

Plan④Land

December 7th, 2023

Ric Irvin
Concord Township
6385 Home Road
Delaware, OH 43015

Re: Planned Commercial / Office District (PCD) Development Plan & Rezone– Northwest Building Resources Inc.

Ric,

This proposal includes rezoning 6.061 acres of the 15.6046-acre site from Farm Residential (FR-1) District to Planned Commercial / Office District (PCD). This request includes the two recently purchased additions to the site, being parcel number 500-330-01-006-000 (5.064 acres); and parcel number 500-330-01-004-003 (0.997 acres).

Please find the attached application and development text for the subject project in Concord Township.

Please let me know if you have any questions. Thank you!

Sincerely,



Joe Clase, AICP
Principal

Planned Commercial & Office District (PCD) Development Plan



December 7, 2023

Northwest Building Resources
5830 U.S. Highway 42 South, Delaware, Ohio 43015
Concord Township, Delaware County, Ohio
Project #22-110

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Legal Description of Property

The subject property at 5830-5900 U.S. Highway 42 South, Delaware, Ohio 43015 totals 15.6046 acres, owned by Northwest Building Resources Inc. The site is composed of four (4) separate tax parcels in Concord Township, Delaware County, Ohio, as described below (collectively, the "Property"). The property owner shall combine the parcels upon the rezoning of the Property.

The following is an inventory of the included parcels:

- 1. Parcel No. 500-330-01-005-000 (4.562 acres)

Purchased by Northwest Building Resources Inc. on July 2, 2020 from Jennings Development One, P.L.L. (Official Record 1742, Page 1987) with the following legal description, prepared by Frank Celio, P.S. 6612:

Situated in the Township of Concord, County of Delaware, State of Ohio, being part of Farm Lot 3 in Virginia Military Survey Number 1441, and being more particularly described as follows:

Commencing at a stone found at the northwest corner of said Farm Lot 3 in said Virginia Military Survey Number 1441;

thence North 79° 57' 40" East, along the north line of said Farm Lot 3 and along the south line of a 25.7 acre tract now or formerly owned by Andon P. Stoychaff Ltd. Partnership, as described in Deed Book 404, Page 585, a distance of 184.00 feet to an iron bar set, being the TRUE POINT OF BEGINNING of the following described tract, all iron bars set are set with a plastic cap marked "SLSS RS 6612";

thence North 79° 57' 40" East, continuing along the north line of said Farm Lot 3 and the said south line of the 25.7 acre tract, a distance of 773.49 feet to an iron pipe found;

thence South 10° 00' 31" East, a distance of 23.16 feet to a P. K. Nail found, being in the centerline of U. S. Route 42;

thence South 37° 48' 36" West, along the said centerline of U. S. Route 42, a distance of 470.83 feet to a P. K. Nail found;

thence South 37° 50' 00" West, continuing along the said centerline of U. S. Route 42, a distance of 309.07 feet to a point;

thence North 29° 41' 43" West, (passing an iron bar set at 43.29 feet) a total distance of 580.26 feet to the TRUE POINT OF BEGINNING;

containing 5.006 acres, more or less, being part of an original 10.07 acre tract as described in Deed Book 422, Page 474;

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

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on July 19, 1990. Basis of Bearings is the centerline of said U. S. Route 42 (South 37° 50' 00" West) per Deed Book 422, Page 474.

Current Zoning District: Planned Commercial / Office (PCD)
Propose Zoning District: Planned Commercial / Office (PCD)

Exempting 0.444 acres sold to James A. Stoycheff and Johnny A. Stoycheff on July 13, 2023 (Official Record 2042, Page 1674) with the following legal description, prepared by Robert T. Patridge, Jr., P.S. 7462:

Situated in the State of Ohio, County of Delaware, Township of Concord, located in Farm Lot 3 in Virginia Military Survey No. 1441, and being part of an 11.000 acre tract conveyed to Johnny A. Stoycheff and James A. Stoycheff in Volume 1763, page 2159, and being more particularly described as follows:

Beginning for Reference, at a stone found at the southwest corner of a 62.5 acre tract (Tract II) also conveyed to Johnny A. Stoycheff and James A. Stoycheff in Volume 1249, page 2577-2586 and being the southwest corner of Virginia Military Survey No. 2673 and Farm Lot 10 and in the north line of Virginia Military Survey No. 2992, also being the southeast corner of Farm Lot 8, the southwest corner of Farm Lot 10 and in the north line of Farm Lot 9, said stone also being a corner common to a 23.015 acre tract conveyed to Jodie L. McKenzie in Volume 180, page 158;

Thence North 79°38'49" East 218.24 feet, in the south line of said 62.5 acre tract and said Virginia Military Survey No. 2673 and the north line of said Farm Lot 9, to an 8" wood post found, at the northwest corner of said 11.000 acre tract and a corner common to said 23.015 acre tract;

Thence South 11°11'39" East 814.59 feet, in the west line of said Farm Lot 1, the west line of Virginia Military Survey No. 1441 and the west line of said 11.000 acre tract, and the west line of a 4.9816 acre tract conveyed to Northwest Building Resources, Inc. in Volume 1742, Page 1987 and the east line of said Farm Lot 9 and Virginia Military Survey No. 2992 and the east line of said 23.015 acre tract to an iron pin found marking the southwest corner of said 4.9816 acre tract also a corner common to a 5.082 acre tract conveyed to Jeffrey A. and Bichvan W. Boyles in Volume 380, Page 2056 and a corner common to a 5.060 acre tract conveyed to Northwest Building Resources, Inc. in Volume 1742, Page 1987;

Thence North 79°07'11" East 775.00 feet in the south line of said 4.9816 acre tract and the north line of said 5.060 acre tract and said 5.010 acre tract, to an iron pin found at the southeast corner of said 4.9816 acre tract, the northeast corner of said 5.010 acre tract and a corner common to said 11.000 acre tract, marking the **Principal Place of Beginning** of the herein described 0.444 acre tract;

Thence North 79°07'11" East 182.27 feet, in a line common to said 5.010 acre tract and said 11.000 acre tract, to an iron pin found;

Thence South 11°28'24" East 23.16 feet, in a line common to said 5.010 acre tract and said 11.000 acre tract, to a PK nail found in the centerline of State Route 42, said point being a corner common to an original 24.1 acre tract (Tract VII) now being 20.639 acres conveyed to John A. Stoycheff and James A. Stoycheff in Volume 1249, page 2577-2586 and a 14.286 acre tract conveyed to Edwards Family Estates Ltd. in Volume 1380, Page 22;

Thence South 36°43'29" West 245.72 feet, in the centerline of State Route 42 and the south line of said 5.010 acre tract, the north line of said 140286 acre tract, to a PK nail found;

Thence North 11°11'45" West 188.84 feet, across said 5.010 acre tract **Principal Place of Beginning**, containing an area of **0.444 acres**.

Basis of bearings, based from GPS observation SPC Ohio north zone (NGS 88) based on the centerline of State Route 42 being South 36°43'29" West.

All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.
Subject to all easements, restrictions, and rights of way, if any.

A survey of this property was done by Robert T. Patridge Jr. in June, 2022.
All iron pins found are 3/4" iron pipe.
All iron pins set are 5/8" rebar capped "Patridge Surveying".

