would extend into the heart of the development. Two right-in/right out curb cuts would be located just west of the full movement curb cut and would access the proposed commercial out lots fronting US 36. On Section Line Road, there would be two full movement curbs cuts accessing the site. The primary curb cut would be at the midpoint of the development and extend into the heart of the development while the full movement curb cut on the southern end of the development would be extension of Boulder Drive from Houk Road. From the east through the Heatherton Subdivision, Lehner Wood Boulevard would extend into the development from a north/south orientation and stub into the property to the south while Benjamin Drive would extend into the development from an east/west orientation stub into the primary access road from the midpoint curb cut on Section Line Road. In general, the proposed looped roadway network appears to be in keeping with the planning and engineering requirements. However, access to the internal commercial and residential developments from the main road network would need to be reviewed and approved by the City when specific uses and/or plans are proposed for each sub-area during the preliminary development plan and/or preliminary subdivision process.

Some of the initial engineering comments include: 1. Access improvements made to SR 36 and Section Line Road will require review and approval by the Delaware County Engineer; 2. Boulder Drive and potentially other internal streets would require traffic calming features per the City Engineer, 3. Geometry and realignment of Boulder Drive on the east side of the development will need to be carefully considered; 4. Lehner Woods Boulevard shall stub to the property to the south; 5. All design standards are to be met which includes a maximum length cul-de-sac of 750 feet; and 6. The development would have to achieve compliance with City refuse collection requirements.

- **SITE LAYOUT:** The layout is designed around the looped roadway network and preserving a stream corridor with trees and open space. The site has access points to the north (US 36) to the west (Section Line Road) to the east (Lehner Woods Boulevard, Benjamin Drive and Boulder Drive) and provides a stub street to the vacant property to the south. The looped roadway network provides twelve sub-areas which include commercial (A 1-3) , multi-family (B-1), attached single-family (townhouses C 1-3) and single family lot (D 1-3 and E-1) developments. The proposed land uses from east to west is layered with single family lots followed by attached single family development and then commercial and multiple family uses along US 36 and Section Line Road respectively to create a systematic transition in land uses and scale that is environmentally and neighborhood friendly for this part of the City, while potentially addressing the some of the housing needs identified in the emerging update to the Comprehensive Plan. The proposed 113 single family lots (D1-3) on approximately 39.9 acres adjacent to the Heatherton Subdivision would be minimum 60-foot-wide lots to be compatible the lot widths in the Heatherton Subdivision. In addition, there would be 50 single family lots (E-1) on approximately 15.65 acres located in the southern portion of the development just north of Boulder Drive that would be 55-foot-wide lots. The northern midsection of the development would be the location of the attached single-family development component (townhouses C-1-3) to provide a buffer between the single family uses and the proposed commercial uses. In this area there would be 89 attached single family uses on approximately 7.95 acres. These attached uses could range from townhouses to duplexes to retirement type units depending on the market conditions. Staff would suggest that within longer, linear block faces, building fronts are staggered to break up what would be visually monotonous otherwise. Ensuring there are a variety of house designs available and meeting current zoning requirements should help to ensure this as well. Along the western portion US 36 and the northern portion of Section Line Road is the location of the proposed commercial component of the development which consists of



approximately 13.67 acres along US 36 (A-1 & 2) and 4.26 acres along Section Line Road (A-3). The commercial uses would likely be limited to neighborhood friendly business retail and office uses though the potential is there for more intense uses as well given the transitional components of the property and the surrounding roadway network. Along the southern portion of Section Line Road north of Boulder Drive is the location of 288 multi-family units on approximately 14.44 acres. The multi-family site would consist of apartments and/or condominium units and staff would suggest limiting the height of the multi-family uses to two stories to maintain the neighborhood scale in this area.

