



CITY OF DUBLIN.

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *MA*
Date: October 4, 2012
Initiated By: Steve Langworthy, Director of Land Use & Long Range Planning
Re: Final Plat – Ballantrae, Section 9, Phase 1 (Case 06-153FDP/FP)

Summary

This is a request for review and approval of a final plat for 16.228 acres, with 25 single-family lots, right-of-way and 2.075 acres of open space for the first phase of the last single-family section of the Ballantrae subdivision. The site is on the east side of Cosgray Road, approximately 1,000 feet south of Larne Drive. The preliminary plat for the residential portions of Ballantrae was approved in September of 2000, and Sections 1 through 8 and Section 10 have already been platted.

Description

Final Plat

The proposed final plat subdivides 16.228 acres of land into 25 single-family lots (Lots 615 – 621, 632 – 639, 645 – 654), 2.705 acres of open space as Reserves 'Z' and 'AA,' and provides rights-of-way for Cosgray Road, Barronsmore Way, Barronsmore Way North, Barronsmore Way South, Trafalgar Lane and Newtonmore Lane.

The preliminary plat correctly shows all setback requirements and all information required by the Subdivision Regulations. The plat indicates that Reserve 'Z' -- a 2.592-acre open space -- will be owned and maintained by the City of Dublin and Reserve 'AA' -- a median island in the Barronscourt Way entry off Cosgray Road -- will be owned by the City of Dublin and maintained by the homeowners association.

The final plat shows a 50-foot landscape buffer along Lots 615 through 621, which provides a broad mix of species and plant types to screen residential lots that back onto Cosgray Road.

Parkland Dedication

The approved preliminary plat and development text included a total of 35.7 acres of parkland. As the single-family sections were platted, discrepancies in the amount of parkland from the preliminary to the final plat were recorded. Final plat line adjustments and site changes, including adjustments to reserve areas to widen streets slightly to allow parking on one-way streets, have contributed to this deficiency. Including this Section, Ballantrae will be deficient by 0.808-acre of parkland dedication and the applicant will have to dedicate the land in Subarea S when this area is reviewed at the final development plan stage.

Recommendation of the Planning and Zoning Commission

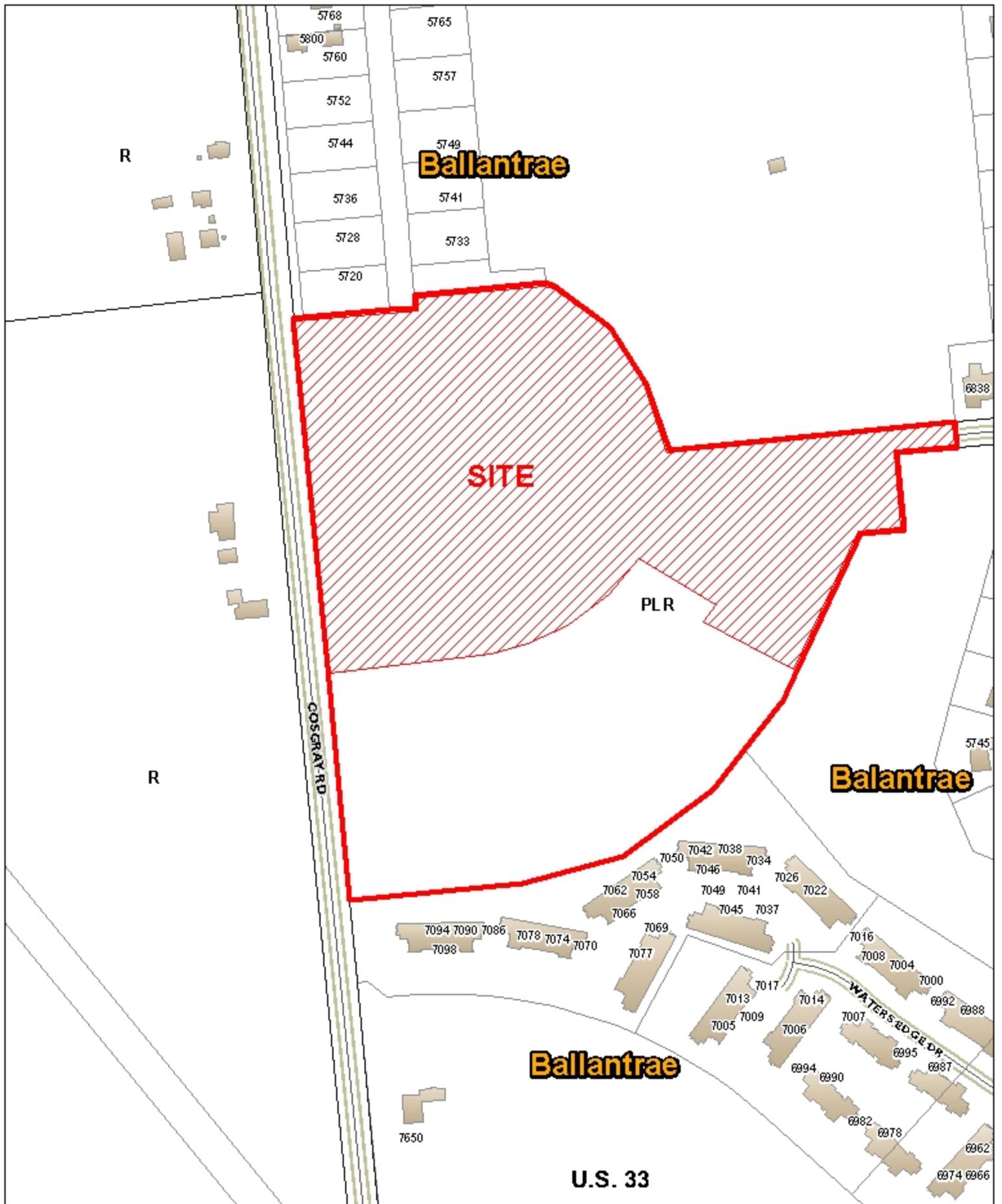
The Commission reviewed this final plat together with the final development plan on February 1, 2007. The Commission recommended approval to City Council of the final plat with four conditions:

- 1) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council;
- 2) That the location of activity areas in the park be adjusted to avoid potential conflicts with utility easements prior to filing for a building permit, subject to Planning and Engineering approval;
- 3) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and that the applicant supply such information in the sales office; and
- 4) That the deficient parkland of 0.808-acre be remedied by dedicating the land in Subarea S at the final development plan stage.

Conditions 1 and 3 have been met, and Conditions 2 and 4 will be monitored as development progresses.

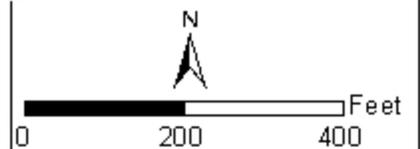
Recommendation

The proposed plat conforms to requirements of the final plat review criteria and Planning recommends City Council approval of the Final Plat for Ballantrae, Section 9, Phase 1 at the October 8, 2012 City Council meeting.



City of Dublin
Land Use and
Long Range Planning

06-153
Final Development Plan
Ballantrae, Section 9
Barronsmore Way





CITY OF DUBLIN

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

FINAL DEVELOPMENT PLAN / AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Section 153.053(E)]

TO EXPIRE _____

NOTE: Applicants are highly encouraged to contact the Division of Planning at (614) 410-4600 for assistance prior to submitting a formal application to discuss the Planned District Final Development Plan process.

FOR OFFICE USE ONLY:			
Amount Received: 2400. ⁰⁰	Application No: 06-153 FDP/FP	P&Z Date(s):	P&Z Action:
Receipt No: 5543	MIS Fee No:	Date Received: 11/11/06	Received By:
Type of Request: Final Development Plan / Final Plat			

N, S, <u>E</u> , W (Circle) Side of:	Cosgray Rd.		
Distance from Nearest Intersection:	1500 FEET,	N, <u>S</u> , E, W (Circle) from Nearest Intersection	
Nearest Intersection:	Cosgray Rd.	AND	Larne Dr.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- PD Final Development Plan [Code Section 153.053(E)]
- Amended Final Development Plan [Code Sections 153.053(E) and (G)]
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address:	
Tax ID/Parcel Number(s): 274-000341	Parcel Size: (Acres) 17
Existing Land Use Development: Farm Land	RECEIVED
Proposed Land Use Development: Single Family Residential	
Existing Zoning District: PLR	

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CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

III. **DEVELOPMENT PLAN STATEMENT:** Please attach additional sheets if necessary.

State briefly how the proposed development relates to the existing and potential future land use character of the vicinity:

Continuation of the Ballantrae Neighborhood.

State briefly how the proposed rezoning and development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:

Lots comply with zoning text.

Is the approved development text for this planned district attached?

YES NO

IV. **PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit **large** (24x36) and **small** (11x17) sets of plans. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

ONE (1) NOTARIZED ORIGINAL APPLICATION AND THIRTEEN (13) COPIES

FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY

FOURTEEN (14) COPIES OF A TAX PARCEL ID indicating property owners and parcel numbers for all parcels within 500 feet of the site.

TEN (10) COPIES OF A SCALED, SITE/ STAKING PLAN SHOWING:

- a. North arrow and bar scale.
- b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
- c. Property lines and dimensions of the lot.
- d. Size of the site in acres/square feet.
- e. All setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
- f. Location, number, length, width and surface of all existing and proposed parking spaces.
- g. Use of land and location of structures on adjacent properties.

IF APPLICABLE, TEN (10) COPIES OF THE FOLLOWING SCALED PLANS:

- a. Grading Plan.
- b. Landscaping Plan.
- c. Lighting Plan.
- d. Utility and/or Storm-water Plan.
- e. Tree Survey, Tree Preservation and Tree Replacement Plans.

IF APPLICABLE, TEN (10) COPIES OF SCALED, ARCHITECTURAL ELEVATIONS with proposed colors and materials noted.

IF APPLICABLE, FOUR (4) COPIES OF SCALED DRAWINGS INDICATING:

- a. Location of signs and sign type (wall, ground, projecting, or window).
- b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
- c. Copy layout and lettering styles (fonts) of signage.
- d. Materials and manufacturer to be used in fabrication.
- e. Total area of sign face (including frame).
- f. Type of illumination.

MATERIAL/ COLOR SAMPLES (swatches, photos, plans, or product specifications). Include manufacturer name and number.