2. Parcel No. 500-330-01-004-001 (4.9816 acres)

Purchased by Northwest Building Resources Inc. on July 2, 2020 from Jennings Development One, P.L.L. (Official Record 1742, Page 1987) with the following legal description, prepared by Joseph P. Priday, P.S. 7277:

Real estate situated in Concord Township of Delaware County, Ohio; part of Farm Lot 1 in the Virginia Military Survey number 1441; being part of the 27.38 acre tract of Andon P. Stoycheff Ltd. Partnership (Deed Record 404, page 585); and being further bounded and described as follows:

Beginning at a stone found on the west line of said V.M.S. 1441 at the southwest corner of said Farm Lot 1, and the northwest corner of Farm Lot 3. Said stone also being on the east line of V.M.S. 2992, and marking the True Point of Beginning.

Thence North 10 deg.-22'-28" West, 280.00 feet along said V.M.S. line; the east line of the 5.082 acre tract of Jeffrey A. and Bichvan W. Boyles (Official Record 380, page 2056); and the 23.015 acre tract of Jodie L. McKenzie (Official Record 180, page 158), (passing over an iron rod found at 63.00 feet) to an iron pipe set.

Thence North 79 deg.-58'-03" East, 775.00 feet to an iron pipe set.

Thence South 10 deg.-22'-28" East, 280.00 feet to an iron pipe set on the north line of the 5.006 acre tract of Jennings Development One, P.L.L. (Official Record 588, page 546). Also being the south line of said Farm Lot 1 and the north line of said Farm Lot 3.

Thence South 79 deg.-58'-03" West, 775.00 feet along said north line and the north line of the 5.064 acre tract of Timothy A. and Mary J. Trombley (Deed Record 543, page 721), (passing over an iron rod found at 591.04 feet) to the True Point of Beginning.

The basis of bearing was assumed. The tract as described from an actual field survey performed on or about November 24, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains 4.9816 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. Reference is hereby made to a plat of survey with the same date.

Current Zoning District: Planned Commercial / Office (PCD)

Propose Zoning District: Planned Commercial / Office (PCD)

3. Parcel No. 500-330-01-006-000 (5.064 acres)

Purchased by Northwest Building Resources Inc. on April 26, 2022 from Brandon E. Dobyns (Official Record 19612, Page 1909) with the following legal description, prepared by Frank Celio, P.S. 6612:

Situated in the Township of Concord, County of Delaware, State of Ohio, being part of Farm Lot 3 in Virginia Military Survey Number 1441, and begin more particularly described as follows:

Beginning at a stone found at the northwest corner of said Farm Lot 3 in said Virginia Military Survey Number 1441;

Thence North 79 deg. 57' 40" East, along the north line of said Farm Lot 3, also along the south line of a 25.7 acre tract now or formerly owned by Andon P. Stoycheff Ltd. Partnership, as described in Deed Book 404, Page 585, a distance of 184.00 feet to an iron bar set, all iron bars set are set with a plastic cap marked "SLSS RS 6612";

Thence South 29 deg. 41' 43" East (passing an iron bar set at 536.97 feet) a total distance of 580.26 feet to a point, being in the centerline of U.S. Route 42;

Thence South 37 deg. 50' 00" West, along the said centerline of U.S. Route 42, a distance of 516.45 feet to a P.N. Nail found, being on the west line of said Farm Lot 3, also being on the east line of a 44.3 acre tract now or formerly owned by Kenneth M. Reeder, as described in Deed Book 446, Page 338;

Thence North 09 deg. 47' 33" West, along the said west line of Farm Lot 3 and along the said east line of the 44.3 acre tract, (passing an iron pipe found at 54.60 feet) a total distance of 892.89 feet to the point of beginning;

Containing 5.064 acres, more or less, being part of an original 10.07 acre tract as described in Deed Book 422, page 474;

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

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on July 18, 1990. Basis of Bearings is the centerline of said U.S. Route 42 (South 37 deg. 50' 00" West) per Deed Book 422, Page 474.

Subject to all legal highways, easements, covenants and restrictions of record.

Current Zoning District: Farm Residential (FR-1)

Propose Zoning District: Planned Commercial / Office (PCD)

4. Parcel No. 500-330-01-004-003 (0.997 acres)

Purchased by Northwest Building Resources Inc. on July 13, 2023 from James A. Stoycheff, Helen June Stoycheff and Johnny A. Stoycheff (Official Record 2042, Page 1670) with the following legal description, prepared by Robert T. Patridge, Jr., P.S. 7462:

Situated in the State of Ohio, County of Delaware, Township of Concord, located in Farm Lot 1 in Virginia Military Survey No. 1441, and being part of 11.000 acre tract conveyed to Johnny A. Stoycheff and James A. Stoycheff in Volume 1763, page 2159, and being more particularly described as follows:

Beginning for Reference, at a stone found at the southwest corner of a 62.5 acre tract (Tract II) also conveyed to Johnny A. Stoycheff and James A. Stoycheff in Volume 1249, page 2577-2586 and being the southwest corner of Virginia Military Survey No. 2673 and Farm Lot 10 and in the north line of Virginia Military Survey No. 2992, also being the southeast corner of Farm Lot 8, the southwest corner of Farm Lot 10 and in the north line of Farm Lot 9, said stone also being a corner common to a 23.015 acre tract conveyed to Jodie L. McKenzie in Volume 180, page 158;

Thence North 79°38'49" East 218.24 feet, in the south line of said 62.5 acre tract and said Virginia Military Survey No. 2673 and the north line of said Farm Lot 9, to an 8" wood post found, at the northwest corner of said 11.000 acre tract and a corner common to said 23.015 acre tract,

Thence South 11°11'39" East 356.10 feet, in the west line of said Farm Lot 1, the west line of Virginia Military Survey No. 1441 and the west line of said 11.000 acre tract and the east line of said Farm Lot 9 and Virginia Military Survey No. 2992 and the east line of said 23.015 acre tract, to an iron pin set marking the Principal Place of Beginning of the herein described 0.997 acre tract;

Thence North 79°09'23" East 244.00 feet, across said 11.000 acre tract, to an iron pin set;

Thence South 11°11'39" East 178.00 feet, across said 11.000 acre tract, to an iron pin set, in the north line of a 4.9816 acre tract conveyed to Northwest Building Resources, Inc. in Volume 1742, Page 1987;

Thence South 79°09'23" West 244.00 feet, in a line common to said 11.000 acre tract and said 4.9816 acre tract to an iron pin found at a corner common to said 11.000 acre tract marking the northwest corner of said 4.9816 acre tract;

Thence North 11°11'39" West 178.00 feet, in the west line of said Farm Lot 1, the west line of Virginia Military Survey No. 1441 and the west line of said 11.000 acre tract and the east line of said Farm Lot 9 and Virginia Military Survey No. 2992 and the east line of said 23.015 acre tract to the Principal Place of Beginning, containing an area of 0.997 acres.

Basis of bearings, from GPS observation SPC Ohio north-zone (NGS 88) based on the centerline of State Route 42 being South 36°43'29" West.

All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio. Subject to all easements, restrictions, and rights of way, if any.

A survey of this property was done by Robert T. Patridge Jr. in June, 2022.

All iron pins found are 3/4" iron pipe.

All iron pins set are 5/8" rebar capped "Patridge Surveying"

"The herein described 0.997 acres shall not constitute an independent building site separate from the Grantee's adjacent parcel unless subsequently approved as such in accordance with applicable subdivision regulations."