The developer is proposing approximately 37.10 acres of open space (almost 27%) with the majority adjacent to small stream that bisects the western portion of the site in a north/south orientation that essential separates the commercial/multi-family portion of the development and the single-family development. This main linear park should connect the development with the almost 32- acre City Park just south of Boulder Drive with a bike path network and the park area should be programmed with appropriate amenities. There are several retention basins proposed throughout the development and achieving compliance with the minimum City stormwater requirements is an important aspect of the development that will provide a needed upgrade in this area of the City. In addition, staff would recommend a 2 to 3-foot-high undulating mound with landscaping along the frontage US 36 and Section Line Road within the development. Also, the commercial development should be buffered with mounding and landscaping from the single-family lots where appropriate. Furthermore, the existing single-family house just south of US 36 on Section Line Road should be buffered with mounding and landscaping from the proposed commercial uses. The exact location, size, scale, and transition could be refined to allow for less mounding and landscaping transition and better utilize appropriate design and scale to enhance walkability and connectivity across the development. Furthermore, the attached single-family units and commercial buildings should be designed in a manner to promote pedestrian connectivity.

- **DESIGN:** Staff recommends the proposed single-family residential houses and attached single family units to have similar architectural standards as the Heatherton Subdivision which is located just east of the development. The base code requirements in Chapter 1171 includes: 1. 25% natural materials on the front elevation; 2. Minimum 8 inch overhangs; 3. Minimum 4 inch window trim; 4. All houses shall have a minimum 2 car attached garage (staff suggests like other PMU's that each garage should be required to have a light course and trim kit as well); 5. All houses shall have a roof pitch of not less than 6/12 along with achieving compliance with all the other requirements in Chapter 1171. To be consistent with Heatherton Subdivision, the single-family houses size shall be a minimum 1,500 sf for a one story and 1,800 square foot for a two story with 200 square feet per every additional bedroom in excess of 3 bedrooms. All the lots shall have enough depth to have a functional rear yard to provide for a deck and the like without protruding into any easements (utility, tree preservation, etc.). Also, all the corner lots shall be oversized by 33% to achieve compliance with the zoning code.

The multi-family units should have similar architectural standards as the Flats on Houk Road which has an aesthetically pleasing design with mostly an earth tone brown and tan color pallet. The buildings should be a maximum two story (maximum height of 35 feet) with the following building materials: 1). Exterior walls should mostly be limestone or face brick or the like with some vinyl lap siding, gables/vinyl shakes; 2). Dimensional shingles; 3). Vinyl and metal windows with some vinyl shutters; 4). Aluminum and metal fascia, gutters, downspouts and balcony and porch rails; 5). Insulated metal or fiberglass doors; and 6). Fiberglass, wood, plastic or other manufactured miscellaneous trim.

The commercial buildings shall have four-sided architecture with exterior walls of limestone, face brick or the like with a maximum height of 35 feet. Pitched roofs are preferred to match the existing residential development, but flat roofs are an option with appropriate architecture features. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color. Also, any mechanical equipment on the roof shall be screened from public view.

A PMU Overlay District zone change as recommended by staff would memorialize development standards in text and would be the governing document for the development. Staff is seeking direction from the Commission on these issues. An overall unifying upgraded design scheme should be selected including colors, designs, signage, etc. that helps to tie the entire development and the various uses together from a design perspective.