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V. **CONTIGUOUS PROPERTY OWNERS:** Please attach additional sheets if necessary.

It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. List all neighboring property

owners within **150 feet** of the perimeter of the property based on the County Auditor's current tax list. Electronic copies of lists are encouraged.

PROPERTY OWNER (not Mortgage Company or Tax Service)	MAILING ADDRESS	CITY/STATE/ZIP CODE
See Attached List		

VI. PROPERTY OWNER: This section must be completed.

Current Property Owner:		Edwards Golf Communities, LLC	
Mailing Address: (Street, City, State, Zip Code)		495 S. High St. Columbus, OH 43215	
Daytime Telephone:	241-2070	Fax:	241-2080
Email or Alternate Contact Information:		cdriscoll@edwardscompanies.com	

VII. REPRESENTATIVE(S) OF OWNER: Please complete if applicable. Attach additional sheets for multiple representatives.

Representative: (Tenant, Architect, Designer, Contractor, etc.)		RECEIVED	
Mailing Address: (Street, City, State, Zip Code)			
Daytime Telephone:		Fax:	
Email or Alternate Contact Information:		FILE COPY NOV 01 2006 06-153 FDA/FP CITY OF DUBLIN LAND USE & LONG RANGE PLANNING	
Who is the PRIMARY CONTACT PERSON for this application?		Charles Driscoll	

VIII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

IX. AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S): Please complete if applicable. This section must be notarized.

I _____, the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Subscribed and sworn to before me this _____ day of _____, 20____
State of _____
County of _____ Notary Public _____

X. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I <u>CHARLES DRISCOLL</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Owner or Authorized Representative: <u>Charles Driscoll, MEMBER</u>	Date: <u>11-1-06</u>

Subscribed and sworn to before me this 1 day of NOVEMBER, 2006
State of OHIO
County of FRANKLIN Notary Public [Signature]



SUSAN WILGUS
Notary Public, State of Ohio
My Commission Expires 06-25-2010

NOTE: THE PRIMARY CONTACT PERSON WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

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CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

22.372 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 6953, and being part of those tracts conveyed to Edwards Golf Communities, LLC by deeds of record in Instrument Number 200009290198680 and Instrument Number 200110220242689, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at the southwesterly corner of lot 235 of that subdivision plat entitled "Ballantrae Section 2 Part 3" of record in Plat Book 98, Pages 52, 53 and 54:

thence, South 05°29'31" East, a distance of 50.00 feet to a point;
thence South 84°30'29" West, a distance of 120.00 feet to a point;
thence South 05°29'31" East, a distance of 150.00 feet to a point;
thence South 84°30'29" West, a distance of 85.00 feet to a point;
thence South 25°08'50" West, a distance of 357.66 feet to a point;
thence South 37°50'59" West, a distance of 220.00 feet to a point;
thence South 53°29'30" West, a distance of 217.88 feet to a point;
thence South 74°34'54" West, a distance of 203.04 feet to a point;
thence South 84°30'29" West, a distance of 340.00 feet to a point;
thence North 05°29'31" West, a distance of 1138.97 feet to a point;
thence North 84°30'29" East, a distance of 20.00 feet to a point;
thence North 84°58'05" East, a distance of 219.56 feet to a point;
thence North 05°01'55" West, a distance of 82.58 feet to a point;
thence North 84°58'05" East, a distance of 150.00 feet to a point;
thence South 67°07'46" East, a distance of 140.00 feet to a point;
thence South 53°35'35" East, a distance of 135.00 feet to a point;
thence South 32°34'15" East, a distance of 130.00 feet to a point;
thence South 19°10'25" East, a distance of 135.00 feet to a point;
thence North 84°30'29" East, a distance of 560.00 feet to a point the point of beginning and containing 22.372 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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06-153 FDP/FP
CITY OF DUBLIN
PLANNING DIVISION

AUDITOR, FRANKLIN COUNTY, OHIO

Joseph W. Testa, Auditor

[Map Search](#)
 [Real Estate Search](#)
 [Auditor Home](#)

Proximity Report Results

The selection distance was **500 feet**.
 The selected parcel was **274-000341**.

To view a table showing the **36 parcels** within the displayed proximity, scroll down.

 [Print Window](#)

 [Back to Proximity Report](#)

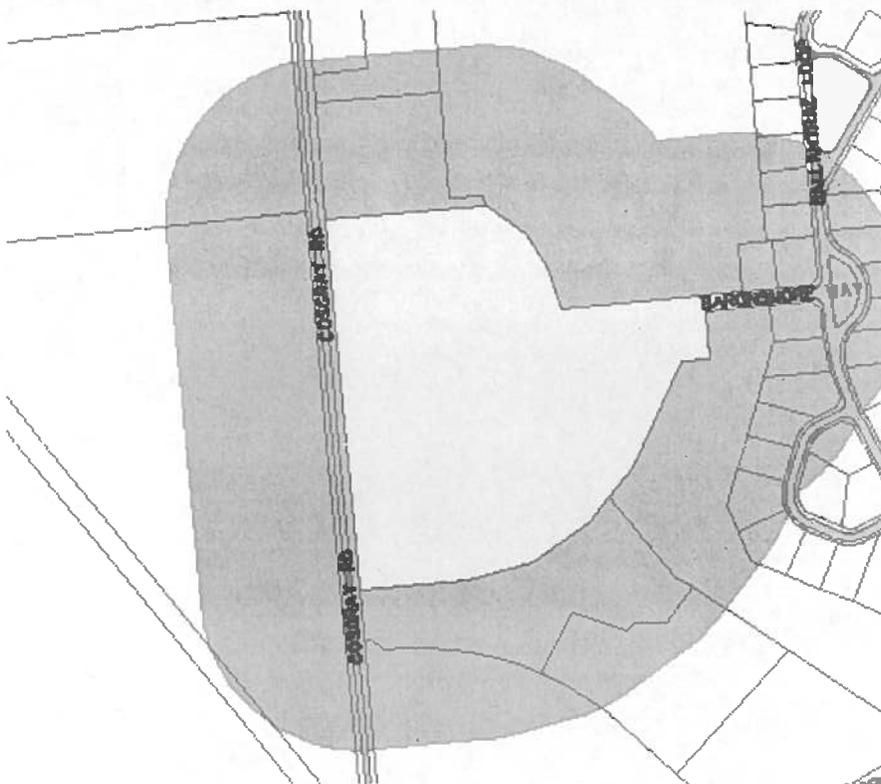


Image Date: Wed Nov 29 12:58:19 2006

Disclaimer

This map is prepared for the real property Inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select **E**dit **C**opy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
274-000602	BENVENUTI ROBERT	6963 BALLANTRAE LOOP
274-000596	BIGHAM TERRY D	6895 BALLANTRAE PL
274-000591	BRADLEY RICHARD F BRADLEY VALENTINA	5737 BALLANTRA
274-000599	CAPERS QUINN IV CAPERS CHERYL A	6830 BARRONSMORE WAY
274-000335	CITY OF DUBLIN OHIO	
274-000638	CITY OF DUBLIN OHIO	
274-000333	CITY OF DUBLIN OHIO	6988 VINTAGE LN
274-000620	COOLEY STANLEY D COOLEY LISA F	
274-000597	DORN STEVEN TR DORN KIMBERLY S TR	6903 BALLANTRAE PL

274-000341	EDWARDS GOLF COMMUNITIES LLC	
274-000329	EDWARDS GOLF COMMUNITIES LLC	
274-000342	EDWARDS GOLF COMMUNITIES LLC	
274-000344	EDWARDS GOLF COMMUNITIES LLC	
274-000341	EDWARDS GOLF COMMUNITIES LLC	
274-000624	FINISSI MICHAEL J FINISSI DOREEN A	6900 BALLANTRAE P
274-001217	GLEN S AT BALLENTRAE LLC	
274-000598	JAYNES JONATHAN A TR JAYNES SALLY W	6838 BARRONSM
274-000600	KARNES STEPHEN R KOVELL THERESE M	6947 BALLANTRAE LO
274-000619	LANHAM ENAS A	6940 BALLANTRAE LOOP
274-001260	LIGGETT JAY W ET AL	
274-000306	LIGGETT JAY W TR	
274-000309	LIGGETT MARGARETT J TR	5800 COSGRAY RD
274-000595	MACMULLEN AMY B	
274-000594	MARHILL BUILDERS INC	
274-000622	MARHILL BUILDERS INC	6916 BALLANTRAE PL
274-000594	MARHILL BUILDERS INC	
274-000632	MATHEWS JAMES T MATHEWS ANITHA	
274-000634	MCCORD JAMES E MCCORD JUDY K	5742 BALLANTRAE CIR
274-000593	MEYER DEAN T MEYER COURTENAY N	5753 BALLANTRAE CIR
274-000592	NASH MARY G NASH LIN T	5745 BALLANTRAE CIR
274-000618	NELSON MICHAEL R NELSON LAURA L	6948 BALLANTRAE LOOP
272-000149	NEW YORK CENTRAL LINES LLC	
274-000601	NIEMEIER COLIN M NIEMEIER TRACY L	
274-000621	VAN HORN CHRISTOPHER J VAN HORN VIC	6924 BALLAN
274-000603	WHANN KEITH E	6971 BALLANTRAE LOOP
274-000623	YOUKERS DAVID K YOUKERS JAN E	6908 BALLANTRAE PL



BALLANTRAE SECTION 9 PART 1 FINAL PLAT (INCLUDING A VACATION OF A PORTION OF WOERNER-TEMPLE ROAD)

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 6953, containing 16.228 acres of land, more or less, said 16.228 acres being part of those tracts of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deed of record in Instrument Number 200009290198680 and Instrument Number 200110220242689, a part of said 16.228 acres further being a vacation of a portion of Woerner-Temple Road, all references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, EDWARDS GOLF COMMUNITIES, LLC, an Ohio limited liability company, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "BALLANTRAE SECTION 9 PART 1", a subdivision containing Lots numbered 615 to 621, both inclusive, 632 to 639, both inclusive, 645 to 654, both inclusive and areas designated as "Reserve 'Z'" and "Reserve 'AA'", does hereby accept this plat of same and dedicates to public use, as such, all of the Lane, Place, Road and Ways shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement," "Drainage Easement," or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of:

EDWARDS GOLF
COMMUNITIES, LLC

By
CHARLES P. DRISCOLL,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of EDWARDS GOLF COMMUNITIES, LLC for the uses and purposes expressed herein.

