CITY OF DELAWARE
PLANNING COMMISSION MEETING
CITY HALL
COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET

AGENDA

6:30 PM **NOVEMBER 4, 2026**

ATTEND AN OPEN MEETING: Open meetings are held in City Hall Council Chambers. Sign in forms to speak are available at the door. Name and address are required for public comment. Comments are limited to 3 minutes.
EMAIL, LETTER, PETITION: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented to members and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. Name is required. Please avoid including personal contact information if you do not wish it to appear online. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

1. **ROLL CALL**

2. APPROVAL OF MOTION SUMMARY

   A. Approval of the Motion Summary from the Planning Commission meeting held on October 7, 2026, as recorded and transcribed.

3. **REGULAR BUSINESS**

   A. ZONING AMENDMENTS PUD 25-7 AMEND 11-26: A request for a Zoning Map Amendment to amend PUD 25-7 on 18.28 acres of property located at the northwest corner of the intersection of Houk Road and Greenlawn Drive, further described as parcels 519-331-02-003-000, 519-331-02-006-000,Â and 519-331-02-005-000. Staff Presentation Applicant Presentation Public Hearing Commission Discussion Commission Action (recommendation to City Council)

   B. DEVELOPMENT PLANS PC 26-12: A request for approval of a Development Plan for Sections 4 & 5 of Four Seasons at Addison Farms on 26.96 acres of property zoned R-SF PMU (Residential â€“ Single Family with a Planned Mixed-Use Overlay). Staff Presentation Applicant Presentation Public Hearing Commission Discussion Commission Action (recommendation to City Council)

   C. DEVELOPMENT PLAN MODIFICATIONS PUD 25-1 DVP #1 MOD 11-26: A request by Ohio AAA Blue Jackets for approval of a Minor Modification to their approved Development Plan for the Performance Impact Arena located in Sub-Area A of PUD 25-1 (Maridel), on the southwest corner of Sawmill Parkway and US 42. Staff Presentation Applicant Presentation Commission Discussion Commission Action (final action)

4. **PLANNING DIRECTOR'S REPORT**

5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

6. **NEXT MEETING DATE:** December 2, 2026

7. **ADJOURNMENT**

PLANNING COMMISSION
MOTION SUMMARY
October 7, 2026

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present: Dean Prall, Josh Cross, Mayor Riggle, Brandon Feller, George Stroud, and Stacy Simpson. Vice-Chair Nanna arrived at 6:33 PM.

Staff Present: Carrie Fortman, Project Manager; Anna Kelsey, Planning and Zoning Administrator; David Gentile, Development Planner; Jon White, Development Planner; Jonathan Owen, City Engineer, and Andy Beare, Assistant City Manager

ITEM 2. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary of the Planning Commission meeting held on September 2, 2026, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary of the Planning Commission meeting held on September 2, 2026, seconded by Commissioner Feller. Motion was approved with a 4-0-2 vote.

ITEM 3. PRESENTATIONS

a. Andy Volenik from Delaware County Transit gave a presentation on their service expansion initiative. They are seeking a 0.2% sales tax throughout the county, minus the areas served by COTA, to provide more transit options for residents of the County.

b. Jonathan Owen, City Engineer, presented the 2026 Thoroughfare Plan Update. He shared the background stating it was developed in 1964 and was updated many times over the years. He shared plans and priorities with the thoroughfare plan going forward. Updates include the US 42 corridor, the US 23 corridor, and road rebuilds.

ITEM 4. REGULAR BUSINESS

ZONING AMENDMENTS

1. PUD 25-15 AMEND 10-26: A request by Nutter Farm, Inc for approval of a Zoning Map Amendment to expand PUD 25-15 to include 11.746 additional acres of property currently zoned C-CC (Community Commercial) and

located on the north side of US 36 / State Route 37 as described in Exhibit A.

a. Staff Presentation

Jonathan White, Development Planner, gave a presentation that included the background, request, concept plan, staff analysis and conditions.

b. Applicant Presentation

Mitch Goltz
GTZ Properties
210 Skokie Valley Rd.
Highland Park, IL 60035

Jamie Gordon
Tebbe Civil Engineering
4700 Lakehurst Ct.
Dublin, OH

Mr. Goltz stated that this is phase II of the project. This will be a big addition to the corridor and the community.

c. Public Hearing

The public hearing was opened at 7:08 PM.

There was no public participation.

The public hearing was closed at 7:08 PM.

d. Commission Discussion

Discussion included asking if there is a change in the base code. Staff stated that plans were permitted under the underlying zoning but were not included in the initial permitted use table of the PUD. The applicant is looking at potentially bringing a daycare in.

e. Commission Action (Recommendation to City Council)

Motion: Vice Chair Nanna motioned to approve of case PUD 25-15 AMMEND 10-26, Zoning Map Amendment with all staff conditions, seconded by Mr. Prall. Motion was approved with a 7-0-0 vote.

2. PUD 26-8: A request by Trailhead Acquisitions, LLC for approval of a Zoning Map Amendment from A-1 (Agricultural) to R-PUD (Residential Planned Unit Development) on 12.417 acres of property located on the south side of Bowtown Road as described in Exhibit A.

   a. Staff Presentation

      Jonathan White, Development Planner, gave a presentation that included the background, request, the concept plan, staff analysis and conditions.

   b. Applicant Presentation

      Mitch Goltz
      GTZ Properties
      210 Skokie Valley Rd.
      Highland Park, IL 60035

      Jamie Gordon
      Tebbe Civil Engineering
      4700 Lakehurst Ct.
      Dublin, OH

   c. Public Hearing

      Public hearing opened at 7:18 PM.

      There was no public participation.

      Public Hearing closed at 7:18 PM

   d. Commission Discussion

      Commissioner Prall asked if the conservation area would be planted. This was confirmed. Mayor Riggle expressed concern about the ingress and egress being one way in and one way out. Mr. Owen stated that we can consider an additional public access point. Ms. Kelsey stated the applicant is working on a transportation study at this time. Mr. Nanna asked how many stories the buildings would be. The applicant stated that he believes they will be three stories.

   e. Commission Action (Recommendation to City Council)

      Motion: Mr. Prall motioned to approve of case PUD 26-8, Zoning Map Amendment with all staff recommendations, seconded by Mayor Riggle. Motion was approved with a 7-0-0 vote.

DEVELOPMENT PLANS

1. PC 26-11: A request by T&R Properties for approval of a Development Plan for 252 multi-family dwelling units in the Flats at Boulder Park multi-family development in Sub-Area B of the Donovan Farms Planned Mixed-Use Overlay.

   a. Staff Presentation

      Anna Kelsey, Planning and Zoning Administrator, gave a presentation that included the background, request, the concept plan, staff analysis and conditions.

   b. Applicant Presentation

      R.J. Sabatino
      T&R Properties
      3895 Stoneridge Ln.
      Dublin, OH

      The applicant is agreeable to all of staff recommendations.

   c. Public Hearing

      Public hearing opened at 7:25 PM.

      There was no public participation.

      Public Hearing closed at 7:25 PM

   d. Commission Discussion

      Mr. Feller asked if this development would have an affordability component built in or if it would this be market rate units. Mr. Sabatino stated that it is their intent to do workforce housing in this development, but it won't include LIHTC.

   e. Commission Action (Recommendation to City Council)

      Motion: Vice-Chair Nanna motioned to approve case PC 26-11, Development Plan for the Flats at Boulder Park, seconded by Mr. Stroud. Motion was approved with a 7-0-0 vote.

CONDITIONAL USES

1. PC 26-10: A request by Golden Wrench Automotive for Conditional Use Approval to allow for the operation of a Minor Automotive Repair Garage on 0.345 acres of property zoned C-CC (Community Commercial) located at 253 South Sandusky Street.

   a. Swearing in of applicants, staff, and members of the public relating to this case.

   b. Applicant presentation

      Jesus Rizo
      53 Bernard Ave.
      Delaware, OH

      Mr. Rizo has had a shop in Lewis Center for 10 years and is looking to move to Delaware at 253 S. Sandusky St. This will be a small auto repair shop which would handle mostly maintenance. The applicant has no concerns with any staff recommendations or conditions.

   c. Staff Presentation

      David Gentile, Development Planner, gave a presentation that included the background, request, the concept plan, staff analysis and conditions.

   d. Public Testimony

      There was no public participation.

   e. Commission Action

      Motion: Mr. Feller motioned to approve case PC 26-10, Conditional Use Permit for Golden Wrench Automotive, seconded by Vice-Chair Nanna. Motion was approved with a 7-0-0 vote.

PLATS

1. S 26-16: A request by Roby Development for approval of a Plat for Bowtown Reserve for 75 fee simple townhome lots, open space, and private roads on 9.664 acres of property zoned R-MF (Residential – Multi-Family) and located on the northwest corner of Old Colony Drive and Bowtown Road.

   a. Staff Presentation

Anna Kelsey, Planning and Zoning Administrator gave a presentation that included background, request, concept plan, staff analysis and conditions.

b. Commission Discussion

There was no discussion on this case.

c. Commission Action (Final Decision).

Motion: Mr. Prall motioned to approve case PC 26-16, Roby Development Plat with staff recommendations. Vice-Chair Nanna provided a second. Motion was approved with a 7-0-0 vote.

ITEM 5. PLANNING DIRECTOR'S REPORT

Ms. Kelsey stated that the Planning Department is updating their architectural standards or the historical district. These standards need to be approved first by the Historic Preservation Committee. Then they will come before the Planning Commission, likely in December and then for approval in January.

Staff continue to work on the Southside Focus Plan. Jon White, Development Planner, is taking the lead on this project. There is a citizen-led steering committee to help guide the project. Chair Simpson asked if anyone from the Planning Commission was on the Steering Committee. Mr. White stated there is not, but the committee would welcome anyone from the Planning Commission to join. Mr. White stated that it is early in the planning at this time, but he anticipates having a document in front of the Planning Commission early next year.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall stated he will not be in attendance at the November meeting.

Vice-Chair Nanna stated we saw two cases tonight planning on three story buildings. This prevents sprawl and he is happy to see buildings going vertical and hopes to continue seeing more of this.

Chair Simpson thanked the commission and staff. He enjoyed the presentations this evening.

ITEM 7. NEXT MEETING DATE – November 4, 2026

ITEM 8. ADJOURNMENT

Motion: Chairman Simpson moved for the Planning Commission meeting to

adjourn.

The meeting adjourned at 7:47 p.m.

_____
Chairperson

_____
City Clerk

PLANNING COMMISSION STAFF REPORT

CASE ID: R-PUD 25-07 Amend 11-26 Towns on Houk

APPLICANT: **Trivium Development LLC**
210 N. Lazelle Street
Columbus, OH 43215

REQUEST



A request by Trivium Development LLC for approval of an amendment to the existing R-PUD 25-7 to expand the permitted residential uses to include multifamily complexes and additional residential housing types, increase in the maximum permitted building height for multifamily structures and conditionally permit a Neighborhood Commercial Establishment within Sub-Area B on property located at the northwest corner of the intersection of Houk Road and Greenlawn Drive.

BACKGROUND/ CASE HISTORY

The subject property is located along Houk Road, north of Greenlawn Drive and south of Delaware Run. The 18.28-acre site consists of three parcels of predominantly undeveloped land, including an existing single-family residence near the intersection of Houk Road and Greenlawn Drive. The property was previously zoned R-3 PRD (Single-Family Residential Planned Residential Development) before being rezoned to R-PUD (Residential Planned Unit Development) by City Council through Ordinance 25-19 in April 2025. The development contemplated under the original R-PUD approval did not move forward, Trivium Development LLC, a new developer for the property, is now seeking to amend the existing zoning to accommodate a revised development concept. The proposed amendment would expand the permitted residential uses to include multifamily complexes and additional residential housing types, increase the maximum permitted building height for multifamily structures, and conditionally permit a Neighborhood Commercial Establishment within a designated sub-area of the development.

EXISTING CONDITIONS/ CURRENT ZONING

The subject property is predominantly undeveloped with an existing single-family residence located near the intersection of Houk Road and Greenlawn Drive and is currently zoned R-PUD (Residential Planned Unit Development). Delaware Run runs parallel to the northern property line, with approximately 7.4 acres of the site located within the floodplain. The existing R-PUD zoning permits single-family detached dwellings and multifamily attached townhomes, along with recreational and open space uses. Multifamily complexes are not expressly permitted under the existing R-PUD. The approved zoning limits building height to 35 feet and does not permit a Neighborhood Commercial Establishment. The properties to the north are zoned C-CC (Community Commercial), the property to the east is zoned C-CC (Community Commercial) with text limitations, and the property to the west is zoned R-MF (Multifamily Residential). The properties to the south are located in Delaware Township and are zoned for residential use.

STAFF ANALYSIS

Zoning: The applicant is requesting to amend the existing Residential Planned Unit Development (R-PUD) zoning for the 18.28-acre subject property to expand the permitted residential uses to include multifamily complexes and additional residential housing types, increase the permitted building height for multifamily residential structures and conditionally permit a Neighborhood Commercial Establishment within a designated sub-area. The proposed amendment would increase the maximum permitted building height for multi-family structures from 35 feet to 45 feet, while all other structures would remain subject to the applicable building height requirements of the Zoning Code. The existing R-PUD limits the maximum net residential density to that depicted on the originally approved Concept Plan, which contemplated 115 residential units at approximately 6.46 dwelling units per net acre. The proposed Concept Plan depicts 130 multifamily dwelling units and the retention of one existing single-family residence, representing a gross residential density of approximately 7.17 dwelling units per acre. The proposed amendment would instead establish a maximum gross residential density of 7.5 dwelling units per acre. For purposes of calculating gross density, the entire development site would be included, including floodplain, parkland, open space, trails, rights-of-way, and land subsequently dedicated for public use.

A 50-foot tree preservation zone would be required along the western property line to preserve existing mature trees and vegetation, along with a 25-foot landscape buffer along the shared property lines with 2138 Greenlawn Drive. At the development plan stage, staff would determine if any additional plantings would be needed to buffer the proposed development. The amendment would also conditionally permit a Neighborhood Commercial Establishment within Sub-Area B, providing an option for future low-impact commercial use while allowing the existing single-family residence to remain. A Neighborhood Commercial Establishment is a low-impact commercial business with a gross floor area dedicated to business purposes of less than 2,000 square feet on the first floor. Uses include counter-service restaurants, retail stores, art studios, etc. Additional development standards, including building setbacks, landscaping, and screening, would be further refined as part of the Development Plan review.

Land Use and Comprehensive Plan: The subject property falls within a designated "Activity District Character Area" in the City of Delaware's Comprehensive Plan. While the Activity District Character Areas are geared towards providing neighborhood-scale retail and commercial land uses, they also support infill Suburban Mixed Residential development, including multifamily residential uses, at moderate and higher densities to support local commercial corridors.

This proposed Zoning Map Amendment is consistent with several of the goals and actions of the Delaware Together Comprehensive Plan, including:

- **Objective A.2:** *Encourage quality, higher density development land uses in selected locations.*
- **Objective A.9:** *Maximize compatibility between existing and new development, while allowing for appropriate changes.*
- **Objective A.14:** *Enhance bicycle and pedestrian connections in association with growth and development.*
- **Action A.2.1:** *Identify appropriate locations for quality, higher-density development.*
- **Action A.9.1:** *Require transition areas at edges of development.*
- **Action A.14.1:** *Implement the Bicycle and Pedestrian Master Plan 2027.*

The proposed PUD conforms with the Comprehensive Plan and applicable Zoning Code criteria for zoning map amendments.

Concept Plan: The Concept Plan (Exhibit A) in the attached packet depicts the conceptual development of the 18.28-acre site with a multi-family residential development consisting of five (5) residential buildings, associated parking areas, internal access drives, and open space. The proposed multi-family development would be concentrated within Sub-Area A, while Sub-Area B, located near the intersection of Houk Road and Greenlawn Drive, would retain the existing single-family residence, with the option for future development as a Neighborhood Commercial Establishment, subject to conditional use approval, or a permitted non-commercial recreational facility such as a neighborhood clubhouse.

Within Sub-Area A, the Concept Plan illustrates a total of 130 multifamily dwelling units distributed among five residential buildings. Including the existing single-family residence within Sub-Area B, the Concept Plan depicts a gross residential density of approximately 7.17 dwelling units per acre. The proposed R-PUD would establish a maximum gross residential density of 7.5 dwelling units per acre, with the final unit count and building configuration to be established at the Development Plan stage.

The Concept Plan also identifies a substantial floodplain and floodway area along Delaware Run, which traverses the northern portion of the property. Approximately 7.4 acres of the site are located within the floodplain. The applicant would be required to provide an easement along Delaware Run for a future public trail or, alternatively, dedicate the floodplain area to the City. The dedication or easement would be credited toward the development's parkland dedication requirements in accordance with Section 1106.18 of the Planning and Zoning Code, with the City responsible for future trail construction and maintenance. The Concept Plan also identifies an open space and preservation area along the western portion of the site, where a 50-foot tree preservation zone would be required to protect existing mature trees and vegetation. Additional buffering would be provided adjacent to the existing residence at 2138 Greenlawn Drive.

If the zoning map amendment is approved, the final site layout, including building placement, access and circulation, parking, landscaping, setbacks, stormwater management, and other site improvements, would be reviewed and approved at the Development Plan stage but should remain generally consistent with the Concept Plan included with this application. Minimum building and parking setbacks will also be established as part of that review. Final building elevations, architectural design, and exterior materials will be required to comply, at a minimum, with the applicable residential building design and exterior material requirements of the Zoning Code.

Access and Traffic

As shown on the Concept Plan, primary vehicular access to the proposed development would be provided from Greenlawn Drive. No direct vehicular access to Houk Road would be permitted, except for gated emergency access as required by the City. The final location and configuration of all access points, internal circulation, and emergency access will be established through the Development Plan and associated engineering review. Pedestrian improvements will include a minimum 5-foot-wide sidewalk along the north side of Greenlawn Drive and a minimum 5-foot-wide sidewalk along the west side of Houk Road, or a payment-in-lieu as approved by the City. Within the development, a minimum 5-foot-wide sidewalk will be required along both sides of all internal roads. Final pedestrian circulation and connections will be established at the Development Plan stage.

The applicant will be required to complete an abbreviated or full Traffic Impact Study (TIS), depending on the type of development proposed and as determined by the City Engineer. Required traffic documentation shall be submitted prior to the applicable Development Plan review and accepted by the City Engineer prior to submission of a subdivision plat application. The applicant will be responsible for any roadway improvements or financial obligations identified through the traffic review process, as determined by the City Engineer. Additionally, the applicant will be responsible for the design and construction of any required improvements to Greenlawn Drive and Houk Road along the development's frontages, in accordance with City Code and Engineering standards. These improvements may include tree lawns, street trees, sidewalks, and/or paths, with the final extent of roadway and pedestrian improvements to be determined at the Development Plan stage.

All other engineering matters, including stormwater management and utility requirements, will be addressed through the Development Plan and engineering plan review processes prior to the release of construction permits.

Screening, Buffering, and Landscaping

All screening, buffering, and landscaping will be reviewed and approved at the Development Plan stage and will be required to comply, at a minimum, with the applicable requirements of Chapter 1121 of the Zoning Code. A 50-foot tree preservation zone will be required along the western property line, with existing mature trees and

vegetation preserved to provide a natural buffer between the proposed multi-family development and the adjacent residential properties. Additionally, a 25-foot landscape buffer will be required along the shared property lines with 2138 Greenlawn Drive, supplemented by a staggered row of evergreen trees measuring at least 6 feet in height at the time of planting.

Additional landscaping and screening requirements will include applicable standards for parking lot landscaping, screening of parking areas from adjacent properties and public rights-of-way, and screening of accessory uses, mechanical equipment, and refuse collection areas. The final landscape plan, including tree preservation, supplemental plantings, buffer treatments, and other screening measures, will be established through the Development Plan review process.

Building Design

Final building plans, architectural design, elevations, and exterior materials will be reviewed and approved at the Development Plan stage and will be required to comply, at a minimum, with the applicable residential building design and exterior material requirements of Section 1120.06 of the Zoning Code.

Signage and Lighting

A lighting plan and comprehensive sign plan will be required and reviewed at the Development Plan stage.

Procedures:

The applicant will be required to receive Development Plan approval from Planning Commission and City Council and provide a plat identifying all dedicated rights-of-way, tree preservation zones, drainage, utility, stormwater, and other necessary easements prior to the issuance of any building permits. The plat shall also include the required easement or land dedication along Delaware Run for a future public trail, with the final limits and dimensions to be determined at the Development Plan stage.

RECOMMENDATION

Staff recommends approval of the request with the conditions of approval outlined in the attached resolution.

CITY OF DELAWARE
PLANNING COMMISSION
NOVEMBER 4, 2026

R-PUD 25-7 AMEND 11-26
TOWNS ON HOUK REZONING

RESOLUTION

WHEREAS, Trivium Development LLC., 210 N. Lazelle Street, Columbus, OH 43215 has filed an application requesting approval of a Zoning Map Amendment to amend the existing R-PUD 25-7 to expand the permitted residential uses to include multifamily complexes and additional residential housing types, increase in the maximum permitted building height and permit a Neighborhood Commercial Establishment within a designated sub-area on property located along Houk Road and Greenlawn Drive.

WHEREAS, a public hearing was held on November 4, 2026 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this PUD rezoning application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for PUD rezoning approval as per §1114.06 of the Planning and Zoning Code; and

WHEREAS, the City of Delaware Planning Commission finds that pursuant to §1114.06 of the Planning and Zoning Code, each and all excluded uses are inappropriate for this specific R-PUD; and

WHEREAS, the City of Delaware Planning Commission finds that the applicant's plans are in compliance with the City of Delaware Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. That the Zoning Map referenced in §1110.02 of the Planning and Zoning Code be amended to rezone approximately 18.28 acres of land by amending the existing R-PUD zoning for approximately 18.28 acres of land identified as Delaware County Auditor's Parcel No. 519-331-02-000-300, 519-331-02-006-000, and 519-331-02-005-000, as further described in the legal description attached hereto as Exhibit A.

SECTION 2.

1. The concept plan dated "Received 10/29/26" illustrates the general layout of the development within this Planned Unit Development.

2. The following uses shall be permitted (P) in this Residential Planned Unit Development are as follows:

Land Use	**Permitted Use**
Sub-Area A	
Residential Uses	
a) Single-Family	P
b) Accessory Dwelling Unit associated with a single-family dwelling	P
c) Two/ Three/ Four-Family Dwelling	P
d) Multi-family Complex	P
Recreational/ Open Space	
a) Park, Playground, Clubhouse	P
b) Non-commercial recreation facility (including homeowner association-controlled facility)	P
Sub-Area B	
Commercial	
a) Neighborhood Commercial Establishment*	C
Recreational/ Open Space	
1. Park, Playground, Clubhouse	P
2. Non-commercial recreation facility (including homeowner association-controlled facility)	P

Table 1: P= Permitted Use, C= Conditional Use, A= Accessory Use
** "Neighborhood commercial establishment" means low-impact commercial businesses with a gross floor area dedicated to business purposes of less than 2,000 square feet on the first floor. Uses include counter-service restaurants, retail stores, art studios, etc."*

3. Roads, Traffic, and Engineering:
    a. All comments and concerns of the City Engineer, including any stormwater and utility requirements, must be addressed through the Engineering and Utilities Departments through the development plan and engineering plan approvals prior to the release of permits for construction.
    b. The applicant is required to complete an abbreviated or full Traffic Impact Study (TIS), subject to the type of development. The TIS is required to be submitted prior to the development plan and must be accepted by the City Engineer prior to submitting a subdivision plat application. The applicant shall be responsible for any improvements and/or financial obligations identified by the TIS, as determined by the City Engineer.
    c. The applicant is responsible for the design and construction of any required improvements to the existing public roads along the south (Greenlawn Drive) and east (Houk Road) boundary of the property, in conformance with City Code and Engineering standards including but not limited to tree lawn, street trees, and sidewalk and/or path. This road shall be unloaded (no residential lots with direct access to the road). All roadway and pedestrian improvements along Houk Road and Greenlawn Drive shall be determined at the development plan stage.
    d. The City Engineer shall determine the final design and location of all access points at the development plan stage. No direct vehicular access to Houk Road shall be permitted except for required gated emergency access as required by the City Engineer.
3. Minimum building setbacks within individual Sub-Areas shall be established at the Development Plan stage.
4. The maximum permitted building height for multi-family structures shall be 45 feet. All other structures shall comply with the applicable building height requirements of the Zoning Code.
5. The gross density of the site shall not exceed 7.5 dwelling units per acre. For purposes of calculating gross density, the total acreage of the development site shall include all land designated for floodplain, parkland, open space, trails, and rights-of-way, including land subsequently dedicated for public use.
6. A 50-foot tree preservation zone shall be provided along the western property line. Existing mature trees and vegetation within this zone shall be preserved. A 25-foot buffer shall also be provided along the shared property lines with 2138 Greenlawn

Drive and shall be supplemented with a staggered row of evergreen trees measuring at least 6 feet in height at the time of planting.

7. All public and internal roads shall have a minimum of 5-foot sidewalks on each side. Greenlawn Drive shall have a minimum 5-foot sidewalk along the north side. The west side of Houk Rd. shall have a minimum 5-foot sidewalk or a payment-in-lieu as approved by the City.
8. Active open space (i.e. pocket parks, trails, etc.) shall be required in the multi-family portion of Sub-Area A.
9. Signage requirements shall be determined at the Development Plan stage.
10. Plat
    a. A plat showing dedicated ROW, tree preservation zones and drainage, utility, stormwater, and other easements shall be required prior to the issuance of any building permits.
    b. The applicant shall provide, at minimum, an easement along Delaware Run to the City of Delaware for the purpose of constructing a future path. Alternatively, the applicant may dedicate the floodplain area along Delaware Run to the City. The final limits and dimensions of the easement or dedication shall be determined at the Development Plan stage. The land dedication or trail easement shall be credited toward the development's parkland dedication requirements in accordance with Section 1106.18 of the Zoning Code. The City shall be responsible for the construction and ongoing maintenance of the future public trail.
11. Land disturbance of any kind within the floodplain and/or floodway shall require review and approval from the floodplain administrator prior to action.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: _____, 2026 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK CHAIRMAIN

EXHIBIT A

Tract 1:

Situated in the City of Delaware, Delaware County, Ohio; Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralleling a country road 518.8 feet; thence N. 76° 20' W. 165.0 feet to a 1/2 inch pipe, passing over another ½ inch pipe at 18.26 feet; thence S. 3° 53' W. 132.0 feet to a ¾ inch pipe; thence N. 76° 36' W. 762.5 feet to the PLACE OF BEGINNING and **containing 18.78 acres** of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

ALSO EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556.

There remains, after said exceptions, a total of 9.78 ACRES, more or less.

Tract 2:

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 58.12 feet to a railroad spike found at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73° 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marion L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06° 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73° 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements, restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06° 41' 45" East), taken from Plat Book 10, pages 19-27.

Tract 3:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

50' TREE PRESERVATION ZONE

FLOODPLAIN/FLOODWAY TO BE CONVEYED TO CITY BY DEVELOPER

SUBAREA A

5

4

3

2

1

COMPACTOR

GARAGE TYP.

PATIO

OPENSPACE/ PRESERVATION AREA

GREENLAWN ROAD

HOUK ROAD

EMERGENCY ENTRY

MAIL

CLUBHOUSE IN BUILDING

FULL SERVICE ENTRY

SUBAREA B

SCHOOL HOUSE TO REMAIN AS SINGLE FAMILY RESIDENCE

SUBAREA A
MULTI FAMILY
130 UNITS
30 GARAGE SPACES
200 SURFACE PARKING
230 TOTAL SPACES
+/- 1.77 SPACES/UNIT

SUBAREA B
EXISTING BUILDING TO REMAIN AS SINGLE FAMILY RESIDENCE

EXISTING TREES IN PRESERVE AREAS SHALL REMAIN UNLESS DISEASED, DAMAGED, DEAD, ARE INVASIVE SPECIES, OR REMOVED TO PROVIDE UTILITY EXTENSIONS

Received 10-29-2026

SITE PLAN

HOUK RD

PREPARED FOR TRIVIUM DEVELOPMENT

DATE: 10.29.26

NORTH
SCALE: 1"=50'
0 25' 50' 100' 150'

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com

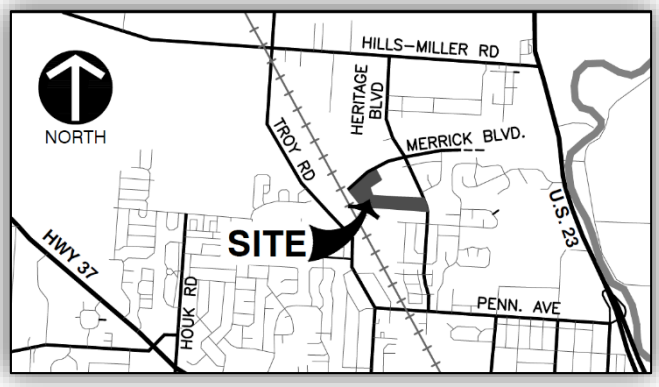
CITY COUNCIL STAFF REPORT

CASE ID: PC 26-12 Addison Four Seasons Section 3 Development Plan UPDATE

APPLICANT: **Addison Delaware, LLC**
3401 Enterprise Parkway, Suite 205
Beachwood, Ohio 44122

REQUEST

A request for approval of a Development Plan for Sections 4 & 5 of Four Seasons at Addison Farms on 26.96 acres of property zoned R-SF PMU (Residential – Single Family with a Planned Mixed-Use Overlay).



