

# Planned Commercial & Office District (PCD) Development Plan



February 15, 2024

The Stallion Ranch

4910 State Route 257 South, Delaware, Ohio 43015

Concord Township, Delaware County, Ohio

Project #23-0050

## Contents

Legal Description.....	2
Existing Conditions.....	8
Summary of Proposed Rezoning .....	12
About The Stallion Ranch.....	13
Agritourism Activity.....	13
Hours of Operation .....	14
On-site Employees .....	14
Projected Trip Generation.....	14
Water Service.....	15
Projected Wastewater Treatment .....	15
Proposed Lighting.....	15
Compliance with Comprehensive Plan.....	17
Criteria for Approval (§19.06(d)) .....	17
Proposed Development Standards .....	19
Permitted Use(s).....	19
Development Plan Narrative (§19.06(c)).....	19
Review of Development Standards (§19.07) .....	23

## Legal Description

### Proposed Rezoning Tract 8.75 acres

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838-acre tract of land conveyed to Avasar LLC in Official Record 2050, Pages 1916-1020, Recorder's Office, Delaware County, Ohio, bounded as follows:

Commencing at an old corner stone found at the Northeast corner of Lot 9, at the Southeast corner of said Lot 7 and in the West line of said Lot 8, said stone also being at a corner of said 41.838 acre tract;

Thence N 13°33'02" W a distance of 100.00 feet to the Point of Beginning;

Thence N 13°33'02" W a distance of 176.15 feet to an iron pin;

Thence N 07°06'57" E a distance of 413.52 feet;

Thence S 85°59'03" E a distance of 497.69 feet;

Thence S 04°00'57" W a distance of 200.00' feet to an iron pin;

Thence S 73°36'00" E a distance of 426.80 feet to a railroad spike in the curved centerline of South Ohio Route 257 (60 feet wide), passing an iron pin at 387.79 feet;

Thence Southerly along the curved centerline of South Ohio Route 257, with a curve to the west with a radius of 1,909.86 feet and a sub-data plus 09°50'56" a sub-cord distance of 327.89 feet bearing S 09°35'29" W to a railroad spike;

Thence S 88°57'50" W a distance of 99.75 feet to an iron pin in the centerline of Old Ohio Route 42, now vacated;

Thence N 24°20'44" W a distance of 129.17 feet to an iron pin;

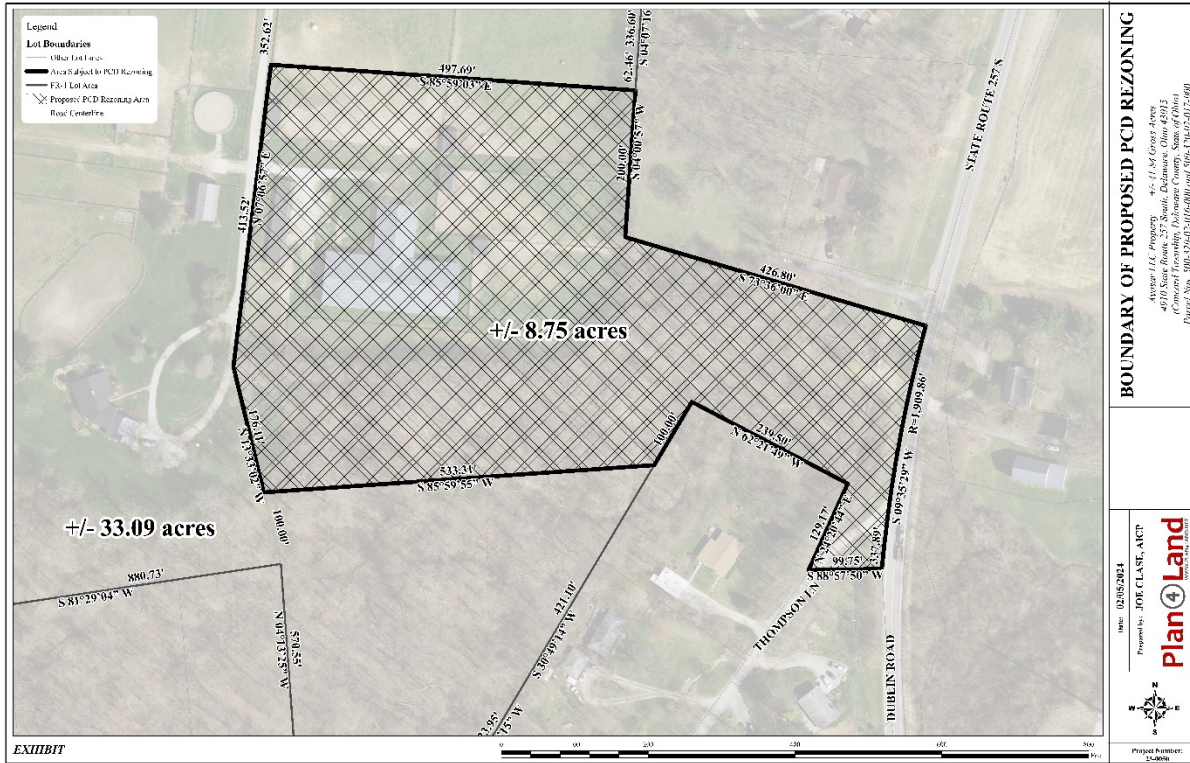
Thence N 62°21'49" W a distance of 239.50 feet to an iron pin;

Thence S 30°49'14" W a distance of 100.00 feet;

Thence S 85°59'55" W a distance of 533.31 feet to the Point of Beginning.

Containing 8.75 acres of land more or less, a portion of parcel number 500-320-02-016-000. The above description was prepared based on a survey completed by Ted L. Robinson, Ohio Surveyor No. 5361 of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers and Surveyors in November 1979.

# Rezoning Boundary Exhibit



The following pages contain the original approved legal description for the complete 41.84 acre site, as deeded to Avasar LLC on August 31, 2023, in Official Record 2050, Pages 1016-1920, as filed with the Delaware County Recorder's Office, State of Ohio.