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

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ___ Day of _____, 20__

Director of Land Use and Long
Range Planning
Dublin, Ohio

Approved this ___ Day of _____, 20__

City Engineer,
Dublin, Ohio

Approved this ___ day of _____, 20__, by vote of Council, wherein all of the Lane, Place, Road and Ways dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio, by its approval and acceptance of this plat does hereby vacate the portion of Woerner-Temple Road as shown hereon by cross hatching (See hatch legend)

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

Clerk of Council
Dublin, Ohio

Transferred this ___ day of _____, 20__.

Auditor,
Franklin County, Ohio

Deputy Auditor,
Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee \$ _____

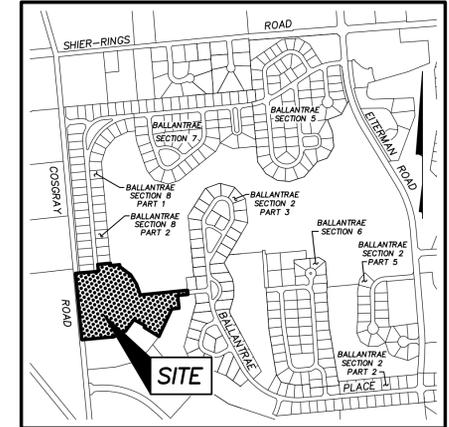
Recorder,
Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20__.

Deputy Recorder,
Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Ballantrae Section 1 Part 1" of record in Plat Book 98, Pages 30 and 31, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Royal Dublin Drive has a bearing of North 05°46'18" West.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "EMHT INC." Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 8250

BALLANTRAE SECTION 9 PART 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89°29'54"	275.00'	429.56'	N 50°16'59" W	387.20'
C2	90°30'06"	275.00'	434.38'	N 39°43'01" E	390.61'
C3	180°00'00"	275.00'	863.94'	N 05°01'55" W	550.00'
C4	10°34'08"	297.00'	54.79'	N 85°17'41" W	54.71'
C5	18°30'57"	297.00'	95.98'	N 70°45'08" W	95.56'
C6	17°14'04"	297.00'	89.34'	N 52°52'38" W	89.00'
C7	17°14'04"	297.00'	89.34'	N 35°38'35" W	89.00'
C8	12°33'53"	297.00'	65.13'	N 20°44'36" W	65.00'
C9	7°39'09"	325.00'	43.41'	N 01°39'57" W	43.37'
C10	17°20'35"	325.00'	98.38'	N 10°49'55" E	98.00'
C11	5°38'37"	325.00'	32.01'	N 22°19'31" E	32.00'
C12	6°21'05"	525.00'	58.20'	N 28°19'22" E	58.17'
C13	6°21'05"	500.00'	55.43'	S 28°19'22" W	55.40'
C14	30°38'21"	300.00'	160.43'	S 09°49'39" W	158.52'
C15	14°57'51"	275.00'	71.82'	S 01°59'24" W	71.62'
C16	15°40'30"	275.00'	75.23'	N 17°18'35" E	75.00'
C17	3°38'47"	475.00'	30.23'	S 26°58'14" W	30.23'
C18	13°25'52"	297.00'	69.62'	N 10°07'14" E	69.46'
C19	17°02'21"	297.00'	88.33'	N 25°21'21" E	88.00'
C20	16°41'25"	297.00'	86.52'	N 42°13'14" E	86.21'
C21	16°36'31"	297.00'	86.09'	N 58°52'12" E	85.79'
C22	13°20'27"	297.00'	69.15'	N 73°50'41" E	69.00'
C23	180°00'00"	16.00'	50.27'	S 05°29'31" E	32.00'
C24	180°00'00"	16.00'	50.27'	N 05°29'31" W	32.00'
C25	173°13'37"	262.00'	792.13'	S 05°01'55" E	523.08'

NOTE "I" - NO BUILD ZONE: A definition contained within the City of Dublin Codified Ordinance Section 152.002, for the areas designated as "No Build Zone". Nothing herein shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zone".

NOTE "J" - LANDSCAPE BUFFER ZONE: The area of land in each of Lots 615 to 624, both inclusive, designated hereon as "Landscape Buffer Zone" shall be improved with landscaping. Existing trees within said buffer areas shall be preserved using current and practical methods for doing so provided that trees that are dead or diseased may be removed therefrom. The owner of the fee simple title to each of said lots shall care for and maintain said landscaping and trees located within said owner's lot. The Ballantrae homeowner's association shall have and is hereby granted a nonexclusive right and easement, in and over said areas of land designated "Landscape Buffer Zone", to care for and maintain said landscaping and trees. Said association shall have the right but not the obligation to care for and maintain said landscaping and trees within each area designated "Landscape Buffer Zone" should the owner of the fee simple title thereof fail to do so.

NOTE "K" - PUBLIC ACCESS EASEMENT: Within those areas of land in Lots 615 to 624, both inclusive, shown hereon by hatching (See hatch legend) and designated "Public Access Easement", a nonexclusive easement is hereby reserved for constructing/installing and maintaining a paved bicycle and pedestrian path for use by the public. Unless otherwise approved by the Dublin City Engineer, all above-ground utility structures are hereby prohibited within said Public Access Easement area provided that nothing herein shall prohibit such structures where permitted by existing grants of easement.

NOTE "L": - VACATION OF PUBLIC STREETS: The part of Woerner -Temple Road conveyed to the City of Dublin by deed of record in Instrument Number 200106130132658 and Instrument Number 200110220242658, Recorder's Office, Franklin County, Ohio, shown hereon on by cross hatching (See hatching legend) on this final plat of Ballantrae Section 9 Part 1 is hereby vacated.

NOTE "M":-ACREAGE BREAKDOWN:

Total Acreage	16,228 Ac.
Acreage in Reserve "Z" and Reserve "AA"	2,705 Ac.
Acreage in Right-of-way	4,012 Ac.
Acreage in Remaining Lots	9,511 Ac.

NOTE "N"-ACREAGE BREAKDOWN: Ballantrae Section 9 Part 1 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 274-000341	15,956 Ac.
Parcel Number 274-000344	0,272 Ac.

NOTE "M": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information about Ballantrae Section 9 Part 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Ballantrae Section 9 Part 1 in effect at the time of platting of Ballantrae Section 9 Part 1 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon
 Side: 7 feet one side; 15 feet total
 Rear: 25 feet (30 feet No Build Zone along Golf Course as required by development text)

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - FEMA ZONE: At the time of platting, all of Ballantrae Section 9 Part 1 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0133K with effective date of June 17, 2008.

NOTE "C" - RESERVE "AA": Reserve "AA", as designated and delineated hereon, will be owned by the City of Dublin, Ohio, and will be maintained by an association comprised of the owners of the fee simple titles to the lots in the Ballantrae subdivisions.

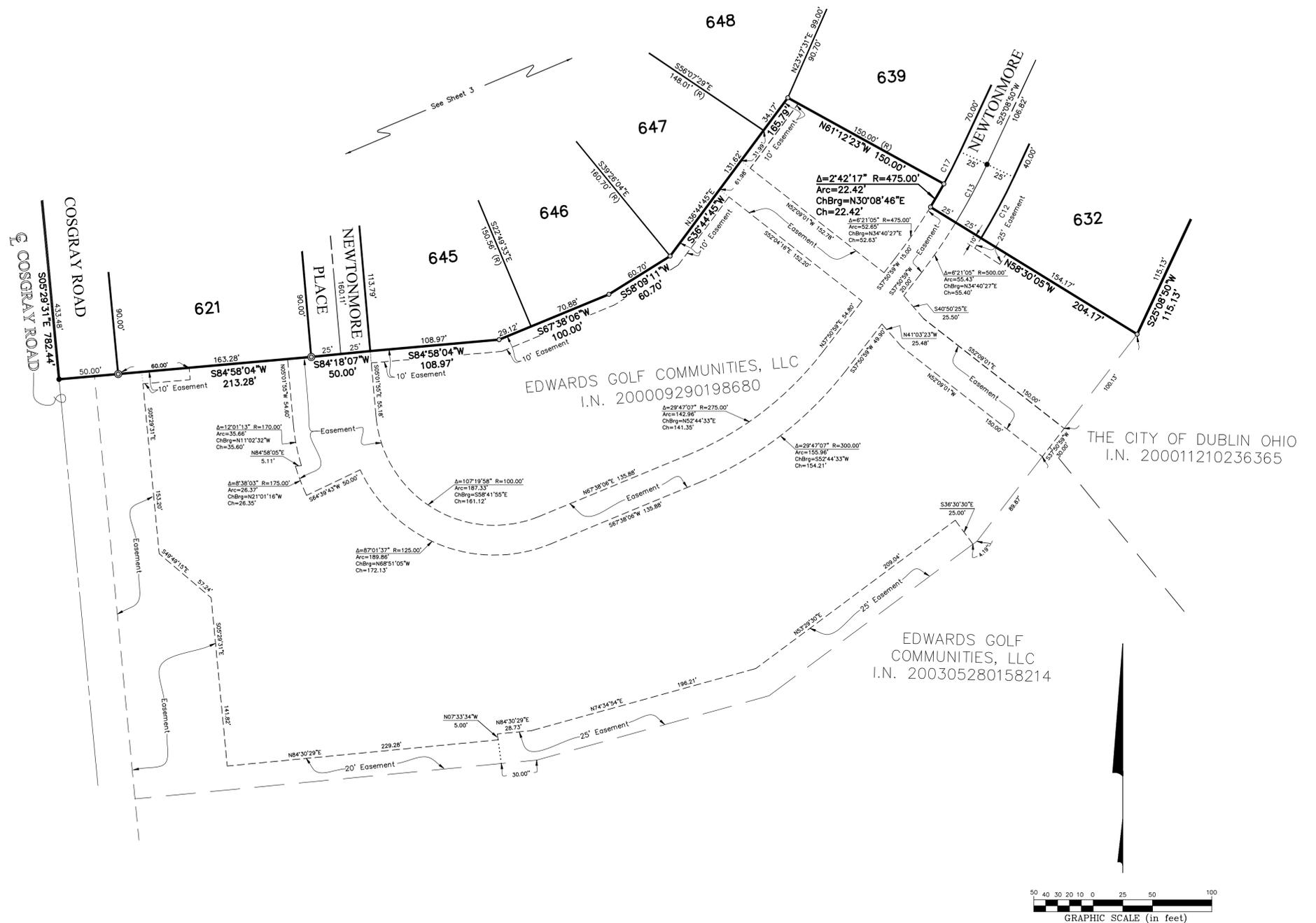
NOTE "D" - RESERVE "Z": Reserve "Z", as designated and delineated hereon, will be owned, and maintained by City of Dublin for the purpose of open space and any other uses allowed by the then current zoning.