BACKGROUND/CASE HISTORY

In 2022, the Applicant received a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan, and Preliminary Subdivision Plat approvals from the Planning Commission and City Council for a 272.69-acre multi-phased residential development along Merrick Boulevard and Heritage Boulevard to be known as Addison Farms. This request is for land located within subarea D of the overall development, known as Four Seasons at Addison Farms. (Sub-areas C and D) Sections 1 and 2 were given final approval in April of 2023, and Section 3 was approved in April of 2025. This request is now for sections 4 and 5. This request, should it be approved, would allow for the constructions of 111 single family homes, and also includes road and utility infrastructure. Subareas C and D are designated as a 55+ community.

EXISTING CONDITIONS/CURRENT ZONING

Zoning for this area is R-SF PMU Single-Family Residential Planned Mixed Development. Four Seasons Sections 4 and 5 are within Sub-Areas D of the Addison Farms development, which has specific zoning and design requirements per the approved Development Text for the full Addison Farms subdivision. The Development Plan application conforms in all respects to the approved Development Text. This site is located north of the Rutheford Acres development, which is zoned Single-Family Residential. It is then surrounded on the east and north sides by sub-areas C and A respectively, also zoned Single-Family Residential with a PMU Overlay. To the northwest is sub-area B zoned R-NT PMU (Residential Neighborhood Transition with a PMU Overlay) and to the northeast, Sub-Area E, zoned R-MF PMU (Multi-Family with a PMU Overlay). Railroad tracks border the site to the west.

STAFF ANALYSIS

Site Layout: Four Seasons at Addison Farms Section 4 and 5 will consist of 111 single-family homes. Per the Development Text, all single-family lots in this this sub-area are to be a minimum of 52’ in width and 120’ in depth. As with the rest of this Sub-Area, all homes would have a minimum 25-foot front yard setback, 5-foot side yard setback, 30-foot rear-yard setback and a maximum building height of 35-feet. Section 4 and 5 are located along the western and southern portions of this subarea and border Rutheford Acres Subdivision to the south, Merrick Parkway to the north and the railroad tracks to the west. The Development Plan for Section 4 and 5 meets all lot standard requirements set forth in the approved development text.

Roads and Traffic

Sections 4 and 5 would be accessed from Four Seasons Loop off of Heritage Boulevard. A new street will be constructed from Four Seasons Loop called Ledgewood Pass. Coming from Rutheford Acres, Birchard Avenue will connect from the south to Four Seasons Loop.

Bike Paths and Pedestrian Routes

There are no multi-use paths proposed within Section 4 or 5, however 8-foot-wide multi-use paths will be constructed along Merrick Boulevard as part of the larger infrastructure improvements for this development. The applicant will provide sidewalks on both sides of all public streets in these sections. At the time this subdivision is fully built out, there will be full pedestrian connectivity to and throughout the development.

Parkland and Open Space

Sections 4 and 5 contain approximately 2.02 acres of open space; however, the entirety of Sub Area D will encompass 11.5-acres of open space once fully built out.

Landscaping and Screening

The subject sections require street trees along all public streets which will be separately approved by the Shade Tree Commission. Does each lot require a shade tree in the front yard?

Tree Preservation

This subdivision has been developed in a way that maximizes tree preservation on the entire site while allowing for reasonable development. This is regulated via the approved Development Text and those approvals remain in effect. A tree preservation zone approximately 5.1 acres in size will be established between sections 3 and 5 following the existing stream. Additionally, the approved tree replacement plan requires a $500 fee to be paid at the time of permit issuance for each single-family lot in this section.

Building Design

Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. Not only will the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1120 but also the more restrictive residential architectural standards in the approved PMU (Planned Mixed-Use Overlay District) development text. Example elevations have been included in the attached packet.

Some of the upgrades for the single-family houses include:

1) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text;
2) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material;
3) Dimensional shingles on all homes;
4) Front elevations shall be designed to de-emphasize the visual impact of the garage and shall include at least one (1) light/window course and trim kits.
5) No blank walls.

RECOMMENDATION

Staff recommends approval of the request with the conditions of approval outlined in the attached resolution.

CITY OF DELAWARE
PLANNING COMMISSION
NOVEMBER 4th 2026

PC 26-12
FOUR SEASONS SECTIONS 4 & 5
DEVELOPMENT PLAN

RESOLUTION

WHEREAS, Addison Delaware Development CO. LLC., 5 South Liberty Street, Suite 200, Powell OH 43065, has filed an application requesting approval of a Development Plan for Sections 4 & 5 of Four Seasons at Addison Farms on 26.96 acres of property zoned R-SF PMU (Residential – Single Family with a Planned Mixed-Use Overlay).

WHEREAS, a public hearing was held on November 4th , 2026 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1105.16 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. Approval of a Development Plan for Sections 4 & 5 of Four Seasons at Addison Farms on 26.96 acres of property zoned R-SF PMU (Residential – Single Family with a Planned Mixed-Use Overlay), as further modified by the following conditions and requirements.

SECTION 2 Conditions of Approval:

1. The development shall comply with all requirements of the approved Development Text for Addison Farms.
2. All comments and concerns of the City Engineer, including any stormwater and utility requirements, must be addressed through the Engineering and Utilities Departments through the development plan and engineering plan approvals with development of the property.
3. The lots and houses shall comply with the minimum bulk and

setback requirements as approved in the Preliminary Development Plan and Preliminary Subdivision Plat.

4. The single-family houses shall comply with the minimum architectural standards set forth in the approved development text and per applicable sections of the current zoning code.
5. The site plan dated 9/22/26 shall be the approved site plan.
6. The elevations dated 10/16/23 shall be the approved elevations.
7. All open spaces shall be owned and maintained by the respective Homeowner's Association or Master Association for the overall development but allow public access with the exception of the clubhouse and its amenities.
8. Tree Preservation Zones throughout the proposed subdivision shall be specified in the Final Subdivision Plat and maintained in perpetuity.
9. A $500 per single-family detached dwelling unit fee shall be charged on each single-family house at the time of the building permit application. Additionally, two replacement trees per lot shall be planted per the approved zoning text in addition to the one required tree.
10. Prior to issuance of any permits for this project, the applicant shall submit a subdivision plat or plats for City approval. All plats shall include all easements, tree preservation zones, or other items as required by the City.

SECTION 3. These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

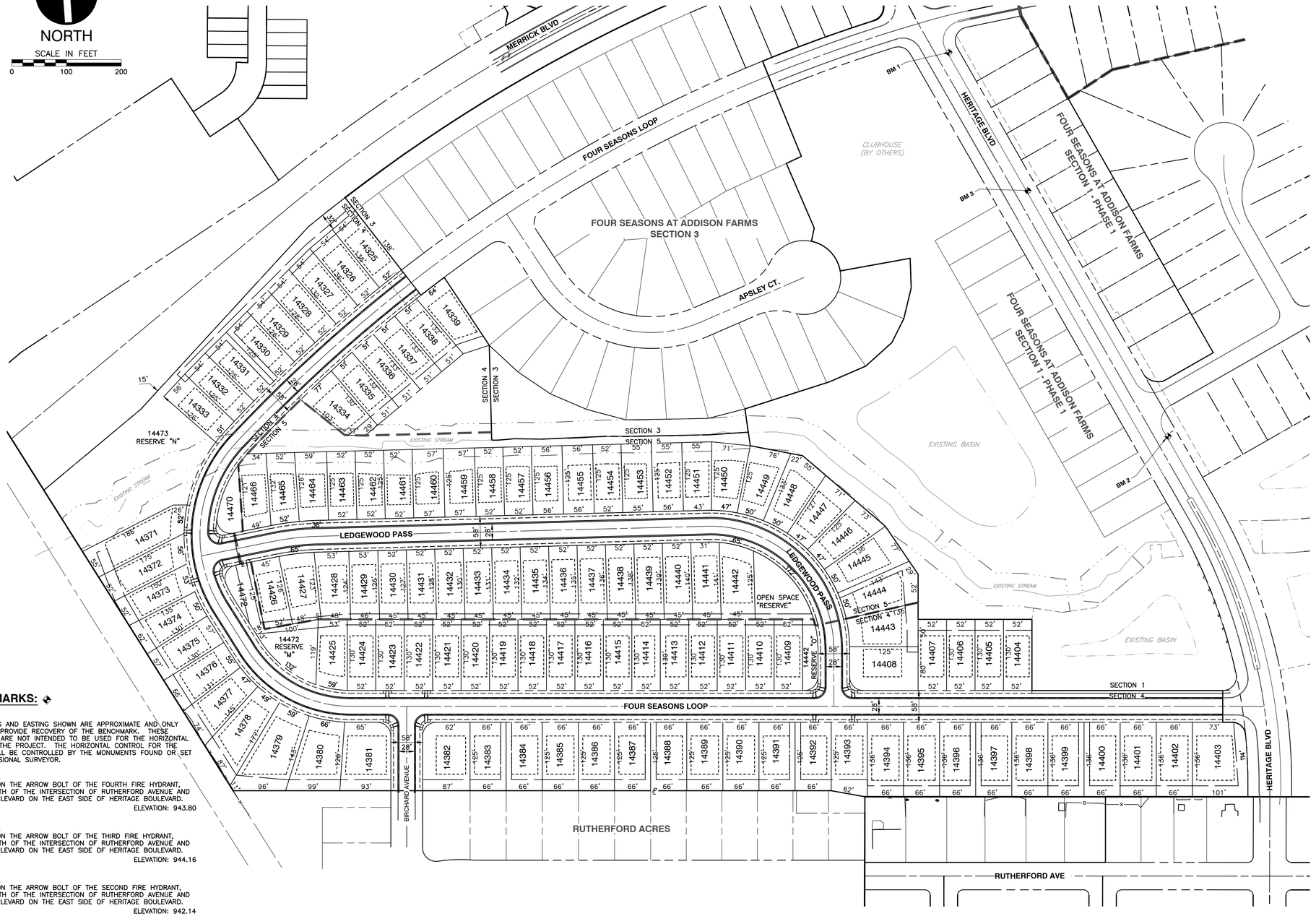
The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: _____, 2026 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK CHAIRMAIN

DEVELOPMENT PLAN
FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
2026

NORTH
SCALE IN FEET
0 100 200





VICINITY MAP
NOT TO SCALE

SHEET INDEX TABLE

#	SHEET	DESCRIPTION
1	C000	COVER SHEET
2	C200	SITE & UTILITY PLAN
3	C201	SITE & UTILITY PLAN
4	C202	SITE & UTILITY PLAN
5	C300	GRADING PLAN
6	C301	GRADING PLAN
7	C302	GRADING PLAN
8	C800	STREET LIGHTING PHOTOMETRIC PLAN
9	C801	STREET LIGHTING PHOTOMETRIC PLAN
10	C802	STREET LIGHTING PHOTOMETRIC PLAN
11	C803	STREET LANDSCAPE PLAN
12	C804	STREET LANDSCAPE PLAN
13	C805	STREET LANDSCAPE PLAN

SITE STATISTICS

NUMBER OF LOTS	113
TOTAL ACREAGE	±26.96 AC
OPEN SPACE	±2.02 AC (8%)
GROSS DENSITY	4.19 LOTS/ACRE
ZONING	PLANNED MIXED USE
BUILDING SETBACKS	
FRONT SETBACK	25 FT
SIDE SETBACK	5 FT
REAR SETBACK	30 FT
MAX BUILDING HEIGHT	35 FT

BENCHMARKS:

BENCHMARKS:
THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

BENCHMARK 1:
CHISELED X ON THE ARROW BOLT OF THE FOURTH FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 943.80

BENCHMARK 2:
CHISELED X ON THE ARROW BOLT OF THE THIRD FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 944.16

BENCHMARK 3:
CHISELED X ON THE ARROW BOLT OF THE SECOND FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 942.14

BENCHMARK 4:
CHISELED X ON THE ARROW BOLT OF THE FIRST FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 941.03

REFERENCE

EXISTING PARCEL & TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY 2025.

OWNER/DEVELOPER
ADDISON DELAWARE, LLC.
3401 ENTERPRISE PKWY, SUITE 410
BEACHWOOD, OH
PHONE: (440) 477-3885
CONTACT: JASON FRIEDMAN
EMAIL: JAF@ADDISONPROPS.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
8800 LYRA DR, STE 300
COLUMBUS, OHIO 43240
PHONE: (614) 540-6633
CONTACT: ADAM YOUNG
EMAIL: AYOUNG@CECINC.COM

OHIO811.org Before You Dig

9/22/26

EST 1808 CITY OF DELAWARE OHIO

CITY OF DELAWARE SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE REGISTERED ENGINEER PREPARING THE PLANS.

JONATHAN R. OWEN, P.E. — DATE
CITY ENGINEER

CARRIE F. FORTMAN, P.E. — DATE
PROJECT ENGINEER

EMILY MEEK — DATE
PUBLIC UTILITIES DIRECTOR

SANDRA C. PEREIRA, AICP — DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS FOR CITY OF DELAWARE HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY OF DELAWARE ENGINEER.

STATE OF OHIO — ADAM YOUNG — 87435 — REGISTERED PROFESSIONAL ENGINEER

ADAM YOUNG, PE 87435 — 09/22/2026
REGISTERED ENGINEER — DATE

COD Engineering Services LDP: 25-026
☐ Review ☐ Construction ☐ Revised Construction ☐ Partial ☐ Full
Date Issued
Assigned to

PLAN PREPARED FOR:
ADDISON PROPOERTIES
5 S LIBERTY ST, SUITE 200
POWELL, OH 43065
BRIAN BURKHART
614-315-7172
bburkhart@addisonprops.com

CITY OF DELAWARE, DELAWARE COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR
FOUR SEASONS AT
ADDISON FARMS - SECTIONS 4 & 5

PLAN PREPARED BY:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
8800 LYRA DRIVE, SUITE 300
COLUMBUS, OH 43240
ADAM YOUNG, PE
614-540-6633
ayoung@cecinc.com

SCALE:

SHEET:
1 / 13



SUBMITTAL RECORD

NO	DATE	DESCRIPTION

DISCLAIMER: SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SHOWN IN THIS SET BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

ADDISON PROPERTIES
FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

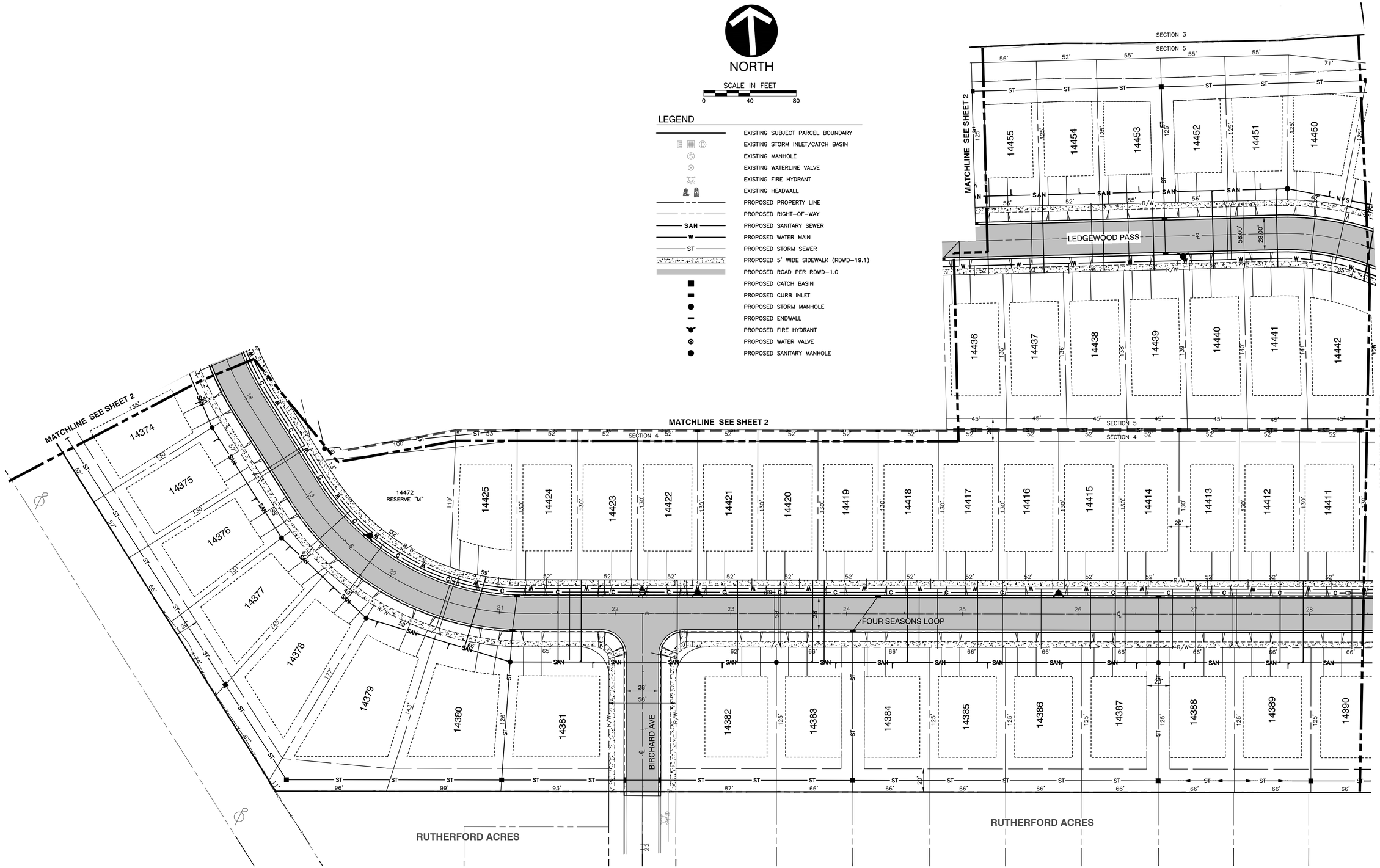
SITE & UTILITY PLAN

DRAWN BY:	BLJ
CHECKED BY:	AJY
DATE:	SEPT 2026
DWG SCALE:	1"=40'
PROJECT NO:	344-457
APPROVED BY:	AJY

DRAWING NO.:
C200
SHEET 2 OF 13

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27



9/22/26

P:\340-000\344-457\-CADD\Dwg\C101 - Final Development Plan\344457-C101-C200-Site Plan.dwg[C201] LS:(9/22/2026 - gkuntz) - LP: 9/22/2026 5:38 PM

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, INC. ENGINEERING AND SURVEYING IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

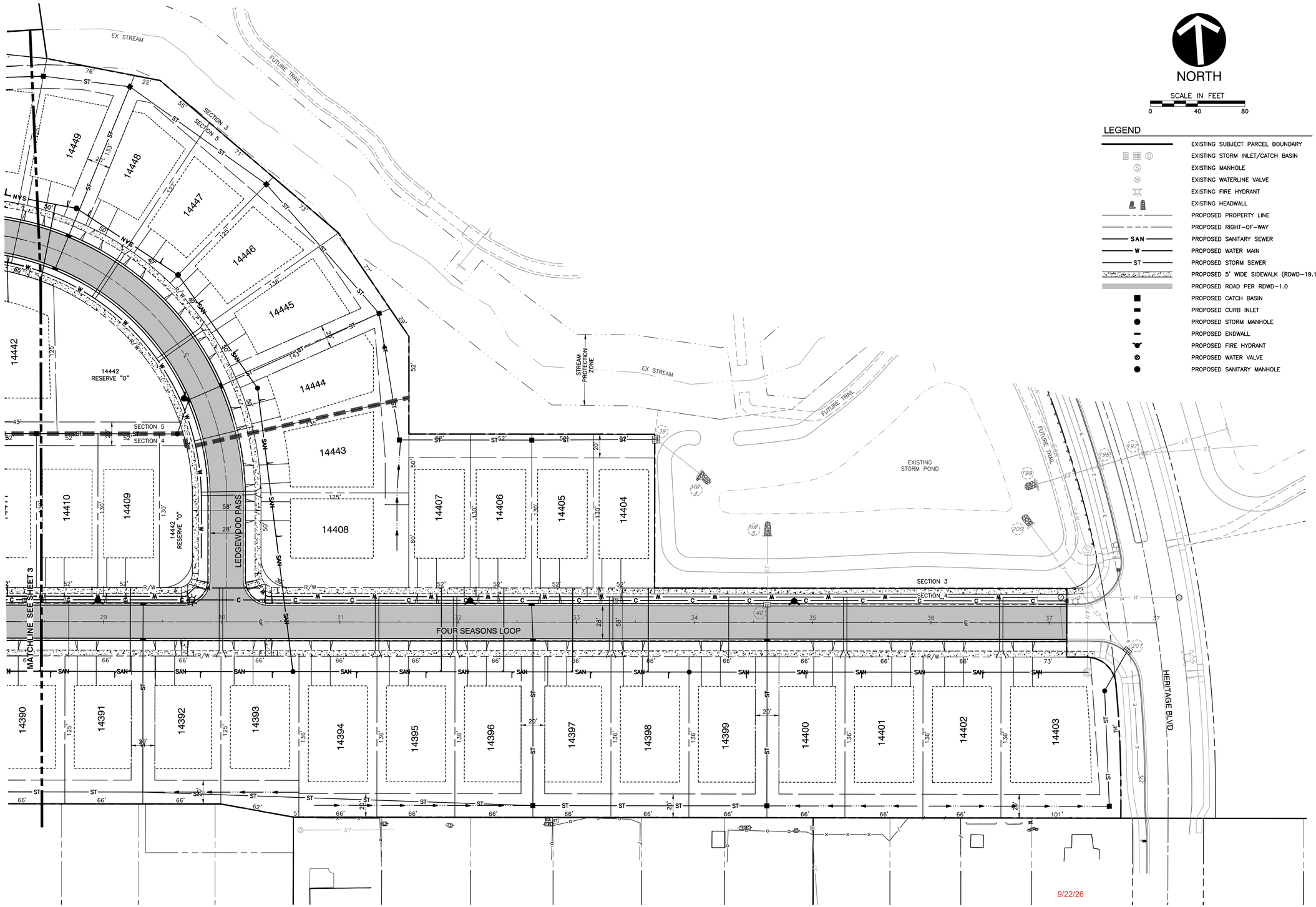
8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com
Civil & Environmental Consultants, Inc.

ADDISON PROPERTIES
FOUR SEASONS AT
ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SITE & UTILITY PLAN

DATE:	SEPT 2026
DWG SCALE:	1"=40'
PROJECT NO:	344-457
DRAWN BY:	BLJ
CHECKED BY:	AJY
APPROVED BY:	AJY

DRAWING NO.:
C201
SHEET 3 OF 13



SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

DISTRIBUTION, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. ARCHITECTURE IN NORTH CAROLINA WILL BE PROVIDED BY CEC ARCHITECTS, PLLC. ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

Civil & Environmental Consultants, Inc.

ADDISON PROPERTIES
FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SITE & UTILITY PLAN

DATE:	SEPT 2026
DWG SCALE:	1"=40'
PROJECT NO:	344-457
DRAWN BY:	BLJ
CHECKED BY:	AJY
APPROVED BY:	AJY

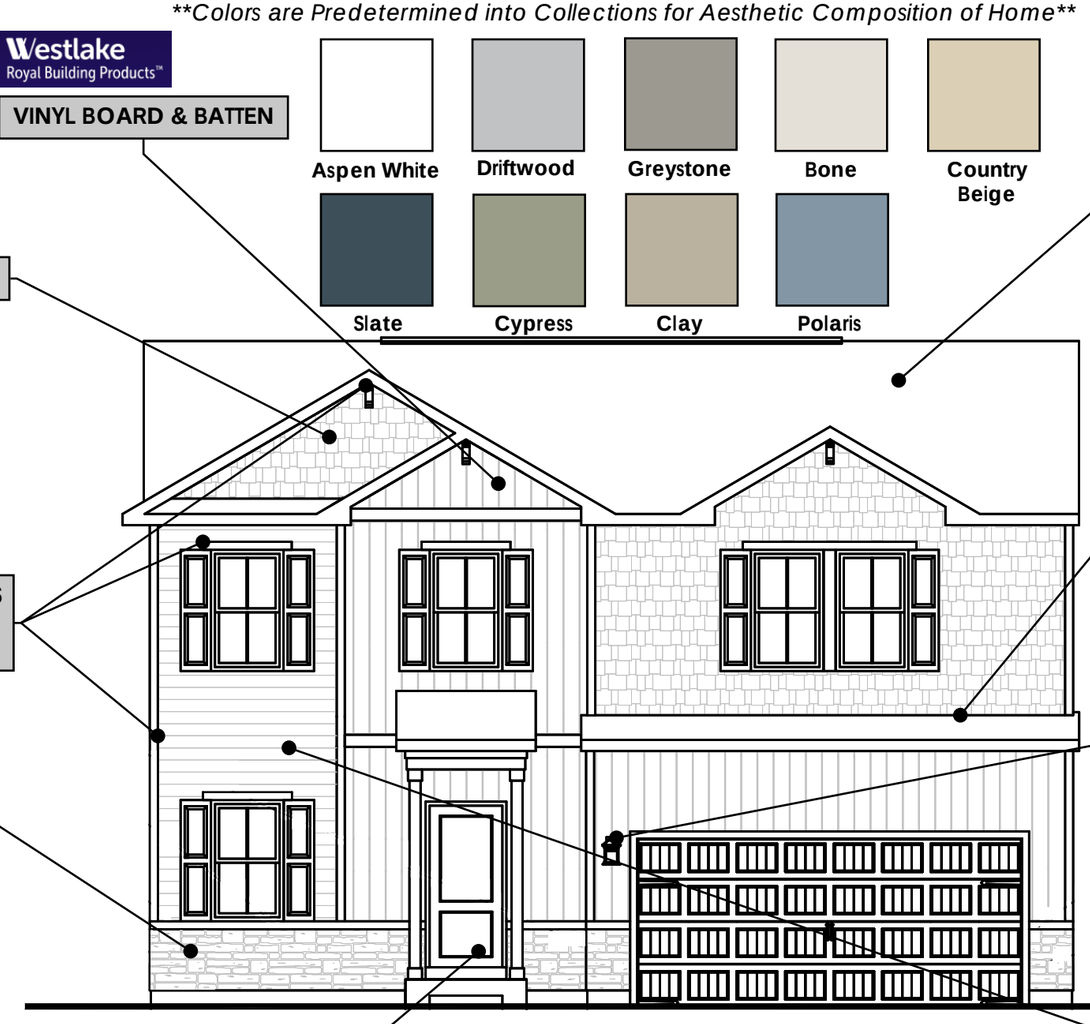
DRAWING NO.: **C202**

SHEET 4 OF 13

P:_1400-000\344-457\-CAD\Dwg\CV01 - Final Development Plan\344457-CV01-C200-Site Plan.dwg[C202] LS:9/22/2026 - pkenki - LP: 9/22/2026 5:38 PM

Addison :: Exterior Color Palette Offering

Colors are Predetermined into Collections for Aesthetic Composition of Home



Aspen White
Driftwood
Bone
Slate
Cypress
Rye
Greystone
Oceanside
Country Beige

Westlake Royal Building Products™

VINYL BOARD & BATTEN

Aspen White
Driftwood
Greystone
Bone
Country Beige
Slate
Cypress
Clay
Polaris

Westlake Royal Building Products™

VINYL SHAKE SHINGLE

White

SIDING CORNERS
WINDOW TRIM
BRACKETS

STONEWORKS

STONE COLORS

Appalachian Ledgestone
Aspen Ledgestone
Bucks Country Ledgestone
Carolina Ledgestone
Dakota Ledgestone
Manor Ledgestone
PA Sierra Ledgestone

SHERWIN WILLIAMS

FRONT DOOR COLORS

Smokey Topaz SW6117
Rustic Red SW7593
Gale Force SW7605
Terra Brun SW6048
Urbane Bronze SW7048
Silken Peacock SW9059
Tricorn Black SW6258

GAF

SHINGLE COLOR

Architectural Shingle :: Charcoal/ Weather Wood

Classic METALS

METAL COLOR

Accent Metal Roof (if applicable):: Black

COACH LIGHT

PROGRESS LIGHTING

Westlake Royal Building Products™

VINYL HORIZONTAL

Aspen White
Driftwood
Bone
Smoky Ash
Cypress
Nantucket
Greystone
Oceanside
Rye
Spruce
Clay
Graphite
Regatta
Lighthouse Red

ZONING COMPLIANCE APPROVAL
David A. Gentile
David A. Gentile
DEVELOPMENT PLANNER
DELAWARE, OH

10/16/23

KHovnanian® Companies

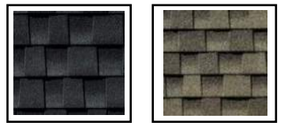
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Side and Rear Elevation Scheme's