- **BIKE PATHS AND PEDESTRIAN ROUTES:** Per the adopted Bicycle and Pedestrian Master Plan 2027 and review by the Parks and Recreation Director, the subject development should have a multi-use path along US 36, Section Line Road and Boulder Drive. Also, a multi-use path shall be provided in the linear north/south open space and provide connection throughout the development and be connected to the almost 32 acre City park located just south of Boulder Drive. Sidewalks will be provided on both sides of all public and private streets within the development.
- **PARKLAND AND OPEN SPACE:** The concept plan indicates there are approximately 37.10 acres (almost 27%) of open space and parkland which achieves compliance with the open space requirements but will require a variety of active open space (at a minimum 13 acre) requirements per the zoning code. The active open spaces should have amenities which may include multi-use paths, passive pedestrian walking paths, ball fields, a basketball court, a tot lot, a gazebo, pavilion, benches and trash receptacles, etc. Staff recommends a more detailed open space and parkland plan should be submitted, reviewed and approved by staff during the preliminary approval process.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations as well as the customary approach utilized in many PMU Overlay Districts in the community. With the preliminary open space and parkland plan, the applicant needs to identify all tree preservation areas in the form of easements with a tree survey identifying all trees a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer. The applicant should address the potential stormwater issues with the property to the north and south which is located in the County.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for Final Subdivision Plat and Final Development Plan approval process and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** To be determined during the Preliminary Development Plan process.
- **MISC:** Because this is likely the western most boundary of the City on US 36 (because of the existing quarry and sanitary service boundary), staff would recommend installing a signature signage feature on the subject property on the southeast corner of US 36 and Section Line Road. Additionally, this development should incorporate Gateway and Corridor Major Intersection treatments (monoliths, piers, landscaping, etc.) as well as frontage treatments per the adopted plan. Finally, the development should incorporate city wayfinding signage for jurisdictional signs at the appropriate location.

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**STAFF RECOMMENDATION**

This is a Concept Plan review and no formal action is required. The Applicant seeks feedback from the Planning Commission.

**COMMISSION NOTES:**

**CASE NUMBER:** 2020-1036

**MEETING DATE:** July 1, 2020

**PAGE:** Page 5 of 5

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

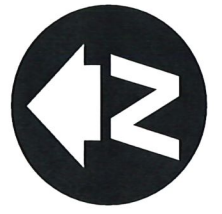
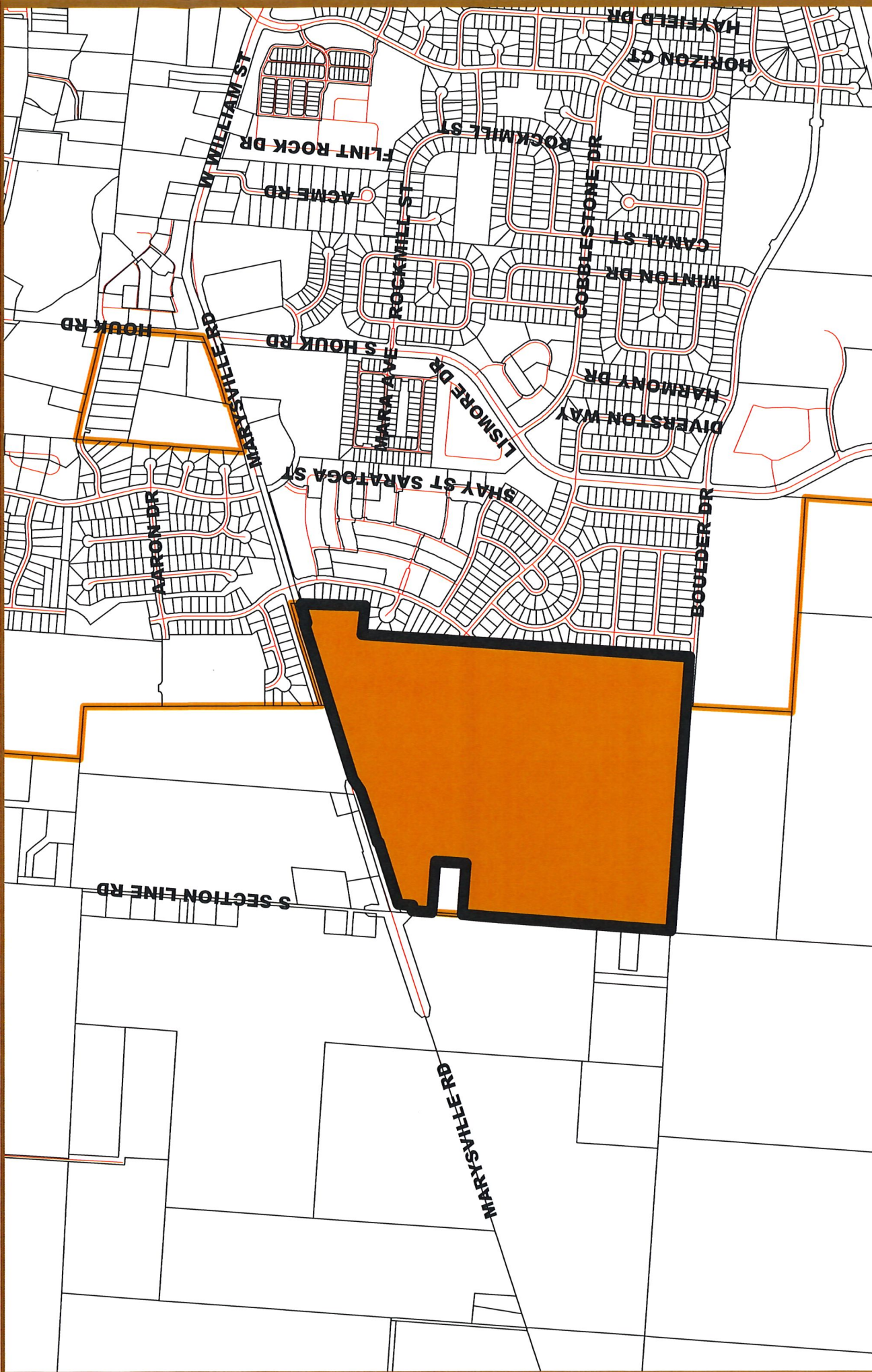
*CONDITIONS/MISCELLANEOUS:*