NOTE "E" - FENCES: No fences may be placed in a drainage easement area. Fences, where permitted in the Ballantrae Section 9 Part 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

NOTE "F" - PARKING: The City of Dublin, Ohio may restrict or eliminate on-street parking along the side of the pavement within Baronsmore Way, Baronsmore Way South, Baronsmore Way North, Newtonmore Place, and Trafalgar Lane where indicated by the "No Parking" designation hereon. The owners of the fee simple titles to all of the lots in Ballantrae Section 9 Part 1, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.

NOTE "G" - UTILITY PROVIDERS: Buyers of the lots in the Ballantrae Section 9 Part 1 subdivision are hereby notified that, at the time of platting, utility service to Ballantrae Section 9 Part 1 for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

NOTE "H" - SCHOOL DISTRICT: At the time of platting, all of Ballantrae Section 9 Part 1 is in the City of Hilliard School District.



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 Date:



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 1, 2007

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

4. **Final Development Plan/Final Plat 06-153FDP/FP – Dublin Golf Community – Ballantrae, Section 9 – Lots 615 through 654 – Barronsmore Way**
Location: 17.0 acres located on the east side of Cosgray Road, approximately 1,000 feet south of Larne Drive.
Existing Zoning: PLR, Planned Low Density Residential District (Dublin Golf Community Plan, Subareas I and X).
Request: Review and approval of a final development plan and a final plat under the PD provisions of Code Section 150.050.
Proposed Use: A single-family subdivision of 40 lots and 2.7 acres of open space.
Applicant: Charles Driscoll, Edwards Golf Communities, LLC., 495 South High Street, Suite 105, Columbus, Ohio 43215.
Staff Contact: Claudia D. Husak, AICP, Planner.
Contact Information: (614) 410-4675/chusak@dublin.oh.us.

MOTION: To approve this Final Development Plan/Final Plat based on the evaluation of this proposal according to the criteria set forth in Sections 152.085 through 152.095 of the Dublin Zoning Code and because it is consistent with the preliminary development plan for the Dublin Golf Community (Ballantrae), with four conditions as noted below:

- 1) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council;
- 2) That the location of activity areas in the park be adjusted to avoid potential conflicts with utility easements prior to filing for a building permit, subject to Planning and Engineering approval;
- 3) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and the that the applicant supply such information in the sales office; and

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
FEBRUARY 1, 2007**

4. **Final Development Plan/Final Plat 06-153FDP/FP – Dublin Golf Community – Ballantrae, Section 9 – Lots 615 through 654 – Barronsmore Way (Continued)**
- 4) That that the deficient parkland of 0.808-acre be remedied by dedicating the land in Subarea S, at the final development plan stage.

* Charles Driscoll agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Final Development Plan/Final Plat was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



Claudia D. Husak, AICP
Planner

Mr. Garand said this client wants to maintain that nationally branded image no matter where they go. He said it was their modus operandi to request the changes, however they rarely get them. He said if the client cannot figure out how to work with the landlord to lower the soldier course and the overall arched opening, they are forced into the 15-foot sign and they will abide. He asked for the opportunity to get that separation.

Mr. Zimmerman asked if their signage had been manufactured. He suggested it could be made six-inches smaller.

Mr. Garand said a standard panel size is regulated by the center.

Mr. Walter suggested taking two inches off the soldier course.

Ms. Jones said she also was struggling with the principle of this because the landlord should have built it correctly. She said her concern was if the Commission disapproved this application, there will be nothing to make them cut the soldier course or shrink the sign; they have the right to put the sign in, touching the top of the soldier course. She said she agreed they wanted to uphold the standards as much as possible, but it goes to aesthetics.

Mr. McCash said from an aesthetic standpoint, having the separation was right. He said he looked at this as rewarding someone who did not incorporate it into their design.

Ben W. Hale, Jr. said he represented the developer in the original application. He said the steel was purchased a long time ago.

Motion and Vote:

Mr. Gerber noted that since they had varying views, he moved to approve this Corridor Development District Sign without bases or conditions. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Walter, no; Mr. Fishman, yes; Mr. Sanholtz, yes; Ms. Jones, yes; Mr. McCash, no; Mr. Zimmerman, no; and Mr. Gerber, yes. (Approved 4 – 3.)

4. Final Development Plan/Final Plat 06-153FDP/FP – Dublin Golf Community – Ballantrae, Section 9 – Lots 615 through 654 – Barronsmore Way

Mr. Gerber swore in the applicant, Charles Driscoll, Edwards Golf Communities, who then agreed to the four conditions as listed in the staff report.

Motion and Vote:

Mr. Gerber moved that this Final Development Plan/Final Plat be approved, based on the evaluation of this proposal according to the criteria set forth in Section 152.085 through 152.095 of the Dublin Zoning Code and that it is consistent with the preliminary development plan for the Dublin Golf Community (Ballantrae), with four conditions as noted below:

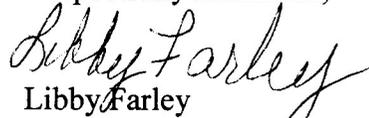
- 1) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council;
- 2) That the location of activity areas in the park be adjusted to avoid potential conflicts with utility easements prior to filing for a building permit, subject to Planning and Engineering approval;

- 3) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and the that the applicant supply such information in the sales office; and
- 4) That that the deficient parkland of 0.808-acre be remedied by dedicating the land in Subarea S, at the final development plan stage.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Gerber, yes; Mr. Zimmerman, yes; Mr. McCash, yes; Ms. Jones, yes; Mr. Sanholtz, yes; Mr. Fishman, yes; and Mr. Walter, yes. (Approved 7 – 0)

The meeting was adjourned at 7:41 p.m.

Respectfully submitted,


Libby Farley
Administrative Assistant



CITY OF DUBLIN.

**Land Use and
Long Range Planning**
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING REPORT

PLANNING AND ZONING COMMISSION

FEBRUARY 1, 2007

SECTION I - CASE INFORMATION:

4. **Final Development Plan/Final Plat 06-153FDP/FP – Dublin Golf Community – Ballantrae, Section 9 – Lots 615 through 654 – Barronsmore Way**
Location: 23.4 acres located on the east side of Cosgray Road, approximately 1,000 feet south of Larne Drive.
Existing Zoning: PLR, Planned Low Density Residential District (Dublin Golf Community Plan, Subareas I and X).
Request: Review and approval of a final development plan and a final plat under the PD provisions of Code Section 150.050.
Proposed Use: A single-family subdivision of 40 lots and 2.7 acres of open space.
Applicant: Charles Driscoll, Edwards Golf Communities, LLC, 495 South High Street, Suite 105, Columbus, Ohio 43215.
Staff Contact: Claudia D. Husak, AICP, Planner.
Contact Information: (614) 410-4675/chusak@dublin.oh.us.

UPDATE:

The Planning and Zoning Commission discussed the issue of parkland dedication for this development at the December 7, 2006 meeting and decided that any deficient parkland must be remedied by dedicating the land in Subarea S, when the condominium development receives final development plan approval.

Case Summary:

This is a request for review and approval of the final development plan and plat for the last single-family section of the Ballantrae subdivision. The preliminary plat for residential portions of the development was approved in September of 2000 and Sections 1 through 8 and Section 10 have already been platted. As modified by the conditions listed, the proposal will comply with the applicable Review Criteria and Planning recommends approval of this final development plan and final plat with conditions.

Site Description:

This 23.4-acre site is on the east side of Cosgray Road, approximately 1,000 feet south of Larne Drive, and comprises 40 lots in Subarea I and portions of Subarea X, a landscape buffer along

Cosgray Road. The flat, agricultural site is bordered on the west by Cosgray Road and east of the site is the Golf Club of Dublin. All residential areas and the golf course in Ballantrae are zoned PLR, Planned Low Density Residential District. To the north are residential lots in Ballantrae, Section 8 and to the east of this site are Holes 13 and 14 of the Ballantrae Golf Course. To the south is Subarea R, which has been approved for 144 condominium units as the Woodlands of Ballantrae.

Plan Description:

The preliminary plat indicated 44 lots to be platted in this Section and the proposed final plat includes 40 lots. This is due to the increase in width of a number of lots from 80 feet to 90 feet. The plat provides for the continuation of Trafalgar Lane to the south to intersect with a new section of Barronsmore Way, which provides the entry from Cosgray Road and continues east in Section 2, Part 3. The plat also includes the construction of Newtonmore Place to the south and east.

The entry feature off Cosgray Road is proposed as a 0.113-acre landscape island. In addition, Barronsmore Way runs along the north and south of a 2.592-acre half-circle shaped open space. A 50-foot landscape buffer is indicated along Lots 615 through 624 (Subarea X), which provides a broad mix of species and plant types to screen residential lots that back onto Cosgray Road.

SECTION II - REVIEW STANDARDS:

Final Development Plan:

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the details of the proposed development and is the last stage of the PUD process. The Commission may:

- approve as submitted;
- approve with modifications agreed to by the applicant; or
- disapprove and terminate the process.

Following approval by the Commission, the applicant must complete the platting process. In the event that updated City standards are applicable, all subsequently approved final development

plans shall comply with the updated standards unless the Planning and Zoning Commission determines that the updated standards would cause undue hardship.

If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and submit a new application for review. Appeals from the Final Development Plan shall be to the Court of Common Pleas in the appropriate jurisdiction. Appeals with the Final Plat are heard by City Council.