## Exhibit A

### Parcel 1:

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838 acre tract of land conveyed to Newell E. and Mary Yapple by Deed of record in Deed Book 370, page 235, Recorder's office, Delaware County, Ohio, and bounded and described as follows:

Beginning at an old corner stone found at the Northeast corner of Lot 9, at the Southeast corner of said Lot 7 and in the West line of said Lot 8, said stone also being at a corner of said 41.838 acre tract;

Thence N. 13° 33' 02" W. a distance of 276.11 feet to an iron pin set;

Thence N. 7° 06' 57" E. a distance of 766.15 feet to an iron pin set;

Thence N. 3° 24' 21" E. a distance of 172.61 feet to an iron pin set;

Thence S. 88° 38' 54" E. a distance of 112.36 feet to an iron pin set;

Thence S. 82° 10' 26" E. a distance of 65.34 feet to an iron pin set;

Thence S. 64° 24' 00" E. a distance of 326.56 feet to an iron pin set;

Thence S. 4° 07' 16" W. a distance of 6.40 feet to an iron pin found at a corner of said 41.838 acre tract at the Northwest corner of a 3.06 acre tract of land conveyed to William C. and Donna M. Covey by Deed of record in Deed Book 424, page 208, Recorder's Office, Delaware County, Ohio;

Thence continuing S. 4° 07' 16" W. along an East line of said 41.838 acre tract and along the West line of said 3.06 acre tract a distance of 336.60 feet to an iron pin found at a corner of said 41.838 acre tract, at the Southeast corner of said 3.06 acre tract and at the Northwest corner of a 1.647 acre tract of land conveyed as Parcel II to Jack L. and Patricia W. Barkhurst by Deed of record in Deed Book 413, page 112, Recorder's Office, Delaware County, Ohio;

Thence S. 4° 00' 57" W. along an East line of said 41.838 acre tract and along the West line of said 1.647 acre tract a distance of 262.46 feet to an iron pin found at a corner of said 41.838 acre tract and at the Southwest corner of said 1.647 acre tract;

Thence S. 73° 36' 00" E. along a line of said 41.838 acre tract and along the south line of said 1.647 acre tract a distance of 426.80 feet to a railroad spike found in the curved centerline of South Ohio Route 257 (60 feet wide), at a corner of said 41.838 acre tract and at the Southeast corner of said 1.647 acre tract (passing an iron pin found at 387.79 feet);

Thence Southerly along the curved centerline of South Ohio Route 257, along the curved East line of said 41.838 acre tract and with a curve to the left, data of which is: Radius equals 1,909.86 feet and a sub-data plus 9° 50' 56" a sub-cord distance of 327.89 feet bearing S. 9° 35' 29" W. to a railroad spike found at a Southeast corner of said 41.838 acre tract;

Thence S. 88° 57' 50" W. along a South line of said 41.838 acre tract a distance of 99.75 feet to an iron pin found in the centerline of Old Ohio Route 42, now vacated, and at a corner of said 41.838 acre tract, said iron pin being in a Southeast line of Lot No. 4026 in Thomas Hill's Subdivision, as shown of record in Plat Book 5, page 29, Recorder's Office, Delaware County, Ohio;

Thence N. 24° 20' 44" E. along a line of said 41.838 acre tract and along a Southeast line of said Lot No. 4026 a distance of 129.17 feet to an iron pin found at a corner of said 41.838 acre tract and at the eastern-most corner of said Lot No. 4026;

Thence N. 62° 21' 49" W. along a South line of said 41.838 acre tract and along the Northeast line of said Lot No. 4026 a distance of 239.50 feet to an iron pin found at a corner of said 41.838 acre tract and at the northern-most corner of said Lot No. 4026;

Thence S. 30° 49' 14" W. along a Southeast line of said 41.838 acre tract, along the Northwest line of said Lot No. 4026 and along the Northwest line of Lot 4025 in said Thomas Hill's Subdivision a distance of 521.10 feet to an iron pin found at a corner of said 41.838 acre tract, at the western-most corner of said Lot No. 4025 and at the northern-most corner of Lot No. 4170 in Thomas Hill's Resubdivision of Lot No. 4024, as shown of record in Plat Book 7, page 89, Recorder's Office, Delaware County, Ohio;

Thence S. 36° 16' 15" W. along a Southeast line of said 41.838 acre tract, along the Northwest line of said Lot No. 4170, and along the Northwest lines of Lots Nos. 4171 and 4172 in said Thomas Hill's

Resubdivision of Lot No. 4024 a distance of 423.95 feet to an iron pin found at the southern-most corner of said 41.838 acre tract, at the Northwest corner of said Lot No. 4172, in the West line of said Lot 8 and in the East line of said Lot No. 9;

Thence N. 4° 13' 25" W. along a West line of said 41.838 acre tract, along a portion of the West line of said Lot No. 8 and along a portion of the East line of said Lot No. 9 a distance of 570.55 feet to the place of beginning, containing 18.346 acres of land, more or less, of which approximately 0.255 acre is in said Lot No. 7 and approximately 18.091 acres are in said Lot No. 8.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, LTD., Consulting Engineers & Surveyors, Worthington, Ohio, partially from a field survey by Stults & Associates, dated October 25, 1972, and partially from a field survey by C.F. Bird & R.J. Bull, LTD. in November, 1979.

Parcel 2:

Situated in the State of Ohio, County of Delaware, Township of Concord, in Lot Nos. 7 and 8 in L. Thomas' Virginia Military Survey No. 2673 and being a portion of a 41.838 acre tract of land conveyed to Newell H. and Mary Yapple by Deed of record in DB 370, Page 235, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at an old corner stone found at the northeast corner of Lot No. 9, at the southeast corner of said Lot No. 7 and in the west line of Lot No. 8, said stone also being at a corner of said 41.838 acre tract;

Thence S 81° 29' 04" W along a portion of the south line of said Lot No. 7, along a portion of the north line of said Lot No. 9 and along a south line of said 41.838 acre tract a distance of 880.73 feet to an iron pin found at a southwest corner of said 41.838 acre tract;

Thence N 3° 31' 30" W along a west line of said 41.838 acre tract a distance of 1,194.55 feet to an iron pin found at a northwest corner of said 41.838 acre tract and at the southwest corner of a 4.416 acre tract of land conveyed as Parcel "B" to Robert Stannard, Dorothy S. Allen and Frank Stannard by Deed of record in Deed Book 388, Page 196, Recorder's Office, Delaware County, Ohio;