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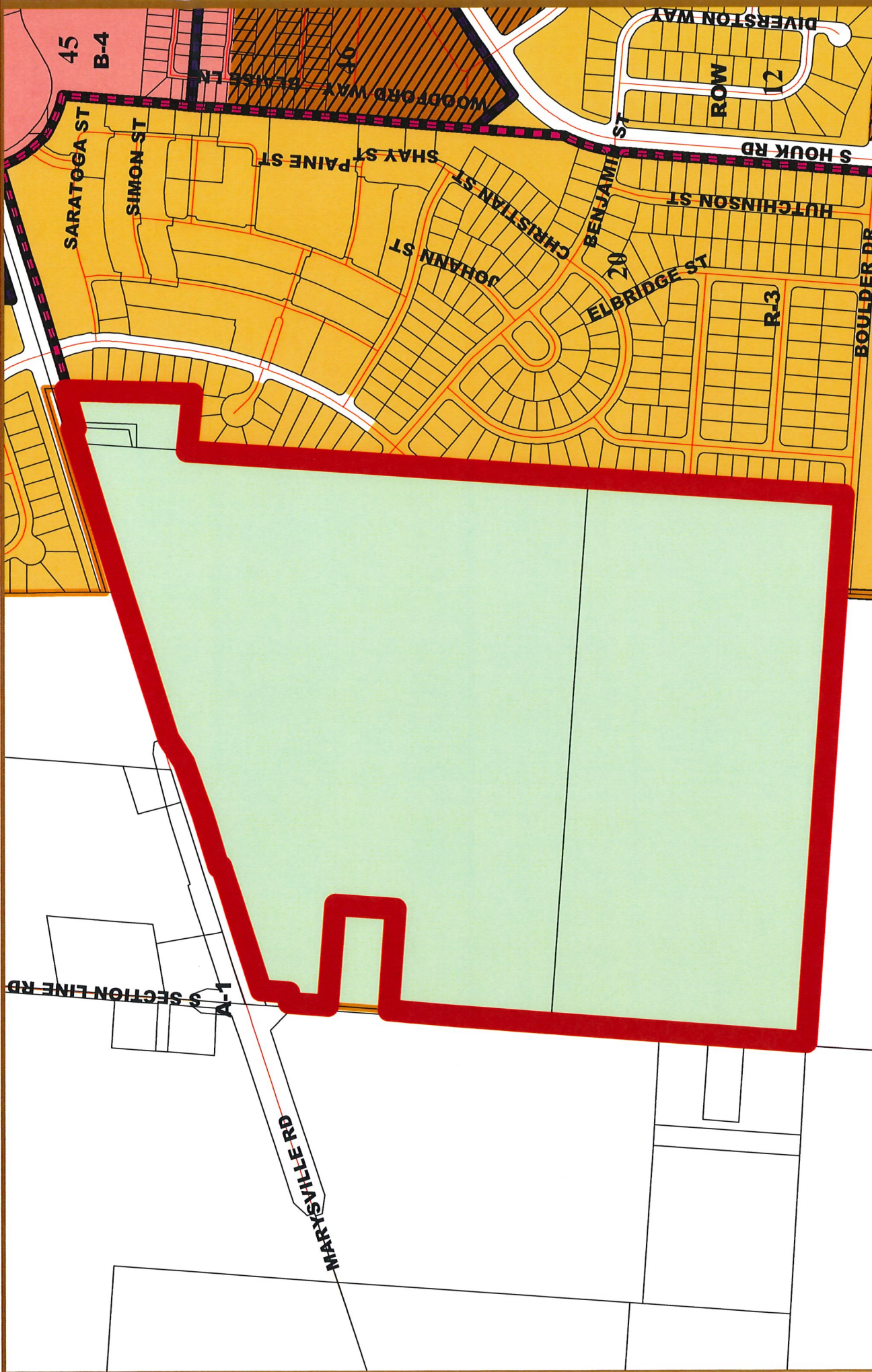
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**ORIGINAL:**  
**REVISED:**     6/24/20