Colors are Predetermined into Collections for Aesthetic Composition of Home

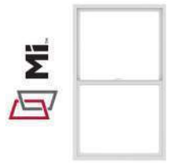
GAF

SHINGLE COLOR



Architectural Shingle ::
Charcoal/ Weather Wood

WINDOWS



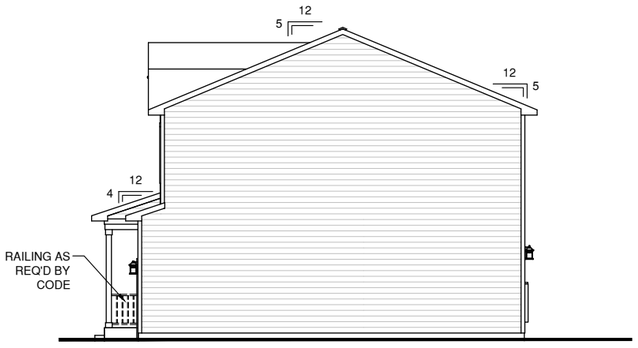
MI-3500 SERIES
VINYL WINDOW

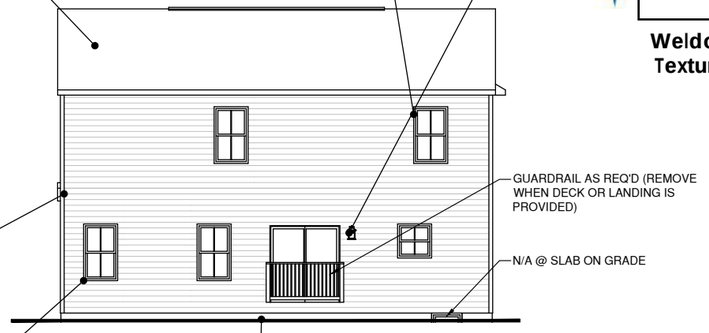
REAR LIGHT

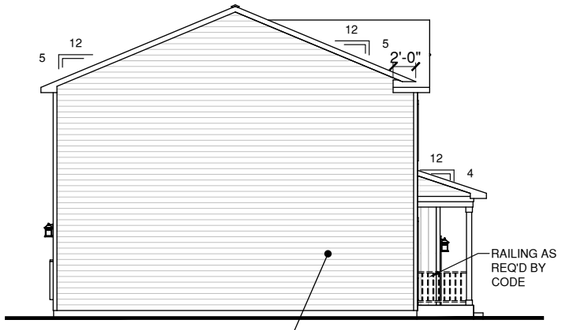
PROGRESS LIGHTING



Weldon 1 Light
Textured Black







Westlake Royal Building Products™

SIDING CORNERS

To Match Front Elevation

White

WINDOW TRIM

To Match Front Elevation

White

EXPOSED FOUNDATIONS: BRICK EMBOSSED

Westlake Royal Building Products™

VINYL HORIZONTAL

Color To Match Front Elevation

Regatta
Aspen White
Driftwood
Greystone
Oceanside
Lighthouse Red
Bone
Smoky Ash
Rye
Spruce
Cypress
Nantucket
Clay
Graphite

ZONING COMPLIANCE APPROVAL
David A. Gentile
David A. Gentile
DEVELOPMENT PLANNER
DELAWARE, OH
10/16/23

K Hovnanian® Companies

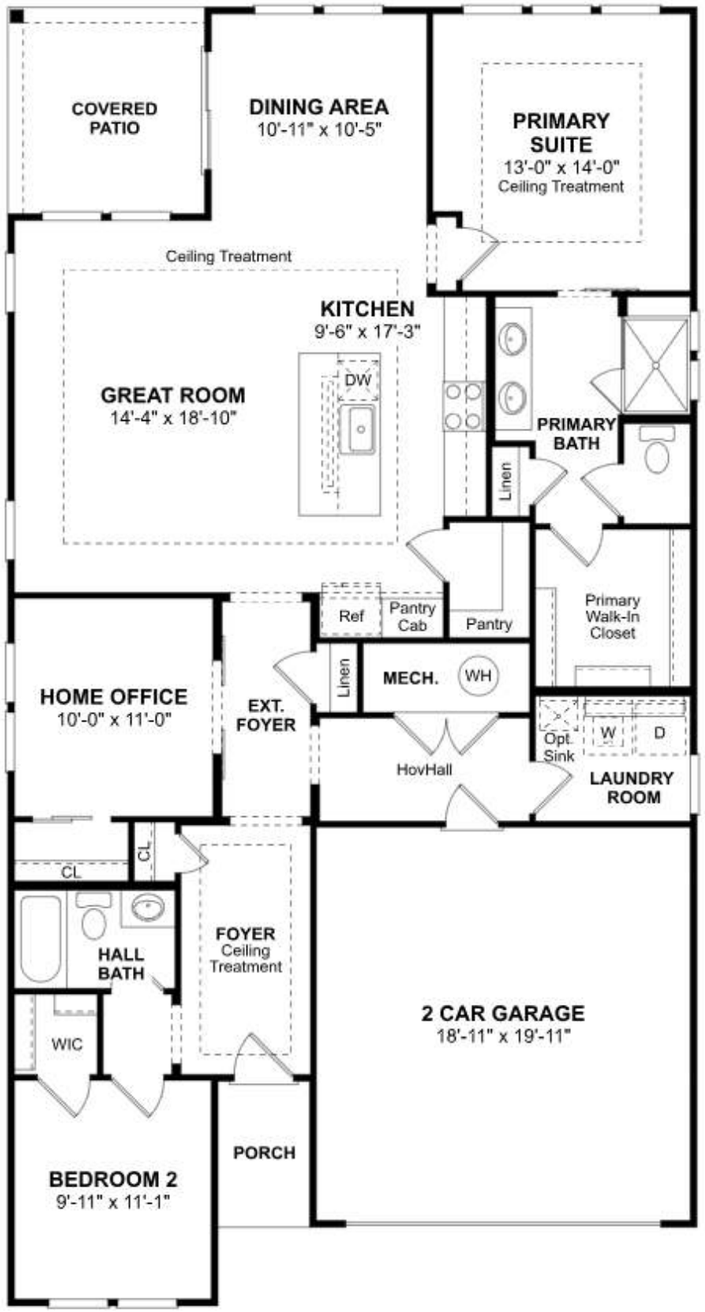
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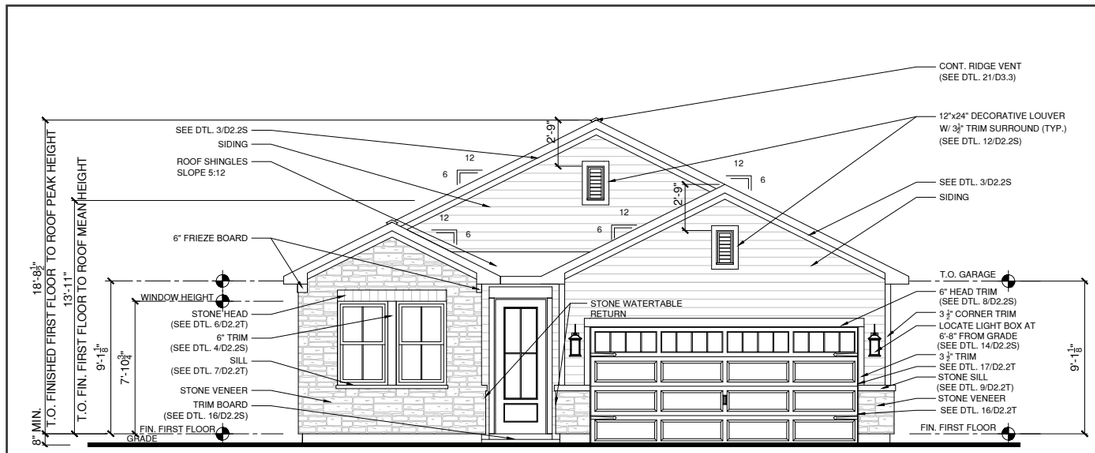
K. HOVNANIAN'S®

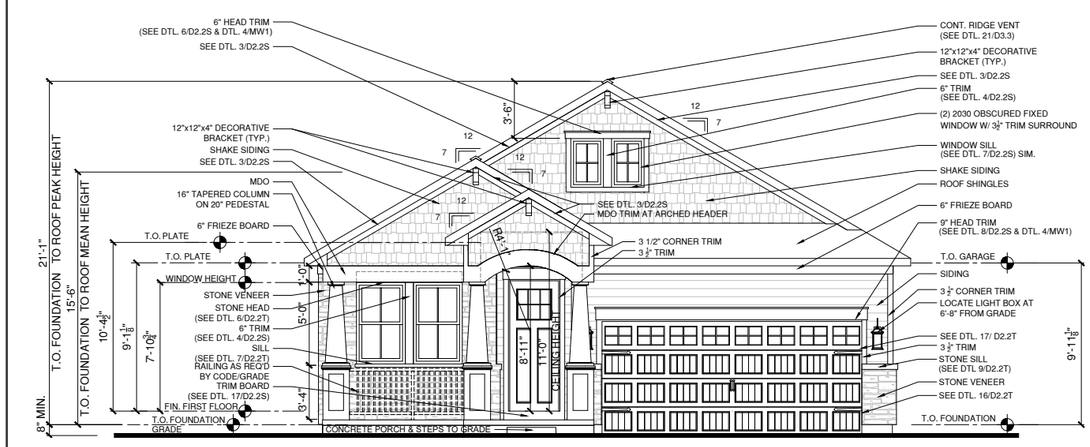
FOUR SEASONS

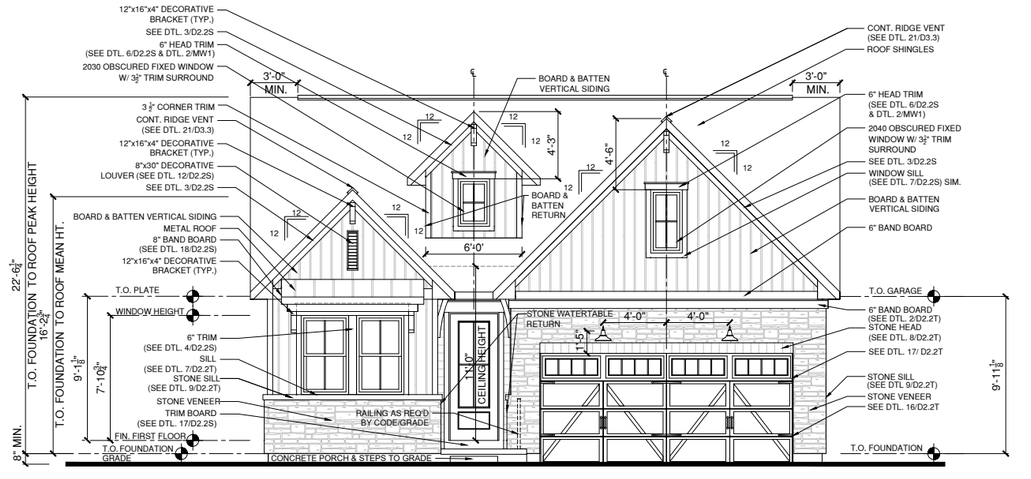
At Addison Farms

An Active Lifestyle Community









ZONING COMPLIANCE APPROVAL

David A. Gentile

David A. Gentile

DEVELOPMENT PLANNER

DELAWARE, OH

10/16/23

Bernstein

1688 SF

35' WIDE X 66' DEEP

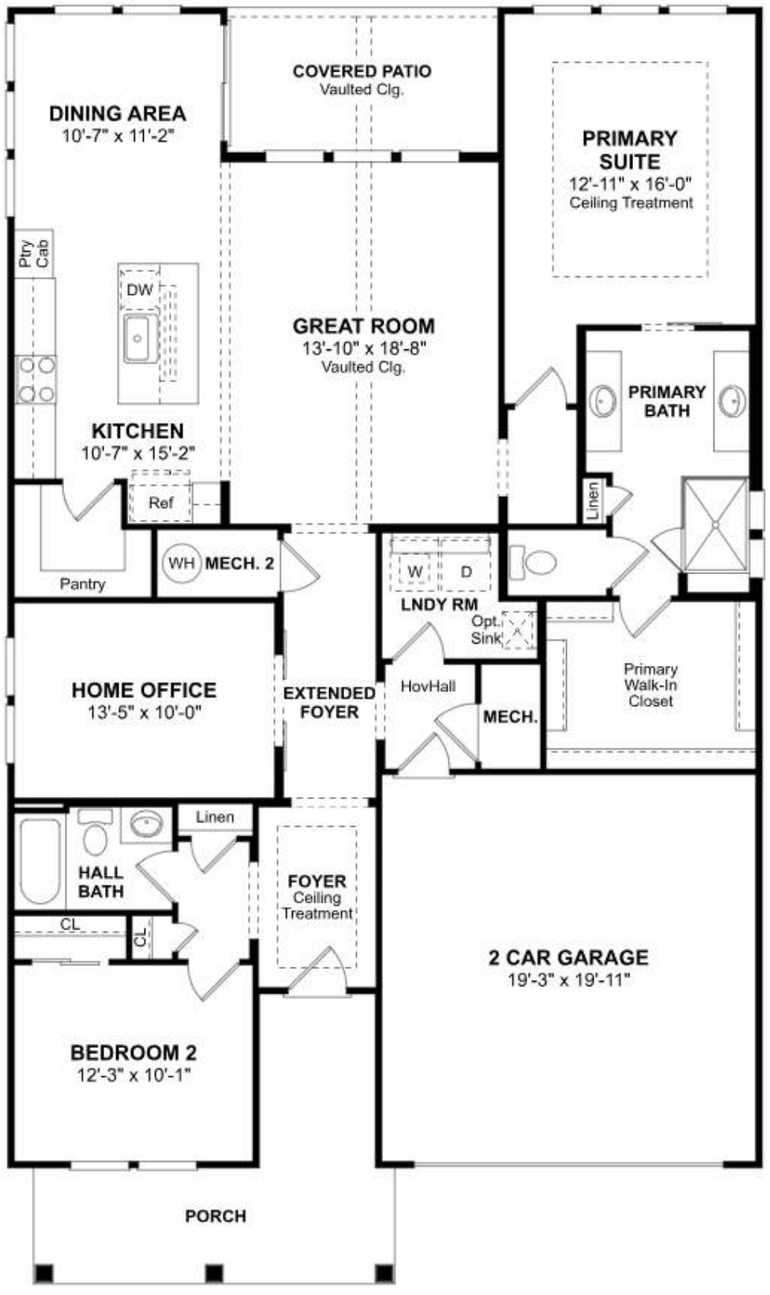
2 BEDROOM | FLEX | PATIO

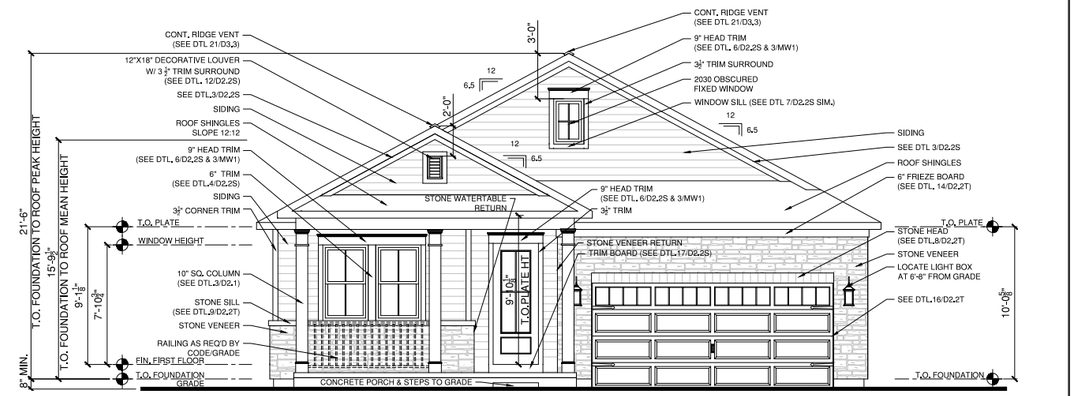
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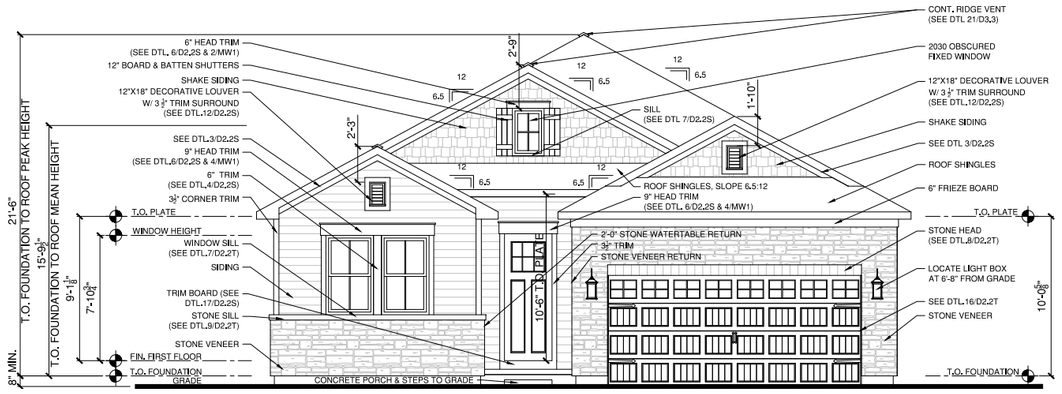
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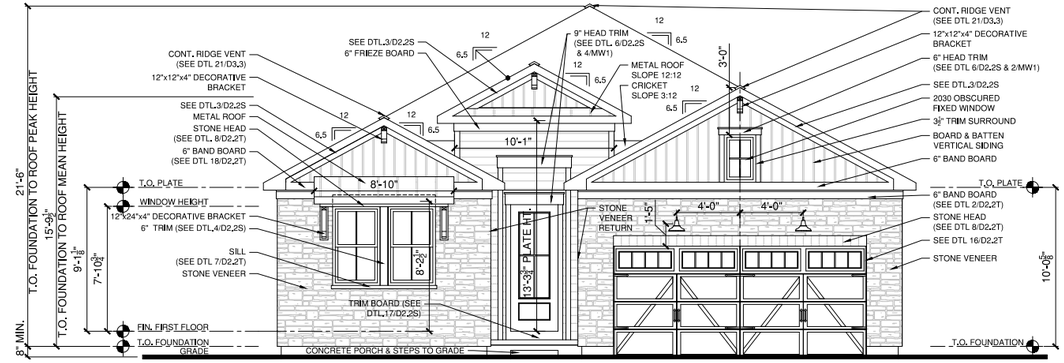
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ZONING COMPLIANCE APPROVAL

David A. Gentile

David A. Gentile

DEVELOPMENT PLANNER

DELAWARE, OH

10/16/23

Astaire

1778 SF

39' WIDE X 60' DEEP

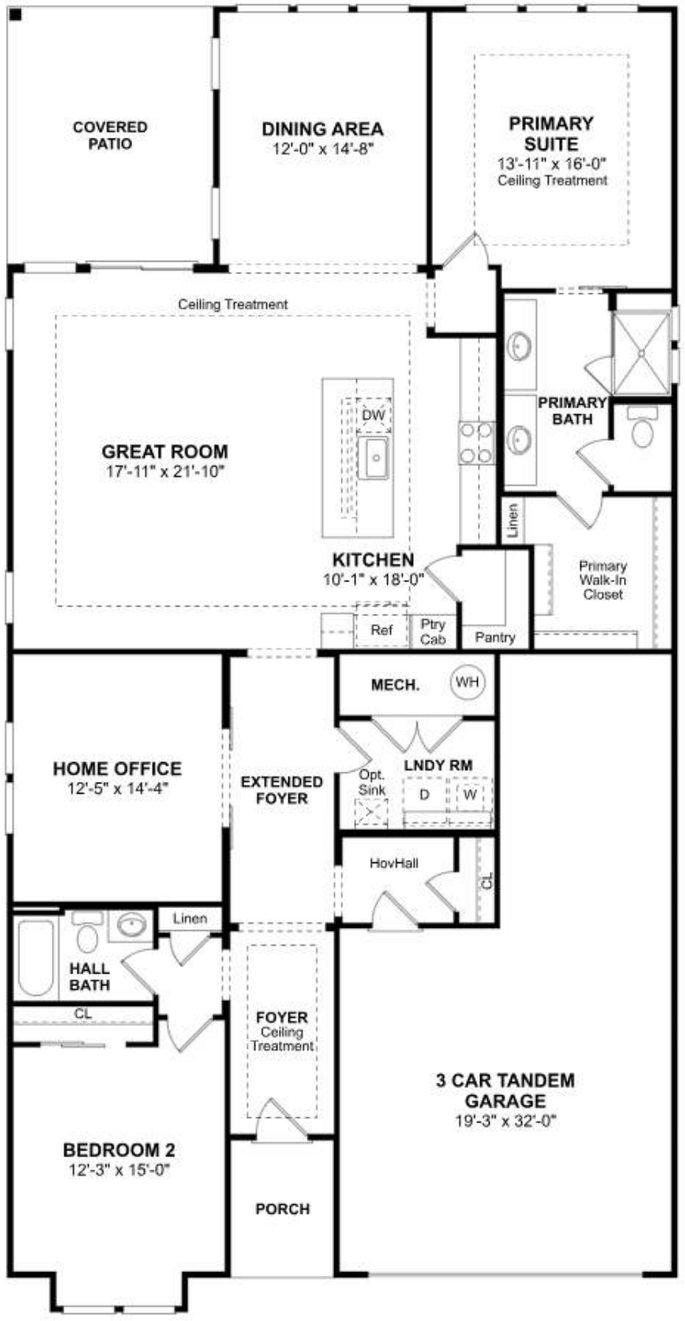
2 BEDROOM | FLEX | PATIO

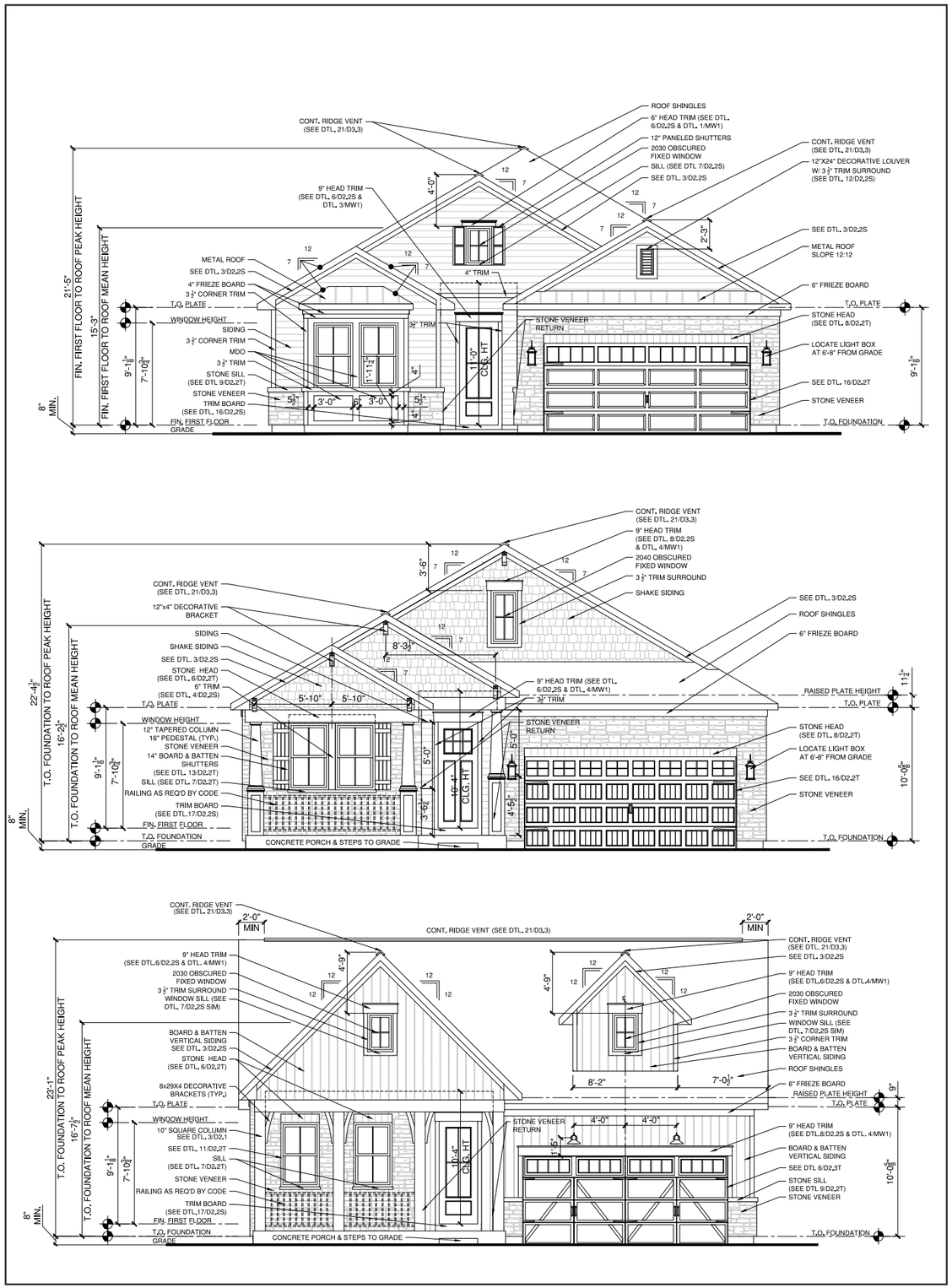
K. HOVNANIAN'S®

FOUR SEASONS

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ZONING COMPLIANCE APPROVAL

David A. Gentile

David A. Gentile

DEVELOPMENT PLANNER

DELAWARE, OH

10/16/23

Kelly

2091 SF

39' WIDE X 74' DEEP

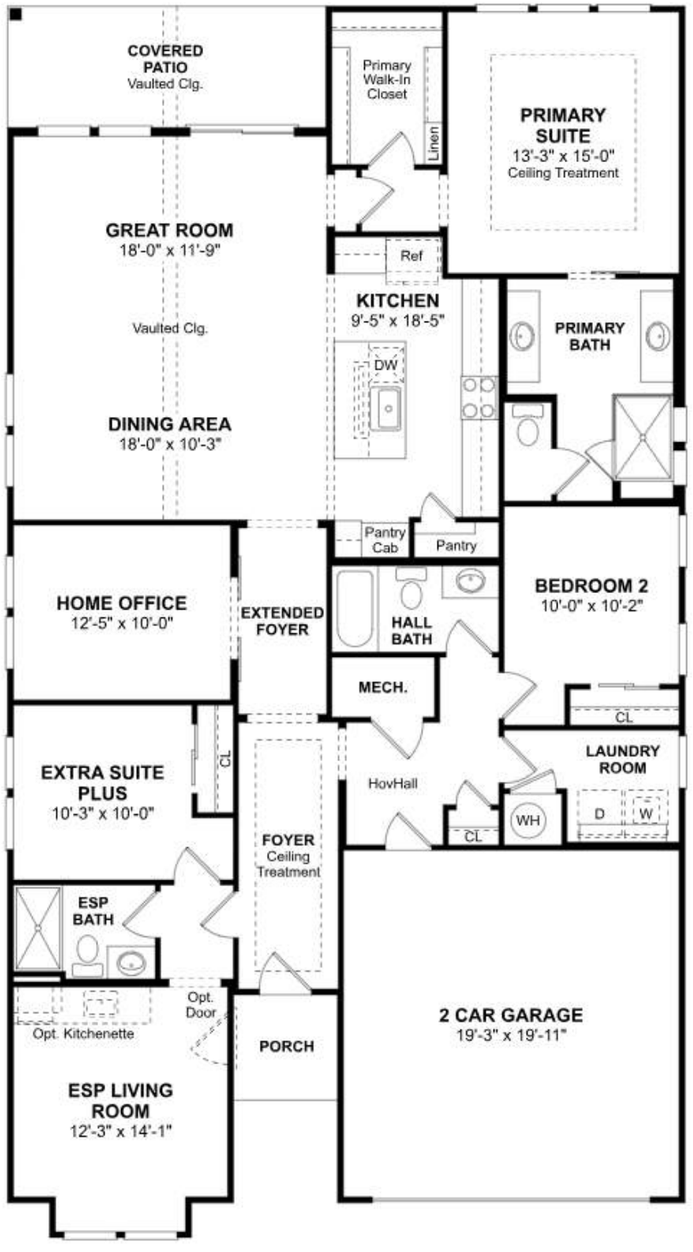
TANDEM GARAGE | PATIO

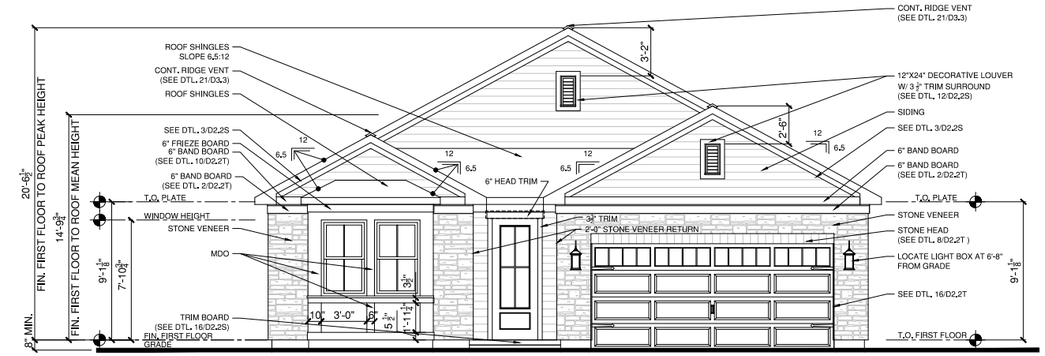
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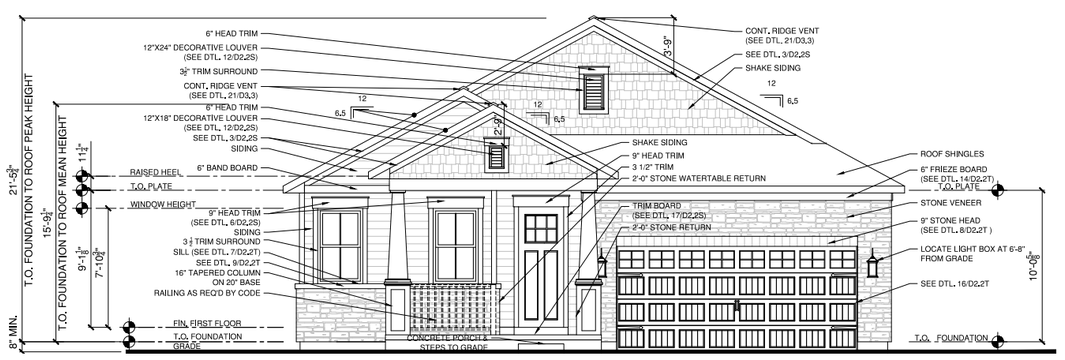
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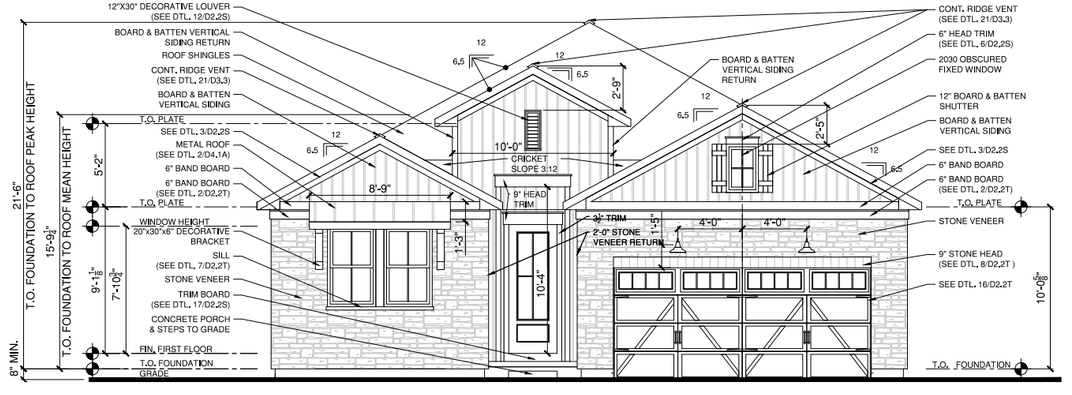
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ZONING COMPLIANCE APPROVAL