Thence S 88° 01' 56" E along a north line of said 41.838 acre tract and along the south line of said 4.416 acre tract a distance of 947.68 feet to an iron pin found at a corner of said 41.838 acre tract and at the southeast corner of said 4.416 acre tract;

Thence N 2° 42' 39" E along a west line of said 41.838 acre tract and along the east line of said 4.416 acre tract a distance of 199.75 feet to an iron pin found at a northwest corner of said 41.838 acre tract, at the northeast corner of said 4.416 acre tract and at the southwest corner of a 2.55 acre tract of land conveyed to Nancy C. Krueger by Deed of record in Deed Book 411, Page 365, Recorder's Office, Delaware County, Ohio;

Thence S 87° 22' 05" E along a north line of said 41.838 acre tract and along a south line of said 2.55 acre tract a distance of 194.89 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 2.55 acre tract;

Thence S 64° 31' 08" E along a north line of said 41.838 acre tract and along a south line of said 2.55 acre tract a distance of 340.17 feet to an iron pin found at a corner of said 41.838 acre tract, at the southeast corner of said 2.55 acre tract and at the southwest corner of an original 2.64 acre tract of land (2.571 acres by recent survey) conveyed to Johnny A. Stoycheff by Deed of record in Deed Book 412, Page 707, Recorder's Office, Delaware County, Ohio;

Thence S 61° 51' 44" E along a north line of said 41.838 acre tract and along a south line of said original 2.64 acre tract (2.571 acres by recent survey) a distance of 217.76 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said original 2.64 acre tract (2.571 acres by recent survey);

Thence S 75° 47' 14" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of a 1.270 acre tract of land conveyed out of said original 2.64 acre (2.571 acres by recent survey) to Tommy Joe and Rebecca Sue Miller by Deed of record in Deed Book 428, Page 269, Recorder's Office, Delaware County, Ohio, a distance of 120.09 feet to an iron pin found at a corner of said 41.838 acre tract, at a corner of said 2.64 acre tract (2.571 acres by recent survey) and at a corner of said 1.270 acre tract (passing an iron pin found at the southwest corner of said 1.270 acre tract at 34.00 feet);



Thence N 87° 23' 51" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of said 1.270 acre tract a distance of 129.81 feet to an iron pin found at a corner of said 41.838 acre tract, at a corner of said 2.64 acre tract (2.571 acres by recent survey) and at a corner of said 1.270 acre tract;

Thence S 80° 37' 57" E along a north line of said 41.838 acre tract, along a south line of said original 2.64 acre tract (2.571 acres by recent survey) and along a south line of said 1.270 acre tract a distance of 102.8 feet to a railroad spike found in the centerline of Ohio Route 257 (60 feet wide), at a northeast corner of said 41.838 acre tract, at the southeast corner of said 1.270 acre tract (passing an iron pin found in the west right of way line of Ohio Route 257 at 72.62 feet);

Thence S 16° 11' 15" W along the centerline of Ohio Route 257 and along an east line of said 41.838 acre tract a distance of 34.00 feet to a railroad spike found at a corner of said 41.838 acre tract and at the northeast corner of a 3.06 acre tract of land conveyed to William C. and Donna M. Covey by Deed of record in Deed Book 424, Page 208, Recorder's Office, Delaware County, Ohio;

Thence N 78° 33' 27" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 95.65 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence S 87° 23' 51" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 130.00 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence N 75° 47' 14" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 125.00 feet to an iron pin found at a corner of said 41.838 acre tract and at a corner of said 3.06 acre tract;

Thence N 61° 51' 44" W along a line of said 41.838 acre tract and along a north line of said 3.06 acre tract a distance of 212.74 feet to an iron pin found at a corner of said 41.838 acre tract and at the northwest corner of said 3.06 acre tract;

Thence N 4° 07' 16" E a distance of 6.40 feet to an iron pin set;

Thence N 64° 24' 00" W a distance of 326.56 feet to an iron pin set;

Thence N 82° 10' 26" W a distance of 65.34 feet to an iron pin set;

Thence N 88° 38' 54" W a distance of 112.36 feet to an iron pin set;

Thence S 3° 24' 21" W a distance of 172.61 feet to an iron pin set;

Thence S 7° 06' 57" W a distance of 766.15 feet to an iron pin set;

Thence S 13° 33' 02" E a distance of 276.11 feet to the place of beginning;



Containing 23.492 acres of land more or less, of which approximately 22.035 acres are in said Lot No. 7 and approximately 1.457 acres are in said Lot No. 8. The above tract of land is subject to an easement for driveway along the northernmost property lines. See Survey Volume 11, Page 115, Engineer's Office, Delaware County, Ohio and Articles Agreement Book 9, Page 20, Recorder's Office, Delaware County, Ohio.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers and Surveyors, Worthington, Ohio, partially from a field survey by Stults & Associates, Dated 10/25/72 and partially from a field survey by C.F. Bird & R.J. Bull, Ltd, in 11/1979.

**Parcel Numbers: 500-320-02-017-000 and 500-320-02-016-000**

## Existing Conditions

Avasar LLC purchased the subject +/- 41.84 acre property on August 31, 2023. The site is located at 4910 State Route 257 South, Delaware, Ohio 43015, composed of parcel numbers 500-320-02-016-000 and 500-320-02-017-000, Concord Township, Delaware County, Ohio. The property is partially wooded and contains a 4,167 square foot single-family residence that was built in 1973, as pictured here.



The site is currently accessed by a common access driveway along the northern edge of the property, as pictured here.





The driveway entrance for this property on the common access driveway is gated. The property has contained active commercial horse stables for the past few decades in a large 15,000 square foot pole barn, pictured below and on the cover of this application.



The majority of this large building area, over 80% is comprised of a large riding arena for the horses that are stabled on site, pictured here.





There are various other agricultural structures onsite surrounded by pastures, including a red barn that is in good shape and suitable for continued agricultural use and attractive for agritourism, as pictured here.



At least 15 acres of the site is heavily wooded, as pictured here, and was used for horse trails, which are also attractive for agri-tourism.





There are a few additional structures that are not as attractive and are to be removed with the proposed rezoning and agritourism activities.