Review Criteria:

Section 153.055(B) of the Code identifies criteria for the review and approval for a Final Development Plan. The criteria are arranged in the following categories:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed plan conforms to the approved preliminary development plan, has adequate public facilities and open spaces, is carried out in progressive stages, and conforms to all other applicable zoning text and Code requirements

Criteria are met: The proposed plan is a continuation of the Ballantrae subdivision and maintains the quality already present. A lot matrix has been submitted which ensures that architectural diversity will be maintained, with the standards required by the Appearance Code.

The minimum lot size for Subarea I of Ballantrae is 10,400 square feet with a minimum frontage of 80 feet, per the approved development text. The text also requires varied front setbacks between 25 and 35 feet, with a minimum 30 foot front yard setback when a bikepath is located in the front of the lots. Seven-foot minimum side yards are required, with a minimum combined side yard of 15 feet. The text also requires a 25-foot No-Build Zone along the rear of all interior lots and a 30-foot No-Build Zone for lots adjacent to the golf course or public open space.

Site Safety and Circulation (Criteria 2 & 5). The proposed plan provides for safe and efficient pedestrian and vehicular circulation and provides adequate lighting for such uses.

Criteria are met: The proposed development maintains safe and efficient pedestrian and vehicular circulation within the site, as approved by the preliminary development plan, including streets and sidewalks. To facilitate adequate public infrastructure, right-of-way varying from 35 feet to 100 feet will be provided. The pavement widths, pedestrian facilities, and general roadway design are adequate and in accordance with the preliminary plat.

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria are met: The plat includes a 50-foot landscape buffer for all lots adjacent to Cosgray Road as required by the text. The Commission approved landscaping within the buffer in 2001 (See ROA 01-112RPP) and this buffer includes a broad mix of species and plant types to increase screen residential lots that back onto Cosgray Road. A woodland effect will be provided through the use of a broad variety of deciduous trees and

ornamentals. An additional mix of naturalizing shrubs will provide understory buffering and add to the diversity of the overall buffer.

The City Forester has reviewed and approved the proposed species of Shumard Oak for Trafalgar Lane and the portion of Newtonmore Place south of the Barronsmore Way entry. Red Oaks are proposed for the curved portion of Barronsmore Way around the park and Autumn Blaze Maples are proposed along the remainder of Barronsmore Way. The southern and eastern portion of Newtonmore Place will be planted with Sterling Silver Linden. The street trees will be consistent with the Landscape Code, spaced 45-50 feet on center and 2.5 inches in caliper at installation as noted on the landscape plan.

Final Plat:

The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code. Following a recommendation, the final plat will be forwarded to City Council for final action. After City Council approval, the plat can be recorded. If the Planning and Zoning Commission disapproves this final plat, it must state its reason for doing so. A five-sixths vote of City Council is necessary to override a negative recommendation by the Commission. After approval, the applicant can proceed with the building permit process.

Review Criteria:

Code Sections 152.085 through 152.095 identify criteria that Planning has utilized for the review and approval for a Final Plat. The criteria are arranged in the following categories:

Plat Information and Construction Requirements (Sections 152.035-152.046, 152.093, 152.094). The proposed Final Plat document includes all the required technical information. Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.

Criteria will be met through Conditions: A Construction Bond will be required for the public infrastructure that will be installed with this section of Ballantrae. The value of this bond is based on the approved cost of construction and is required to be submitted to the City after the construction plans are approved and no later than the pre-construction meeting. The construction of the public infrastructure will be inspected by the City of Dublin. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.

Planning has noted inconsistencies in the labeling of the plat, such as a 30-foot building line indicated along the front of Lot 624 line actually scales 35 feet. Planning recommends that all technical plat adjustments be submitted prior to scheduling a hearing at City Council. (Condition #1)

The proposed programming for the park includes rubble walls gravel paved areas with benches. Planning is concerned that the proposed areas of activity may be in conflict with utility easements for storm and sanitary sewers. A minor adjustment to the location of

the rubble walls and the gravel paved areas will alleviate any conflicts. Planning recommends that the applicants make these adjustments prior to filing for a building permit. (Condition #2)

Street, Sidewalk, and Bikepath Standards (Sections 152.047-152.048, 152.065-152.072). The proposed street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.

Criteria are met: This plat includes the construction of Barronsmore Way to the east of Cosgray Road, and continues Trafalgar Lane south. Newtonmore Place will be constructed from the southern terminus of Trafalgar Lane east to intersect with Barronsmore Way. All proposed streets are designed in compliance with Code.

Sidewalks are proposed on both sides of all public streets in accordance with approved preliminary development plans and will comply with the City's construction standards. An eight-foot bikepath will be constructed along the south side of Barronsmore Way and along the interior perimeter of the park. An eight-foot asphalt bike path will also be constructed along Cosgray Road.

Utilities (Sections 152.049-152.053). The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.

Criteria are met: A Stormwater Master Plan for this subdivision, including this section, has been approved by City of Dublin. An existing sanitary sewer was extended from Ballantrae, Section 8 to the north to Ballantrae, Section 2 (western terminus of Barronsmore Way) that will serve this section. Additional public sanitary sewer, water mains, and stormwater facilities are adequately provided with this proposal.

A condition of approval for the preliminary plat requires that the plat indicate utility providers on a per lot basis. Utility provider information is located on the plat within the notes. Providing such information on individual lots is difficult to administer, and while this review criteria is met without conditions, Planning recommends that the applicant not be required to include this information on a per lot basis as utility providers can vary over time. (Condition #3)

Open Space Requirements (Sections 152.086-152.088). The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

Criteria will be met through Condition: The approved preliminary plat and development text included a total of 35.7 acres of parkland. As the single-family sections were platted, discrepancies in the amount of parkland from the preliminary to the final plat were recorded. Final plat line adjustments and site changes, including adjustments to reserve areas to widen streets slightly to allow parking on one-way streets have contributed to this deficiency.

A total of 2.8 acres of parkland is required by the preliminary plat within Subarea I. The final plat indicates the provision of 2.71 acres of parkland, which is deficient by 0.09-acre. Including this Section, the development will be deficient by 0.808-acre. Planning recommends that the deficient parkland be remedied by dedicating the land in Subarea S, when this area is reviewed at the final development plan stage. (Condition #4)

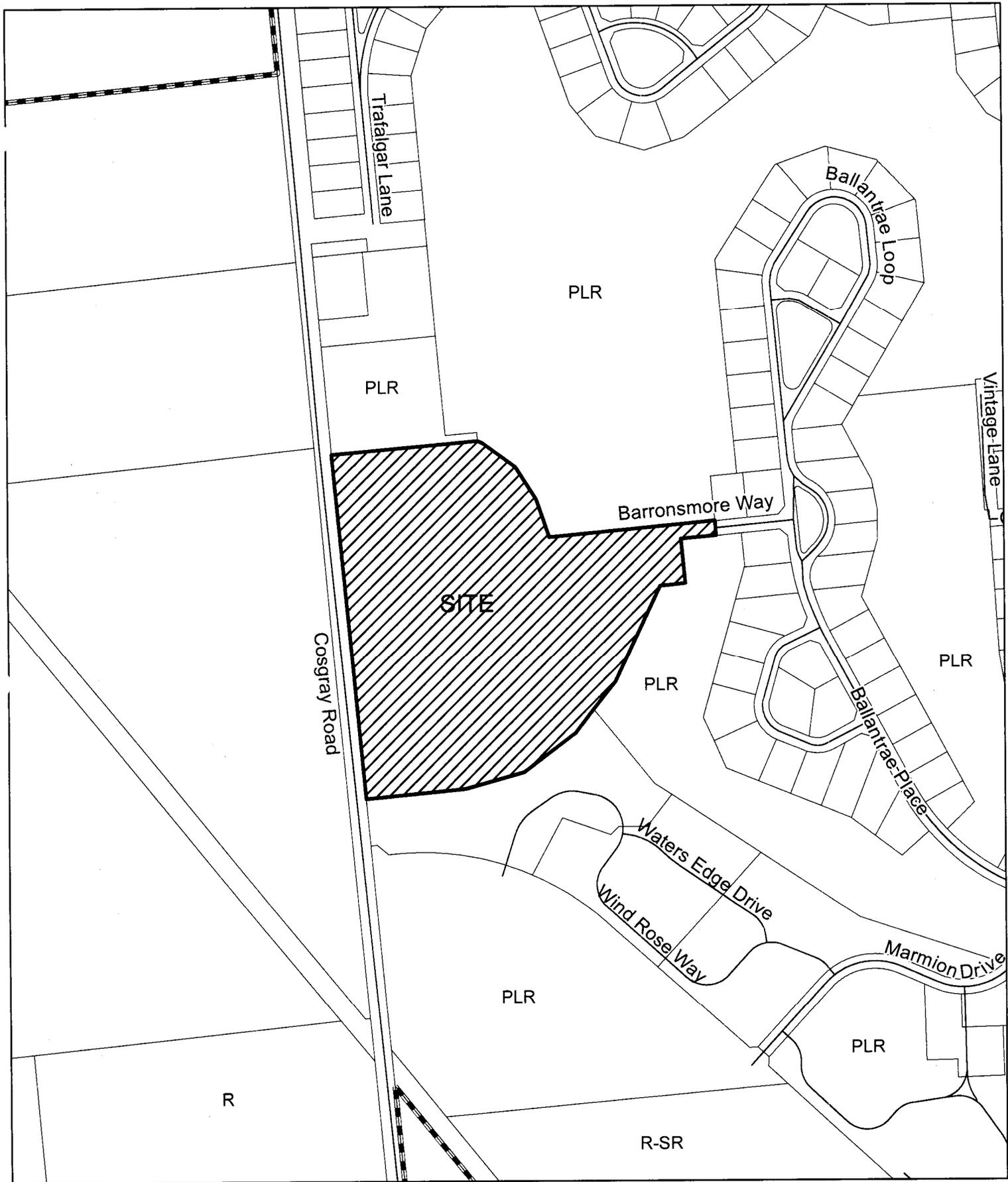
SECTION III - RECOMMENDATION:

This final plat continues the development standards that were approved within the Dublin Golf Community (Ballantrae) text at the rezoning and preliminary plat stages. The proposal also complies with the Final Development Plan criteria set forth in Section 153.055(B) and the Final Plat criteria set forth in Sections 153.085 through 152.095 of the Dublin Zoning Code. Planning recommends approval of the request with four conditions.