David A. Gentile

David A. Gentile

DEVELOPMENT PLANNER

DELAWARE, OH

10/16/23

Poitier

2087 SF

39' WIDE X 73' DEEP

EXTRA SUITE+

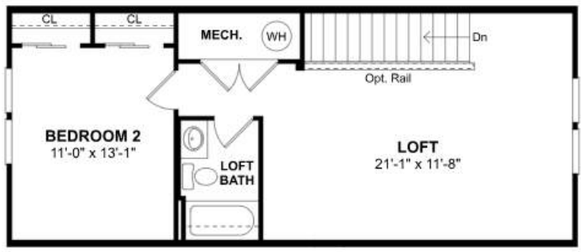
By K. Hovnanian® Homes

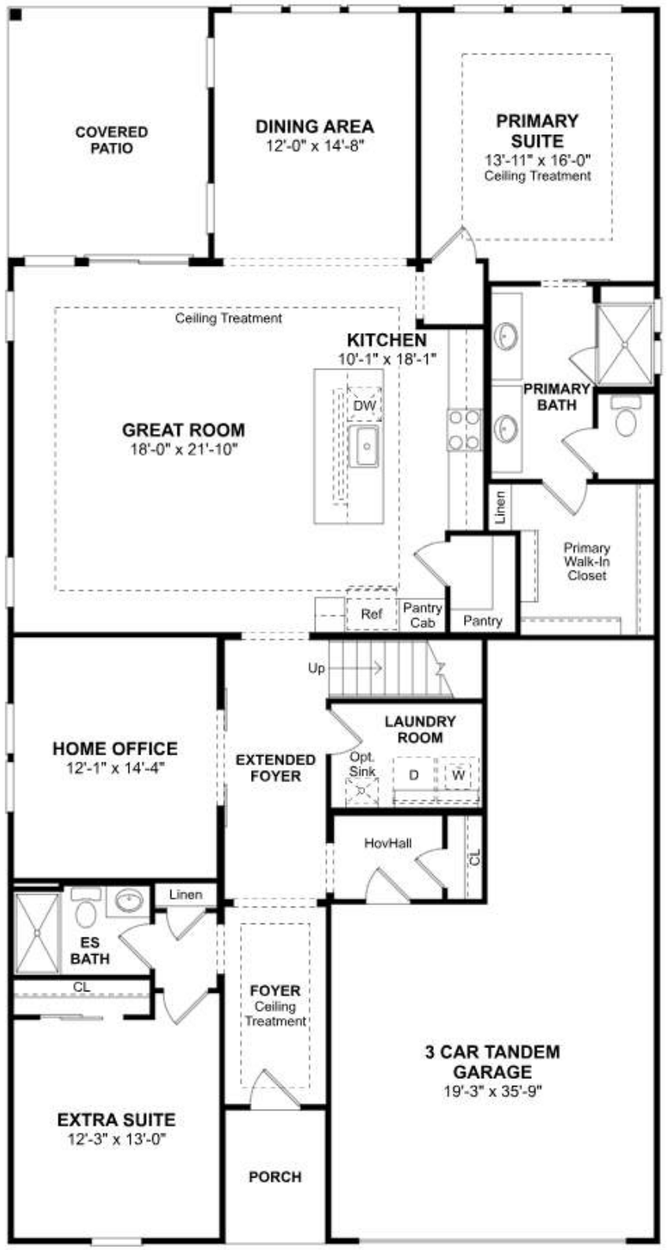
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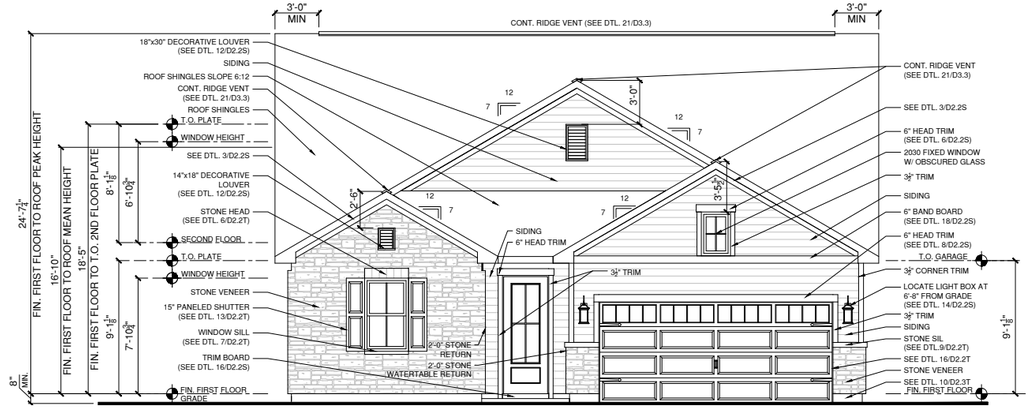
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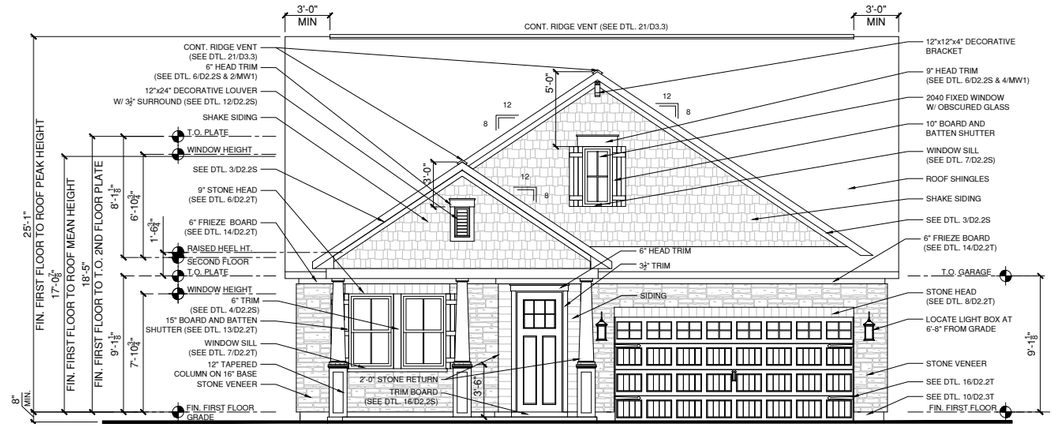
At Addison Farms

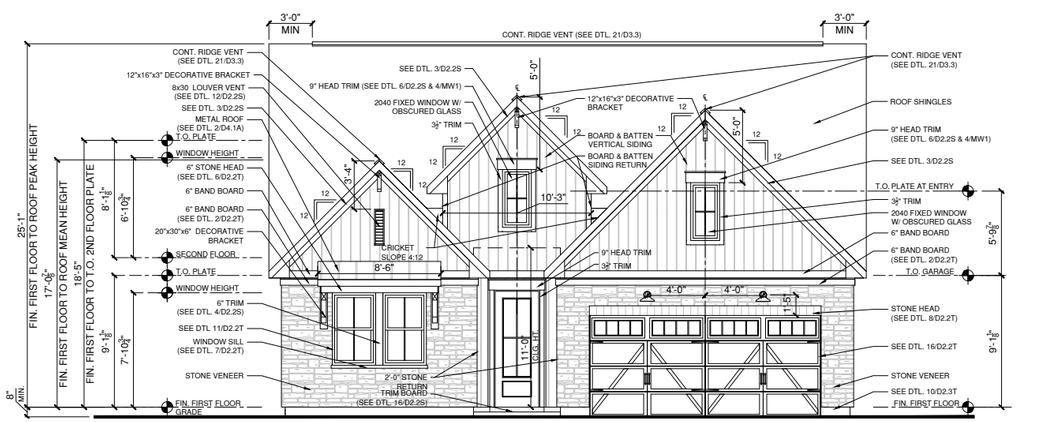
An Active Lifestyle Community











ZONING COMPLIANCE APPROVAL

David A. Gentile

David A. Gentile

DEVELOPMENT PLANNER

DELAWARE, OH

10/16/23

Kerr

2732 SF

39' WIDE X 74' DEEP

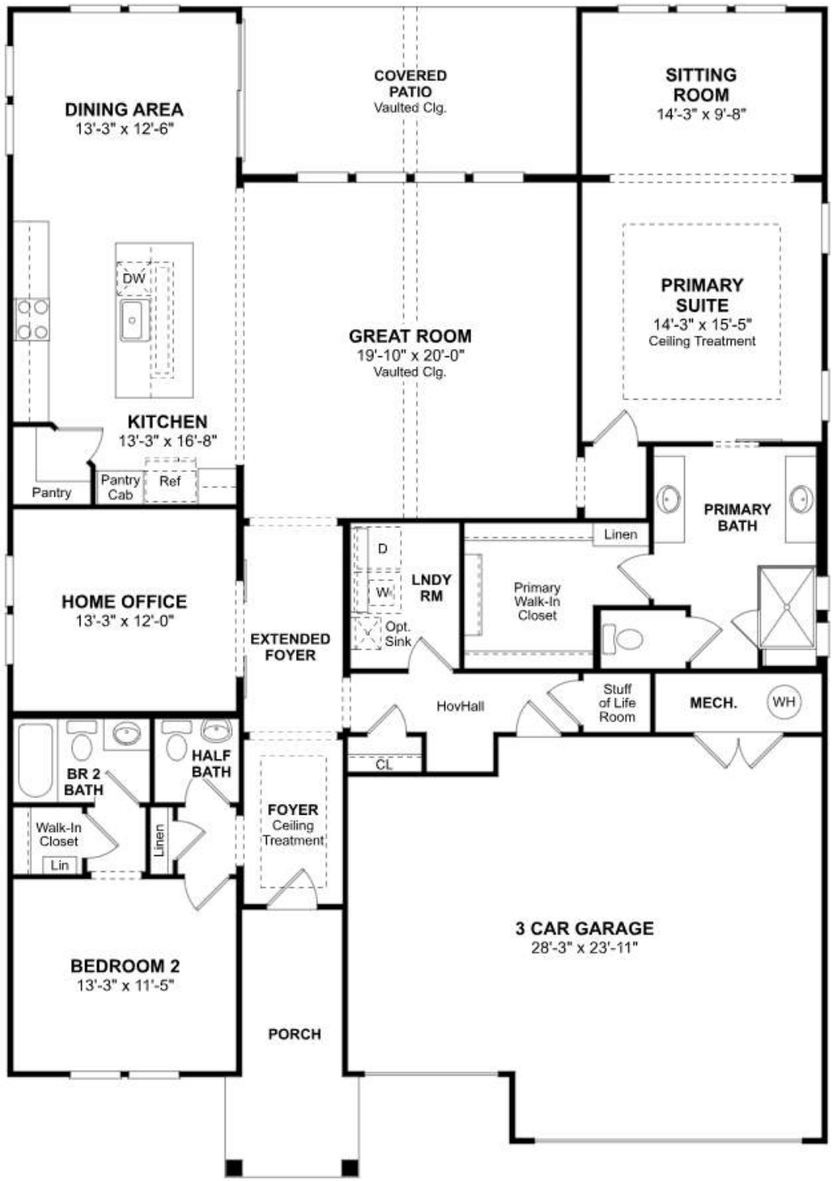
3 BEDROOM | FLEX | PATIO

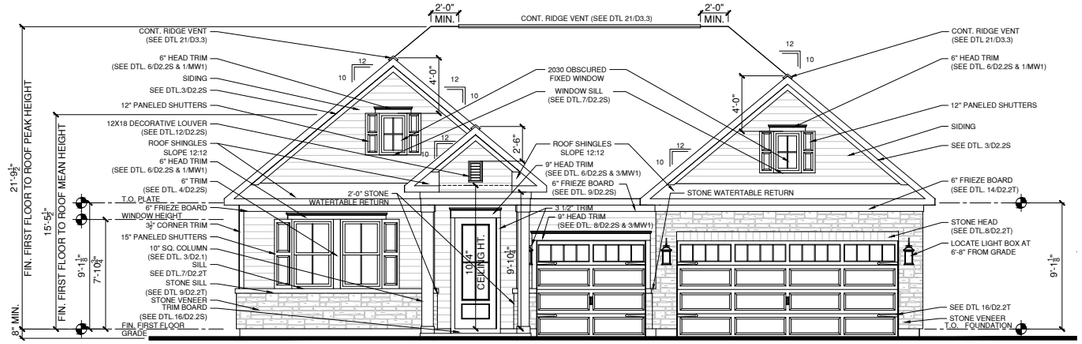
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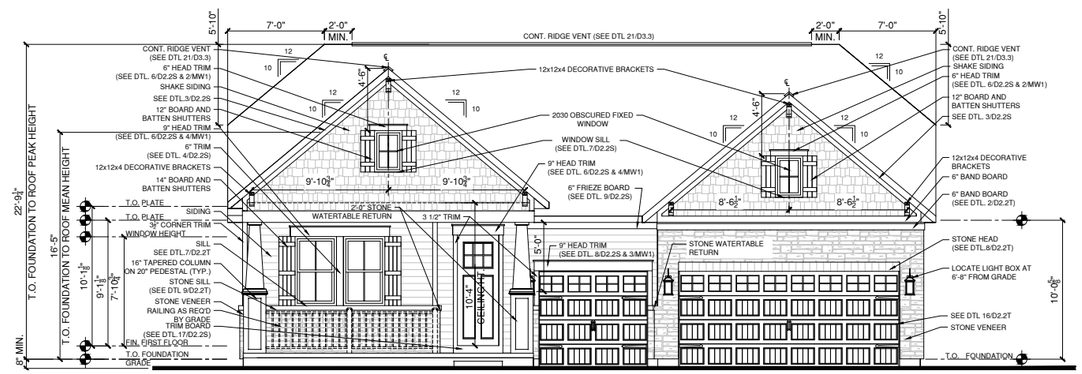
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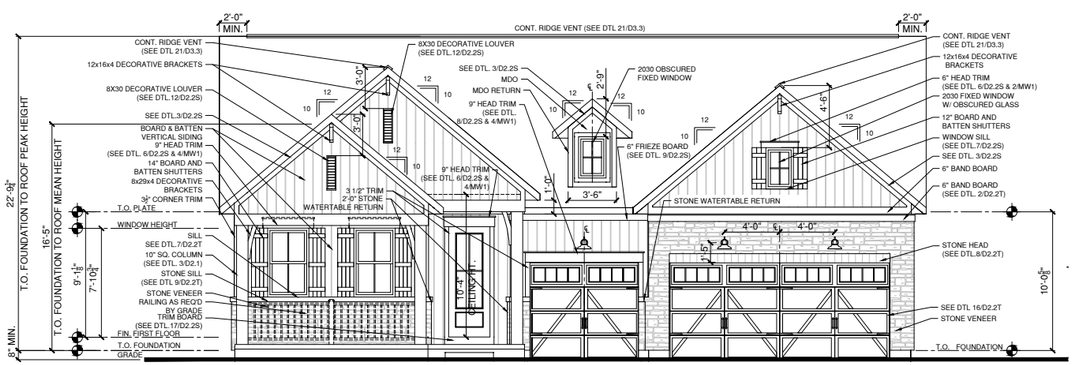
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ZONING COMPLIANCE APPROVAL
David A. Gentile
DEVELOPMENT PLANNER
DELAWARE, OH

10/16/23

Morse

2 311 SF

49' WIDE X 64' DEEP

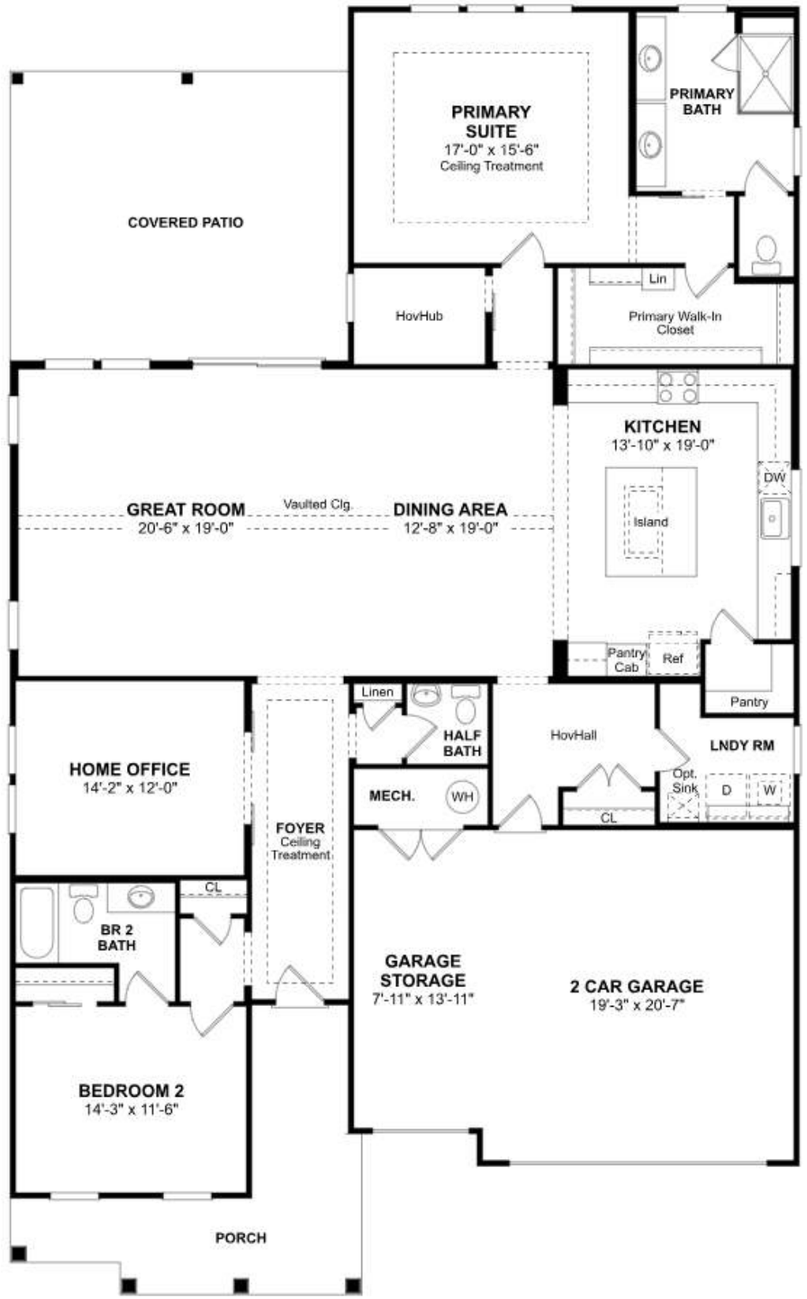
2 BEDROOM | FLEX| PATIO

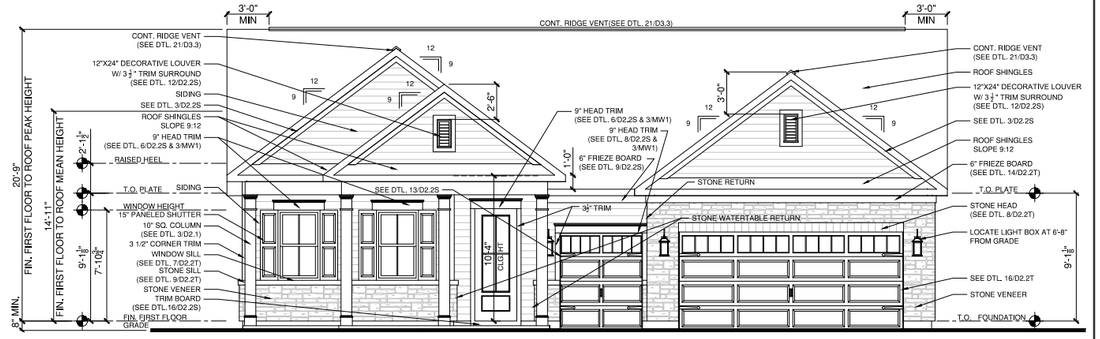
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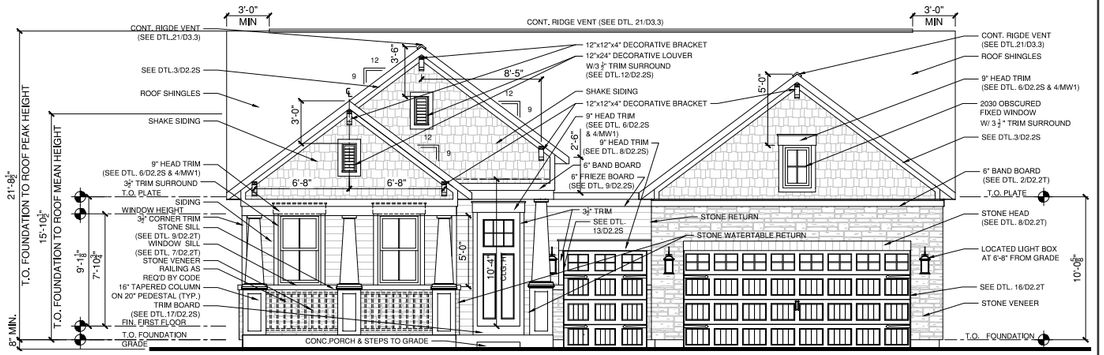
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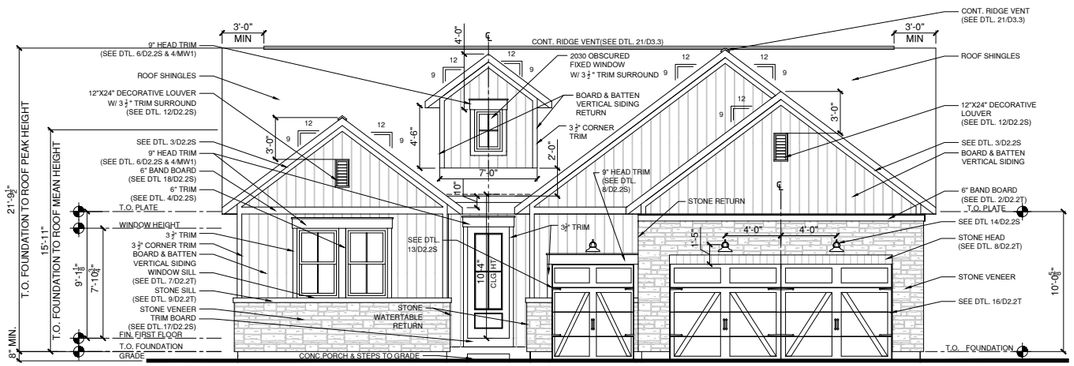
At Addison Farms

An Active Lifestyle Community









ZONING COMPLIANCE APPROVAL

David A. Gentile

David A. Gentile

DEVELOPMENT PLANNER

DELAWARE, OH

10/16/23

Carver

2 455 SF

49' WIDE X 80' DEEP

2 BEDROOM | FLEX| PATIO

PLANNING COMMISSION STAFF REPORT

CASE ID: PUD 25-1 DVP #1 MOD 10-26 (Minor)
Performance Impact Arena

APPLICANT: **Archall Architects**
49 E. Third Avenue
Columbus, OH 43201

REQUEST

A request by Ohio AAA Blue Jackets for approval of a Minor Modification to their approved Development Plan for the Performance Impact Arena located in Sub-Area A of PUD 25-1 (Maridel), on the southwest corner of Sawmill Parkway and US 42.

BACKGROUND/CASE HISTORY

In March 2025, City Council approved Ordinance 25-05, establishing PUD 25-1 for the Maridel development on 257.97 acres. Subsequently, the applicant received Development Plan and Conditional Use approval for what was then planned to be a combination hockey arena and performance amphitheater. Now, the plans for the site have changed, and the applicant is seeking approval of a Minor Modification to their approved Development Plan. The subject site is shown in blue, right.

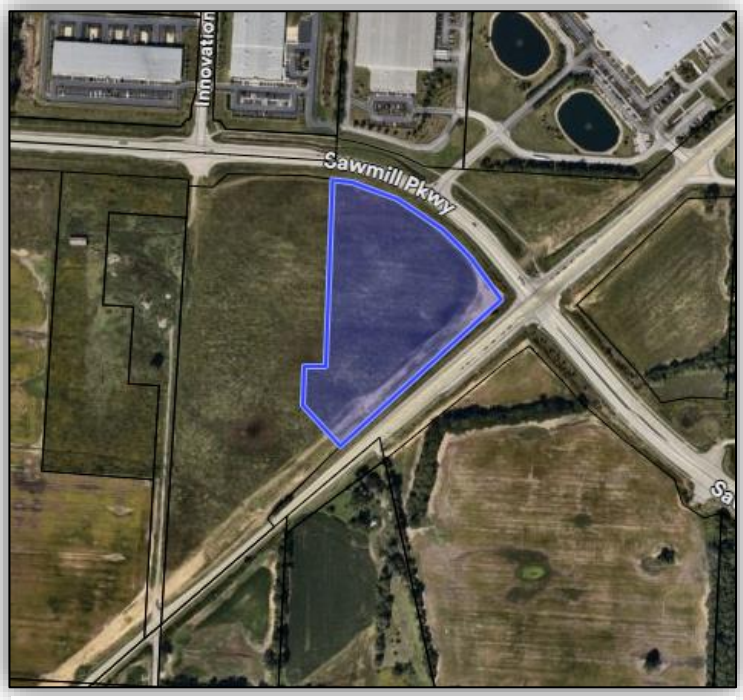


Figure 1 *Subject Site, Noted in Blue*

The amphitheater has been removed from the programming of the site, so the applicant has updated their plans to accommodate for the hockey arena only. In accordance with Section 1105.17 (Development Plan Modifications), this amendment to the plan qualifies as a Minor Modification. The Conditional Use approval is expired due to lack of action on the site and will not be reapplied for as the proposed use of Indoor Recreation and Amusement is a permitted use.

EXISTING CONDITIONS/CURRENT ZONING

The subject site is 12.96-acres and located on the southwest corner of Sawmill Parkway and US 42. The previously-approved development plan was for a 127,000 square foot building with a parking area. As noted above, the site is located in Sub-Area A of the Maridel PUD.

STAFF ANALYSIS

Site Layout:

Access and Parking

Access to the site would be from Sawmill Parkway, with planned connections to future development to the west of this sub-area as development expands. The applicant is proposing to provide 452 parking spaces, which meets the code requirement for the use. Cross parking will be permitted throughout the development.

Pedestrian Access

As required by the conditions of the PUD approval, the applicant shall construct minimum 10-foot-wide asphalt multi-use paths along US 42 and Sawmill Parkway. These paths will connect to internal pedestrian pathways to connect to and through the site.