## Summary of Proposed Rezoning

Avasar LLC plans to retain and expand the agricultural use of this property with agritourism activities including planned private events. Prior to purchasing the property in the Fall of 2023, the new owners approached Concord Township Zoning Officer to inquire about expanding the agricultural use of the property to include some agritourism activities under the trade name, The Stallion Ranch. The new name will pay tribute to this property’s agricultural history. The Stallion Ranch will repurpose pastures for production crops, vineyards, lavender fields, vegetable gardens and other horticultural production.

It was determined that much of the proposed use would be exempt from zoning, but that the main barn may necessitate commercial rezoning, since it is to be used primarily for banquet activities (mostly weddings). To facilitate occasional events, the proposed change of use will include new access to State Route 257 South where the property has suitable road frontage. The existing driveway will be used for regular access for the single-family residence and only emergency access in regards to the proposed change of use. The owner will continue to contribute to maintenance of the common driveway in accordance with tradition.

This proposal includes rezoning 8.75 acres of the 41.84-acre site from Farm Residential (FR-1) District to Planned Commercial / Office District (PCD).

The proposed property coverage is broken down as follows:

LAND USE	QUANTITY (SQ. FT.)	QUANTITY (ACRES)	PERCENTAGE OF TOTAL
<b>COMMERCIAL BUILDINGS</b>	<b>24,134</b>	<b>0.55</b>	<b>6.3%</b>
<i>Banquet Area of Main Barn (70' x 180')</i>	12,600		
<i>Service Area of Main Barn (32' x 72')</i>	2,304		
<i>Restrooms in Main Barn (8' x 20' x 2)</i>	320		
<i>Meeting Rooms Building (25' x 90')</i>	2,250		
<i>Glass Building (50' x 90')</i>	4,500		
<i>Security Office (24' x 30')</i>	720		
<i>Prep Kitchen (24' x 30')</i>	720		
<i>Storage Building (24' x 30')</i>	720		
<b>OTHER COVERAGE</b>	<b>87,250</b>	<b>2.00</b>	<b>22.9%</b>
<i>Driveways and Parking Areas</i>	52,500		
<i>Sidewalks and Walkways</i>	26,200		
<i>Dumpster Pad</i>	200		
<i>Deck in Woods (50' x 50')</i>	2,500		
<i>Road Pavement</i>	5,850		
<b>OPEN SPACE</b>	<b>269,776</b>	<b>6.19</b>	<b>70.8%</b>
<i>Greenspace</i>	265,266		
<i>Water Features</i>	4,500		
<b>TOTALS</b>	<b>381,150</b>	<b>8.75</b>	<b>100.0%</b>



## About The Stallion Ranch

The Stallion Ranch Inc. will allow for private reservations for banquet events (i.e. weddings) in conjunction with agricultural activities on this property. Event capacity will average 200 to 300 attendees with occasional larger events that attract more, with a full capacity to be determined based on the occupancy requirements of the main facility. Shared parking will be provided in a gravel lot that is primarily used for the agritourism activities and occasionally used for banquets.

## Agritourism Activity

The members of Avasar LLC, Chanakya Gandhi and Arindam Guha, purchased this property with the opportunity to continue and expand pre-existing horticulture and animal husbandry activities, while providing access to visitors through agritourism activities.

The owners are aware agriculturally exempt from township zoning regulations, in accordance with ORC §519 and the Concord Township Zoning Resolution:

- 1) Production of flowers, fruits and other field crops, including addition of one or more greenhouses to provide for production of horticulture, plants for marketing;
- 2) Planting lavender and other flowers for commercial sale and use at events;
- 3) Converting pasture space to apple and pear orchards for commercial production;
- 4) Utilization of existing barn(s) for visitor gathering space, five (5) foot wide gravel paths constructed around the site where visitors can enjoy farm activities and farm fresh produce during events;
- 5) Tap house with viticulture activities;
- 6) Commercial sale of fruits, flowers and other horticultural produce at the security office and during special events; and
- 7) Other minor tourism activities focused on agriculture.

The proposed use(s) are specifically called out in ORC §519.01 as “agriculture”:

*As used in sections 519.02 to 519.25 of the Revised Code, "agriculture" includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; and the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.*

Agriculture is called out as exempt from zoning regulation under §519.21 through stating the power to regulate agriculture on lots of five (5) acres or more is not conferred on township zoning commission by chapter.

Additionally, ORC§519.21(C)(4) calls out agritourism as being under limited restriction when fitting the following definition that appears to apply to the proposed hospitality cabins.

Agritourism is defined as an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity. All events held on the property will be integrated into the farm and ranching operations; farm work, such as “you pick it” and harvest volunteering programs will be built into the cost of programming. Sustainable farming, land conservation and environmental education classes & experiences will be made available for all guests and charges for these programs will be included in the facility reservation fee. Additionally, the events are part of marketing and selling produce. All leased activity will include agricultural activities in the package rental fee.

In accordance with state law, the proposed use of the residual of this property is exempt from restriction by Section 6.02 of the Concord Township Zoning Resolution. Some details of the plans for this portion of the property are included in the development plan for reference, since the two uses share ownership, access and other amenities.

### Hours of Operation

Events will be held between 9:00 a.m. and 11:00 p.m., with outdoor activities limited after dusk. Proposed events will be held seasonally, in accordance with demand. Traditionally, eighty percent (80%) of events are held between May and September, when weather permits outside activities. The other twenty percent (20%) are held between October and December prior to winter weather and activities will not be regularly scheduled between January and April, except for smaller events that can be planned around weather. The property manager will also act as a security officer and be responsible for maintaining a 24-hour, 7 day a week security system with cameras monitoring all entrances, exits and areas of regular activity. All guests will only be permitted during the hours mentioned herein. All guests will be asked to leave prior to 11:00 p.m. and any staff and vendors may be onsite for up to one (1) hour after close to clean and secure the facility.

### On-site Employees

The Stallion Ranch will employ up to three (3) full-time employees and up to three (3) parttime employees who may report to work onsite. Full-time employee roles will be (a) sales manager, (b) property manager, and (c) maintenance worker. Part-time employees will assist in these roles.

Any other activities, including food service will be performed by outside vendors. It is expected that another five (5) to six (6) vendors may be onsite at any time during regular hours of operation to prepare for and cater to events. Vendors may offer valet service on occasion with vehicles being parked in the shared lot. Staff, vendor, and accessible parking will be located directly adjacent to the main facility.