- 1) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council;
- 2) That the location of activity areas in the park be adjusted to avoid potential conflicts with utility easements prior to filing for a building permit, subject to Planning and Engineering approval;
- 3) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and the that the applicant supply such information in the sales office; and
- 4) That that the deficient parkland of 0.808-acre be remedied by dedicating the land in Subarea S, at the final development plan stage.

Bases:

- 1) The final development plan is consistent with the preliminary development plan for the Dublin Golf Community (Ballantrae).
- 2) This final plat meets the requirements of Section 152.085 through 152.095 of the Dublin Zoning Code.



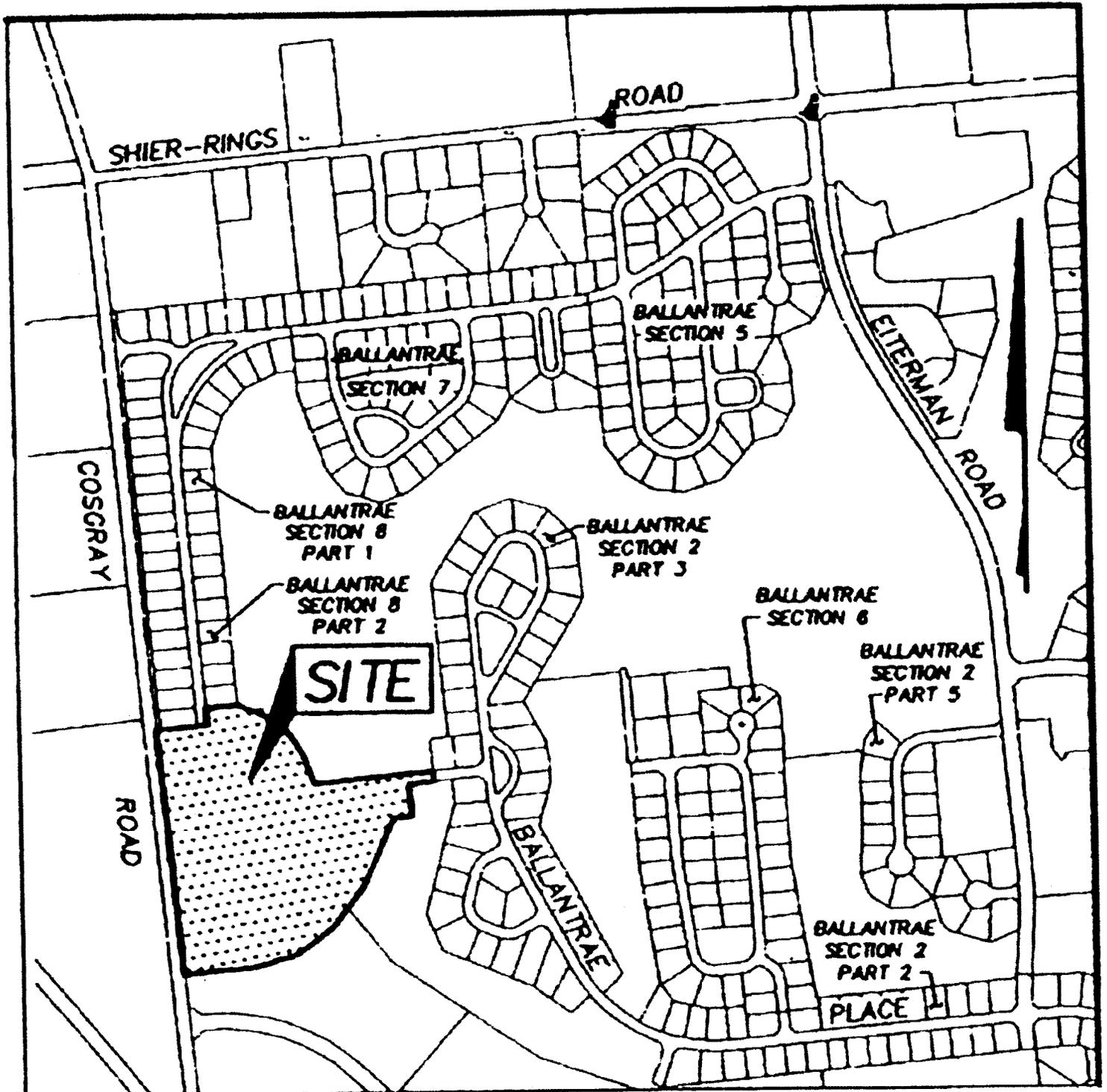
City of Dublin
Land Use and
Long Range Planning

06-153FDP/FP
Final Development Plan/ Final Plat
Ballantrae Section 9

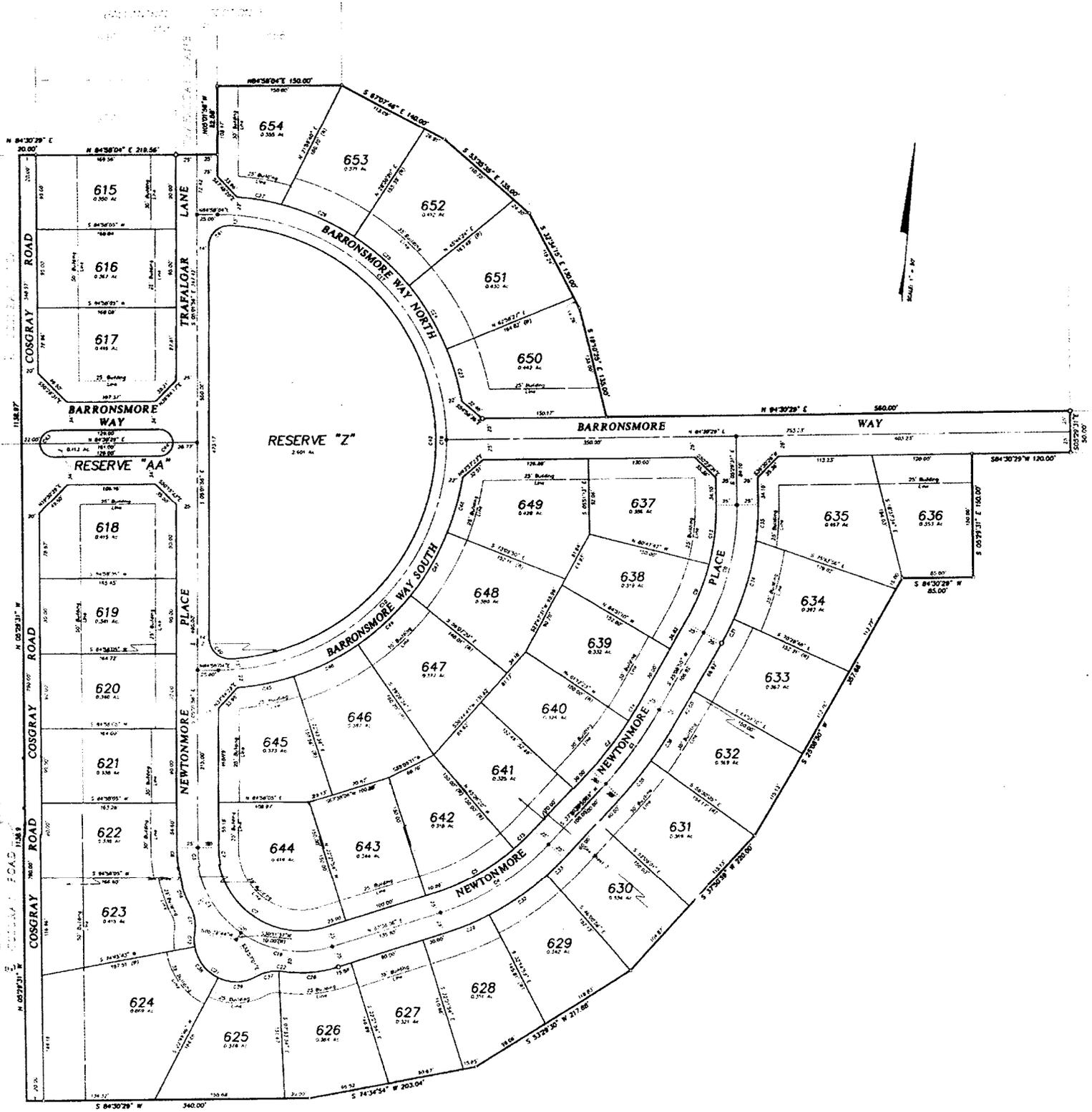


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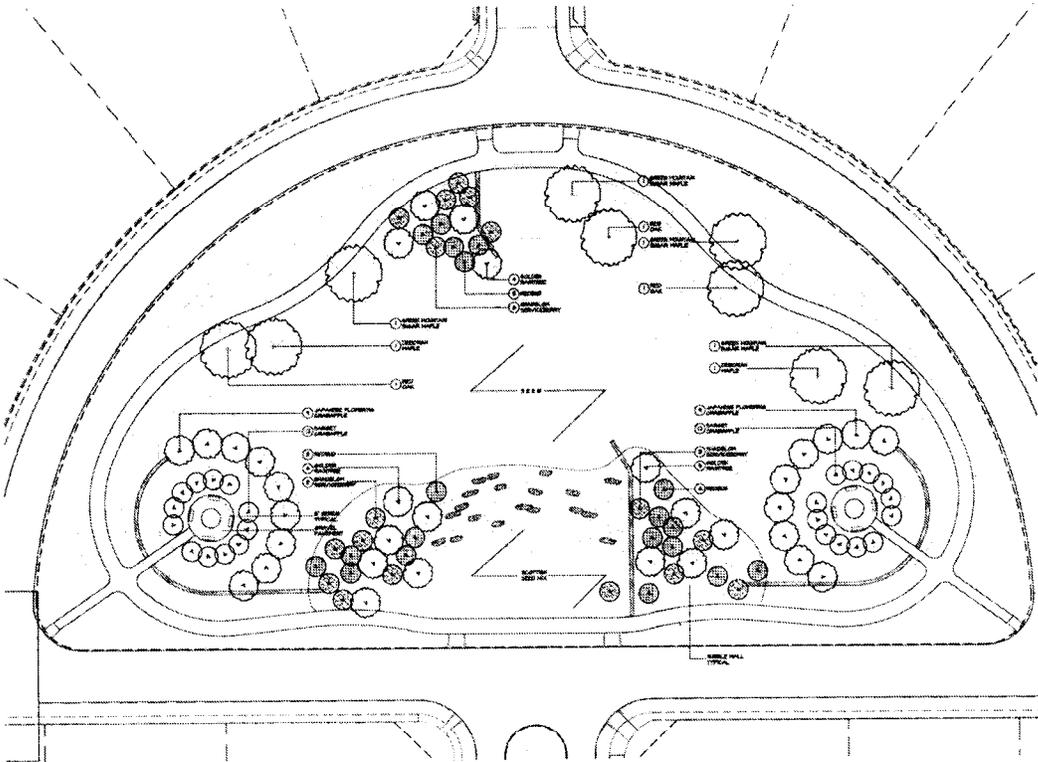
PROPOSED LOCATION