2020-1036  
 Concept Plan  
 Davis Property - Southeast Corner of US 36 and Section Line Road  
 Location Map



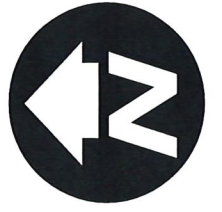




2020-1036  
 Concept Plan  
 Davis Property - Southeast Corner of US 36 and Section Line Road  
 Zoning Map







2020-1036  
Concept Plan  
Davis Property - Southeast Corner of US 36 and Section Line Road  
Aerial (2016) Map





**PLANNING INFORMATION**

Included Parcels:	Acres	Owner
Delaware County ID	1,804	Route 36 Partners, LLC
519-330-02-034-000	0.407	Route 36 Partners, LLC
519-330-02-036-000	0.407	Route 36 Partners, LLC
519-330-02-037-000	81.932	Route 36 Partners, LLC
519-330-02-037-007	53.279	Section Line Partners, LLC
<b>TOTAL</b>	<b>137,582 AC.</b>	

City of Delaware, Ohio Comprehensive Plan Future Land Use Map - January, 2007  
 City of Delaware, Ohio Zoning Code - November, 2019  
 FEMA.gov  
 Delaware County Auditor GIS  
 National Wetlands Inventory

Existing Zoning District: A-1 Agricultural District  
 Existing Land Use: Agricultural, Residential  
 Recommended Land Use: Low Density Single Family - 2,3,25 Dwelling Units Area R-1 and R-2  
 Flood Hazard Area: Zone X - minimal hazard

**DEVELOPMENT DATA**

Gross Area:	+/-137,582 AC.
R/W Expansions:	+/-4.61 AC.
US 36:	+/-1.10 AC.
South Section Line:	+/-3.31 AC.
Net Developable Area:	+/-139.97 AC.
Commercial:	+/-17.93 AC.
Residential:	+/-77.94 AC.
Multi-Family:	+/-14.44 AC.
TH:	+/-7.95 AC.
FF:	+/-1.10 AC.
SF:	+/-39.90 AC.
Open Space:	+/-37.10 AC. (27.0%)