### Projected Trip Generation

The project traffic engineer is in the process of getting ODOT support for the proposed development. We will ensure ODOT support prior to approval, but are submitting in advance of the final determination to ensure the same plan is acceptable by the township.



## Water Service

Water service will be extended from existing Del-Co Water main on State Route 257 South with the driveway construction. Due to expected limitations on water pressure, a dry hydrant will be installed on a proposed retention basin to supply water and potential fire suppression for the main facility.

## Projected Wastewater Treatment

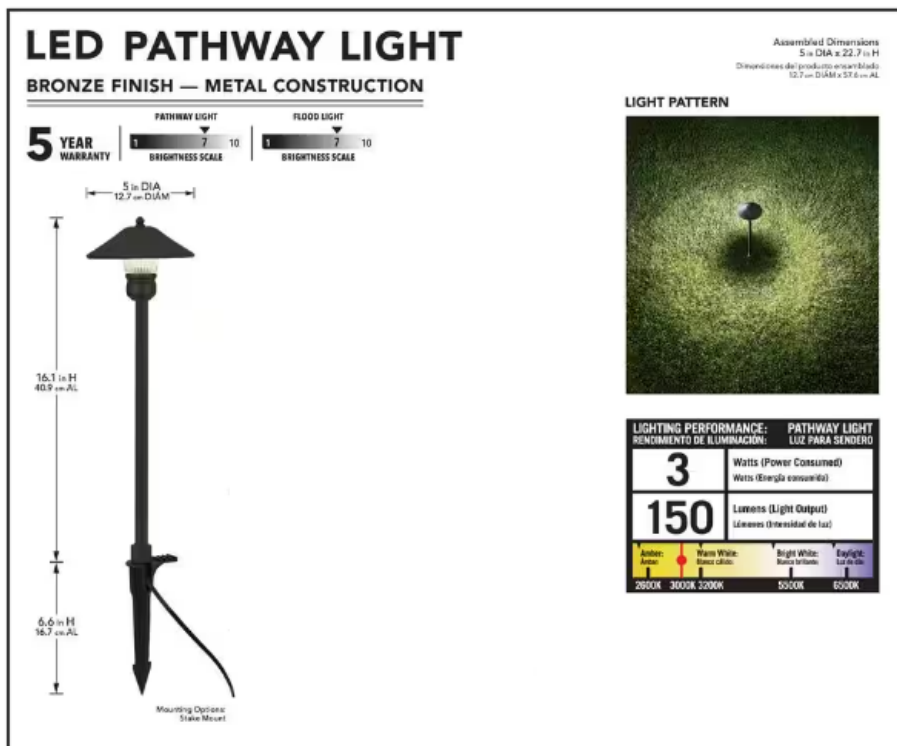
In accordance with typical business activities highlighted in OAC 3745-42-05 regarding design flow and waste strength requirements for treatment works sized for one hundred thousand gallons per day or less, the following highlights the projected wastewater treatment demand.

The proposed sewer serviceability is based on two gallons per day per seat, per the OAC standards, plus marginal capacity for employees. Onsite soil samples taken by a licensed soil scientist and subject being submitted for feasibility review, to be confirmed by the Delaware Public Health District prior to approval. Similar to the traffic study, this will be presented to the township as the final layout is considered for approval.

## Proposed Lighting

Existing lighting will be maintained and the following light fixtures will be added with at least a 15 foot setback from neighboring property lines, properly shielded and screened to ensure no light will penetrate or glare across property lines.

Low voltage walkway lights will be limited to two (2) feet in height and downcast at a consistent spacing along pedestrian corridors between the facility and parking lot.



Parking and driveway lights will be limited to eight (8) feet in height and downcast. The following fixtures will be proposed or something comparable. All lights will be set back at least 15 feet from property lines to be outside of the area of shed and to ensure there is no glare.

## Farmhouse Outdoor Lantern with Post or Wall Mount

- Perfect for lighting outdoor settings
- One-light lantern with a hammered shade offers a rustic touch
- Two-toned metal finish gives warmth and beauty while amplifying illumination
- Coordinates with other Englewood outdoor fixtures to add an aesthetically-pleasing appeal to farmhouse and rustic exteriors
- Finished in statement-making Black with a copper interior finish
- Measures 16 in wide X 13-1/2 in height, extends 12 in
- Dark Sky compliant and UL Safety listed for use in wet locations
- Uses one 100-watt max medium base bulb, or LED equivalent, that is sold separately
- Includes installation instructions and mounting hardware
- Fits 3 in post that is sold separately
- Progress Lighting products are designed for exceptional quality, reliability, and functionality



Diameter: 12"  
Height: 13-7/16"  
Depth: 16"

Category: Outdoor

Finish: Black (Painted)