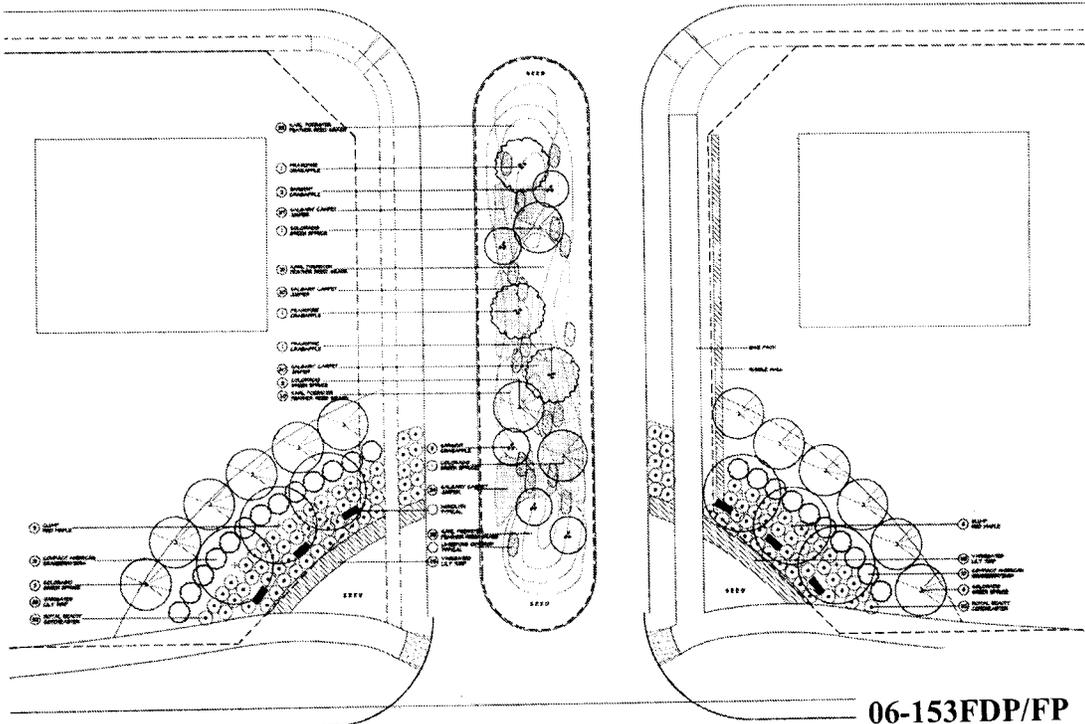
PROPOSED FINAL PLAT



PROPOSED PARK LAYOUT



PROPOSED ENTRY FEATURE



APPROVED TEXT

SUBAREA I

Single-Family Residential

General Description:

Location	• East of Cosgray, bordered on east by Holes 13 and 14
Area	• 24.63 acres
Units	• 49 single-family (15 golf lots)
Open Space Required	• 2.80 acres

General Development Standards:

Min. Lot Width (Area)	• 80' (10,400 square feet)
Average Width - Interior Lots (Area)	• 90' (12,600 square feet)
Average Width - Golf Links (Area)	• 100' (15,000 square feet)
Yard Zones	• 25' rear yard
	• 30' along golf course
No. District Zones	• N/A

Landscape Standards:

Landscaping Buffer	• 50' along Cosgray Road
Community Gates	• None

Architectural Standards:

General Description	• Single-family detached homes similar to Bristol Commons, Coventry and Amberleigh
Roof Pitch	• 7/12 minimum
Exterior Materials	• Brick; Stone; Stucco; Wood Siding; Hardi-Plank
	• Vinyl on limited basis in accordance with general text standards
Garage Orientation	• Sideload, courtyard or recessed garage required on lots 100-foot in width or greater unless waived by the ARC
Chimney/Decoratives	• All masonry required with stone or brick
	• No cantilevered or through the wall chimneys permitted
	• ARC may permit stucco chimney for all-stucco exteriors

SUBAREA X

Cosgray Road

General Description/Standards:

Position
Description
Acreage

- Cosgray Road along western edge of project
- Additional right-of-way dedication of 20 feet along the Cosgray Road frontage in conformance with the future R-O-W width of 100 feet outlined in the 1997 Community Plan
- 4.51 acres



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 7, 2006

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Kings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

7. **Final Development Plan/Final Plat 06-153FDP/FP – Ballantrae Golf Community – Section 9 – Lots 615 through 654 – Barronsmore Way**
Location: 17.0 acres located on the east side of Cosgray Road, approximately 1,000 feet south of Larne Drive.
Existing Zoning: PLR, Planned Low Density Residential District (Dublin Golf Community Plan, Subareas I and X).
Request: Review and discussion of parkland provisions as part of a Final Development Plan and a Final Plat application.
Proposed Use: A single-family subdivision of 40 lots and 2.741 acres of open space.
Applicant: Charles Driscoll, Edwards Golf Communities, LLC. 495 South High Street, Suite 105, Columbus, Ohio 43215.
Staff Contact: Claudia D. Husak, AICP, Planner.
Contact Information: (614) 410-4675/Email: chusak@dublin.oh.us.

RESULT: Three options for the provision of parkland were reviewed by the Planning and Zoning Commission. The Commissioners agreed that Option II, dedicating the parkland in Subarea S, will fulfill the intent of previous conditions of approval that required parkland be made up in future sections. No Vote or action was taken.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner

06-153FDP/FP
Final Development Plan/Final Plat
Ballantrae Section 9

Code, the proposal, as modified herein, is consistent with the approved NE Quad plan, the development is compatible with adjacent uses and proposed development in the area, and the proposal meets the requirements of Section 153.053(G), with no conditions.

Mr. Zimmerman seconded the motion and the vote was as follows: Ms. Jones, yes; Mr. Saneholtz, yes; Mr. Fishman, yes; Mr. Walter, yes; Mr. McCash, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7 – 0.)

Motion and Vote #2:

Mr. Gerber made a motion to approve the Conditional Use application because the proposal complies with the Conditional Use criteria set forth in the Dublin Zoning Code, and the proposal furthers the Community Plan goals encouraging gathering places to promote interaction among people, with the three conditions:

- 1) That all patio furniture be stored off-site from November 1st through April 1st;
- 2) That no streamers, flags, or other decorations be allowed on the patio; and
- 3) That the umbrellas and awnings exhibit no logos, signage, names or advertising.

Mr. Zimmerman seconded the motion and the vote was as follows: Mr. McCash, yes; Ms. Jones, yes; Mr. Saneholtz, yes; Mr. Fishman, yes; Mr. Walter, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7 – 0.)

7. Final Development Plan/Final Plat 06-153FDP/FP – Ballantrae Golf Community – Section 9 – Lots 615 through 654 – Barronsmore Way

Mr. Gerber swore in those who intended to testify in regards to this case.

Claudia Husak presented this case and slides. She said this was a request for review and discussion regarding parkland and dedication options in the Ballantrae Subdivision. She said the applicant had made a formal application for the approval of Section 9, but the provision of required parkland could alter the layout of this section. She said the issue of parkland dedication should be decided by the Commission before a formal vote on this plat is taken at a subsequent meeting.

Ms. Husak said the proposed final plat contains 40 lots and 2.7 acres of open space which is located in the entry feature off Cosgray Road and in a neighborhood park. She said the parkland provided in this section is slightly less than the preliminary plan, and including this section, the overall development will be deficient by 0.8 acres of open space.

Ms. Husak said the preliminary plat and the development text previously approved included 35.7 acres of open space. She presented a slide of the approved open space plan, showing the locations and sizes of the various open spaces. She said as single-family sections were platted, discrepancies in the amount of parkland provided were recorded. Ms. Husak said while most final plats varied in parkland dedication, approximately eight out of 15 total plats (including this section) were deficient. She said the final plat line adjustment and site changes have contributed to these deficiencies. She said the applicant has agreed throughout the process to achieve the final acreage indicated on the preliminary plat with the intended deficiencies being corrected.

Ms. Husak said the staff report outlined three options for the parkland dedication. She said Option I provides for the parkland dedication in Section 9, which could be achieved by eliminating lots or decreasing the size of lots, however this could alter the layout of the section. She said Option II provides for the parkland dedication in Subarea S, which is zoned for 70 condominium units, and has no parkland requirement. She said the subarea will require final development plan review and approval by the Commission. Ms. Husak said Option III would allow the applicant to pay a fee instead of dedicating land.

Ben W. Hale, Jr., attorney representing the applicant, Charles Driscoll, Edwards Golf Communities, LLC, agreed that the 0.8-acre deficiency came about because of street width and cul-de-sac adjusting. He said a two-acre wooded area was preserved for the condominium site, but it did not get included in a park. Mr. Hale said they did not think taking a lot out of Section 9 made sense. He said their real preference was to pay the fee in lieu of dedicating parkland, which would be approximately \$38,000.

Mr. Gerber asked how many total acres of parkland were there in Ballantrae. Ms. Husak said 35.7 acres of public access parkland were indicated on the preliminary plat, not including the golf course. Mr. Walter asked if it was possible to have the applicant pay the fee, but either put walking paths or such through the wooded area to make it more accessible, as in the Metro Park area. Mr. Hale said it was already dedicated to the condominium association and that would not be possible. Mr. Walter asked if money could be donated to the condominium association to be used for that purpose. Mr. Fishman pointed out that it would be complicated and they would then have liability since they own the property. Mr. Hale said many condominiums back up to the area and the owners will not want people in their backyards.

Mr. Gerber said as the Commission has worked on this project, they have agreed all along that they will have reconcile this issue at some point.