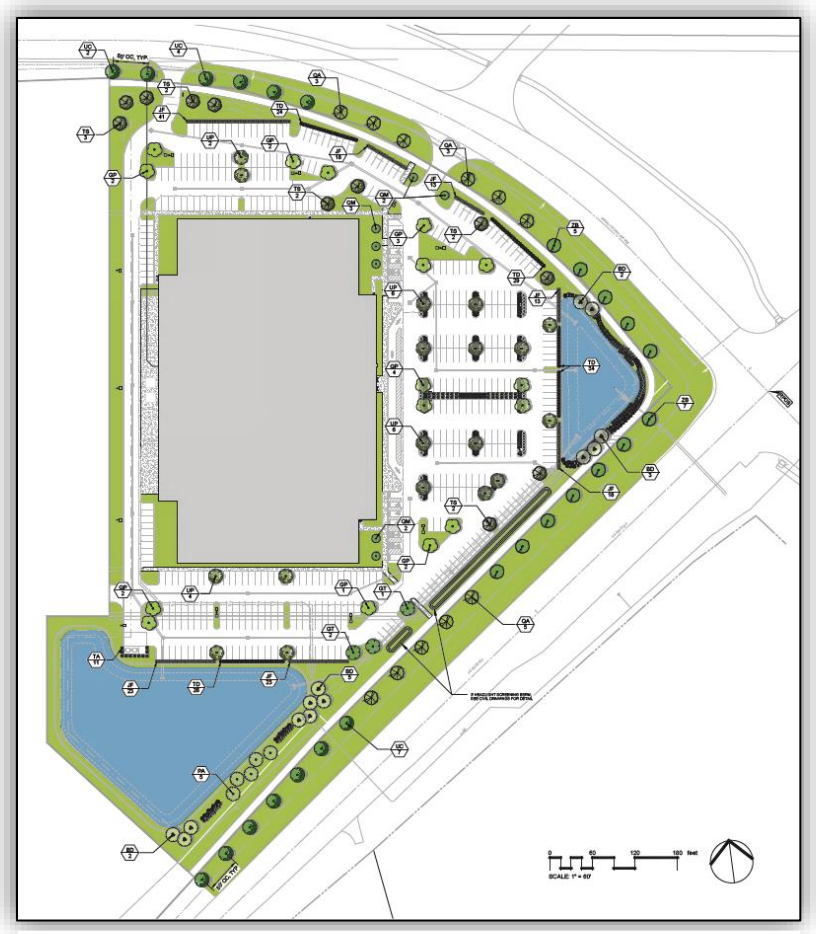


Figure 2 *Site Plan*

Landscaping and Tree Preservation

The applicant is proposing substantial plantings of street trees and parking lot shade trees on-site. Both the Landscaping Plan and Tree Canopy Management Plan will be routed to the Shade Tree Commission for their approval and review, respectively. All parking lots shall be screened with either shrubs a minimum of three-feet tall at planting or a berm as shown on the plans.

Utilities and Stormwater

The site will be served by City of Delaware sewer and water facilities. Construction of the site will require coordination with the City's water and sewer extensions planned along US 42 to avoid unnecessary duplication of work. The applicant will provide two retention basins, both of which would be aerated. Should it be deemed necessary by the City Engineer, a barricade would be installed adjacent to the roadway.

Building Design

The applicant is proposing a 140,530 square foot structure with four indoor hockey rinks. The structure is proposed to be constructed primarily of metal panels with limestone wainscotting accents. All roof-mounted mechanical equipment shall be screened from ordinary public view by a parapet wall or similar

architectural accent. All ground-mounted mechanical equipment and refuse containers shall be screened with architectural features, fences, walls, or landscaping as shown on the plans.



Figure 3 *Proposed Building Elevations*

Lighting

The applicant has submitted a Lighting Plan in accordance with the zoning code. This is being reviewed by Staff for compliance with code and final approval of the photometric plan and proposed fixtures will be provided at the permitting stage.

Signage

The signage areas shown on the elevations shall represent the maximum size and general location of signage for this building.. The applicant shall, in addition, submit an application for a Master Sign Plan in accordance with the regulations of the Zoning Code to set regulations for any additional signage, including ground signage, for this and other sites in the development.

RECOMMENDATION

Staff recommends approval of the request with the conditions outlined in the attached resolution.

CITY OF DELAWARE
PLANNING COMMISSION
November 4, 2026

PUD 25-1 DVP #1 MOD 11-26
MARIDEL SUB-AREA A
DEVELOPMENT PLAN

RESOLUTION

WHEREAS, Archall Architects, 49 E. Third Avenue, Columbus, Ohio, 43201, has filed an application requesting approval of a Minor Modification to the approved Development Plan #1 for PUD 25-1 The property is located on the southwest corner of Sawmill Parkway and US 42;

WHEREAS, a public meeting was held on November 4, 2026, by the City of Delaware Planning Commission, as required by law; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Development Plan Modification application and presented at the public meeting and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan Minor Modification approval as per §1105.17 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission:

SECTION 1. Approval of the Minor Modification to the approved Development Plan for the Performance Impact Arena on 12.96 acres of land, except as further modified by the following conditions and requirements:

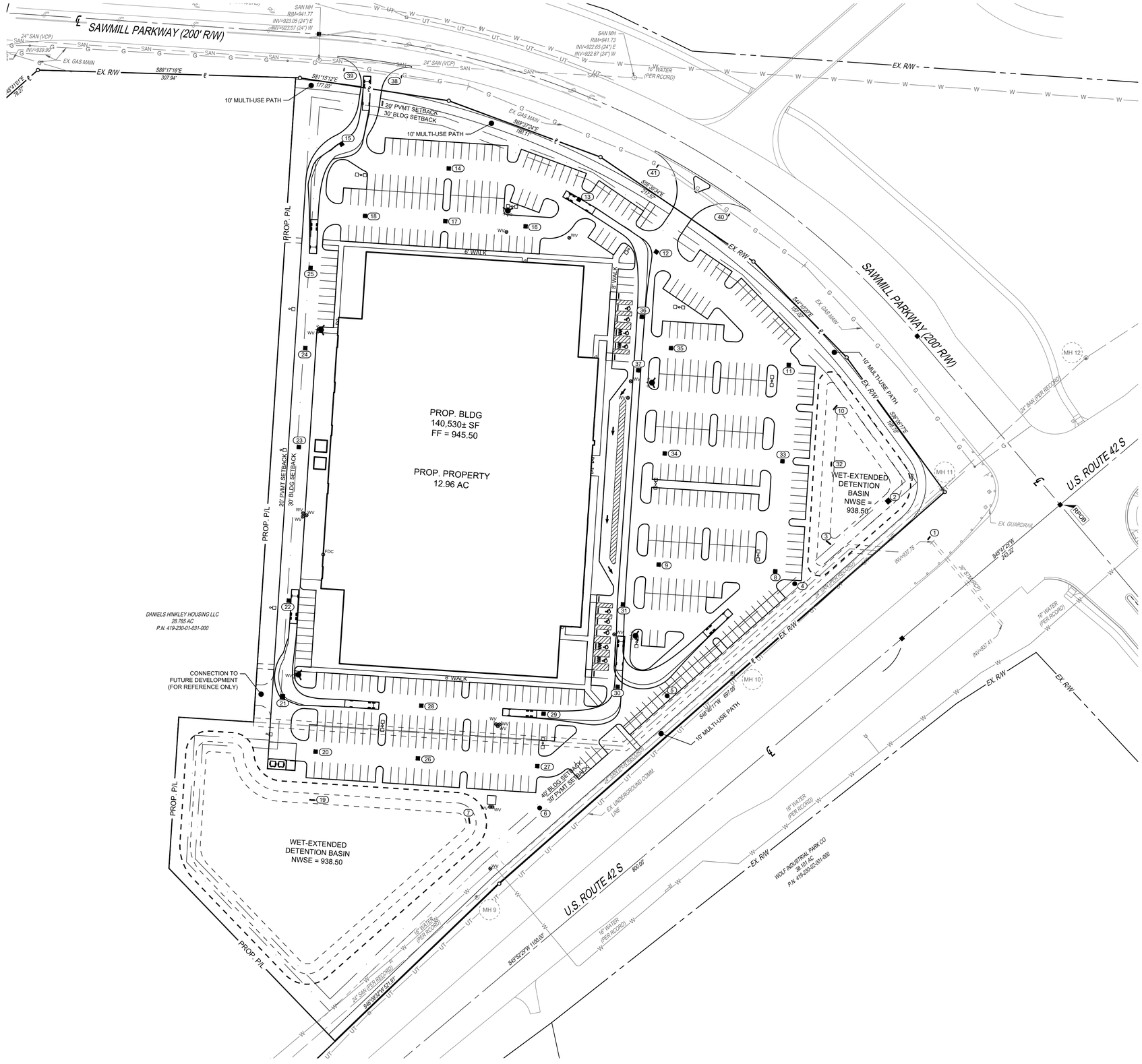
SECTION 2. Conditions of Approval:

1. All Conditions of PUD 25-1, Development Plan #1 and any subsequent modifications remain in full force and effect unless modified herein.
2. The site plan dated 10/20/2026 shall be the approved site plan for the development unless modified herein.
3. The applicant shall dedicate right-of-way and utility easements as required by the City prior to the release of any building permits. The site plan shall be updated accordingly.
4. The applicant shall provide short-term bicycle parking as set forth in Chapter 1123 of the Planning and Zoning Code. The final design and location of the parking shall be reviewed and approved by the Planning and Community Development Department prior to the release of a building permit.

5. The architectural elevations dated 10/21/26 shall be the approved elevations for the development unless modified herein.
6. The lighting plan dated 9/23/26 shall be the approved lighting plan for the development unless modified herein.
7. The landscape plan dated 10/19/26 shall be the approved landscape plan for this development, unless modified herein.
8. Wall signs shall not exceed the size shown on the approved elevations. Final design, size, and location shall be reviewed and approved by the Planning and Community Development Department prior to the release of zoning permits for these signs.
9. If necessary, the operator(s) of the site shall enter into an agreement with the City of Delaware Police Department, Division of Fire, and any other relevant departments regarding emergency services and supplemental requirements for special events. Should the operator(s) of the site change at any time, this agreement shall be updated to reflect the change.

PASSED: _____, 2026 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK COMMISION CHAIRMAN



ZONING

THE PROPERTY IS LOCATED AT THE INTERSECTION OF SAWMILL PARKWAY AND US ROUTE 42 S. THE ZONING OF THE SITE IS C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT). SURROUNDING ZONING IS C-PUD.

FLOOD DESCRIPTION

PROPOSED SITE ON SAWMILL PARKWAY IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041C0113K, DATED APRIL 16, 2009.

PROP. BUILDING USAGE

PROPOSED BUILDING IS INTENDED TO BE USED AS INDOOR SPORTS ARENA (ICE RINK).

PARKING COUNT

PARKING REQUIREMENT:
1 SPACE FOR EVERY 4 SEATS OR FOR EVERY 10 LINEAR FEET OF BENCH SEATING SPACE OR 1 SPACE FOR EVERY 150 SQUARE FEET OF FLOOR AREA (FOR FACILITIES WITHOUT FIXED SEATS).

HOCKEY FACILITY:
RINK 1 = 243 SEATS
RINK 2 = 802 SEATS
RINK 3 = 243 SEATS
TOTAL SEATS = 1,288
PARKING REQUIRED = 1,288 / 4 = 322 SPACES

PROPOSED PARKING:
463 STANDARD SPACES
9 ADA SPACES

TOTAL PROVIDED PARKING = 472 SPACES

SITE DATA

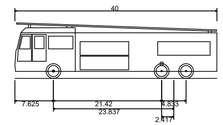
SITE AREA			
BUILDINGS/STRUCTURES	3.23 ACRE(S)	25	% OF TOTAL AREA
PAVEMENT	5.31 ACRE(S)	41	% OF TOTAL AREA
GREEN/OPEN SPACE	4.42 ACRE(S)	34	% OF TOTAL AREA
	12.96 ACRE(S) TOTAL		

BUILDING SETBACKS	REQUIRED	PROVIDED
SAWMILL PARKWAY	30 FT.	30 FT.
U.S. ROUTE 42 S	40 FT.	40 FT.
PRIVATE STREET	30 FT.	30 FT.
SIDE YARD	0 FT.	0 FT.

PARKING SETBACKS	REQUIRED	PROVIDED
SAWMILL PARKWAY	20 FT.	20 FT.
U.S. ROUTE 42 S	30 FT.	30 FT.
PRIVATE STREET	20 FT.	10 FT.
SIDE YARD	0 FT.	0 FT.

PROPOSED LEGEND

- (33) CATCH BASIN
- (4) STORM MANHOLE
- (40) HEADWALL
- FIRE HYDRANT
- WV WATER VALVE



City of Delaware, OH - Fire Truck	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	39.830ft

OHIO811.org Before You Dig

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

SEAL:

NO.	DATE	DESCRIPTION
1	08/11/2026	SCHEMATIC DESIGN

OBJ + THE BATTERY HOCKEY AT MARIDEL

SAWMILL PARKWAY
DELAWARE, OHIO

PROJECT NO: 240051.002
DATE: 10-20-2026
SCALE: 0 30 60 120

SHEET NAME:
OVERALL SITE PLAN & TRUCK MANEUVERABILITY

SHEET NO.
1/7

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

I:\92-189.2-2003\Data\Engineer\00240-240051\002_DWG_Sheet\FSP\240051CO1RVL002.dwg, 10/20/2026 2:32 PM, Vanessa Rucker



ZONING NOTES

1. PER DELAWARE, OH ZONING CODE:

1121.05 STREET TREE PLANTING REQUIREMENTS

(a) Species and Location Requirements

"(2) Location: The development plan provides the total permitted trees that can be planted but is not intended to be an exact reference for planting location or quantity. The following specifications should be used to determine planting locations within each lot and throughout the development. A lot may receive less trees than depicted in the development plan or none at all if spacing does not permit.
(3) Large Trees
Height = 50 ft. or taller
Spacing = 50 ft. between trees
Tree Lawn Requirements = 8 ft. or larger"

Sawmill Parkway Frontage = 942.4 ft.
Required Trees = (1 tree / 50 ft.) x (942.4 ft.) = 19 trees
Proposed Trees = 17 trees

US 42 Frontage = 964.3 ft.
Required Trees = (1 tree / 50 ft.) x (964.3 ft.) = 20 trees
Proposed Trees = 19 trees

Due to the proposed and existing site conditions, a total of 36 street trees have been provided instead of the required 39 street trees. All proposed street trees are large trees and will meet the 1.75" cal. and 6 ft. height requirements at the time of installation.

1121.06 LANDSCAPE REQUIREMENTS FOR FRONT YARDS

"Except for lots devoted to single-family dwellings and two-family dwellings, all areas within the required building and parking setback, excluding driveway openings, shall be landscaped and maintained in compliance with the following:
(a) One (1) shade tree shall be provided for every fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances.
(b) Each tree at the time of installation shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet....
(c) One (1) landscape shrub shall be provided for every ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
(d) All areas not devoted to trees and shrubs shall be planted with grass, ground cover, or other live landscape treatment.
(e) Foundation plantings shall be distributed evenly around the base of the primary structure(s).
(f) The landscaping may be flexible in its arrangement by appropriately aggregating the required plant materials."

Sawmill Parkway Frontage (exc. drives) = 893.4 ft.
Required Trees = (1 tree / 50 ft.) x (893.4 ft.) = 18 trees
Proposed Trees = 18 trees
Required Shrubs = (1 shrub / 10 ft.) x (893.4 ft.) = 90 shrubs
Proposed Shrubs = 90 shrubs

US 42 Frontage (no drives) = 964.3 ft.
Required Trees = (1 tree / 50 ft.) x (964.3 ft.) = 20 trees
Proposed Trees = 20 trees
Required Shrubs = (1 shrub / 10 ft.) x (964.3 ft.) = 97 shrubs
Proposed Shrubs = 97 shrubs

1121.08 LANDSCAPING AND SCREENING OF PARKING LOTS

(a) Landscaping on the Interior of Parking Lots

"All new parking spaces and their associated driving aisles shall be defined by landscaped curbed islands. In addition to those parking lot islands, larger parking lots shall provide additional intervening or midway islands to break up large expanses of asphalt, to provide shade for cars and pedestrians, and to be areas to absorb run-off. As such, additional interior landscaping of parking lots shall be provided in accordance with the following requirements:
(3) Within the landscaped islands, one (1) shade tree shall be provided for every fifteen (15) off-street parking spaces. Each tree, at the time of installation, shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet....
A. At a minimum, 75% of all parking lot islands shall be planted with perennials and shrubs, not exceeding two feet in height. The remaining 25% may be covered by grass or mulch."

Parking Spaces = 472 spaces
Required Trees = (1 tree / 15 spaces) x (472 spaces) = 32 trees
Proposed Trees = 35 trees

(c) Landscape Strip Requirements

"When a parking lot in any zoning district is located adjacent to a public right-of-way, a landscape strip shall be provided on the property between the parking lot and the right-of-way. The landscape strip may not include any paved areas except sidewalks or side paths perpendicular to the roadway. In any district where a greater parking lot setback is required, the greater setback shall prevail. To meet this requirement, any of the following treatments may be used:
(3) Provide a minimum ten (10) foot wide landscaped strip between the right-of-way and the parking lot to be planted with a minimum of one (1) shade tree and ten (10) screening shrubs per thirty-five (35) linear feet of frontage, excluding driveway openings.
(4) Provide a berm, the top of which is at least two and one-half feet higher than the elevation of the adjacent parking lot pavement. The slope of the perm shall not exceed 3:1. Berms should be graded to appear smooth, rounded, and naturalistic with varying heights, not linear in design. Plant with a minimum of one (1) shade tree per thirty-five (35) linear feet of frontage, excluding driveway openings."

Parking Frontage = 369 ft.
Required Trees = (1 tree / 35 ft.) x (369 ft.) = 12 trees
Proposed Trees = 12 trees

A berm has been provided along the southeast parking that fronts US 42.

1122.03 ADMINISTRATION

"(b) A party seeking to develop a real property to which this chapter applies shall be required to submit a tree canopy management plan to the Director prior to commencing site disturbance activities… The tree canopy management plan shall include:
(3) A map or maps, drawn to scale, of the proposed development layout, which shall include:
A. Delineation of proposed canopy cover, at the time of completion of the site development, with an accompanying table of planned composition of the proposed tree canopy cover, and providing no more than thirty percent (30%) of newly planted trees on site may be represented by one tree family, twenty percent (20%) in any one tree genus, and ten percent (10%) in any one species…"

The proposed trees on site shall comply with the 30-20-10 rule as described by Section 1122.03.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	BD	13	Dura Heat® River Birch / Betula nigra 'BNMTF'	B & B	Multi-stem	10-12`
	GP	16	Princeton Sentry® Maidenhair Tree / Ginkgo biloba 'PNI 2720'	B & B	3"Cal	
	GT	3	Honey Locust / Gleditsia triacanthos	B & B	3"Cal	
	PA	5	London Plane Tree / Platanus x acerifolia	B & B	3"Cal	
	QA	11	Aurea Northern Red Oak / Quercus rubra 'Aurea'	B & B	1.75"Cal	
	QM	7	Scarlet Letter Columnar Oak / Quercus x 'Scarlet Letter'	B & B	3"Cal	
	TS	11	Satin Shadow® Linden / Tilia tomentosa 'Shashazam'	B & B	3"Cal	
	UC	13	Frontier Elm / Ulmus x 'Frontier'	B & B	1.75"Cal	
	UP	18	Pioneer Elm / Ulmus x 'Pioneer'	B & B	3"Cal	
	ZB	12	Burgundy Vase Japanese Zelkova / Zelkova serrata 'Burgundy Vase'	B & B	1.75"Cal	
SHRUBS						
	JF	149	Sea Green Juniper / Juniperus chinensis 'Sea Green'	B & B	36" HT MIN	
	JP	83	Kallay Compact Pfitzer Juniper / Juniperus chinensis 'Kallays Compact'	B & B	12" HT MIN	
	TA	11	North Pole® Arborvitae / Thuja occidentalis 'Art Boe'	B & B	6' HT MIN	
	TD	113	Dense Anglo-Japanese Yew / Taxus x media 'Densiformis'	B & B	36" HT MIN	
	TE	93	Everlow Anglo-Japanese Yew / Taxus x media 'Everlow'	B & B		
	VJ	55	Judd Viburnum / Viburnum x juddii	B & B	24" HT MIN	
	WT	49	My Monet Purple Effect® Weigela / Weigela florida 'Verweig8'	3 gal		
PERENNIALS						
	SC	380	Carousel Little Bluestem / Schizachyrium scoparium 'Carousel'	2 gal		
	SS	63	The Blues Little Bluestem / Schizachyrium scoparium 'The Blues'	2 gal		

PLANIT
760 Lakeview Plaza Blvd. Ste. 500
Worthington, OH 43085
planitstudios.com

20 YEARS 2006-2026

OBJ + THE BATTERY
HOCKEY AT MARIDEL
SAWMILL PARKWAY
DELAWARE, OH 43015

ISSUANCES

NO.	DESCRIPTION	DATE
1	ZONING	08.05.26
2	SD	08.11.26
3	ZONING	9.23.26
4	ZONING	10.19.26

PROJECT NO. 026-074
DRAWN BY NMM
CHECKED BY ESM
NOT FOR CONSTRUCTION

SHEET NAME
Landscape Site Plan

SHEET NUMBER
L101

Architecture | Rendering From Entry



Architecture | Rendering From Route 42



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M-Engineering

Architecture | Rendering From Entry

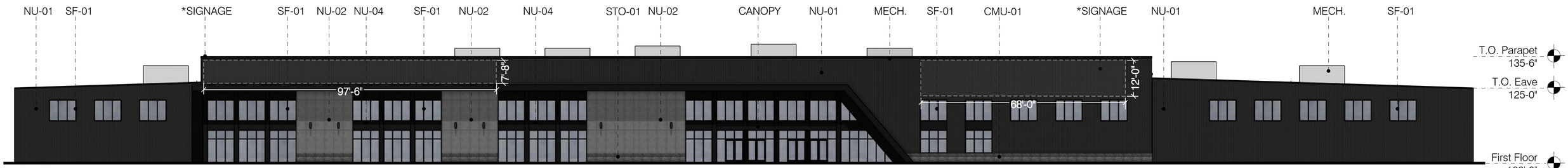


Architecture | Rendering From Route 42



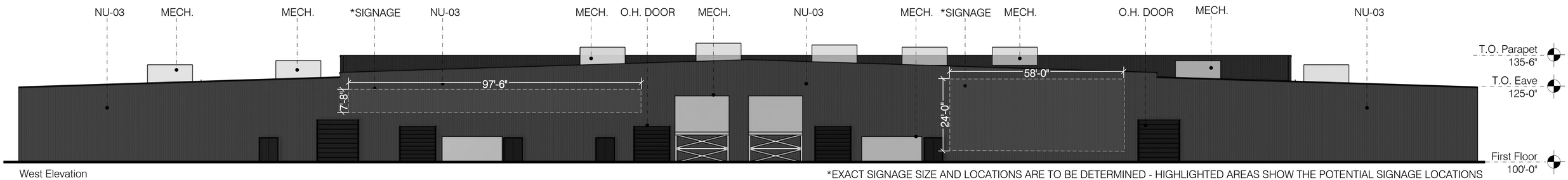
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M-Engineering



East Elevation
1/16" = 1'-0"

*EXACT SIGNAGE SIZE AND LOCATIONS ARE TO BE DETERMINED - HIGHLIGHTED AREAS SHOW THE POTENTIAL SIGNAGE LOCATIONS



West Elevation
1/16" = 1'-0"

*EXACT SIGNAGE SIZE AND LOCATIONS ARE TO BE DETERMINED - HIGHLIGHTED AREAS SHOW THE POTENTIAL SIGNAGE LOCATIONS

NU-01
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: dark gray metallic

NU-02
material: CF Tuff-Cast
manufacturer: Nucor - Metl-Span
style: smooth textured insulated metal panel
color: light gray

NU-03
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: carbon gray

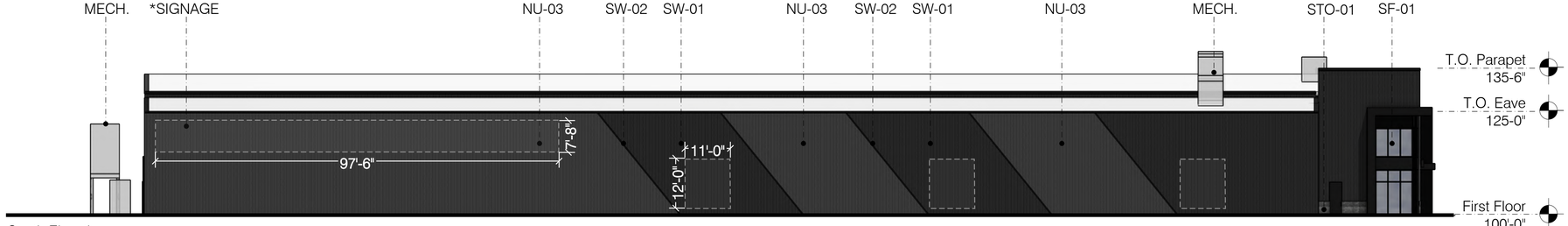
NU-04
material: CF Architectural Wall Panel
manufacturer: Nucor - Metl-Span
style: smooth insulated metal panel
color: dark gray metallic

STO-01
material: manufactured stone
manufacturer: Provia
style: edge cut
color: admiral

SF-01
material: aluminium storefront system
manufacturer: tbd
color: sherwin-williams iron ore

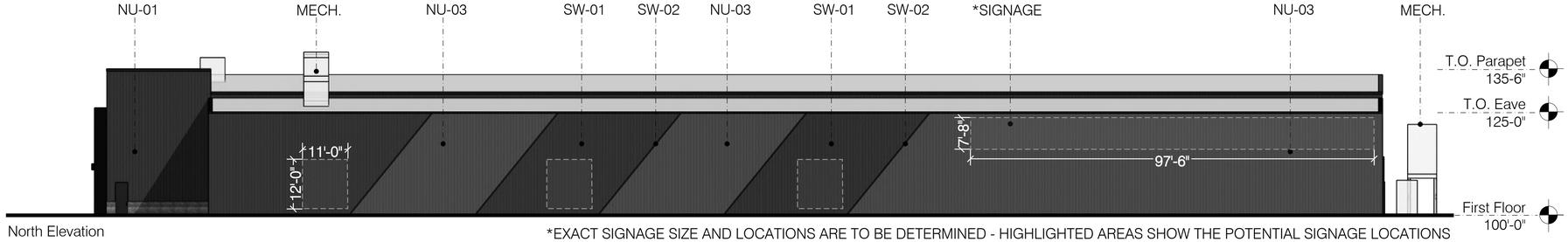
SW-01
manufacturer: sherwin-williams
color: to match NU-01

SW-02
manufacturer: sherwin-williams
color: iron ore



South Elevation
1/16" = 1'-0"

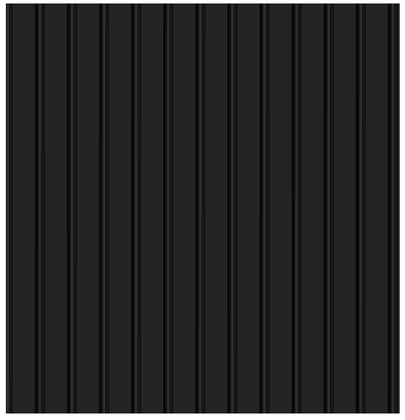
*EXACT SIGNAGE SIZE AND LOCATIONS ARE TO BE DETERMINED - HIGHLIGHTED AREAS SHOW THE POTENTIAL SIGNAGE LOCATIONS



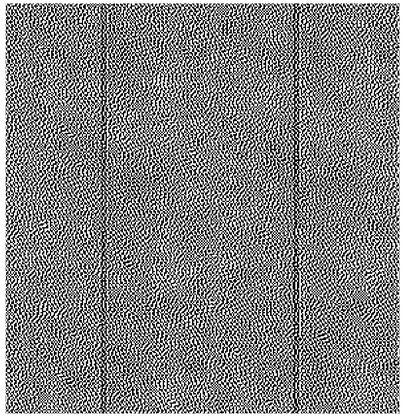
North Elevation
1/16" = 1'-0"

*EXACT SIGNAGE SIZE AND LOCATIONS ARE TO BE DETERMINED - HIGHLIGHTED AREAS SHOW THE POTENTIAL SIGNAGE LOCATIONS

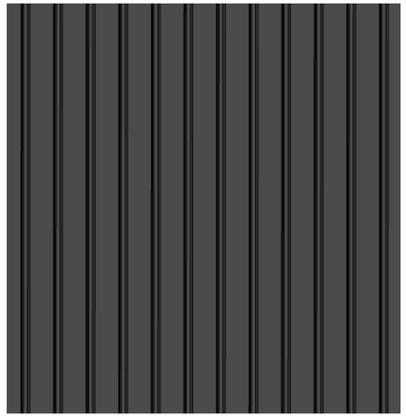
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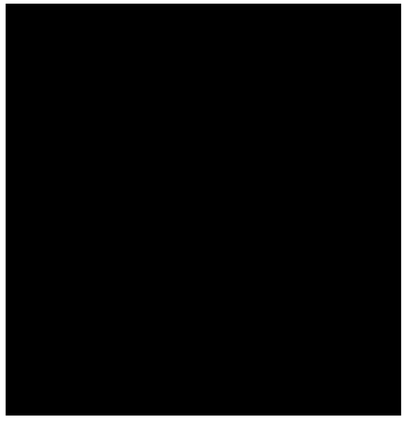
NU-01
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: dark gray metallic



NU-02
material: CF Tuff-Cast
manufacturer: Nucor - Metl-Span
style: textured insulated metal panel
color: light gray



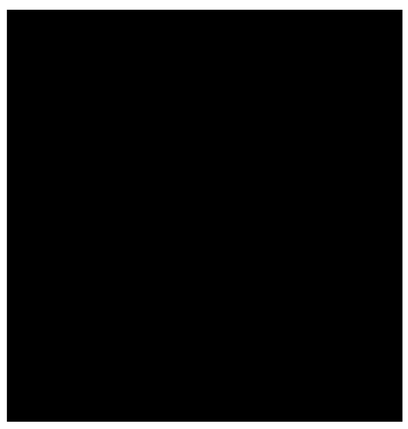
NU-03
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: carbon gray