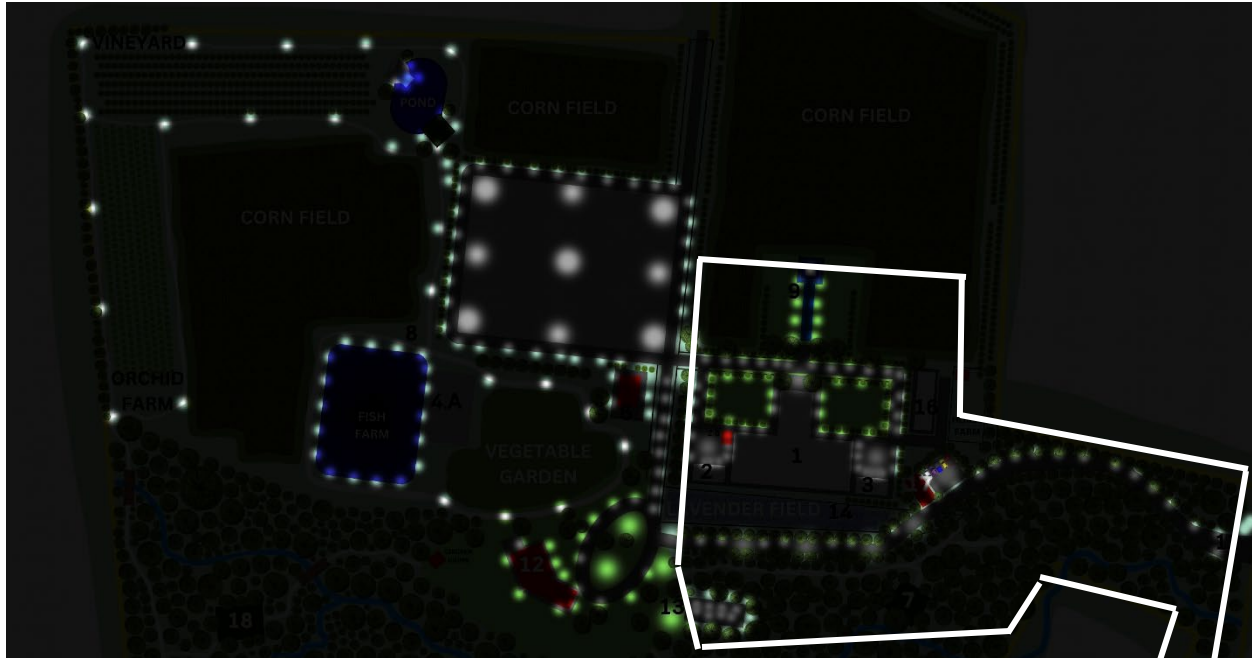
Construction: Steel Construction

**7 foot tall matching aluminum post can be installed with photocell to allow for dusk to dawn operation, installed on timers and with motion sensors to allow for dimming when there is no activity in the area.**

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Post top - fitter for 3" post or pedestal mounted	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base Porcelain socket	cCSAus Wet location listed

Lights are only proposed along pedestrian and vehicular corridors. Spacing will be determined based on functional use.

The following illustration highlights the proposed impact of area lighting.



### Compliance with Comprehensive Plan

The Concord Township Comprehensive Land Use Plan, amended October 13, 2021, area properties out as “42 Corridor Overlay” and recommends limited commercial and office development as centralized sewer becomes available. The plan also calls for such non-residential development to be directed toward existing intersections and encouraging multi-tenant planned developments.

The proposed use will provide a viable economic use of the existing infrastructure on this property today and provide for a future development opportunities on adjacent properties in keeping with the comprehensive plan.

### Criteria for Approval (§19.06(d))

- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Resolution.

**Yes, the project will provide for compliance with the standards of the Concord Township Zoning Resolution and otherwise be approved per development plan details.**

- 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

**Yes, as stated above, the project is compliant with the overall objectives of the comprehensive plan and will provide for a compliant redevelopment when**

**centralized sewer becomes available. The existing and any future development plan for this site will preserve agricultural heritage of the area and provide for safe access to State Route 257.**

- 3) If the proposed development advances the general welfare of the township and the immediate vicinity.

**Yes, the proposed use will provide for continued successful economic development in a growing community with property improvements, additional jobs and tax revenues that will support the surrounding community. The project provides for expansion of a use that is in high demand in the surrounding “high growth” areas of Delaware, Franklin and Union County. The Stallion Ranch will provide a service that is popular with township residents, serving the local community.**

## Proposed Development Standards

The following is a representative commitment on behalf of the applicant to demonstrate compliance with the Concord Township Zoning Resolution.

### Permitted Use(s)

The proposed use includes the following permitted uses:

- §19.03(a) Commercial and office establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with the approved development plan.
- §19.03(g) Other Commercial ventures not provided by this or other sections of this Resolution if approved as part of the plan.

### Development Plan Narrative (§19.06(c))

- 1) The proposed boundaries, size and location of the Planned Commercial and Office District drawn to scale.

**The described 8.75 acre rezoning is highlighted herein by legal notice and plans.**

- 2) The general development character of the lots including the limitations or controls to be placed on all uses with lot sizes, minimum setback requirements, structure location and other development features including landscape.

**The development character is consistent with existing structures and will be entirely compliant with the approved development plan.**

- 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

**The proposed development will include agricultural looking structures which are primarily pole barn construction with steel roofing and steel siding.**

- 4) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.

**The site will be served by Del-Co Water and onsite septic treatment. Serviceability confirmation will be provided prior to approval from Del-Co Water Company and the Delaware Public Health District. Soil tests for soil suitability have been completed in February 2024 and we are awaiting the formal report to submit for review to service the main facility. Other buildings do not require wastewater treatment and may use existing well(s) for agricultural water supply.**

- 5) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

**A new entrance is proposed on State Route 257, where a prior access appears to have been previously vacated for use of the common access driveway (CAD). Access to the CAD is gated and will be maintained for use by the single family residence on the adjacent property. All traffic for the proposed commercial use and agritourism will utilize the new driveway, though the gated access will provide for emergency access. Likewise, the new driveway will provide emergency access for all existing residences on the CAD. The applicant has engaged Carpenter Marty Transportation to seek ODOT support for the new access location. After written support is received from ODOT District VI, it will be provided to Concord Township.**

- 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. Include a list of owners and addresses whose property is contiguous to and directly across from the applicant's property according to the most recent County Auditor's tax list.

**PROPERTY OWNER:**

AVASAR LLC  
4910 STATE ROUTE 257 S  
DELAWARE, OH 43015

**ADJACENT PROPERTY OWNERS:**

ROBIN & ROBERT HARRIMAN  
4890 STATE ROUTE 257 S  
DELAWARE, OH 43015

JOHNNY A. & JAMES A. STOYCHEFF  
4902 STATE ROUTE 257 S  
DELAWARE, OH 43015

NANCY K. KRUEGER  
4908 STATE ROUTE 257 S  
DELAWARE, OH 43015

DAVID J. & MELISSA D. HAWK  
4916 STATE ROUTE 257 S  
DELAWARE, OH 43015

BRETT S. & TERRI M. ALLEN  
4920 STATE ROUTE 257 S  
DELAWARE, OH 43015

PEIRSOL FAMILY PARTNERSHIP  
4474 FRY ROAD  
OSTRANDER, OH 43061

CHARLES E. OWENS  
5244 THOMPSON LANE  
DELAWARE, OH 43015

CODY D. BALL  
5210 THOMPSON LANE  
DELAWARE, OH 43015

PHILLIP M. STOWERS  
5182 THOMPSON LANE  
DELAWARE, OH 43015

GILLMAN L. R. A. PARKS  
5164 THOMPSON LANE  
DELAWARE, OH 43015

JOHN R. & RHONDA L. MILLER  
5120 THOMPSON LANE  
DELAWARE, OH 43015

AMY I. & STEVEN W. ROHRER  
5100 THOMPSON LANE  
DELAWARE, OH 43015

COREY & SARAH GANTT  
5109 THOMPSON LANE  
DELAWARE, OH 43015

BELLPOINT UNITED METHODIST CHURCH  
5092 STATE ROUTE 257 S  
DELAWARE, OH 43015

BELLPOINT UNITED METHODIST CHURCH  
5303 STATE ROUTE 257 S  
DELAWARE, OH 43015

MICHAEL LEE ALBERTINI  
4994 STATE ROUTE 257 S  
DELAWARE, OH 43015

ROBERT W. HARRIMAN  
4952 STATE ROUTE 257 S  
DELAWARE, OH 43015

- 7) The proposed size, location and use of parks and other public facility sites, if any, and their proposed ownership.