OF

Current Zoning District: Farm Residential (FR-1)

Propose Zoning District: Planned Commercial / Office (PCD)

Proposed Rezoning

Applicant is proposing to rezone 6.061 acres of the Property, a total 15.6046-acre site from Farm Residential (FR-1) District to Planned Commercial / Office District (PCD). This request includes the two recently purchased additions to the site, being parcel number 500-330-01-006-000 (5.064 acres); and parcel number 500-330-01-004-003 (0.997 acres). It appears that 4.562 acres of the Property, consisting of the original improvements discussed herein, was rezoned to the PCD District in 2000 to permit warehouse and storage buildings and uses. In 2006, the additional 4.9816 acre portion of the Property was rezoned to the PCD District to permit 7 additional storage buildings on the Property.

History & Existing Conditions

The original farmhouse and pole barn located on the existing PCD property, outlined below, were built prior to the commercial development of this site, as evidenced by the following 1997 aerial photograph.



These structures included the existing two (2) bedroom, two (2) bath single-family house (Building #9), which includes 1,626 square feet of finished floor area and a detached two (2) car garage (Building #10). The pole barn (Building #11) on the opposite side of the depicted drive is 3,068 square feet in area. These three (3) structures remain today.

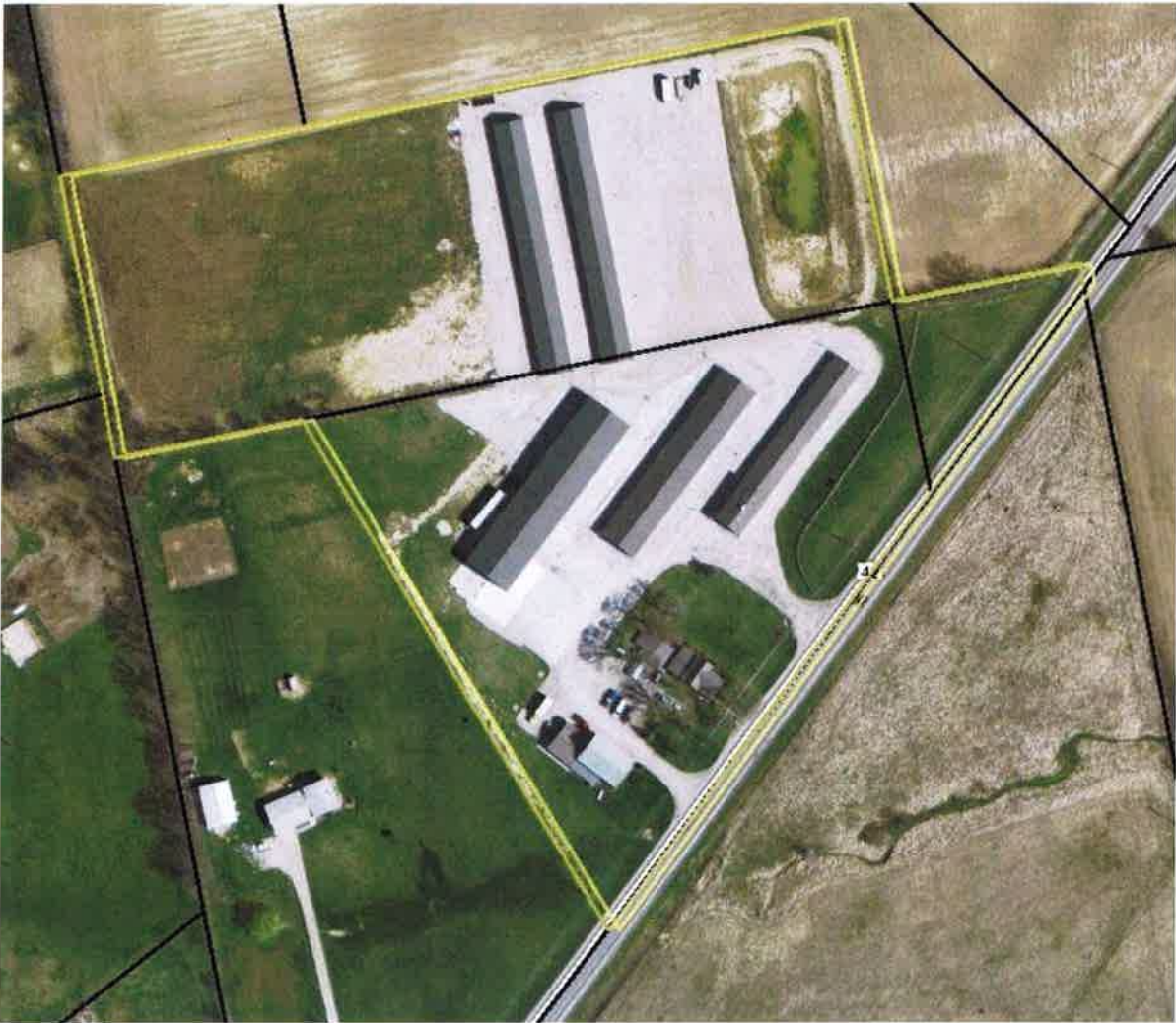
As the property was approved for commercial use, the initial 30 foot by 200 foot (6,000 square foot) storage building (Building #6) was constructed before 2002, as evidenced by the following 2002 aerial photograph.



By 2006, two additional buildings were constructed, including a 40 foot by 200 foot (8,000 square foot) storage building (Building #7) and the 48 foot by 200 foot (9,600 square foot) warehouse (Building #8), as evidenced by the following 2006 aerial photograph.