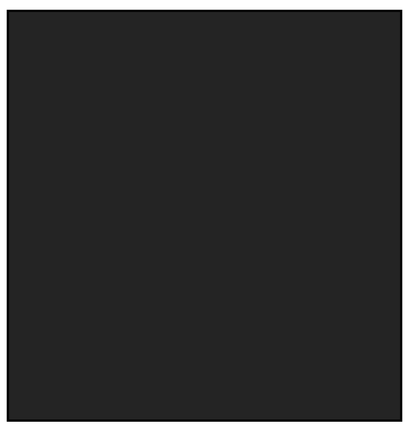
NU-04
material: CF Architectural Wall Panel
manufacturer: Nucor - Metl-Span
style: smooth insulated metal panel
color: dark gray metalic



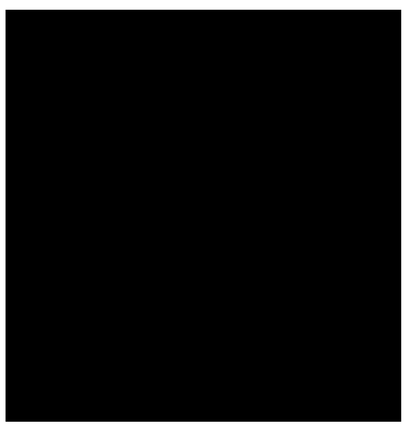
STO-01
material: manufacture stone
manufacturer: Provia
style: edge cut
color: admiral



SF-01
material: aluminium storefront system
manufacturer: tbd
color: sherwin-williams iron ore

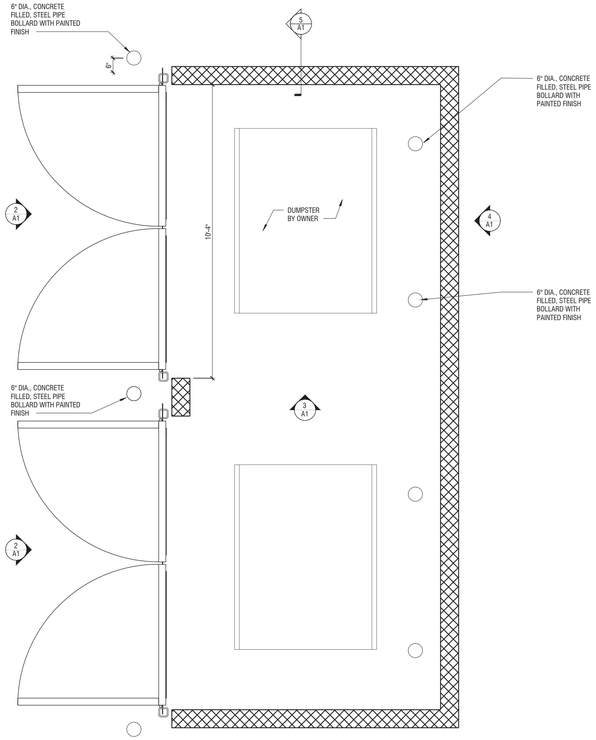


SW-01
manufacturer: sherwin-williams
color: to match NU-01



SW-02
manufacturer: sherwin-williams
color: iron ore

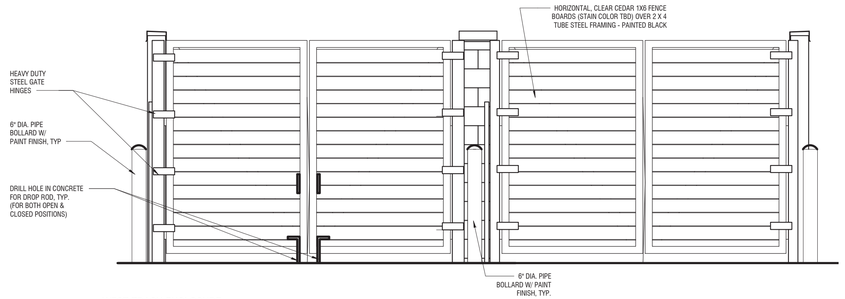
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DUMPSTER ENCLOSURE PLAN

1 ENLARGED FLOOR PLAN

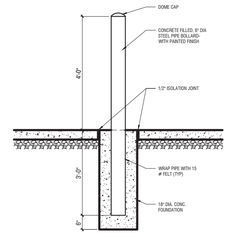
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WEST TRASH ENCLOSURE

2 ELEVATION

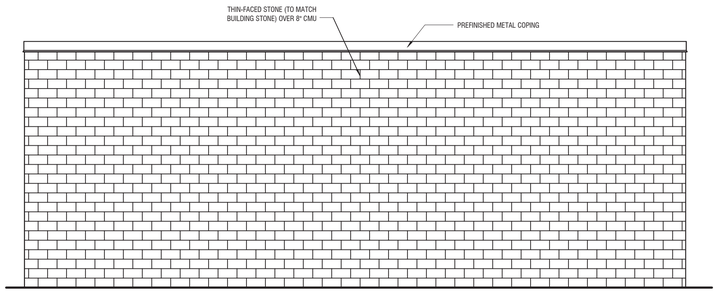
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TYPICAL BOLLARD

6 DETAIL

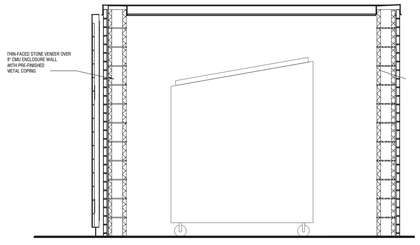
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EAST TRASH ENCLOSURE

3 ELEVATION

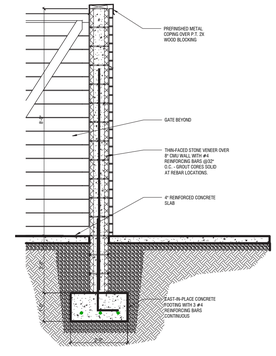
SCALE 3/8" = 1'-0"



TRASH ENCLOSURE

4 WALL SECTION

SCALE 3/8" = 1'-0"



TRASH ENCLOSURE

3 WALL SECTION

SCALE 3/8" = 1'-0"

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RESOLUTION 25-32

A RESOLUTION TO APPROVE A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF THE PERFORMANCE IMPACT ARENA AN INDOOR/OUTDOOR SPORTS ARENA AND OUTDOOR PERFORMANCE VENUE ON 13.45 ACRES ON PROPERTY ZONED C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) AND LOCATED ON THE SOUTHWEST CORNER OF SAWMILL PARKWAY AND US 42 WITHIN THE MARIDEL SUBDIVISION.

WHEREAS, OHIO AAA BLUE JACKETS, 5997 Round Tower Lane, Dublin, Ohio 43017, has filed an application requesting approval of a Development Plan to allow for the construction of an indoor/outdoor sports arena and outdoor performance amphitheater on 13.45 acres zoned C-PUD and located on the southwest corner of Sawmill Parkway and US 42 within the Maridel subdivision.

WHEREAS, a public hearing was held on May 7, 2025, by the City of Delaware Planning Commission, and on June 9, 2025 by City Council, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City Council of the City of Delaware finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1129.06 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio

SECTION 1. Approval of a Development Plan for the Performance Impact Arena on 13.45 acres, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. The site plan dated 04/02/25 shall be the approved site plan for the development unless modified herein.
2. All comments and concerns of the City Engineer, Fire Department, Utilities, and the Planning and Community Development Department shall be addressed prior to the release of any permits for the building(s).

3. The applicant shall be responsible for paying the City's full cost of third-party engineering plan reviews.
4. Construction of the site shall be coordinated with the City's water and sewer extension along US 42.
5. Access:
    a. Direct access from Sawmill Pkwy. to the development is subject to modification and approval of the City Engineer pending completion of the City's traffic impact study. Any access permitted directly from Sawmill Pkwy. will be subject to future review and modification in the event that the access point creates a traffic safety concern as determined by the City Engineer.
    b. The site shall have full access to the internal backage road via future development in Sub-Area B.
    c. There shall be no obstructions blocking emergency vehicle access.
    d. The internal road network within the development shall be private and maintained by the applicant and/or an association of the owners of the lots in the development.
6. Parking:
    a. The applicant shall submit a shared parking plan for the development to be approved by the Director of Planning and Community Development.
    b. All parking facilities outlined in the shared parking plan for use by the performance arena and amphitheater shall be approved and constructed prior to any structure receiving final Zoning approval.
    c. The parking lot shall be kept in good condition. The City Engineer reserves the right to determine if the parking lot pavement condition is in disrepair and has not been maintained in a commercially acceptable condition, and that improvements are required. Those improvements shall be completed in a timely manner to the City Engineer's satisfaction.
    d. Debris and trash shall be routinely collected from the parking lots and grounds of the site. The City reserves the right to require more frequent collection as necessary.
    e. Overnight parking shall be permitted for users of the site in limited locations as approved in the approved shared parking plan.
7. Building Design:
    a. The architectural elevations dated 04/17/25 shall be the approved elevations for the development unless modified herein.
    b. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). The screening shall be consistent with the materials of the building. Pad-mounted equipment must be screened with landscaping and/or walls or screens

that match the architectural elements of the structure and shall not be visible to the public.

c. All man, service, loading dock, overhead doors and garage doors shall be painted to match the building per the approval of the Planning and Community Development Department.

d. Coping and downspouts shall be internally mounted or consist of an integral color that matches the abutting building elevations.

e. Material and color samples shall be submitted to the Planning and Community Development Department for review and approval prior to permit approval.

f. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Community Development Department or, if required, by City Council and/or Planning Commission.

g. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. The final design shall be reviewed and approved by the Planning and Community Development Department prior to the issuance of a certificate of building and zoning compliance.

8. Lighting:

a. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of any permits.

b. Final cut sheet details and photometric plans for the lighting of the site shall be reviewed and approved by the Planning and Community Development Department, prior to the issuance of a certificate of building and zoning compliance.

c. Light poles shall be black in color.

9. Landscaping:

a. The landscape plan dated 04/02/25 shall be the approved landscape plan for this development, unless modified herein.

b. The Tree Canopy Management Plan dated 04/02/25 shall be the approved tree canopy management plan for this development, unless modified herein. This sub-area may be combined with Sub-Areas B, J, and H to achieve the 35% canopy threshold required. Any deficit in canopy coverage shall be paid in lieu of planting prior to the issuance of any Certificate of Building and Zoning Compliance for the final developed sub-area of these four.

c. All parking lots visible from the public right-of-way or interior private street shall be screened with shrubs a minimum of three (3) feet tall at planting.

d. Perpetual maintenance of landscaping shall be provided, and any dead or diseased plants shall be replaced with similar types, species, and sizes as originally planted within three months, weather permitting.

e. The street trees along US 42 and Sawmill Parkway shall be relocated outside of the right-of-way. In areas where this prevents other required landscaping or trees from being planted, the applicant shall either plant the required plantings elsewhere in the Maridel subdivision or pay a fee in lieu as determined by the Director of Parks and Recreations.

10. Signage:

a. Wall/canopy sign size and location shall be generally consistent with the signs shown in the approved elevations. Final design, size, and location shall be reviewed and approved by the Planning and Community Development Department prior to the release of zoning permits for these signs.

b. No Temporary signage shall be permitted within this development unless otherwise approved by the Planning and Community Development Department.

c. Any proposed ground signage or wall signs beyond those shown on the approved elevations shall be included in a Master Sign Plan to be reviewed and approved by the Planning Commission and shall be constructed of materials consistent with ground signs throughout the Maridel PUD.

11. No sales of merchandise, concessions, or other items shall be permitted outside the fenced area.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

PASSED: June 9, 2025 YEAS 7 NAYS Ø ABSTAIN Ø

ATTEST: Sarah Dinan
CITY CLERK

Cindy Kay Rigg
MAYOR

BUILDING DATA TABLE

PROPOSED TWO-STORY HOCKEY ARENA
Building Height : 36'-7 1/4"
Gross Area - First Floor : 127,133 sf
Gross Area - Second Floor : 29,598 sf
Seating Capacity : 1,359 Seats

Uses: Indoor Recreation and Entertainment (Ice Hockey Training & Competition)
Offices—Administrative and Business (Supporting the Hockey Program)
Restaurant - Counter Service (Concessions)

PROPOSED PERFORMANCE PAVILION
Building Height : 61'-9"
Principal structure is not enclosed by walls.
Roof Coverage : 55,499 sf
First Floor Performance (or Rink) and Seating Area : 41,957 sf
Storage / Restrooms / Concessions : 13,164 sf
Bleacher Seating : 27,057 sf / 3,510 L.F. Bench Seating Space
Seating Capacity : 1,486 Seats + 3,510 LF of Bench Seating

Uses: Outdoor Recreation and Entertainment (Summer - Music and Performances)
(Winter - Ice Hockey Competition)
Restaurant - Counter Service (Concessions)

SITE KEYNOTES

90	25' CLEAR FIRE LANE W/ H.D. PAVEMENT.
91	7' TALL METAL FENCE - OPEN - REFER TO LANDSCAPE DRAWINGS "TYPE 1".
92	7' TALL METAL FENCE - OPAQUE FOR SCREENING - REFER TO LANDSCAPE DRAWINGS "TYPE 2".
93	MECHANICAL PLATFORM & EQUIPMENT PAINTED TO MATCH BUILDING.
94	ROLLING VEHICLE ACCESS GATE - SIM TO TYPE 2 OPAQUE METAL FENCE
95	10' MULTI-USE PEDESTRIAN PATH - N.I.C (REFER TO MARIDEL DOCUMENTS).

SAWMILL PARKWAY
R/W
20' PVMT SETBACK
30' BLDG SETBACK
EMS ACCESS
CONTINUATION OF BLEACHERS ABOVE
NORTH TICKETING
ENTRY PLAZA
ARENA ENTRANCE
PROPOSED PERFORMANCE PAVILION
Refer to Building Data Table
PROPOSED TWO-STORY HOCKEY ARENA
Refer to Building Data Table
STORAGE
RESTROOMS
CONCESSIONS
STORAGE
BLEACHER SEATING CONTINUES OVERHEAD
PERFORMANCE PLATFORM N.I.C.
TYP LOOSE SEATING N.I.C.
SEMI LOADING
WASTE & RECYCLING SERVICE AREA
SEASONAL ICE RINK
ROOF OVERHANG
WEST PLAZA
LINE OF PAVILION ROOF ABOVE
CONTINUATION OF BLEACHERS ABOVE
ENTRY GATES
SOUTH TICKETING
ACCESS DRIVE & BUS PARKING
MOUNDED LAWN
SUB-AREA B IMPROVEMENTS - NOT IN SCOPE
STATE ROUTE 42
40' BLDG SETBACK
30' PVMT SETBACK

SYMBOLS
(#) Exterior Building Elevation - Refer to Drawing ZA-## in this Drawing Set

Architectural Site Plan
1" = 50'-0"
NORTH
0' 50' 100' 200' 300'

OHIO AAA BLUE JACKETS

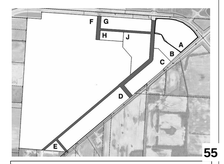
Performance Impact Arena & Pavilion

Sawmill Parkway
Delaware, Ohio
43015

PROJECT NUMBER: OBJ-24

ACOCK ASSOCIATES
ARCHITECTS
383 North Front Street
Columbus, Ohio 43215
Ph: (614) 228-1586 Fax: (614) 228-1780

LOCATION KEY
MARIDEL SUB AREA "A"



55

Development Plan Review
- Not for Construction

Architectural Site Plan

SCALE: 1" = 50'-0"

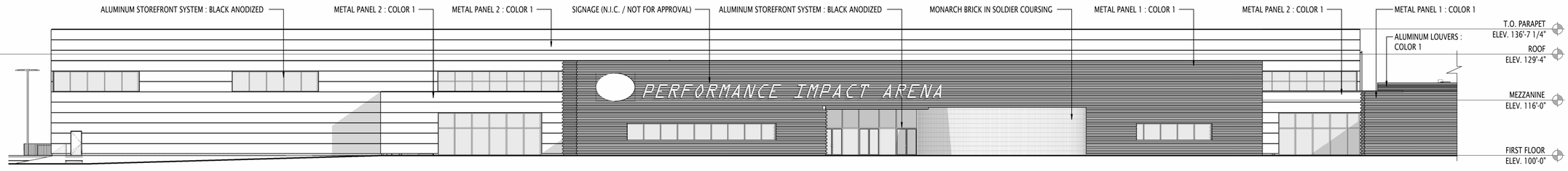
ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE

ZA-01





Arena Elevation - North 1

1/16" = 1'-0"

2

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LOCATION KEY
MARIDEL SUB AREA "A"



Development Plan Review - Not for Construction

Arena Elevation - North 1

SCALE: 1/16" = 1'-0"

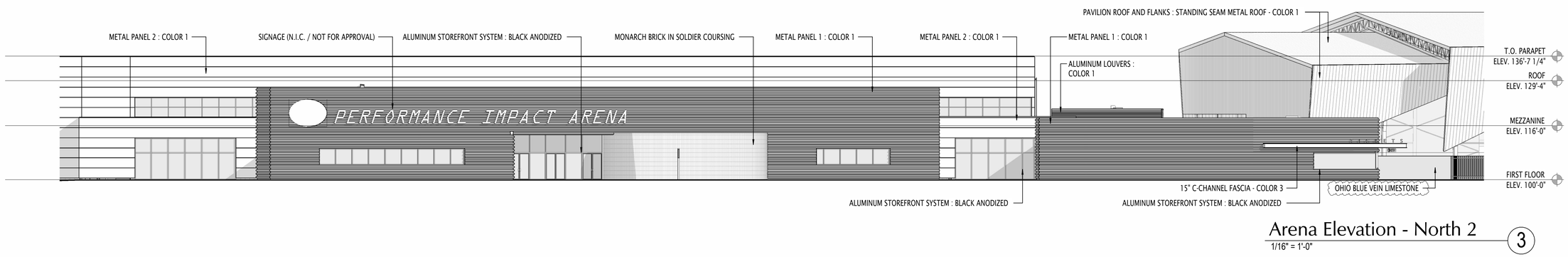
ISSUE DATE: 04/02/25

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NUMBER	DATE	NUMBER	DATE

ZA-02





Arena Elevation - North 2

1/16" = 1'-0"

3

OHIO AAA BLUE JACKETS

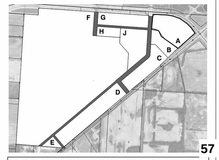
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LOCATION KEY
MARIDEL SUB AREA "A"



57

Development Plan Review - Not for Construction

Arena Elevation - North 2

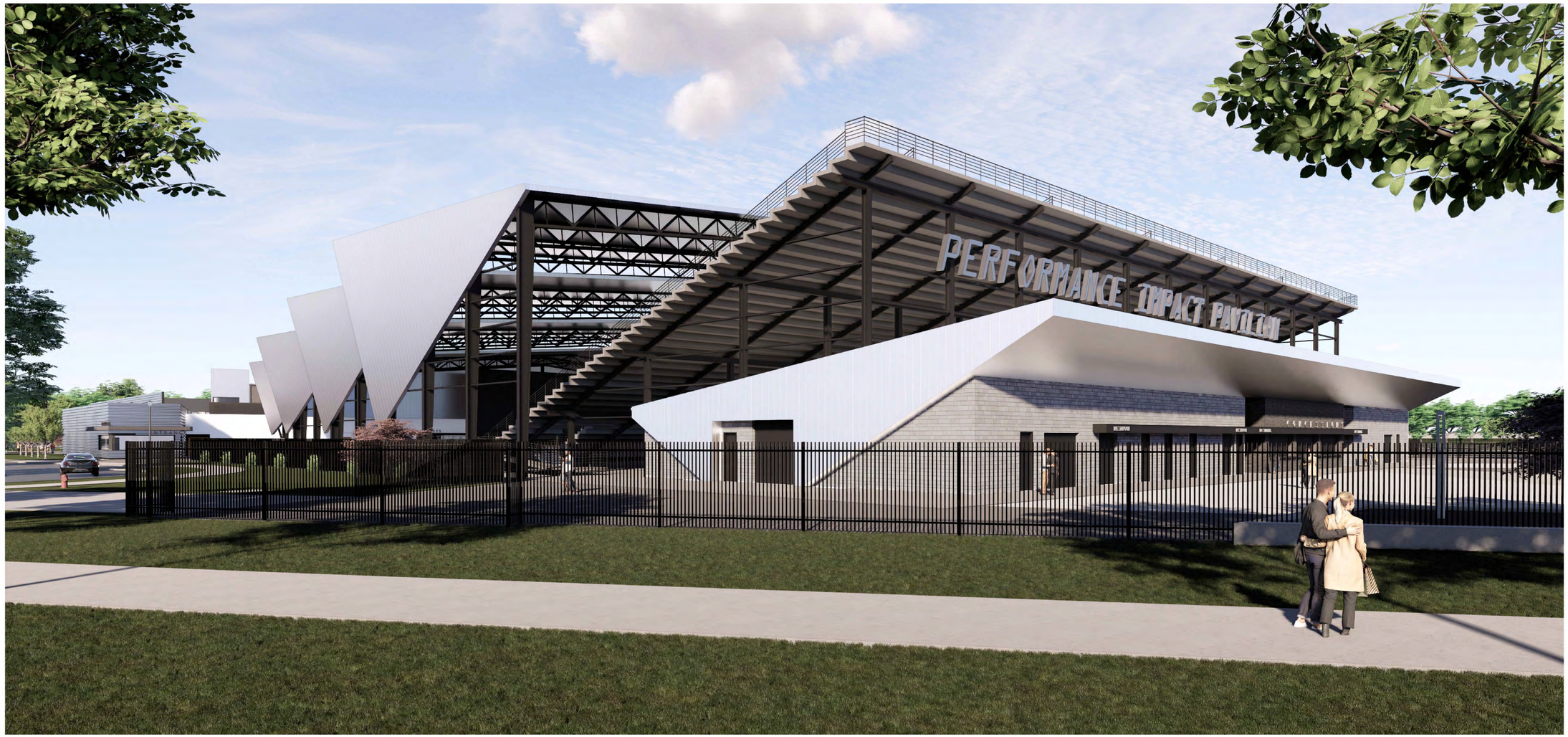
SCALE: 1/16" = 1'-0"

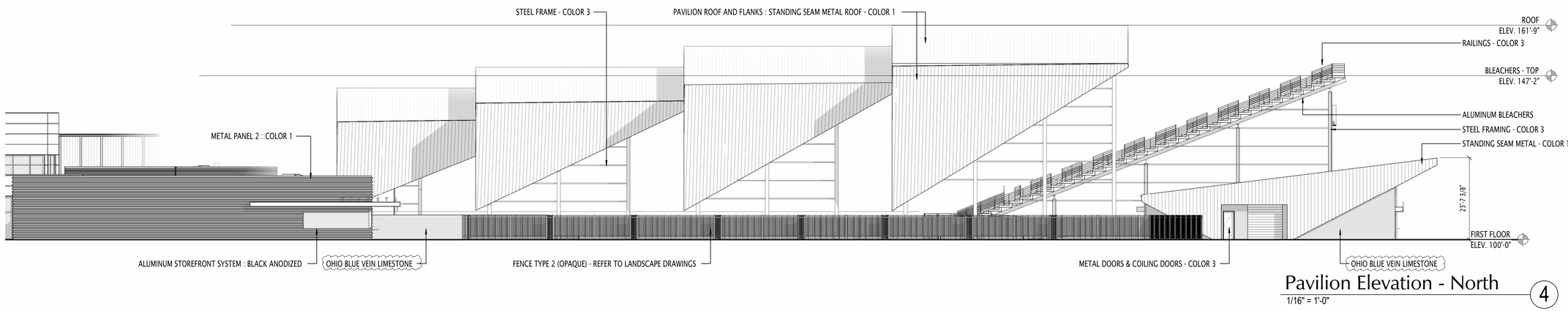
ISSUE DATE: 04/02/25

REVISIONS

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1	04/17/2025		

ZA-03





Pavilion Elevation - North

1/16" = 1'-0"

4

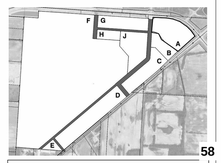
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LOCATION KEY
MARIDEL SUB AREA "A"



58

Development Plan Review
- Not for Construction

SCALE: 1/16" = 1'-0"

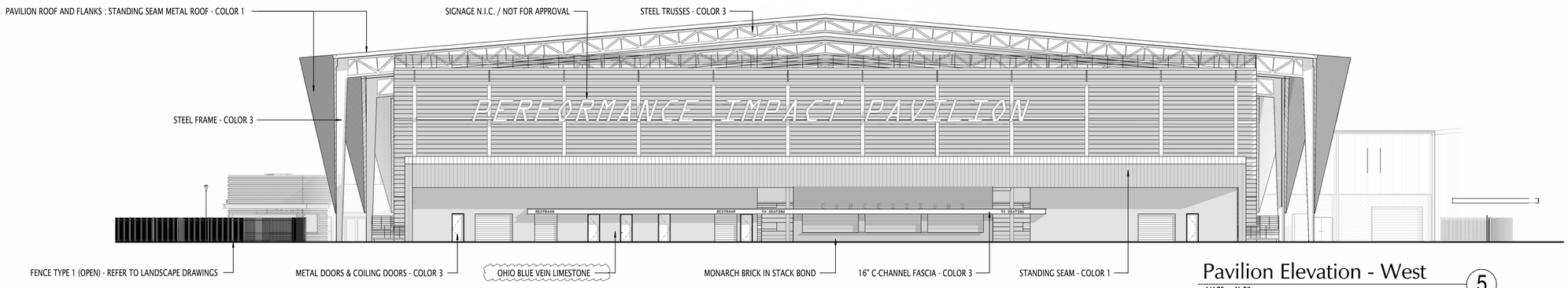
ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE
1	04/17/2025		

ZA-04





Pavilion Elevation - West
1/16" = 1'-0"
5

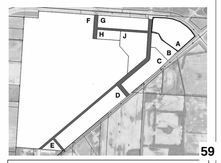
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LOCATION KEY
MARIDEL SUB AREA "A"



59

Development Plan Review - Not for Construction

Pavilion Elevation - West

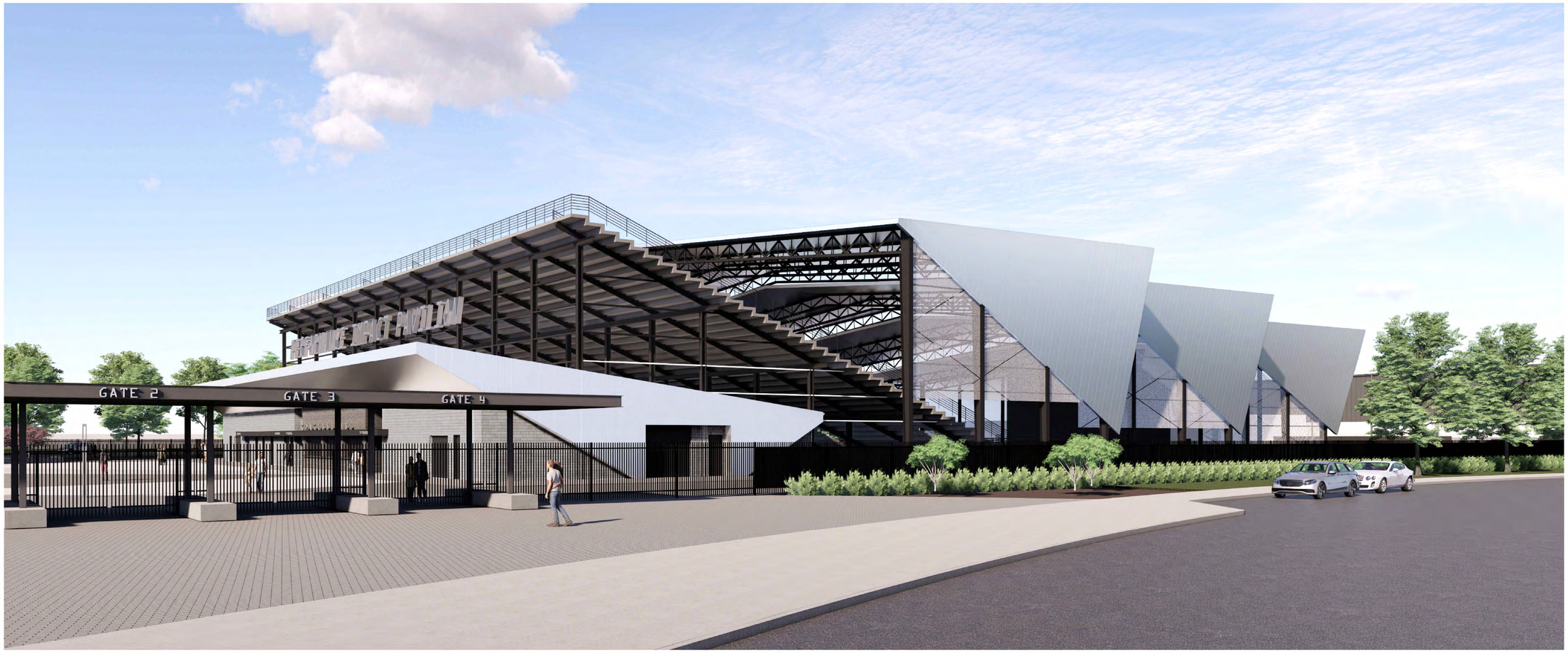
SCALE: 1/16" = 1'-0"