**No parks or public facility sites are proposed.**

- 8) The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.

**After zoning approval, engineering plans will be presented to necessary county and state agencies for approval, prior to construction. It is expected that plan approval and permitting will take 4 to 6 months and construction will follow with another 4 to 6 months.**



- 9) If the proposed timetable for development includes developing the land in pleases all pleases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in text form in a manner calculated to give township officials definitive guidelines for approval of future pleases.

**All grading will be completed in a single phase and building construction will commence within two (2) years of rezoning approval and be completed entirely within five (5) years of rezoning approval.**

- 10) The ability of the applicant to carry forth his/her plan by control of the land and the engineering feasibility of the plan. If the applicant is not the owner, the applicant must have written authorization from the owner.

**The applicant owns the property and improvements will be funded by the applicant. If additional evidence of financing is requested, it may be provided. Actual bids for construction will be secured after the plans are approved.**

- 11) Specific statements of divergence from the development standards in Article XXI or existing county regulations or standards and the justification, therefore. Unless a variation from these development standards is specifically approved, the same shall be complied with.

**The following divergences are being requested with this application:**

- 1. Section 21.01 – Applicant seeks divergence to provide for shared parking with the agritourism activities on the adjacent property. If the agritourism activity were to ever cease in use and this parking wasn't available, this plan must be modified to demonstrate compliance. Additionally, the applicant seeks ability to maintain gravel drives and parking areas outside of the road right-of-way. The area of the driveway within the road-right-of-way and 50 feet into the lot will be paved with concrete or asphalt material.**
  - 2. Section 19.06(g) – Applicant requests the ability to split the proposed PCD lot after approval and prior to occupancy through the traditional lot split process and does not feel that a plat is necessary, nor should be required.**
- 12) Evidence of the applicant's ability to post a bond if the plan is approved ensuring completion of public service facilities to be constructed within the project by the developer.

**No public service facilities are proposed.**

Review of Development Standards (§19.07)

- 1) Setbacks: The physical relationship of the structure or use areas and their minimum yard spaces shall be developed in strict compliance with the development plan or the provisions of Article XXI unless a variance is approved.

**Proposed building setback from State Route 257 is a minimum of 400 feet from edge of the road right-of-way and a minimum of 100 feet from all other adjacent property lines. There is no proposed minimum setback line from the residual FR-1 parcel.**

- 2) Building Height Limits: No building or structure in this district shall exceed four (4) stories or forty-five (45) feet in height. See Section 21.02 for exceptions.

**Existing buildings will remain as they exist today and new buildings will be in compliance with this stated restriction on building height as evidenced by the building profile illustrations on the development plan.**

- 3) Building Dimensions: Buildings may contain such area of floor space as is approved in the development plan.

**Building dimensions are depicted herein on the development plan and within this text. Strict compliance will be maintained.**

- 4) Landscape: Article XIII applies. All yards, front, side and rear, shall be landscaped, and all organized open spaces or nonresidential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat.

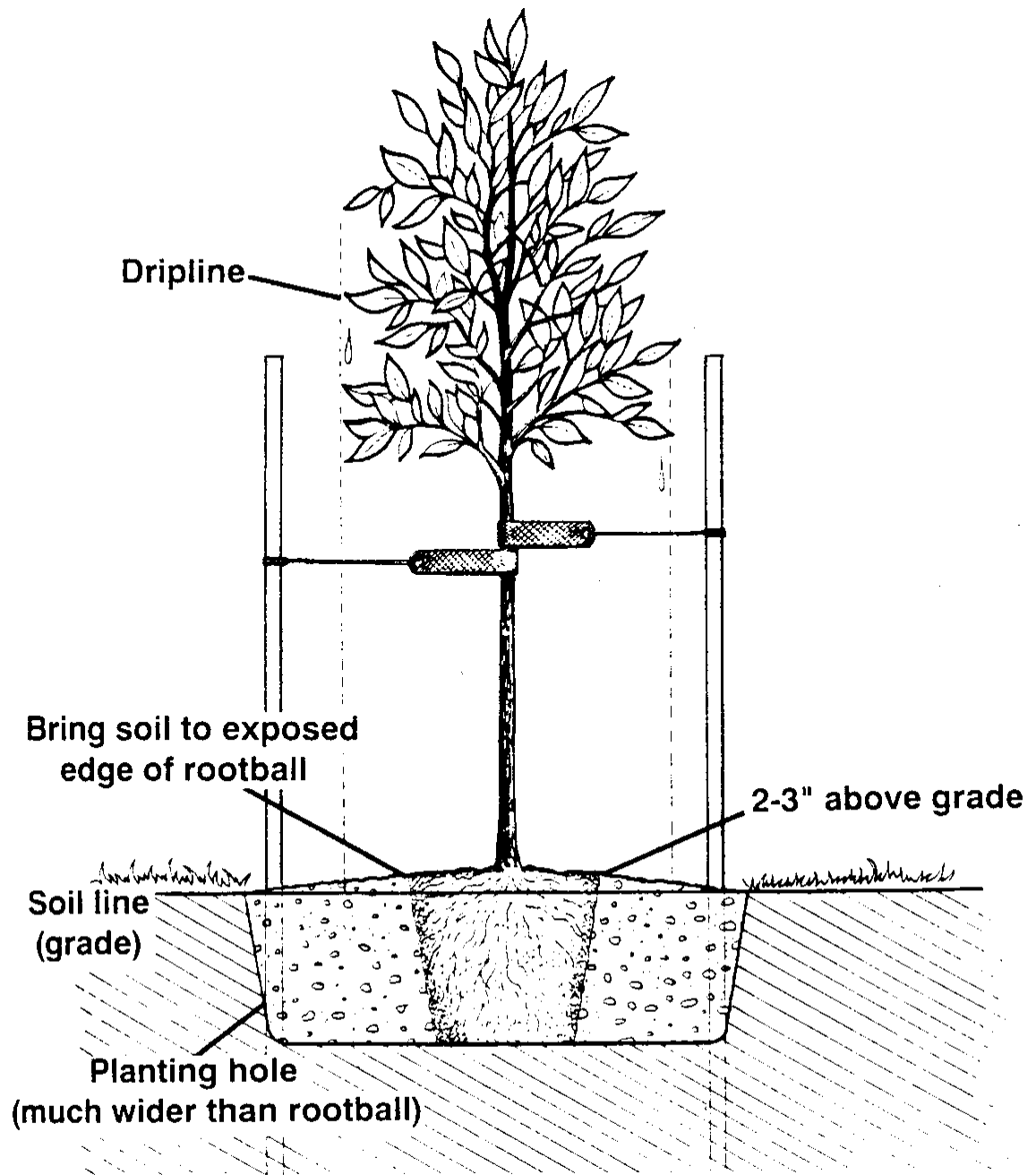
**Proposed landscaping will include fifty-two (52) large trees planted in accordance with the development plan.**