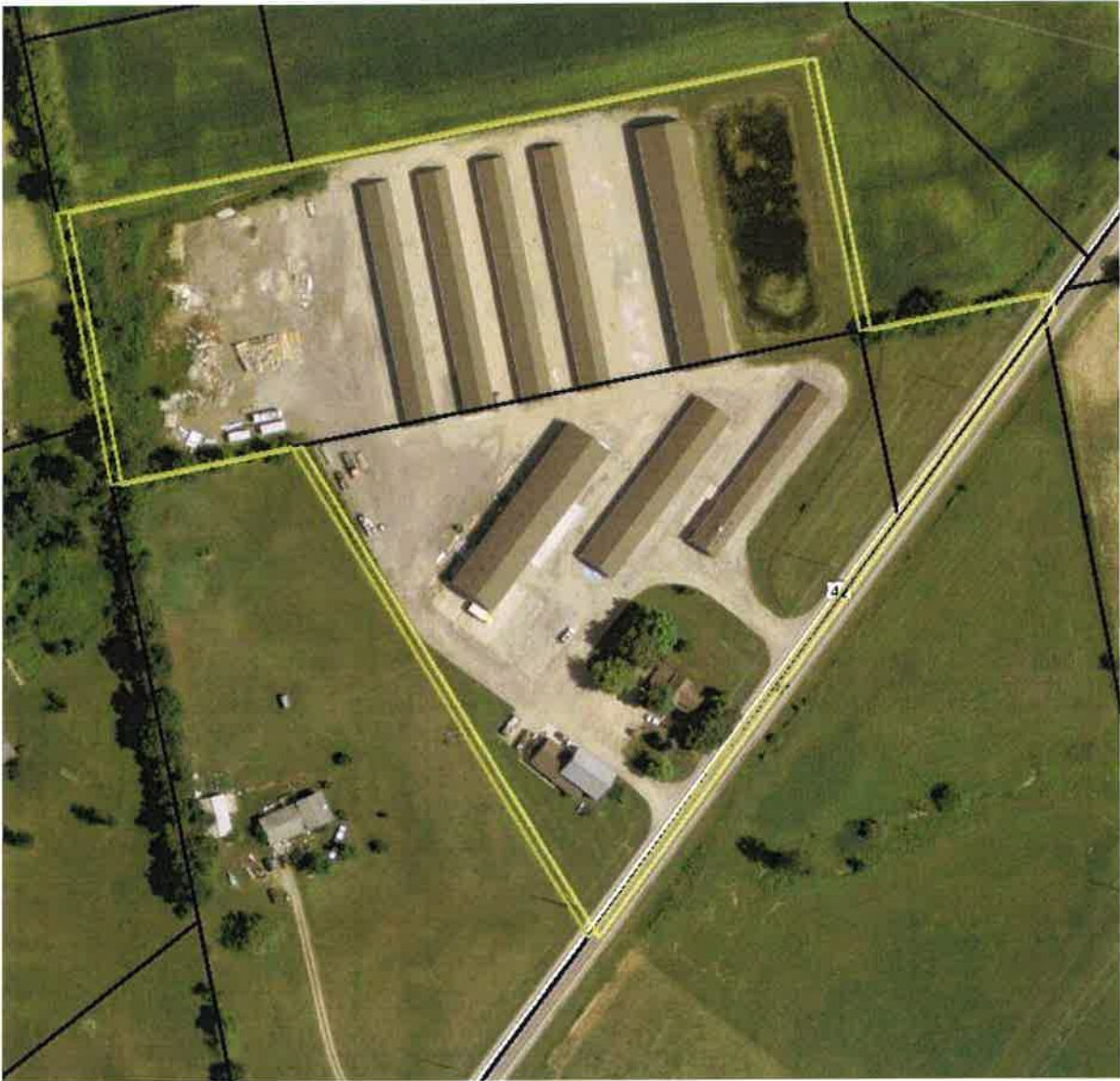
By 2008, two additional storage buildings (Buildings #2 and #3) were constructed, both being 30 feet by 250 feet in size (7,200 square feet) each. Documents depict that subsurface drainage was engineered and permitted by Delaware County Engineer and the Ohio Environmental Protection Agency (OEPA) to construct a retention basin to handle this phase of development which was to include a total of seven (7) additional buildings, as evidenced by the following 2008 aerial photograph.



By 2010, an additional 30 foot by 250 foot (7,200 square foot) storage building (Building #4) was constructed and parking / storage area was expanded into the rest of this property, as evidenced by the following 2010 aerial photograph.



The next 30 foot by 250-foot (7,500 square foot) storage building (Building #5) was built before 2013. The last building, a 48 foot by 250-foot (12,000 square foot) storage building (Building #1) was constructed before 2016.



The Property owner purchased the adjoining 5.064-acre house lot at 5900 U.S. Highway 42 South (Parcel #500-330-01-006-000) in 2022. In 2023, the Property owner negotiated a land swap and purchased 0.997 acres (Parcel #500-330-01-004-003) from the adjoining owner to the north in exchange for 0.444 acres along U.S. Highway 42 South (Parcel #500-330-01-005-001).

The Property currently contains a 1,626 square foot single-family residential house, being the old farmstead. The 3,068 square foot pole barn is used as office space. There is one 9,600 square foot warehouse facility, central to the site, that is being used by Northwest Building Resources

Inc. The remaining seven (7) buildings are being used as self-storage, totaling 48,840 square feet.

Additionally, there is a 30-foot by 40-foot pole barn on the back of the 5.064-acre property that was acquired in 2022 that is intended to be maintained for property maintenance. The existing house on this property will be removed prior to construction of the proposed improvements on the development plan. None of the parcels on the Property have been platted.

The existing property coverage is broken down as follows:

LAND USE	QUANTITY (SQ. FT.)	QUANTITY (ACRES)	PERCENTAGE OF TOTAL
BUILDINGS	63,734	1.46	9.4%
<i>Residential Buildings</i>	<i>1,626</i>	<i>0.04</i>	<i>0.2%</i>
<i>Office Buildings</i>	<i>3,068</i>	<i>0.07</i>	<i>0.5%</i>
<i>Warehouse / Storage Buildings</i>	<i>59,040</i>	<i>1.36</i>	<i>8.7%</i>
DRIVES / PARKING	275,562	6.33	40.5%
<i>Road Right-of-Way</i>	<i>37,467</i>	<i>0.86</i>	<i>5.5%</i>
<i>Gravel</i>	<i>230,170</i>	<i>5.28</i>	<i>33.9%</i>
<i>Concrete</i>	<i>7,925</i>	<i>0.18</i>	<i>1.2%</i>
OPEN SPACE	340,440	7.82	50.1%
<i>Greenspace</i>	<i>319,040</i>	<i>7.32</i>	<i>46.9%</i>
<i>Retention Pond</i>	<i>21,400</i>	<i>0.49</i>	<i>3.1%</i>
TOTALS	679,736	15.6046	100%

The following picture depicts the southern entrance where the original buildings still stand.



About Northwest Building Resources Inc.

Northwest Building Resources Inc. (NBR) is an independent, family-owned wholesale only building materials distributor specializing in new construction, replacement windows, vinyl siding / accessories, steel & fiberglass doors, storm doors & windows, interior doors & moldings, kitchen cabinets, and other specialty building products. NBR is a service-oriented distributor that delivers affordable, dependable, innovative products for just about every application – from windows, to siding, to shutters, to doors and accessories.

The Concord Township location is the company headquarters for operations. There is a separate facility in Fort Jennings, Ohio where products are also warehoused and distributed. NBR features premium products from the most trusted manufacturers in the building industry. More information about NBR can be found online at <http://www.northwestbuildingresources.com>.

About Northwest Storage

Northwest Storage (NS) is a locally owned self-storage complex with shares the Property with NBR. The two are co-owned and operated. NS offers the following storage units for monthly rental:

- 5' x 10' with a 40" wide hinged door
- 10' x 10' with a 9'W x 8'H overhead door
- 10' x 15' with a 9'W x 8'H overhead door. Small cars will fit in this unit.
- 10' x 20' with a 9'W x 8'H overhead door. All cars will fit in this unit.
- 10' x 30' with two 9'W x 8'H overhead doors with access from both sides of unit.
- 10' x 40' with two 9'W x 8'H overhead doors with access from both sides of unit. Can fit 2 cars in these units.
- 20' x 30' with four 9'W x 8'H overhead doors with access from both sides of unit.
- 14' x 48' Extra Large RV Bays with a 12'W x 14'H overhead door - Options to add electric and power garage door opener.

More information about NS can be found online at <https://northweststorage.biz/>.

Hours of Operation

Monday - Friday: 7:30am - 4:30pm
Saturday: By appointment
Sunday: Closed

On-site Employees

The site contains ten (10) full-time employees who report to work onsite. The majority of these employees work in the office and the others help to maintain the warehouse/distribution facility.

Description of the Proposed Improvements

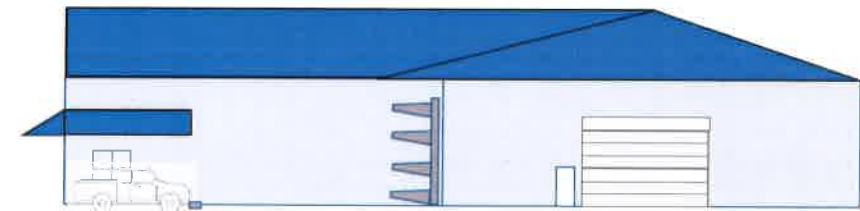
No change of use or business hours are proposed with the proposed improvements. The plans include an expansion of self-storage units for Northwest Storage and warehousing/office for Northwest Building Resources Inc.