**LAND USE KEY**

- A-1** Use: COMMERCIAL  
Area: +/-2.61 AC.  
Units: 41 Units
- A-2** Use: COMMERCIAL  
Area: +/-11.06 AC.  
Units: 52 Units
- A-3** Use: COMMERCIAL  
Area: +/-4.26 AC.  
Units: 20 Units
- B-1** Use: MULTI-FAMILY APARTMENTS  
Area: +/-14.44 AC.  
Units: 288 Units
- C-1** Use: SINGLE FAMILY ATTACHED (FH)  
Area: +/-5.91 AC.  
Units: 61 Units
- C-2** Use: SINGLE FAMILY ATTACHED (FH)  
Area: +/-1.24 AC.  
Units: 17 Units
- C-3** Use: SINGLE FAMILY ATTACHED (FH)  
Area: +/-0.98 AC.  
Units: 11 Units
- D-1** Use: SINGLE FAMILY DETACHED (60)  
Area: +/-16.10 AC.  
Units: 41 Units
- D-2** Use: SINGLE FAMILY DETACHED (60)  
Area: +/-13.51 AC.  
Units: 52 Units
- D-3** Use: SINGLE FAMILY DETACHED (60)  
Area: +/-6.69 AC.  
Units: 20 Units
- D-4** Use: SINGLE FAMILY DETACHED (60)  
Area: +/-9.49 AC.  
Units: 21 Units
- E-1** Use: SINGLE FAMILY DETACHED (65)  
Area: +/-5.65 AC.  
Units: 50 Units



NOTE: This concept was developed with publicly available Delaware County GIS information, not a surveyed base. All dimensions and site layout are approximate.

**CONCEPT PLAN - LAND USE DIAGRAM**  
**DAVIS PROPERTY - US 36 & S. SECTION LINE ROAD**  
 Delaware, OH  
 June 3, 2020





**PLANNING INFORMATION**

Included Parcels:

Delaware County ID	Ac.	Owner
519-330-02-034-000	1.804	Route 36 Partners LLC
519-330-02-035-000	0.160	Route 36 Partners LLC
519-330-02-036-000	0.600	Route 36 Partners LLC
519-330-02-037-000	81.932	Route 36 Partners LLC
519-330-02-037-007	53.279	Section Line Partners LLC
<b>TOTAL</b>	<b>137.589 Ac.</b>	

Planning Documents:  
 City of Delaware, Ohio Comprehensive Plan Future Land Use Map - January, 2007  
 City of Delaware, Ohio Zoning Code - November, 2019  
 FEMA.gov  
 Delaware County Auditor GIS  
 National Wetlands Inventory

Existing Zoning District:  
 A-1 Agricultural District

Existing Land Use:  
 Agricultural, Residential

Recommended Land Use:  
 Low Density Single Family, 2-3.25 Dwelling Units Acre  
 R-1 and R-2

Flood Hazard Area:  
 Zone X - minimal hazard

**DEVELOPMENT DATA**

Grass Area:	+/-137.58 AC.
R/W Extension:	+/-4.61 AC.
US 36:	+/-1.10 AC.
South Section Line:	+/-3.31 AC.
Net Developable Area:	+/-132.97 AC.
Commercial:	+/-17.93 AC.
Residential:	+/-77.94 AC.
Multi-Family:	+/-14.44 AC.
TH:	+/-7.95 AC.
SI:	+/-1.24 AC.
SF:	+/-38.80 AC.
Open Space:	+/-37.10 AC. (27.0%)