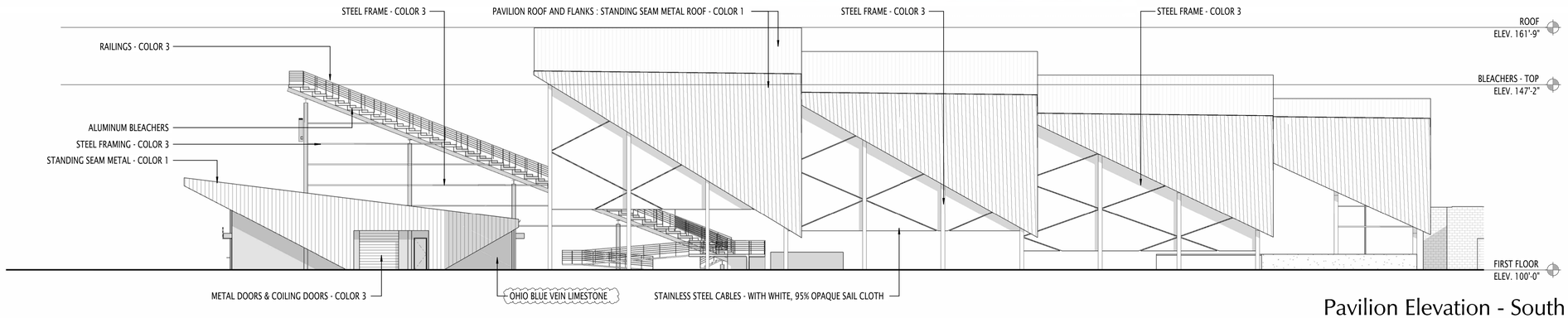
ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE
1	04/17/2025		

ZA-05





Pavilion Elevation - South
1/16" = 1'-0"

6

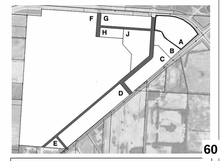
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LOCATION KEY
MARIDEL SUB AREA "A"



60

Development Plan Review
- Not for Construction

Pavilion Elevation - South

SCALE: 1/16" = 1'-0"

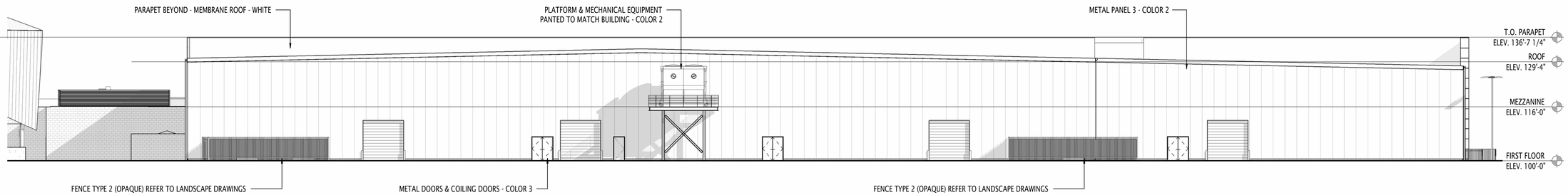
ISSUE DATE: 04/02/25

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1	04/17/2025		

ZA-06





Arena Elevation - South
1/16" = 1'-0"

7

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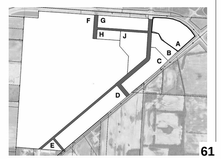
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LOCATION KEY
MARIDEL SUB AREA "A"



61

Development Plan Review - Not for Construction

Arena Elevation - South

SCALE: 1/16" = 1'-0"

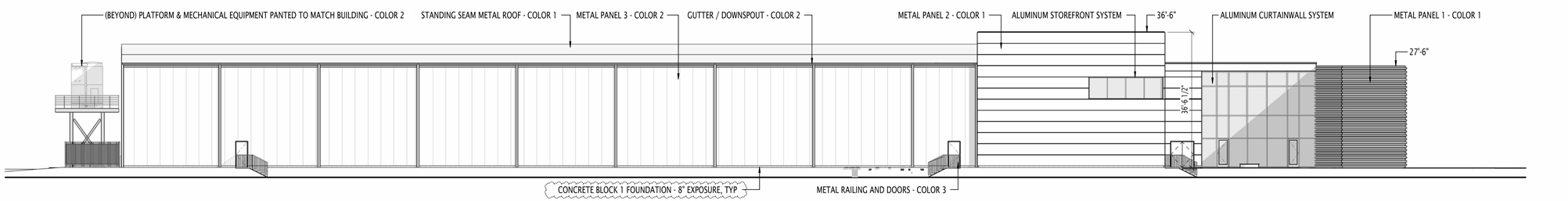
ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE

ZA-07





Arena Elevation - East

1/16" = 1'-0"

8

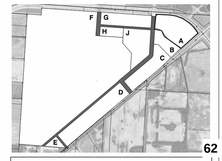
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LOCATION KEY
MARIDEL SUB AREA "A"



62

Development Plan Review - Not for Construction

Arena Elevation - East

SCALE: 1/16" = 1'-0"

ISSUE DATE: 04/02/25

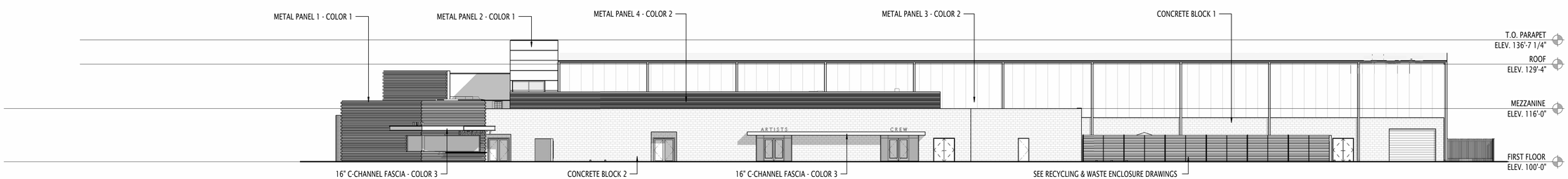
REVISIONS

NUMBER	DATE	NUMBER	DATE
1	04/17/2025		

ZA-08



NOTE : PAVILION REMOVED FROM VIEW FOR THIS ILLUSTRATION -



Arena Elevation - West

1/16" = 1'-0"

9

OHIO AAA BLUE JACKETS

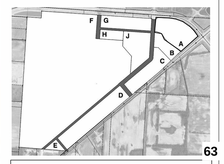
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LOCATION KEY
MARIDEL SUB AREA "A"



63

Development Plan Review - Not for Construction

Arena Elevation - West

SCALE: 1/16" = 1'-0"

ISSUE DATE: 04/02/25

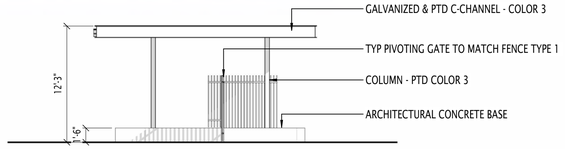
REVISIONS

NUMBER	DATE	NUMBER	DATE

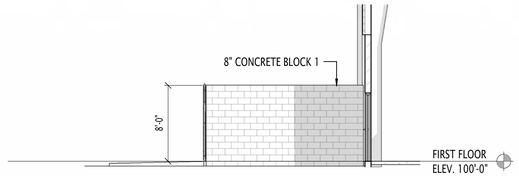
ZA-09



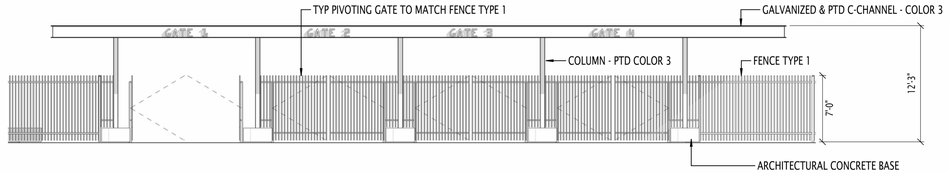




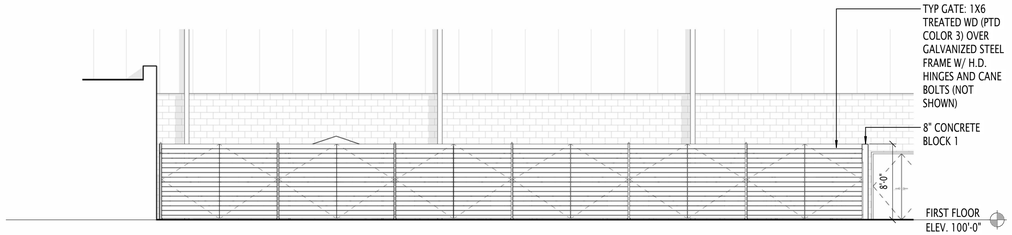
Elevation - Entry Gates East 5
1/8" = 1'-0"



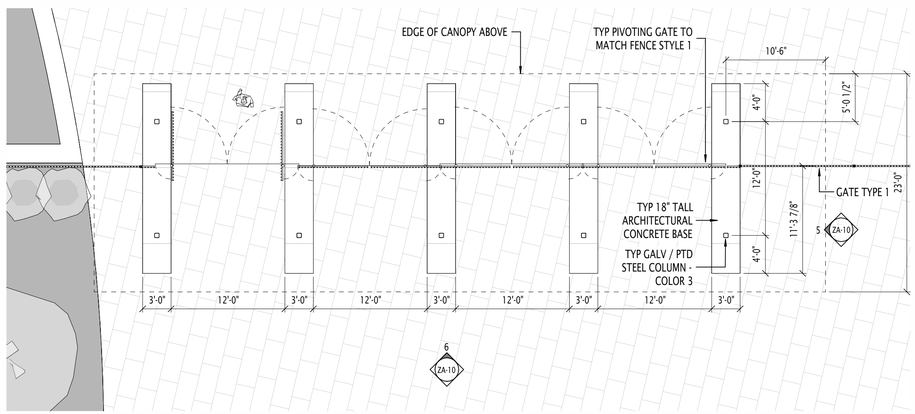
Elevation - Waste and Recycling South 3
1/8" = 1'-0"



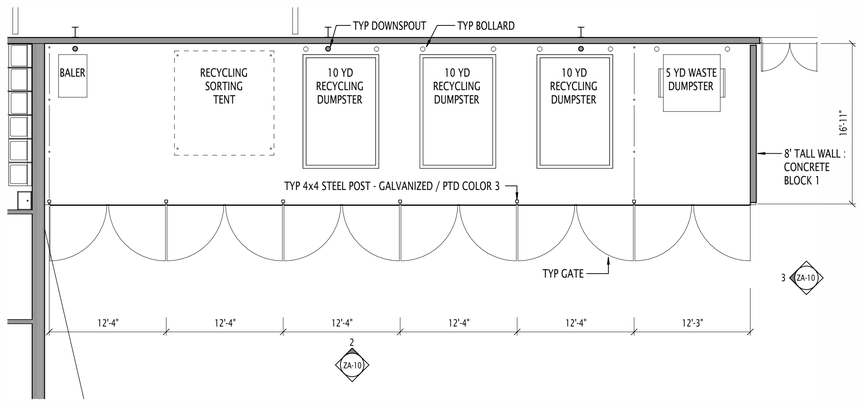
Elevation - Entry Gates South 6
1/8" = 1'-0"



Elevation - Waste and Recycling West 2
1/8" = 1'-0"



Enlarged Plan - Entry Gates 4
1/8" = 1'-0"



Enlarged Plan - Waste & Recycling 1
1/8" = 1'-0"

OHIO AAA BLUE JACKETS

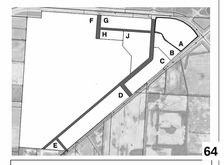
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LOCATION KEY
MARIDEL SUB AREA "A"



Development Plan Review - Not for Construction

Recycling and Entry Gates

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

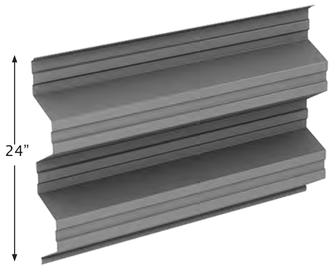
ISSUE DATE: 04/02/25

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NUMBER	DATE	NUMBER	DATE

ZA-10

METAL PANEL 1 / COLOR 1



CENTRIA SUPER RIB PANEL



COLOR 1: 9946 SILVERSMITH

STANDING SEAM METAL ROOF

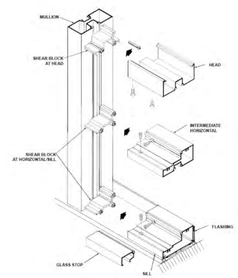


16” WIDE PANELS TYPICAL



COLOR 1: 9946 SILVERSMITH

ALUMINUM STOREFRONT

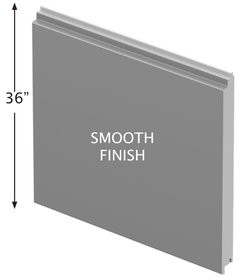


KAWNEER TRIFAB 451



COLOR : BLACK ANODIZED

METAL PANEL 2 / COLOR 1

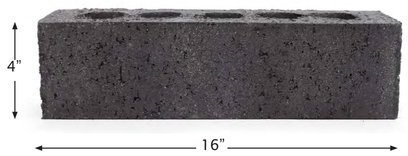


CENTRIA VERSAWALL H+



COLOR 1: 9946 SILVERSMITH

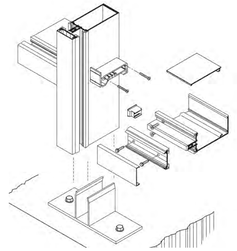
MONARCH BRICK



BELDEN MONARCH SIZED BRICK

COLOR : BLACK DIAMOND VELOUR

ALUMINUM CURTAINWALL



KAWNEER 1600 SYSTEM



COLOR : BLACK ANODIZED

METAL PANEL 3 / COLOR 2



CENTRIA VERSAWALL V+



COLOR 2: 382TC SLATE GRAY

CONCRETE BLOCK 1





ECHELON SMOOTH FACE

COLOR : “SLATE”

COLOR 3



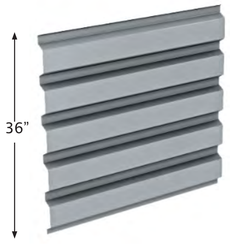
SHERWIN WILLIAMS SW 7069
“IRON ORE”

SAILCLOTH



SUNBRELLA SHADE AND
MARINE FABRICS

METAL PANEL 4 / COLOR 2



CENTRIA VERSAWALL V+



COLOR 2: 382TC SLATE GRAY

CONCRETE BLOCK 2







ECHELON SMOOTH FACE

OHIO BLUE VEIN LIMESTONE



CHAMPION BRICK - OHIO BLUE VEIN LIMESTONE - ASHLAR COURSING

OHIO AAA BLUE JACKETS

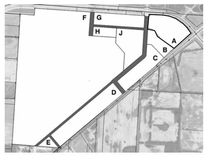
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LOCATION KEY
MARIDEL SUB AREA "A"



Development Plan Review
- Not for Construction

Exterior Materials

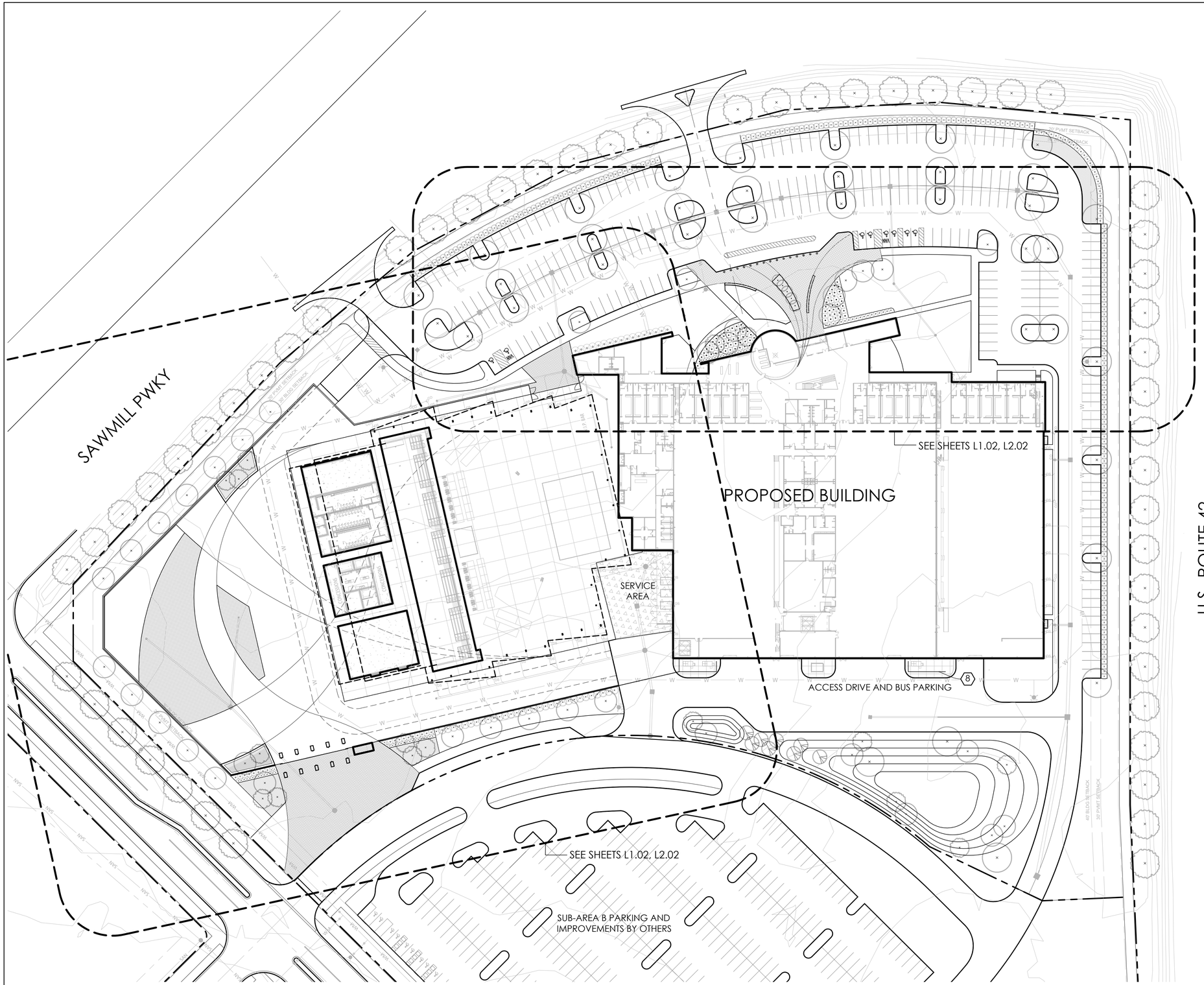
SCALE:

ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE
1	04/17/2025		

ZA-11



1 OVERALL SITE PLAN

Scale: 1" = 50' - 0"

0' 25' 50' 100'

NORTH

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING & PROTECTING ALL EXISTING UTILITIES.
3. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
6. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY EMH&T/ 500 NEW ALBANY RD, NEW ALBANY, OH/ 614.775.4500
7. EXTERIOR PAVEMENT ELEVATIONS AT BUILDING ENTRANCES ARE TO BE FLUSH WITH THE BUILDING'S INTERIOR FLOOR ELEVATION.

LAYOUT CONSTRUCTION NOTES:

1. SPECIALTY PAVEMENT (PAVERS OR DECORATIVE CONCRETE)
2. ARTIFICIAL TURF
3. FIRE LANE (HEAVY-DUTY CONCRETE)
4. SEAT HEIGHT PLANTER WALL
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6. ENTRY CANOPY
7. DECORATIVE METAL FENCE (TYPE 1)
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9. SLIDING GATE (DECORATIVE METAL)
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11. C.I.P. CONCRETE SEAT WALL
12. DECORATIVE SECURITY BOLLARD
13. TICKET BOOTH

LEGEND

- CONTROL JOINT
- EXPANSION JOINT
- CONCRETE PAVEMENT
- DECORATIVE PAVEMENT

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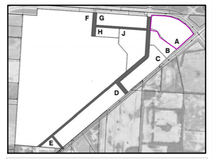
Performance Impact Arena

Sawmill Parkway
Delaware, Ohio
43015

PROJECT NUMBER: OBJ-24

ACOCK ASSOCIATES
ARCHITECTS
383 North Front Street
Columbus, Ohio 43215
Ph: (614) 228-1586 Fax: (614) 228-1780

LOCATION KEY
MARIDEL SUB AREA "A"



Zoning Submission

Zoning Landscape Plan
Plan - OVERALL

NOT FOR CONSTRUCTION

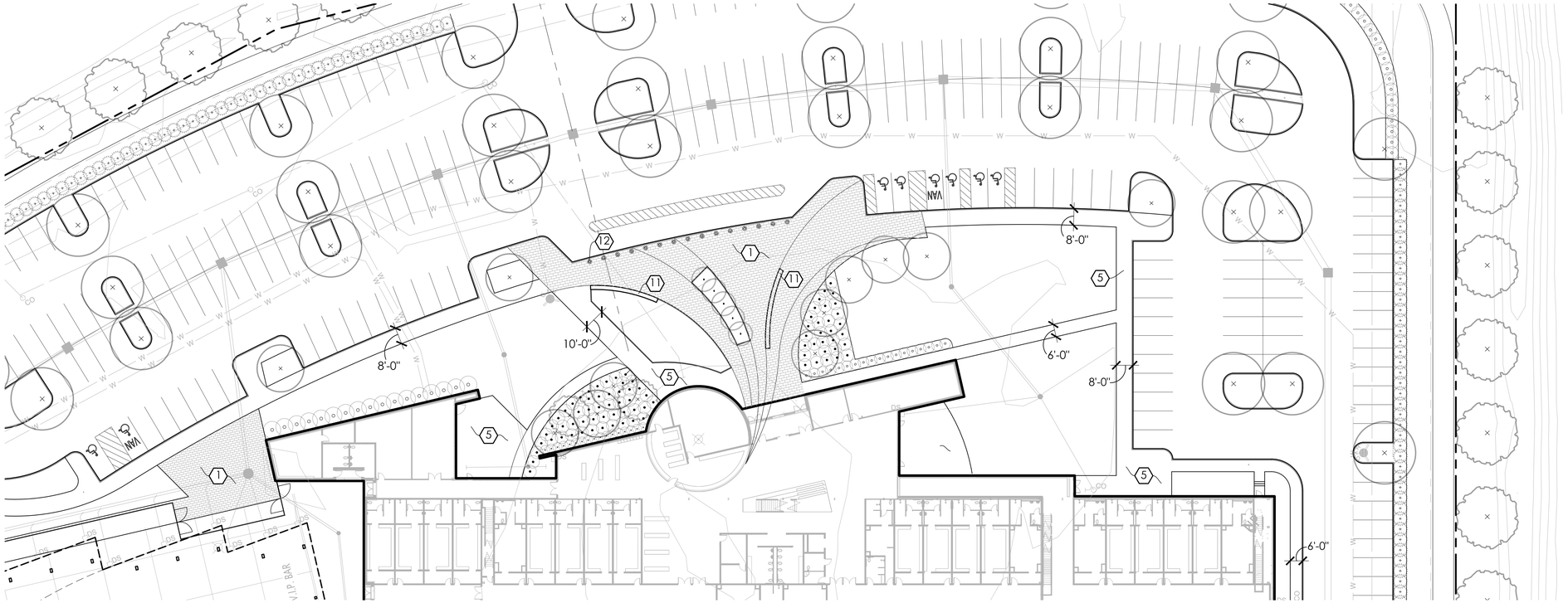
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ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE

L1.01

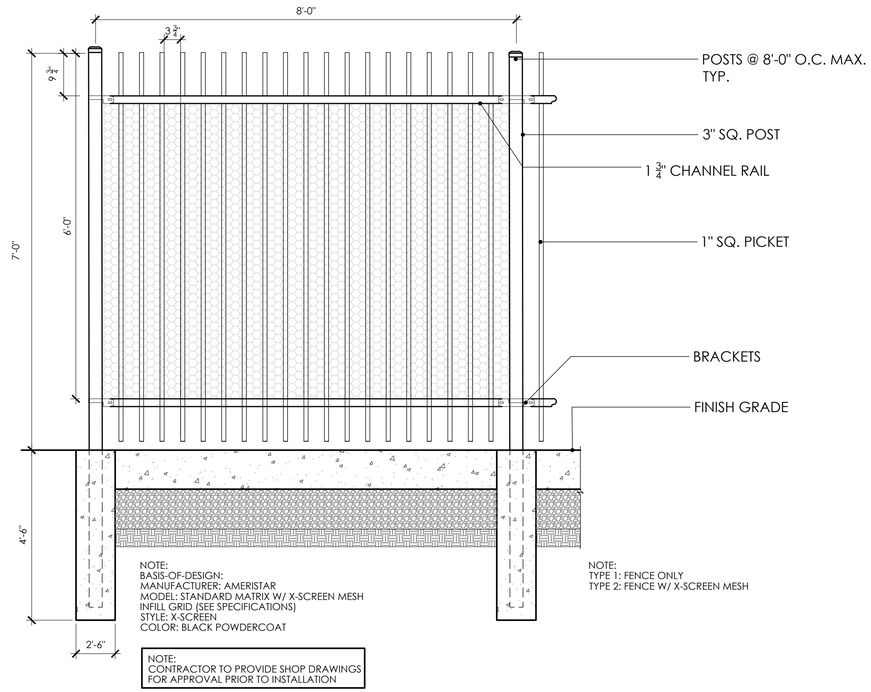


1 ARENA ENTRY AND BUS LANE ENLARGEMENT PLAN

Scale: 1" = 30' - 0"

0' 15' 30' 60'

NORTH



2 DECORATIVE METAL FENCE TYPES 1 AND 2

NTS

GENERAL NOTES:

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2. CONTRACTOR IS RESPONSIBLE FOR LOCATING & PROTECTING ALL EXISTING UTILITIES.
3. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
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MATERIAL DETAIL

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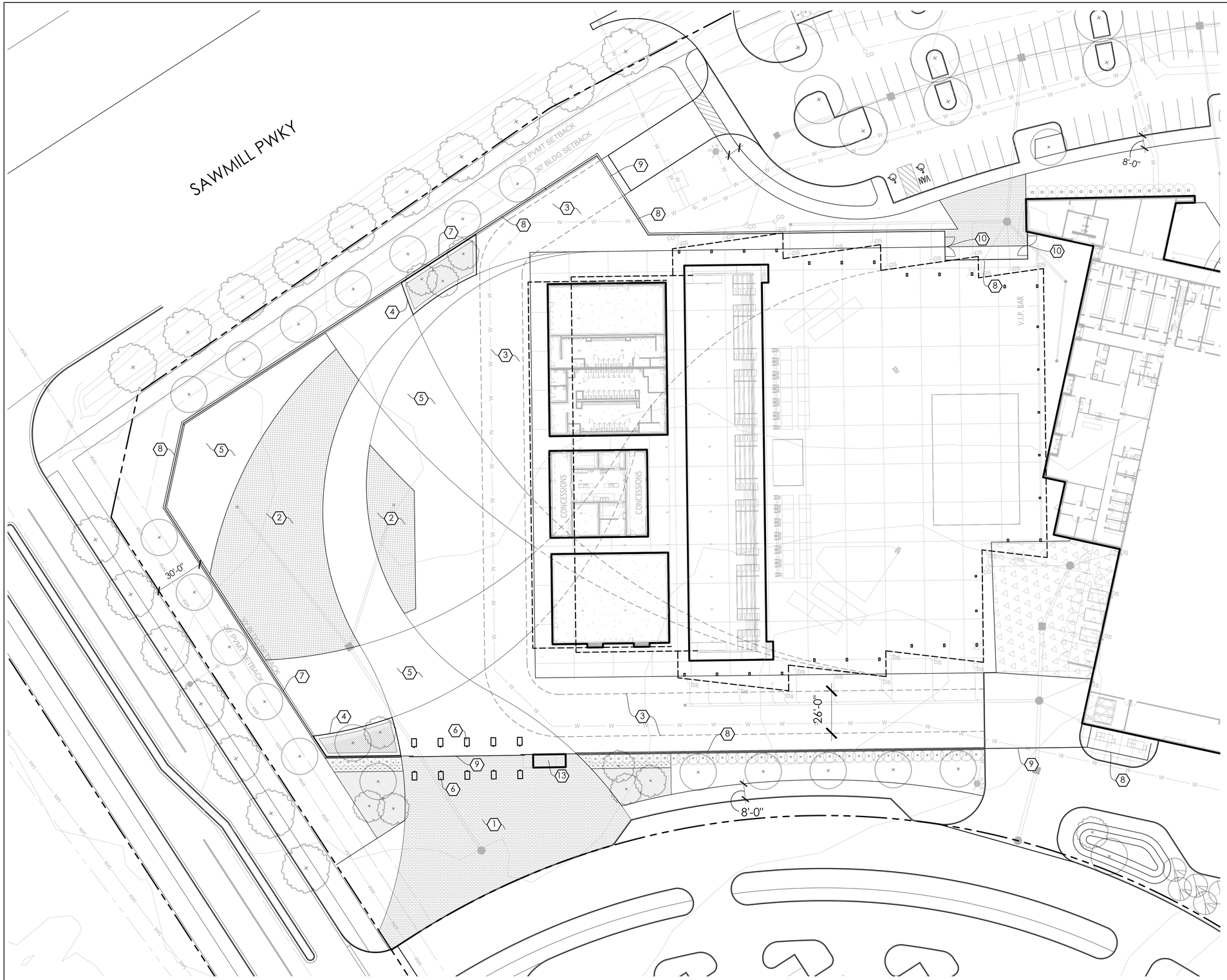
SCALE: 1" = 30'-0"

ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE

L1.02



1 WEST ENTRY ENLARGEMENT PLAN

Scale: 1" = 30' - 0"

0' 15' 30' 60'

NORTH

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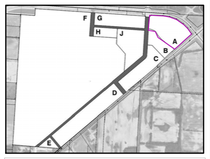
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Zoning Submission

Zoning Landscape Plan
MATERIAL DETAIL

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SCALE: 1" = 30'-0"

ISSUE DATE: 04/02/25

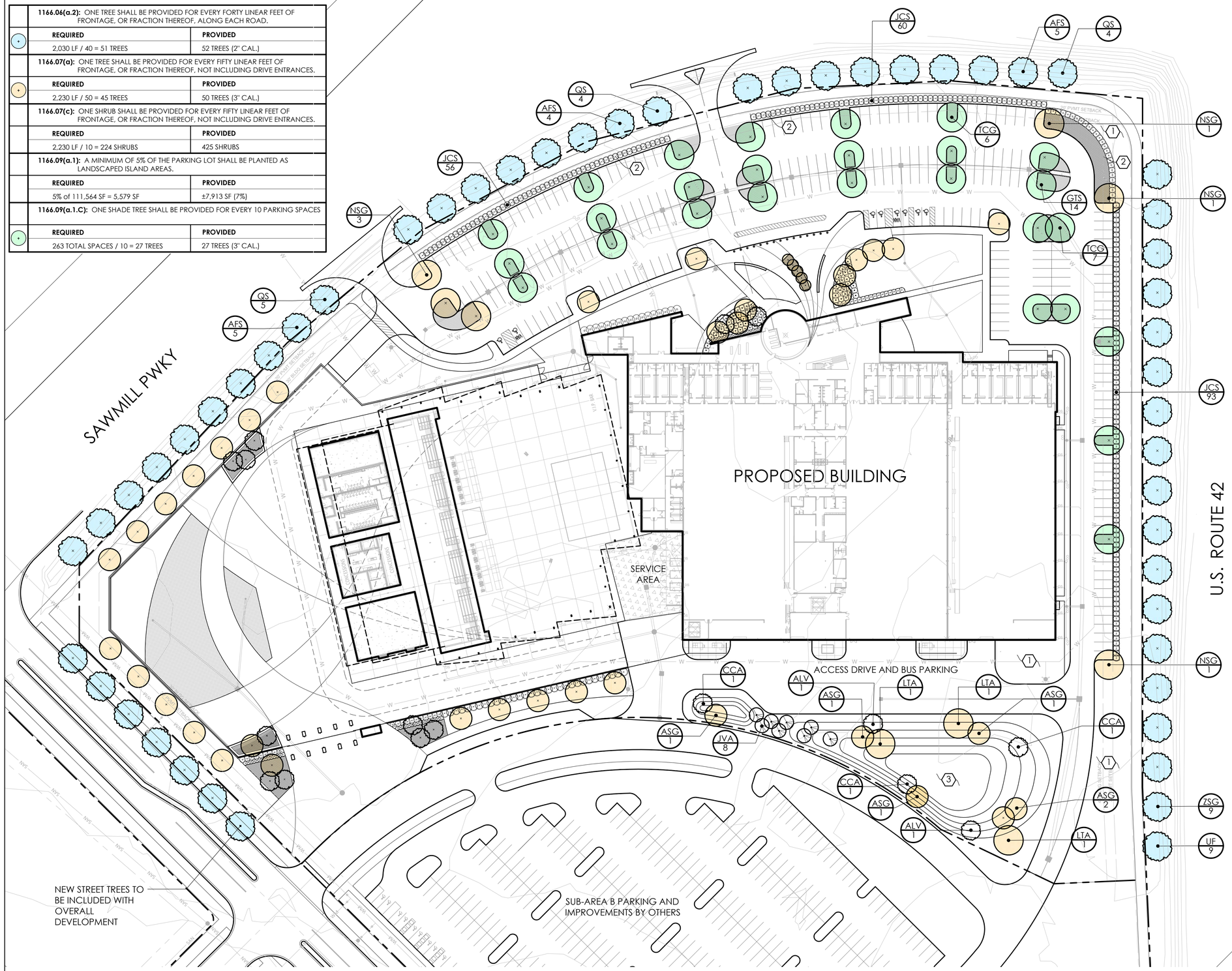
REVISIONS

NUMBER	DATE	NUMBER	DATE

L1.03

LANDSCAPE REQUIREMENTS:

	1166.06(a.2): ONE TREE SHALL BE PROVIDED FOR EVERY FORTY LINEAR FEET OF FRONTAGE, OR FRACTION THEREOF, ALONG EACH ROAD.	
+	**REQUIRED**	**PROVIDED**
	2,030 LF / 40 = 51 TREES	52 TREES (2" CAL.)
	1166.07(a): ONE TREE SHALL BE PROVIDED FOR EVERY FIFTY LINEAR FEET OF FRONTAGE, OR FRACTION THEREOF, NOT INCLUDING DRIVE ENTRANCES.	
+	**REQUIRED**	**PROVIDED**
	2,230 LF / 50 = 45 TREES	50 TREES (3" CAL.)
	1166.07(c): ONE SHRUB SHALL BE PROVIDED FOR EVERY FIFTY LINEAR FEET OF FRONTAGE, OR FRACTION THEREOF, NOT INCLUDING DRIVE ENTRANCES.	
	REQUIRED	**PROVIDED**
	2,230 LF / 10 = 224 SHRUBS	425 SHRUBS
	1166.09(a.1): A MINIMUM OF 5% OF THE PARKING LOT SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS.	
	REQUIRED	**PROVIDED**
	5% of 111,564 SF = 5,579 SF	±7,913 SF (7%)
	1166.09(a.1.C): ONE SHADE TREE SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES	
+	**REQUIRED**	**PROVIDED**
	263 TOTAL SPACES / 10 = 27 TREES	27 TREES (3" CAL.)



1 OVERALL PLANTING PLAN

Scale: 1" = 50' - 0"

0' 25' 50' 100'

NORTH

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
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5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

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2. LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
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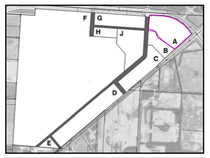
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Zoning Landscape Plan
OVERALL PLANTING PLAN

NOT FOR CONSTRUCTION

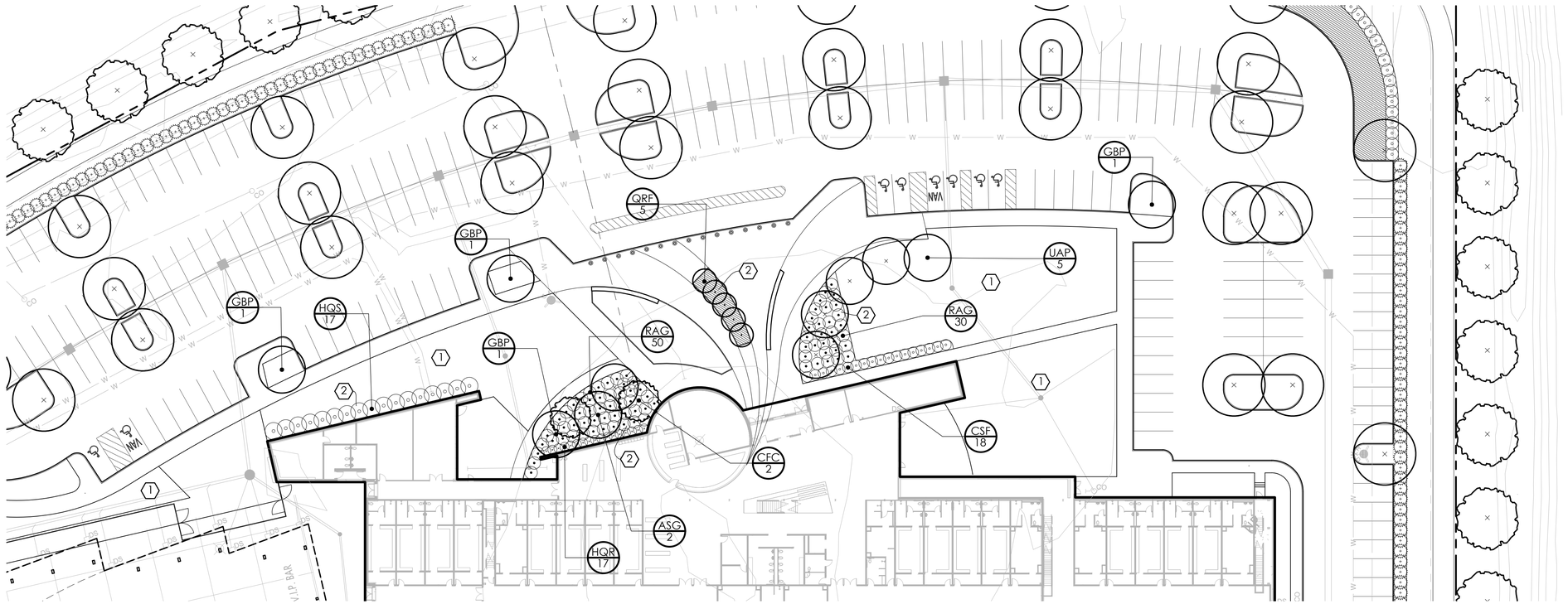
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ISSUE DATE: 04/02/25

REVISIONS

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L2.01



1 ARENA ENTRY PLANTING ENLARGEMENT

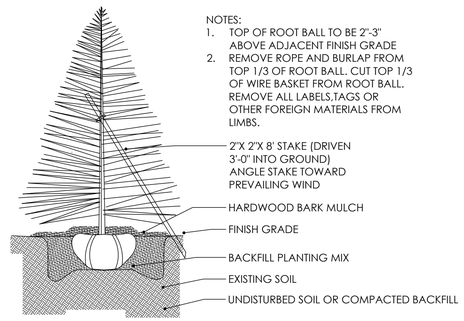
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0' 15' 30' 60'

NORTH

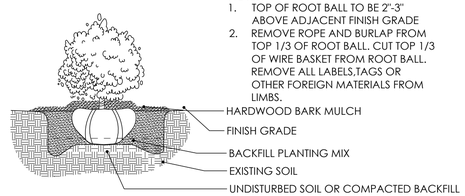
PLANTING MATERIALS

QTY	ABR	COMMON NAME	BOTANICAL NAME (GENUS/SPECIES)	1168.03.2.E GENUS% SPECIES %	1168.03.2.E FAMILY (%)	SIZE	ROOT	1168.03.2.F MATURE CANOPY	1168.03.2.F TOTAL COVERAGE
		TREES							
14	AFS	AUTUMN BLAZE RED MAPLE	Acer x freemanii 'Jeffersred'	9%/15%	Aceraceae (15%)	3" Cal.	B&B	35' (962 SF)	12,506 SF
9	ASG	GREEN MOUNTAIN SUGAR MAPLE	Acer Saccharum 'Green Mountain'	6%/15%	Aceraceae (15%)	3" Cal.	B&B	40' (1256 SF)	11,304 SF
2	ALV	ALLEGHENY SERVICEBERRY	Amelanchier laevis	1%/1%	Rosaceae (5%)	8'-10' Hgt.	B&B	30' (706 SF)	1,412 SF
3	CCA	EASTERN REDBUD	Cercis canadensis	2%/2%	Leguminosae (12%)	2" Cal.	B&B	20' (314 SF)	942 SF
2	CFC	CLOUD 9 DOGWOOD	Cornus florida "Cloud 9"	1%/1%	Cornaceae (1%)	8'-10' Hgt.	B&B	20' (314 SF)	628 SF
14	GTS	SKYLINE HONEY LOCUST	Gleditsia triacanthos f. inermis 'Skycole'	10%/10%	Leguminosae (12%)	3" Cal.	B&B	35' (962 SF)	13,468 SF
4	GBP	PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	3%/3%	Ginkgoaceae (3%)	3" Cal.	B&B	30' (706 SF)	2,824 SF
8	JVA	EASTERN RED CEDAR	Juniperus virginiana	6%/6%	Cupressaceae (6%)	2" Cal.	B&B	20' (314 SF)	2,512 SF
8	LTA	TULIP TREE	Liriodendron tulipfera	6%/6%	Magnoliacea (6%)	3" Cal.	B&B	45' (1590 SF)	12,720 SF
4	MVJ	SWEET BAY MAGNOLIA	Magnolia virginiana 'Jim Wilson'	3%/3%	Moraceae (3%)	8'-10' Hgt.	B&B	20' (314 SF)	1,256 SF
6	NSG	GREEN GABLES BLACK GUM	Nyssa sylvatica 'Green Gables'	4%/4%	Nyssaceae (4%)	3" Cal.	B&B	30' (706 SF)	4,236 SF
12	PXA	LONDON PLANE TREE	Platanus x acerifolia	8%/8%	Platanaceae (8%)	3" Cal.	B&B	65' (3316 SF)	39,792 SF
5	PSK	KANZAN CHERRY	Prunus 'Kanzan'	3%/3%	Rosaceae (5%)	8'-10' Hgt.	B&B	35' (962 SF)	4,810 SF
5	QRF	UPRIGHT ENGLISH OAK	Quercus robur f. fastigiata	3%/12%	Fagaceae (12%)	3" Cal.	B&B	20' (314 SF)	1,570 SF
13	QS	SHUMARD OAK	Quercus shumardii	9%/12%	Fagaceae (12%)	2" Cal.	B&B	35' (962 SF)	
13	TCG	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	9%/9%	Tiliaceae (9%)	2" Cal.	B&B	30' (706 SF)	9,178 SF
5	UAP	PRINCETON ELM	Ulmus americana 'Princeton'	3%/9%	Ulmaceae (16%)	3" Cal.	B&B	45' (1590 SF)	7,950 SF
9	UF	FRONTIER ELM	Ulmus 'Frontier'	7%/9%	Ulmaceae (16%)	2" Cal.	B&B	30' (706 SF)	
9	ZSG	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	7%/6%	Ulmaceae (16%)	2" Cal.	B&B	45' (1590 SF)	
				100%/100%	TOTAL: (100%)			TOTAL CANOPY:	127,108 SF
								ADJUSTED TOTAL AREA:	615,824 SF
								1168.04 (CANOPY):	21%
		SHRUBS							
18	CSF	ARTIC FIRE RED TWIG DOGWOOD	Cornus sericea "Farrow"			24" Hgt.	Cont.		
26	DLK	NATIVE BUSH HONEYSUCKLE	Diervilla lonicera 'Kodiak Red'			24" Hgt.	Cont.		
17	HQR	RUBY SLIPPERS OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Ruby Slippers'			30" Hgt.	Cont.		
43	HQS	SNOW QUEEN OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Snow Queen'			36" Hgt.	Cont.		
32	LBN	SPICEBUSH	Lindera benzoin			36" Hgt.	Cont.		
209	JCS	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'			30" Sprd.	Cont.		
80	RAG	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'			24" Hgt.	Cont.		
		PERENNIALS/GROUNDCOVERS/BULBS							
		CREEPING LILYTURF	Liriope spicata			1 Qt.	Cont.		
		PRAIRIE DROPSEED	Sporobolus heterolepis			1 Gal.	Cont.		



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

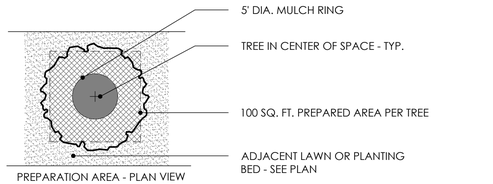
2 EVERGREEN TREE PLANTING
NTS



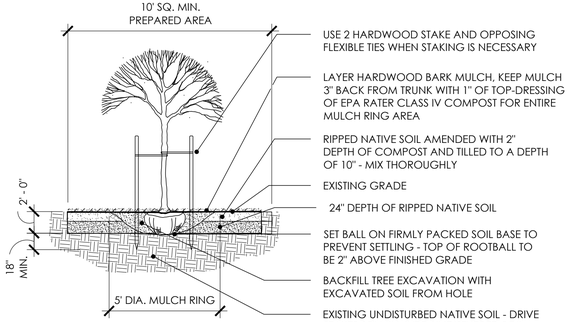
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3 SHRUB PLANTING
NTS

NOTES:
1. REMOVE EXCESS SOIL FROM ROOTBALL TO EXPOSE ROOT FLAIR AND TRIM ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS WITH CLEAN, SHARP PRUNING TOOLS.
2. REMOVE ALL METAL TIES, ROPES, BURLAP ENTIRELY FROM ROOTBALL, AS WELL AS, THE TOP TWO-THIRDS OF THE WIRE BASKET (IF ANY) .



PREPARATION AREA - PLAN VIEW



4 TREE PLANTING
NTS

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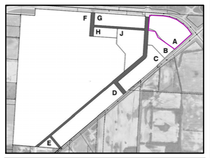
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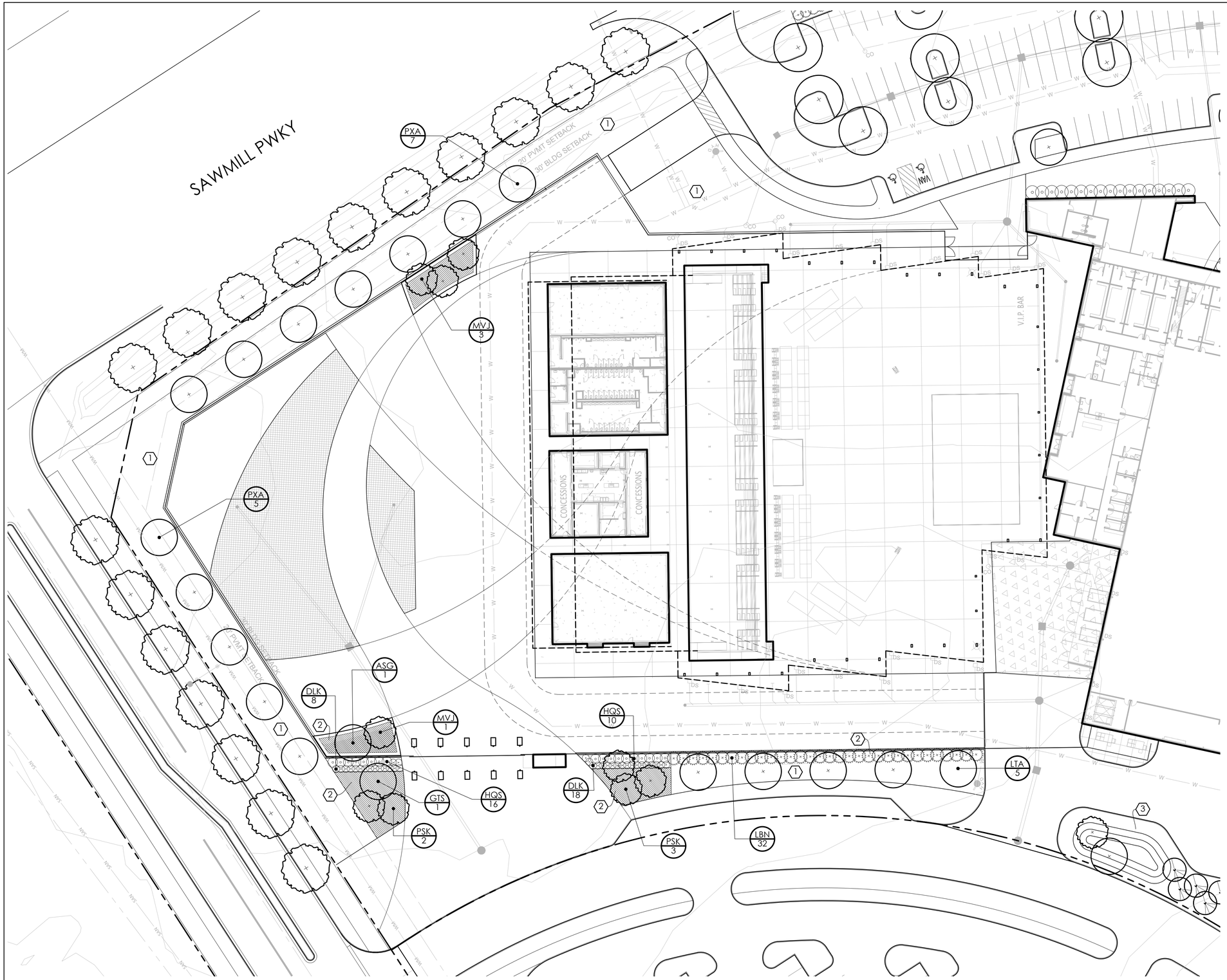
SCALE: 1" = 30'-0"

ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE

L2.02



1 WEST PLAZA PLANTING ENLARGEMENT

Scale: 1" = 30' - 0"

0' 15' 30' 60'

NORTH

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

1. NEW LAWN AREA, FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. NO- MOW LAWN

OHIO AAA BLUE JACKETS

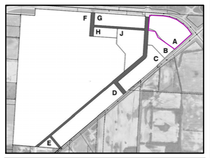
Performance Impact Arena

Sawmill Parkway
Delaware, Ohio
43015

PROJECT NUMBER: OBJ-24

ACOCK ASSOCIATES ARCHITECTS
383 North Front Street
Columbus, Ohio 43215
Ph: (614) 228-1586 Fax: (614) 228-1780

LOCATION KEY
MARIDEL SUB AREA "A"



Zoning Submission

Zoning Landscape Plan
PLANTING DETAIL

NOT FOR CONSTRUCTION

SCALE: 1" = 30'-0"

ISSUE DATE: 04/02/25

REVISIONS

NUMBER	DATE	NUMBER	DATE

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

L2.03

CITY OF DELAWARE
PLANNING COMMISSION
May 7, 2025

PUD 25-1 DVP #1
MARIDEL SUB-AREA A
DEVELOPMENT PLAN

RESOLUTION

WHEREAS, Ohio AAA Blue Jackets, 5997 Round Tower Lane, Dublin, Ohio, 43017, has filed an application requesting approval of a Development Plan to allow for the construction of an indoor/outdoor sports arena and outdoor performance amphitheater on 13.45 acres zoned C-PUD. The property is located on the southwest corner of Sawmill Parkway and US 42;

WHEREAS, a public hearing was held on May 7, 2025, by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1129.06 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. Approval of the Development Plan application for the construction of an indoor/outdoor sports arena and outdoor performance amphitheater on 13.45 acres of land, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. The site plan dated 04/02/25 shall be the approved site plan for the development unless modified herein.
2. All comments and concerns of the City Engineer, Fire Department, Utilities, and the Planning and Community Development Department shall be addressed prior to the release of any permits for the building(s).
3. The applicant shall be responsible for paying the City's full cost of third-party engineering plan reviews.

4. Construction of the site shall be coordinated with the City's water and sewer extension along US 42.
5. Access:
    a. Direct access from Sawmill Pkwy. to the development is subject to modification and approval of the City Engineer pending completion of the City's traffic impact study. Any access permitted directly from Sawmill Pkwy. will be subject to future review and modification in the event that the access point creates a traffic safety concern as determined by the City Engineer.
    b. The site shall have full access to the internal backage road via future development in Sub-Area B.
    c. There shall be no obstructions blocking emergency vehicle access.
    d. The internal road network within the development shall be private and maintained by the applicant and/or an association of the owners of the lots in the development.
6. Parking:
    a. The applicant shall submit a shared parking plan for the development to be approved by the Director of Planning and Community Development.
    b. All parking facilities outlined in the shared parking plan for use by the performance arena and amphitheater shall be approved and constructed prior to any structure receiving final Zoning approval.
    c. The parking lot shall be kept in good condition. The City Engineer reserves the right to determine if the parking lot pavement condition is in disrepair and has not been maintained in a commercially acceptable condition, and that improvements are required. Those improvements shall be completed in a timely manner to the City Engineer's satisfaction.
    d. Debris and trash shall be routinely collected from the parking lots and grounds of the site. The City reserves the right to require more frequent collection as necessary.
    e. Overnight parking shall be permitted for users of the site in limited locations as approved in the approved shared parking plan.
7. Building Design:
    a. The architectural elevations dated 04/17/25 shall be the approved elevations for the development unless modified herein.

b. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). The screening shall be consistent with the materials of the building. Pad-mounted equipment must be screened with landscaping and/or walls or screens that match the architectural elements of the structure and shall not be visible to the public.

c. All man, service, loading dock, overhead doors and garage doors shall be painted to match the building per the approval of the Planning and Community Development Department.

d. Coping and downspouts shall be internally mounted or consist of an integral color that matches the abutting building elevations.

e. Material and color samples shall be submitted to the Planning and Community Development Department for review and approval prior to permit approval.

f. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Community Development Department or, if required, by City Council and/or Planning Commission.

g. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. The final design shall be reviewed and approved by the Planning and Community Development Department prior to the issuance of a certificate of building and zoning compliance.

8. Lighting:

a. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of any permits.

b. Final cut sheet details and photometric plans for the lighting of the site shall be reviewed and approved by the Planning and Community Development Department, prior to the issuance of a certificate of building and zoning compliance.

c. Light poles shall be black in color.

9. Landscaping:

a. The landscape plan dated 04/02/25 shall be the approved landscape plan for this development, unless modified herein.

b. The Tree Canopy Management Plan dated 04/02/25 shall be the approved tree canopy management plan for this development, unless modified herein. This sub-area may be combined with Sub-Areas B, J, and H to achieve the 35% canopy threshold required. Any deficit in canopy coverage shall be paid in lieu of planting prior to the issuance of any Certificate of Building and Zoning Compliance for the final developed sub-area of these four.

c. All parking lots visible from the public right-of-way or interior private street shall be screened with shrubs a minimum of three (3) feet tall at planting.

d. Perpetual maintenance of landscaping shall be provided, and any dead or diseased plants shall be replaced with similar types, species, and sizes as originally planted within three months, weather permitting.

e. The street trees along US 42 and Sawmill Parkway shall be relocated outside of the right-of-way. In areas where this prevents other required landscaping or trees from being planted, the applicant shall either plant the required plantings elsewhere in the Maridel subdivision or pay a fee in lieu as determined by the Director of Parks and Recreations.

10. Signage:

a. Wall/canopy sign size and location shall be generally consistent with the signs shown in the approved elevations. Final design, size, and location shall be reviewed and approved by the Planning and Community Development Department prior to the release of zoning permits for these signs.

b. No Temporary signage shall be permitted within this development unless otherwise approved by the Planning and Community Development Department.

c. Any proposed ground signage or wall signs beyond those shown on the approved elevations shall be included in a Master Sign Plan to be reviewed and approved by the Planning Commission and shall be constructed of materials consistent with ground signs throughout the Maridel PUD.

11. No sales of merchandise, concessions, or other items shall be permitted outside the fenced area.

SECTION 3. These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council

The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: May 7, 2025 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Sarah Owen
CITY CLERK

COMMISION CHAIRMAN

CITY OF DELAWARE
PLANNING COMMISSION
May 7, 2025

PUD 25-1 CUA #1
MARIDEL SUB-AREA A

RESOLUTION

WHEREAS, Ohio AAA Blue Jackets, 5997 Round Tower Lane, Dublin, Ohio, 43017, has filed an application requesting approval of a Conditional Use to allow for the operation of an indoor/outdoor sports arena and outdoor performance amphitheater on 13.45 acres zoned C-PUD. The property is located on the southwest corner of Sawmill Parkway and US 42;

WHEREAS, a public hearing was held on May 7, 2025 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Conditional Use Approval application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for conditional use approval as per §1129 and §1136 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission resolves:

SECTION 1. Approval of the request by Ohio AAA Blue Jackets, 5997 Round Tower Lane, Dublin, Ohio, 43017, has filed an application requesting approval of a Development Plan to allow for the operation of an indoor/outdoor sports arena and outdoor performance amphitheater on 13.45 acres zoned C-PUD. The property is located on the southwest corner of Sawmill Parkway and US 42, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. This Conditional Use Approval shall be in effect upon the effective date of Development Plan application PUD 25-1 DVP#1. Should City Council deny the Development Plan application, this Conditional Use Approval shall be null and void.
2. No sanctioned events, tournaments, etc. shall take place within six hours of a scheduled performance in the amphitheater.

a. When the amphitheater is converted to an outdoor rink between approximately October and March, sanctioned events which utilize all rinks may occur across the full site simultaneously.

3. The performance amphitheater and seasonal outdoor rink shall adhere to the sound ordinance for the City of Delaware and any future supplemental sound ordinances and regulations enacted subsequently.
4. The site shall comply with all lighting regulations for the City of Delaware. Lights in all parking lots shall be reduced to no greater than twenty-five percent (25%) illumination level, within one hour of closing.
5. The operator(s) of the site shall enter into an agreement with the City of Delaware Police Department, Division of Fire, and any other relevant departments regarding emergency services and supplemental requirements for special events. Should the operator(s) of the site change at any time, this agreement shall be updated to reflect the change.
6. The site shall be kept free of debris and trash and cleaned up following all events.
7. No sales of merchandise, concessions, or other items shall be permitted outside the fenced area.
8. There shall be no obstructions within the enclosed area blocking emergency vehicle access.
9. The amphitheater shall cease public access and events by 12:00 am each day.
10. Violation of any of the above conditions shall result in revocation of this conditional use approval.

PASSED: May 7, 2025 YEAS 6 NAYS 0 ABSTAIN 0

ATTEST: Sarah Sinow
CITY CLERK

CHAIRMAN