The initial phase of construction will include a new office building for Northwest Building Resources Inc. attached to a new warehouse facility, labeled Building #12 on the development plan. The proposed office will be a 2-story, 60-foot by 60-foot (3,600 square foot) building located adjacent to the existing office building. An attached 66-foot by 180-foot (11,880 square foot) warehouse building is proposed with a 20-foot eve height.

Proposed Front Façade



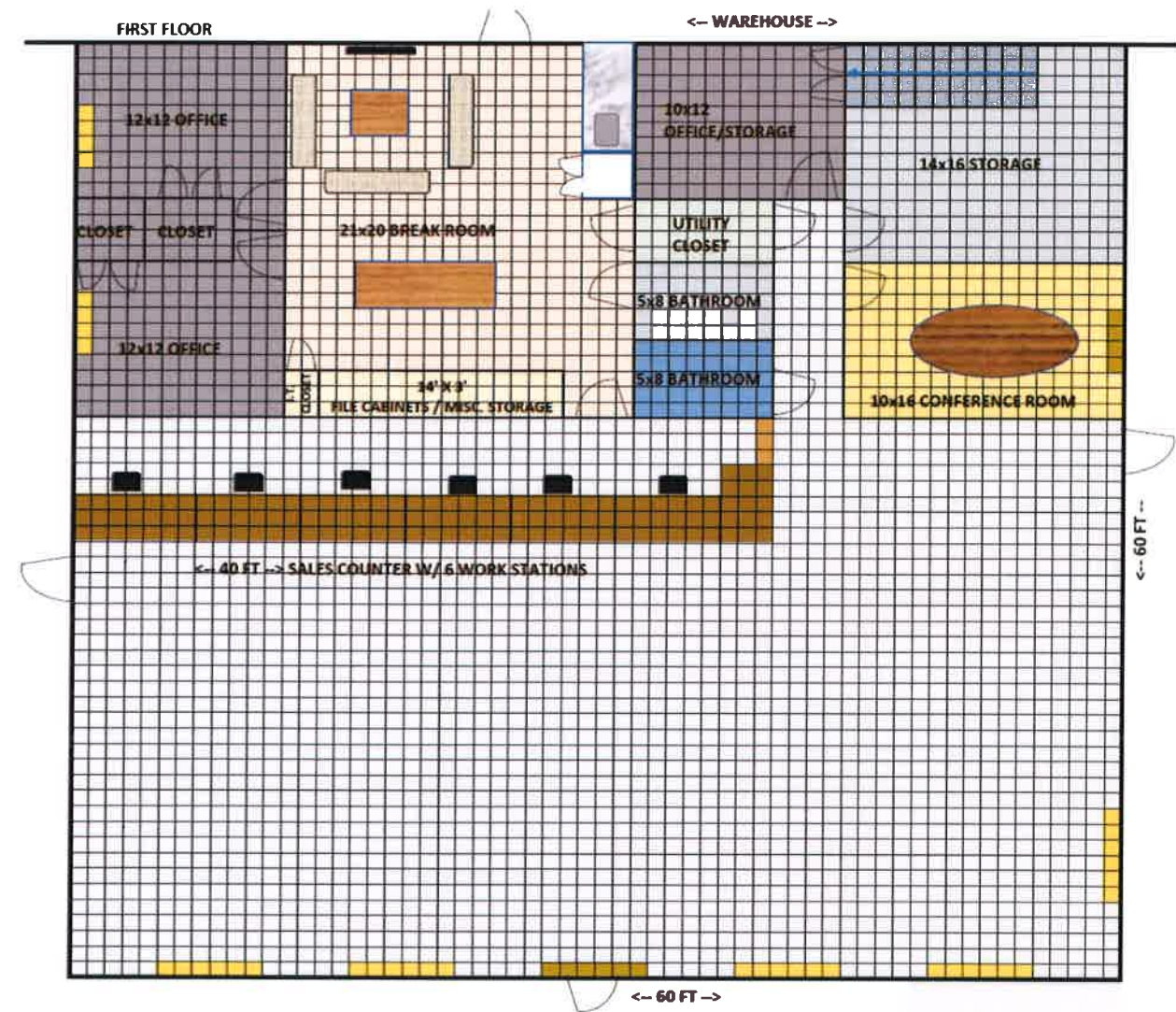
Proposed Rear Façade



Visible architectural components are four-pane windows and a wrap-around covered porch on the first-floor, front of the office. Outside lumber racks are proposed on the front of the warehouse to the north of the office, which will be under a short soffit canopy. Building exterior will be steel siding with shingled or metal roofs, matching the character of existing buildings onsite and in character with the facades currently visible from U.S. 42, similar to the buildings pictured here.



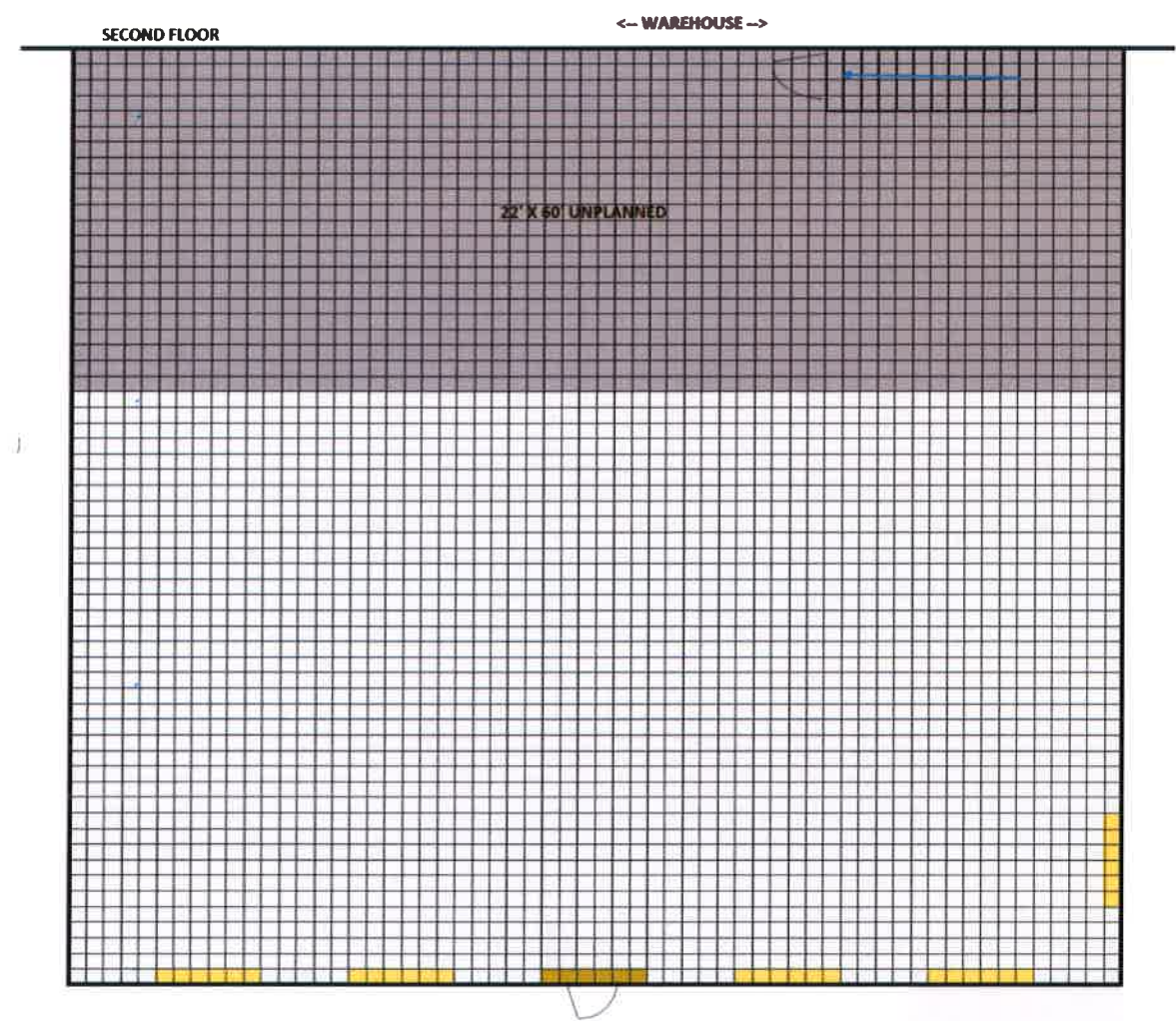
The following is a depiction of the first-floor office layout, to include three offices, a breakroom, storage room, a conference room and with at least half of the floor being consumed by a sales floor at the entrance.