**LAND USE KEY**

- A-1** Uses: COMMERCIAL  
Area: +/-2.61 AC.  
Units: 11 Units
- A-2** Uses: COMMERCIAL  
Area: +/-11.06 AC.
- A-3** Uses: COMMERCIAL  
Area: +/-1.26 AC.
- B-1** Uses: MULTIFAMILY APARTMENTS  
Area: +/-14.44 AC.  
Units: 288 Units
- C-1** Uses: SINGLE FAMILY ATTACHED (TH)  
Area: +/-5.91 AC.  
Units: 61 Units
- C-2** Uses: SINGLE FAMILY ATTACHED (TH)  
Area: +/-1.24 AC.  
Units: 17 Units
- C-3** Uses: SINGLE FAMILY ATTACHED (TH)  
Area: +/-5.45 AC.  
Units: 11 Units
- D-1** Uses: SINGLE FAMILY DETACHED (60)  
Area: +/-16.10 AC.  
Units: 21 Units
- D-2** Uses: SINGLE FAMILY DETACHED (60)  
Area: +/-13.51 AC.  
Units: 52 Units
- D-3** Uses: SINGLE FAMILY DETACHED (60)  
Area: +/-2.00 AC.  
Units: 20 Units
- D-4** Uses: SINGLE FAMILY DETACHED (60)  
Area: +/-2.69 AC.  
Units: 21 Units
- E-1** Uses: SINGLE FAMILY DETACHED (S5)  
Area: +/-5.00 AC.  
Units: 50 Units



NOTE: This concept was developed with publicly available Delaware County GIS information, not a surveyed base. All dimensions and site layout are approximate.

**CONCEPT PLAN - ILLUSTRATIVE DIAGRAM**  
**DAVIS PROPERTY - US 36 & S. SECTION LINE ROAD**  
 Delaware, OH  
 June 3, 2020







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



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

Planning Commission

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

Subdivision/Project Name Davis - Mixed-Use Neighborhood Address Marysville Road, Delaware, OH 43015  
 Acreage +/-138.0 Square Footage N/A Number of Lots N/A Number of Units 561 Units  
 Zoning District/Land Use A-1 Proposed Zoning/Land Use PMU Parcel # See Attachment 1

Applicant Name EDGE Contact Person Greg Chillog  
 Applicant Address 330 West Spring St., Suite 350 Columbus, OH 43215  
 Phone 614-486-3343 Fax \_\_\_\_\_ E-mail gchillog@edgela.com  
 Owner Name Route 36 Partners, LLC / Section Line Patners, LLC Contact Person Charles Davis  
 Owner Address 7221 Pineville Matthews Road Charlotte, NC 28226  
 Phone 704-752-0119 X4400 Fax \_\_\_\_\_ E-mail cdavis@cashort.com  
 Engineer/Architect/Attorney EDGE Contact Person Greg Chillog  
 Address 330 West Spring St., Suite 350 Columbus, OH 43215  
 Phone 614-486-3343 Fax \_\_\_\_\_ E-mail gchillog@edgela.com

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

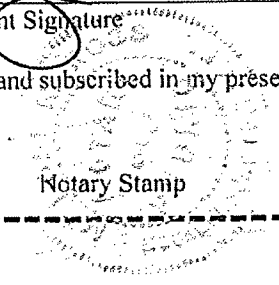
[Signature]  
 \_\_\_\_\_  
 Owner Signature

[Signature]  
 \_\_\_\_\_  
 Agent Signature

Charles R. Davis  
 \_\_\_\_\_  
 Owner Printed Name

Gregory S. Chillog  
 \_\_\_\_\_  
 Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of June, 2020



[Signature]  
 \_\_\_\_\_  
 Notary Public exp: 11/2/23

Attachment 1 – Property Ownership  
Davis Mixed Use Neighborhood

<u>Delaware County ID</u>	<u>Ac.</u>	<u>Owner</u>
519-330-02-034-000	1.804	Route 36 Partners LLC
519-330-20-035-000	0.160	Route 36 Partners LLC
519-330-02-036-000	0.407	Route 36 Partners LLC
519-330-02-037-000	81.932	Route 36 Partners LLC
<u>519-330-02-037-007</u>	<u>53.279</u>	<u>Section Line Partners LLC</u>
TOTAL	137.582 Ac	