STANDARDS	PROPOSED COMPLIANCE
Perimeter Landscape Requirements	<b>50% Winter Opacity + 70% Summer Opacity will be maintained on areas where the proposed rezoning abuts residential property that is not a part of the residual lot.</b>
Property Perimeter Requirement	<b>The perimeter will be preserved consistent with the development plan with complete compliance with the PCD standards requiring green buffers. The driveway entrance will at it's closest be 15 feet form the neighboring residential property due to the existing ravine in that area. Evergreen landscaping will be added to ensure compliance with the 10 foot perimeter landscaping requirements, as specified on the plan.</b>

Vehicular Use Perimeter	<b>Pavement will be maintained in compliance with the code.</b>
Interior Landscape for Vehicular Use Areas (VUA)	<b>There is over 30,000 square feet of green space preserved within the VUA in the PCD boundary, well in excess of the requirement. The planting requirements with 1 tree / 30 feet and a 6 foot high earth mound will be added along the eastern and southern edge of the proposed PCD use of the property to demonstrate further compliance as highlighted on the development plan.</b>
Interior Landscape for Building Coverage	<b>This standard would require almost 500 square feet of landscaping which is far exceeded by the plan for 30,000 square feet of green space.</b>
Minimum Trees	<b>The applicant is proposing to plant at least 52 trees to demonstrate 200% compliance with this standard. The code appears to require 26 trees, or 1 tree for every 5,000 sq. ft. of coverage, up to 50,000 sq. ft. + 1 tree for every 4,000 sq. ft. of coverage over 50,000 sq. ft.</b>
Landscaping for Service Structures	<b>The proposed dumpster will be fenced with privacy fence and a gate to achieve 100% opacity</b>
Street Trees	<b>The proposal is to maintain existing vegetation along the roadway as to minimize any change in appearance.</b>

**Commitment for tree replacement. Any tree removed during construction will be replaced with additional trees onsite of a total equivalent trunk diameter at chest-height.**

**All required trees to be planted will be at least two and a half (2.5) inches in trunk diameter at chest-height and will be planted in accordance with the following standards:**



The proposed 52 trees and any tree replacement will be a variety of one of the following species, or equivalent:

- Arborvitae (*Thuja occidentalis*)
- Niobe Golden Weeping Willow (*Salix alba* 'Niobe')
- Red Maple (*Acer rubrum*)

Any shrubs will be of the following variety or equivalent:

- Emerald Triumph Viburnum (Viburnum ‘Emerald Triumph’)

- 5) Site Development: To the maximum extent possible, all-natural drainage courses, vegetation, and contours in excess of six (6) percent shall be maintained.

**All natural drainage courses, vegetation, and contours in excess of (6) percent will be maintained in preparation of the grading improvement plans for this project.**

- 6) Parking: Off-street parking shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan, the provisions of Article XXI of this Resolution shall, when appropriate, be incorporated.

**The proposed facility will share off-street parking with the agri-tourism activity on the residual property. The capacity of the proposed facility will be determined during the building permit process and parking will be provided to ensure at least one parking space per three seats in accordance with public assembly requirements, which appears to be the most pertinent standard. Additional parking will be provided as needed, depending on the demand of the agritourism activity. A parking plan is provided demonstrating compliance with up to 240 parking spaces delineated.**

- 7) Signs: Except as provided under the provisions for home occupations or as controlled by Article XXII of this Resolution and except as recommended by the Zoning Commission and approved by the Trustees, no signs shall be permitted in this district except a 'For Sale' or 'For Rent' or 'For Lease' sign advertising the lot on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each of two (2) sides. The owner or developer of a subdivision or similar area may, upon the conditions and for the time period recommended by the Zoning Commission and approved by the Trustees, erect one sign not exceeding forty-eight (48) square feet in area on each of two (2) sides advertising said subdivision, development or lot for sale.

**The Stallion Ranch will be identified with a “farm sign” in accordance with Section 22.02(f) denoting the farm name and address. This will be limited to one (1) sign along State Route 257 at the entrance, no larger than four (4) square feet per side, with no more than two (2) sides. This sign will be pole mounted outside of the road right-of-way. No additional commercial signage is proposed with the PCD zoning.**

- 8) Construction and Maintenance of Improvements Within Right-of-Way: Unless otherwise specifically required by applicable law, the construction and maintenance of all improvements behind the curb line or the edge of pavement including but not limited to drainage improvements, landscape improvements, sidewalks and/or driveways approaches shall be the responsibility of the abutting property owner.

**The proposed development will comply.**

- 9) Performance Standards: All uses within this district shall be in compliance with the provisions of Article XXI, Section 21.11.

**The proposed use will comply.**

- 10) Special Conditions: The Township Zoning Commission and/or the Board of Township Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscape, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

**The applicant is open to discussion regarding any special conditions that may be desired.**