Windows will surround the sales floor, along the front offices and the conference room at the rear of the building. Internal access to the warehouse is proposed off the breakroom. Alternative access to the warehouse will be through a pedestrian and overhead door on the north side of the building where it can have direct access to the expanded concrete path connecting this proposed building to the existing 48-foot by 200-foot warehouse.

The exterior materials on the sales floor may vary from the standard steel siding to include modern building materials, that will make the office more aesthetically appealing and also provide customers with the ability to see the marketed building materials in use. Customer parking will be provided directly adjacent to the proposed sales floor.

The office will only include a 20-foot by 60-foot 2nd floor mezzanine as depicted here.



These floorplans are included for reference and may be subject to slight changes through the building permitting process.

Additional buildings, beyond this initial building, will be constructed, as demand occurs. They have been added to the site plan for the sake of seeking authority to construct as needed.

The following is an inventory of all existing and proposed buildings, for reference.

#	STATUS	USE	DIMENSIONS	AREA (SQ. FT.)
1	Existing	Storage	48' X 250'	12,000
2	Existing	Storage	30' X 250'	7,500
3	Existing	Storage	30' X 250'	7,500
4	Existing	Storage	30' X 250'	7,500
5	Existing	Storage	30' X 250'	7,500
6	Existing	Storage	30' X 200'	6,000
7	Existing	Storage	40' X 200'	8,000
8	Existing	Warehouse	48' X 200'	9,600
9	Existing	Residence / Offices	Varies	1,626
10	Existing	Garage	Varies	850
11	Existing	Offices	Varies	3,068
12	Proposed	Office	60' X 60'	3,600
		Warehouse	66' X 180'	11,880
13	Proposed	Warehouse	48' X 200'	9,600
14	Proposed	Storage	48' X 250'	12,000
15	Proposed	Storage	48' X 250'	12,000
16	Proposed	Storage	30' X 160'	4,800
17	Proposed	Storage	30' X 144'	4,320
18	Proposed	Storage	30' X 144'	4,320
19	Proposed	Storage	30' X 160'	4,800
20	Proposed	Storage	30' X 250'	7,500
TOTAL BUILDING AREA				145,964

The proposed coverage after site improvements is the following:

LAND USE	QUANTITY (SQ. FT.)	QUANTITY (ACRES)	PERCENTAGE OF TOTAL
BUILDINGS	145,964	3.35	21.5%
Residential Buildings	1,626	0.04	0.2%
Office Buildings	6,668	0.15	1.0%
Warehouse / Storage Buildings	137,670	3.16	20.3%
DRIVES / PARKING	342,412	7.86	50.4%
Road Right-of-Way	37,467	0.86	5.5%
Gravel	297,020	6.82	43.7%
Concrete	7,925	0.18	1.2%
OPEN SPACE	191,360	4.39	28.2%
Greenspace	137,960	3.17	20.3%
Retention Pond	53,400	1.23	7.9%
TOTALS	679,736	15.6046	100%

Projected Trip Generation

The following is projected trip generation for the proposed use, in general consultation with the general estimation by the applicant:

PROPOSED USE	EMPLOYEES	PEAK HOUR IMPACT	AVERAGE DAILY TRIPS (ADT)
Office/Warehouse	Fifteen (15)	15 trips	30 ADT
Residential Lodging	Three (3)	3 trips	10 ADT
Self-Storage	N/A	5 trips	20 ADT
Sales Room	N/A	2 trips	20 ADT
Deliveries	N/A	1 trip	5 ADT
TOTALS	n/a	26 trips (potential peak will be 7:30 a.m. to 8:30 a.m. and 4:00 p.m. to 5:00 p.m.)	85 ADT

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.

PROPOSED USE	DESIGN FACTOR	DESIGN FLOW – GALLONS PER DAY	WASTE STRENGTH RANGE BOD milligrams per liter
Office(s) and a conference room	15 employees	300 GPD	600 to 840 MPL
Residential lodging	2 bedrooms	240 GPD	600 to 840 MPL
TOTALS		540 GPD	1,200 to 1,680 MPL

Compliance with Comprehensive Plan

The Concord Township Comprehensive Land Use Plan, amended October 13, 2021, calls this property and surrounding 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 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.

The Property is in the US 42 corridor, which encourages commercial, office, and light industrial development. Applicant is proposing a reasonable and thoughtful extension of a long-standing local business. The proposed standards ensure that adjacent properties are not harmed by the expansion and that the expansion will be high quality. It is imperative that the commercial corridors in Concord Township are improved to stabilize the property tax base and provide job opportunities for residents.

- 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 continue to provide for safe access to U.S. 42.

- 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 business itself provides a service for property owners, builders and developers to have quality improvements made to their properties, which further advances the general welfare of the community. National statistics indicate that one in ten households/businesses use self-storage and expansion of self-storage at this location will continue to serve the local community.

Development Standards Text

Section 19.01 of the Concord Township Zoning Resolution (the “Zoning Resolution”) (PCD Purpose) states that the Township recognizes that with increased urbanization and population growth comes increased demands for well-organized commercial areas to provide employment, goods and services to area residents as well as to provide a balanced economy within the Township. The PCD District is intended to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demands while still preserving and enhancing the health and safety of the inhabitants of Concord Township.

Applicant desires to rezone the Property to the PCD District in order to expand a long-standing and thriving local business that provides goods, services, and jobs to area residents. By rezoning to the PCD District, Applicant will have the flexibility to preserve the existing buffers on the Property and ensure that the Property is developed in a reasonable manner that mitigates any potential consequences to nearby properties. This Development Standards Text shall detail the permitted uses and development standards for the Property. A Development Plan, dated December 7, 2023, (the “Development Plan”) is referenced herein and shall be attached as an Exhibit to this Development Standards Text.

Permitted Uses

The following uses shall be permitted on the Property:

- Wholesale Business, storage (including open storage and storage units) and warehouse (in accordance with §19.03(h));
- Office (in accordance with §19.03(a)); and
- One single-family residence.

Development Standards

- 1) **General Development Standards:** Unless otherwise indicated in this Development Standards Text, off-street parking, access, signage, architecture, and other ancillary site development will comply with the standards of Article XXI (General Development Standards), Article XXII (Sign and Billboard Regulations), and Article XXIII (Landscape) of the Zoning Resolution (as of the date of the passage of this Development Standards Text). Any minor deviation from the Development Plan may be reviewed and approved by the Concord Township Zoning Inspector. A “minor deviation” shall mean slight adjustments to the Development Plan to reflect engineering, topographical, or other data that arises after the approval of this Development Standards Text and Development Plan.
- 2) **Setbacks:** The minimum building and parking setbacks from US Highway 42 will remain as they exist today and are shown on the Development Plan, depicted at a twenty-five (25) foot side and rear yard setback from all buildings. Parking is limited to a two (2) foot setback where landscape buffering is not represented.
- 3) **Building Height:** Existing buildings will remain unchanged and all new buildings shall not exceed four (4) stories or forty-five (45) feet in height (see Zoning Resolution Section 21.02 for exceptions).

4) **Building Dimensions:** The buildings shall be constructed on the Property in accordance with the Development Plan.

5) **Landscaping:**

- a. Proposed landscaping will include twenty-two (22) new large street trees constructed no more than every 45 feet across the road frontage in accordance with the Development Plan. Landscape easements are depicted on the Development Plan and will help ensure existing vegetation is maintained along US Highway 42, where it exists, and all vegetation along the southern border next to residential homes will be fully maintained within the existing fence line to ensure compliance with the depicted landscaping standards below.

STANDARDS	REQUIRED PARKING FORMULA (BY CODE)
Perimeter Landscape Requirements	50% Winter Opacity + 70% Summer Opacity
Property Perimeter Requirement	10 ft. residential green buffer, 15 ft. right-of-way green buffer
Vehicular Use Perimeter	3 foot pavement setback from property line, 4 foot pavement setback from trees
Interior Landscape for Vehicular Use Areas (VUA)	5 sq. ft. of landscaping per 100 sq. ft. of VUA
Interior Landscape for Building Coverage	20 sq. ft. per 1,000 sq. ft. of building coverage
Minimum Trees	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.
Landscaping for Service Structures	100% opacity
Street Trees	1 small tree per 25 feet of road frontage, 1 medium tree per 35 feet of road frontage, 1 large tree per 45 feet of road frontage

- b. No interior landscaping shall be provided on the Property and the property owner will maintain existing trees in lieu of strict compliance with the minimum tree planting requirements (See Divergence #4).

- 6) **Site Development:** All natural drainage will be maintained. Additional parking will be gravel and cover insufficient coverage to generate additional stormwater runoff. No vegetation is being removed and no topography impacted exceeds six (6) percent.
- 7) **Parking:** Off-street parking shall be provided on the Property at the time of construction of the main structure or building with adequate provisions for ingress and egress according to the Development Plan. The parking spaces, aisles, and storage areas shall consist of gravel, as depicted on the Development Plan. The following chart depicts the required and provided spaces.

BUILD OUT PARKING CALCULATIONS

Proposed Employees: 20		Proposed Vehicles: 10		
LAND USE	QUANTITY (SQ. FT.)	REQUIRED PARKING FORMULA (BY CODE)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
Residential	1,626	4 spaces per dwelling	4	4
Office	6,668	1 space per 400 sq. ft. + 1 per employee	37	37
Warehouse / Storage	137,670	20 + 1 per 2 employees + 1 per vehicle	40	40
TOTALS			81	81

- 8) **Signs:** The two (2) existing signs on the Property are depicted below and shall remain at the locations depicted on the Development Plan. The Concord Township Zoning Administrator shall be authorized to review and approve any new signs on the Property so long as the signage meets the standards in the Zoning Resolution. If any proposed signage requires a variance from the Zoning Resolution, the Concord Township Board of Zoning Appeals shall be authorized to review and approve the necessary variances before a Zoning Certificate/Permit can be issued.





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

Divergences from the Zoning Resolution

- 1) Section 19.03 of the Zoning Resolution details the permitted uses in the PCD District. While multi-family structures or residences are permitted, single-family residences are not listed. Applicant is requesting a Divergence to permit one (1) single-family residence on the Property. The single-family residence is more in line with a “security dwelling” that is permitted in many industrial districts as opposed to a standard single-family home. The residence is only leased to employees that work on the Property and will not be marketed or sold. The building is one (1) of the original buildings on the Property and has been preserved and maintained over the last two (2) decades.
- 2) Section 21.01 of the Zoning Resolution states that, except in the Farm Residential Zoning District (FR-1), all common parking areas and adjacent aisles or driveways shall be paved with asphaltic material or concrete. Applicant is requesting a Divergence to provide gravel material for the parking areas and aisles. The two (2) access drives are paved with concrete, which prevents debris from encroaching on US Highway 42.
- 3) Section 21.08 of the Zoning Resolution requires all buildings in the PCD District to be located a minimum of 130 feet from the centerline of US Highway 42. While a survey has not been completed, it would appear there are a few encroachments in accordance with the aerial photograph. Applicant is requesting a Divergence to legitimize the existing buildings on the Property, as depicted on the Development Plan. The buildings

were approved as part of previous rezoning efforts. All new buildings on the Property will meet this building setback standard.

- 4) Section 23.03(B) has certain interior landscaping requirements for vehicular use areas. Applicant is requesting a Divergence to legitimize the existing conditions on the Property and to permit the standard gravel parking area for this type of facility and uses.

Miscellaneous - Development Plan Narrative (§19.06(c))

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

The proposed use is located on four (4) existing parcels, highlighted on the development plan, for a total area of 15.6046 acres, as highlighted herein.

- 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 proposed development expands the development character of the 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 property will maintain its existing appearance at the road and street trees will be added in accordance with the development plan to ensure screening for new structures. Building materials will remain the same with the stated upgrades.

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

The Property will be served by Del-Co Water and onsite septic treatment. Serviceability has been confirmed with Del-Co Water Company and the Delaware General Health District. Soil tests for soil suitability for septic will be done prior to final engineering approval and consideration of building permits for the proposed office building. Other buildings do not require wastewater treatment or 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.

The Property will continue to be accessed through the two (2) existing full access ingress/egress drives on U.S. 42. Trip generation is being reviewed by ODOT district VI and their feedback and recommendations will be presented to Concord Township as it is received.

- 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:

NORTHWEST BUILDING RESOURCES INC.
ATTN: ANDY NICHOLS
5830 U.S. HIGHWAY 42
OSTRANDER OH 43061

ADJACENT PROPERTY OWNERS:

JOHNNY A. & JAMES A. STOYCHEFF
4912 STATE ROUTE 257
DELAWARE OH 43015

EDWARDS FAMILY ESTATES LTD
3982 POWELL ROAD
POWELL OH 43065

EDWARD E. & TONI R. KITCHEN
5948 U.S. HIGHWAY 42
OSTRANDER OH 43061

JEFFREY A. & BICHVAN W. BOYLES
5978 U.S. HIGHWAY 42
OSTRANDER OH 43061

JODIE L. MCKENZIE
5980 US HIGHWAY 42
OSTRANDER OH 43061

- 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.

The applicant plans to finalize rezoning/engineering process prior to Spring 2024, when work will be begin on Building #12. Other buildings will continue to be built over time, as they had in the past with a final buildout in 5 years. Until buildings are constructed along the western property line, the property owner will observe a 50 foot greenspace setback to ensure existing vegetation maintains compliance with the buffering requirements herein.

Zoning permits will be obtained for any improvements requiring such. Other required county and state permitting will also be completed.

- 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 buildings will be constructed over time, as demand arises.

- 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 business. If 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.

Four (4) divergences are requested as part of the Development Standards Text from certain provisions regarding landscaping, uses, and off-street parking. Applicant is requesting to develop the Property in accordance with the Development Plan, which contains many mature trees that can be preserved in the proposed landscaping easements.

No other divergences are requested at this time, unless otherwise determined by the Concord Township Zoning Inspector, Delaware County Regional Planning Commission, Concord Township Zoning Commission or Concord Township Board of Trustees.

- 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.

Delco Flow Information

Per our conversation regarding the project on US 42, I am sending you the results of the last fire hydrant flow test that was performed in the area.

Measured Flow: 480 GPM

Static Pressure: 52

Residual Pressure: 12

Available Flow @ 20 PSI: 450 GPM

I know you aren't familiar with fire flows, so I will give you some more information to share with your client. The number that the fire department looks at is the Available Flow @ 20 PSI. For commercial buildings/projects, this number is typically required to be 1,500 GPM. As you can see the pressure during the test dropped to 12 PSI and we were only able to flow 480 GPM, so there is obviously not enough flow and/or pressure to reach the 1,500 GPM that the fire department will be looking for.

Thank you,

Rusty Griffith

Distribution Superintendent/

Asst. Engineering Supervisor



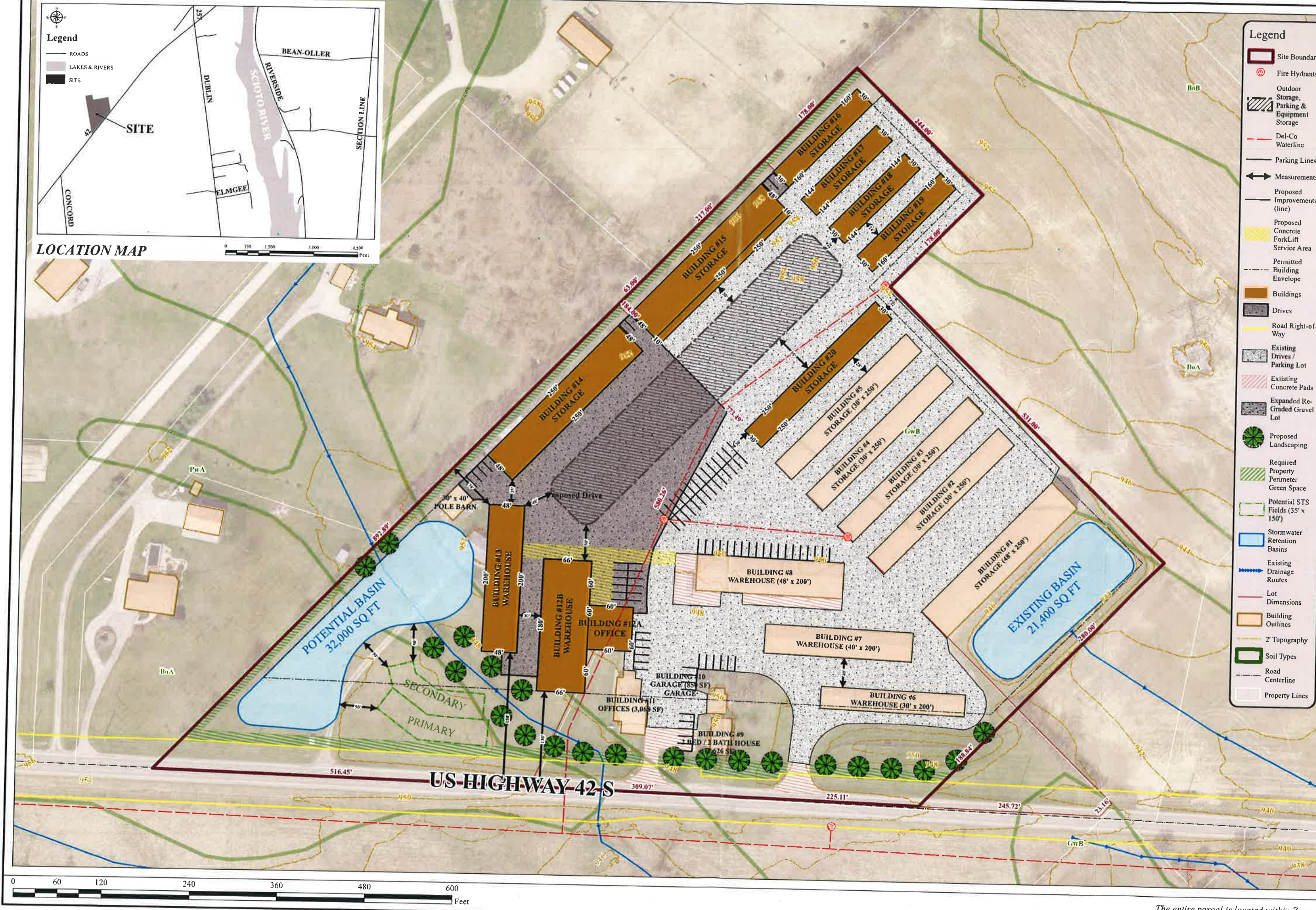
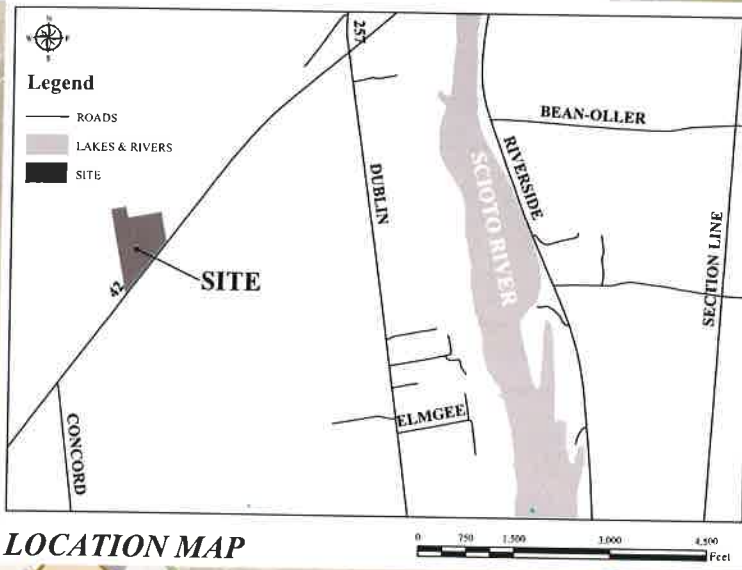
O.740.548.7746 ext. 2403

C.740.272.2220

Engineering Feasibility Letter
See attached.

Proposed Development Plan

See attached.



PLANNED COMMERCIAL DISTRICT (PCD) DEVELOPMENT PLAN
NORTHWEST BUILDING RESOURCES INC.

5830-5900 U.S. Highway 42 South, Ostrander, OH 43061 | +/- 15.604 acres
Parcels 500-330-01-004-000, 500-330-01-004-002, 500-330-01-005-000, 500-330-01-006-000
Concord Township, Delaware County, State of Ohio

Date: 12/07/2023
Prepared by: JOE CLASE, AICP

Plan 4 Land
WWW.PLAN4LAND.NET

Project Number: 22-0110

The entire parcel is located within Zone X,
FEMA panel number 39041C0210K, effective 04/15/2009.