Mr. Hale said they would like to design something appropriate in the final phase that will work and be usable.

Mr. Gerber said he did not think Option III is viable in his opinion. He said he agreed with Planning that it was questionable how much usable parkland Option I actually provided. He said he preferred Option II because it would be nice in that area to have a small park for the people in the condominiums. Mr. Hale said they could make that work. Mr. Fishman confirmed that if the Commission voted for Option II, then the public would have access to that piece of property. Mr. Hale agreed and said that could be made a condition that they create the 0.8-acres when their development plan is approved or when they come in with this plat. Ms. Jones said she definitely supported that. Mr. Hale agreed to make Option II work.

Mr. Gerber asked if every park has a swing set and a slide, and was that contemplated here. Ms. Husak said not entirely. She said small cul-de-sac landscaped islands were counted as parkland, but not active. She said the neighborhood parks, which are larger in size are designed with a playground and landscaping and are more of an active nature. Mr. Gerber said he was concerned that in Option II, that the condominium owners would not be looking for a playground when there are five or six others in the community. Ms. Husak said it was possible that it could be more of a passive park incorporated into an entry feature or something. Mr. Gerber said he thought that would be more in fitting with what is contemplated there.

Mr. Sanholtz asked if it was expected that this 0.8-acre will be contiguous to other open spaces the City maintains. He said he did not want the City end up maintaining a small area in the middle of a condominium complex which was inaccessible to the public.

Ms. Husak said the City policy is that acreage less than one acre is maintained by homeowners associations.

Mr. Gerber said the Commission will have another chance to look at this later. He asked if the other Commissioners were in agreement with Option II, and if a motion was necessary. Ms. Husak said that a motion was not necessary as long as the Commissioners seemed to have consensus. [The consensus of the Commissioners was for Option II - Dedicating the parkland in Subarea S, which will fulfill the intent of previous conditions of approval that required parkland be made up in future sections.]

Mr. Gerber adjourned the meeting at 9:45 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Flora Rogers / Libby Farley". The signature is written in black ink and is positioned above the printed names.

Flora Rogers and Libby Farley
Administrative Assistants



CITY OF DUBLIN.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 1, 2005

The Planning and Zoning Commission took the following action at this meeting:

1. Final Development Plan/Final Plat 05-109FDP/FP – Ballantrae, Section 8 – Lots 568 through 614 – Trafalgar Lane

Location: 23.091 acres located on the east side of Cosgray Road, approximately 650 feet south of Shier Rings Road.

Existing Zoning: PLR, Planned Low Density Residential District (Dublin Golf Community Plan, Subareas E, I, J and X).

Request: Review and approval of a Final Development Plan under the provisions of Section 153.053(C) and a Final Plat under the provisions of Sections 152.085 through 152.095.

Proposed Use: A single-family subdivision of 47 lots and 0.822-acre of open space.

Applicant: Stephen Hadden, Edwards Golf Communities, LLC. 495 South High Street, Suite 105, Columbus, Ohio 43215.

Staff Contact: Claudia Husak, Planner.

Contact Information: (614) 410-4675/Email: chusak@dublin.oh.us.

MOTION: To approve this Final Development Plan/Final Plat because it continues the development standards that were approved for this subdivision at the rezoning and preliminary plat stages, with ten conditions:

- 1) That the plat be revised to include a 15-foot No-Disturb Zone within a 25-foot No-Build Zone on lots 606 through 614, prior to scheduling a hearing at City Council;
- 2) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 3) That a bond be posted for the required turn lane on Cosgray Road prior to scheduling a hearing at City Council, to the satisfaction of the City Engineer;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
SEPTEMBER 1, 2005**

1. Final Development Plan/Final Plat 05-109FDP/FP – Ballantrae, Section 8 – Lots 568 through 614 – Trafalgar Lane (Continued)

- 4) That right-of-way for Cosgray Road be dedicated to the City of Dublin according to the Thoroughfare Plan, to the satisfaction of the City Engineer;
- 5) That the applicant revise the plat to include the sanitary easement that will extend from the southern limit of Section 8 to the proposed connection point into Ballantrae Section 2, Part 3 to the south, to the satisfaction of the City Engineer;
- 6) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and the that the applicant supply such information in the sales office;
- 7) That required parkland be dedicated in future sections;
- 8) That general warranty deed for the reserve be submitted to the City of Dublin prior to recording of the final plat;
- 9) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council; and
- 10) That notice of the proximity of the railroad tracks be included in the sales materials and conspicuously posted within the model home.

* Steven Hadden, Edwards Golf Communities, LLC agreed to the above conditions.

VOTE: 7-0.

RESULT: This Final Development Plan/Final Plat was approved.

STAFF CERTIFICATION



Claudia Husak
Planner

1. Final Development Plan/Final Plat 05-109FDP/FP – Ballantrae, Section 8 – Lots 568 through 614 – Trafalgar Lane

Mr. Gerber announced that this case was for a final development plan review which is the consideration of all final details of the project including landscaping, site layout, grading, etc.

Mr. Gerber swore in those who intended to testify in regards to this case.

Claudia Husak presented this final development plan/final plat for the site located in southwest Dublin, east of Cosgray Road, and south of Shier-Rings Road. The site is zoned PLR, Planned Low Density Residential District, as part of the Ballantrae subdivision. Forty-seven lots and .82-acre of open space are proposed. Lots to the north, numbered 568 through 614 have a 20-foot No-Disturb Zone to the rear. Staff requests that the No-Disturb Zone be reduced to 15 feet to allow for utilities to be placed and that a 25-foot No-Build Zone be added to comply with the setback requirement of the development text.

The proposed landscape plan shows a variety of street trees and an entry feature including formal plantings of shrubs and trees is proposed for the access point into Ballantrae from Cosgray Road.

A slide representing the view of the site from the west and east, from Cosgray Road was shown by Ms. Husak.

Ms. Husak said this final development plan continues the approved development standards for the Ballantrae subdivision and staff recommends approval with ten conditions as listed in the staff report, with an amended Condition 1:

- 1) That the plat be revised to include a 15-foot No-Disturb Zone and a 25-foot No-Build Zone on lots 606 through 614, prior to scheduling a hearing at City Council;
- 2) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 3) That a bond be posted for the required turn lane on Cosgray Road prior to scheduling a hearing at City Council, to the satisfaction of the City Engineer;
- 4) That right-of-way for Cosgray Road be dedicated to the City of Dublin according to the Thoroughfare Plan, to the satisfaction of the City Engineer;
- 5) That the applicant revise the plat to include the sanitary easement that will extend from the southern limit of Section 8 to the proposed connection point into Ballantrae Section 2, Part 3 to the south, to the satisfaction of the City Engineer;
- 6) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and the that the applicant supply such information in the sales office;
- 7) That the proposed Royal Beauty Cotoneasters be substituted with a different plant material, subject to staff approval;
- 8) That required parkland be dedicated in future sections;
- 9) That general warranty deed for the reserve be submitted to the City of Dublin prior to recording of the final plat; and
- 10) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council.

Mr. Gerber asked that the reason for the amendment to Condition 1 as it read in the staff report be explained.

Ms. Husak explained that the plat showed a 20-foot No Disturb Zone to the rear of the lots, and it has been realized by staff that utilities have to be placed in the rear of the lots which cannot be placed in the No-Disturb Zone. However, the text requires a 25-foot setback, so the addition of the 25-foot No-Build Zone fulfills the text requirement.

Steven Hadden, Edwards Golf Communities, LLC, was concerned about Condition 7. He said they understood staff's concern that the Royal Beauty Cotoneasters were "leaf grabbers," but they were part of Ballantrae's signature entry features with the monoliths. He said they wanted to continue the use of the plants through one or two more phases.

Ms. Husak emphasized that staff's concern with the cotoneasters was maintenance.

Mr. Zimmerman asked if the homeowners' association was responsible for the maintenance of the entry features.

Ms. Husak indicated that they were responsible for maintenance.

Ms. Boring inquired how many entryways had been planted and how many more were left to be planted with the cotoneasters.

Ms. Husak said there was one more entry feature after this one to be planted.

Mr. Gerber asked if this was the same entry feature landscape plan as was reviewed by the Commission for the first seven entryways of Ballantrae.

Ms. Husak said this was the same landscape plan.

Ms. Wanner said the existing City Landscape Inspectors have more field savvy than those in the past, and they have established that in the field, the plants do not adapt well.

Mr. Gerber expected that the homeowners' association would maintain the entryway. However, if it does become unsightly, Code Enforcement can take action according to the Code.

Ms. Boring asked what plant staff recommended as a replacement for the proposed cotoneasters in the entry feature.

Ms. Husak said staff recommended a spirea or sumac plant as a replacement for the cotoneasters proposed.

Mr. Saneholtz asked how long had the existing cotoneasters been planted.

Mr. Haden replied that they had been planted for a couple of years with no maintenance problems to date.

Ms. Wanner said the Landscape Inspectors feel they could be a potential problem once they mature.

Ms. Jones and Mr. Messineo agreed that the homeowners' association should keep them free of debris.

All the Commissioners agreed that if seven of the nine entryways included the cotoneaster, then it should be continued throughout the subdivision entryways.

Ms. Boring was concerned that future residents should be made aware of the railroad tracks and train whistle nearby at Cosgray Road.

Ms. Wanner said she understood that the model home for Ballantrae had a descriptive general map where the railroad tracks might be delineated.

Mr. Gerber said it had been required of other applicants that certain information be included in the sales materials. He suggested an additional condition that notice of the proximity of the railroad tracks be included in the sales materials and conspicuously posted within the model home.

Mr. Hadden understood that notice of the railroad tracks should be included in the sales materials and posted within the model home.

Ms. Reiss noted that the staff report projected that the overall development will be slightly short of parkland although this particular subarea has an excess of parkland. She asked if the deficit would be made up in the future subareas.

Ms. Husak answered that the next plat will be required to make up the entire area.

Ms. Reiss noted that no open cutting of the public streets would be allowed to install sanitary sewers; however it was not made a condition. She asked if staff foresaw that there would be open cutting needed to cross an existing public street.

Aaron Stanford replied that with this project, they are not placing any sanitary sewer service underneath any existing streets. He said it was a general provision that would not apply with this project.

Ms. Reiss referred to the amended Condition 1 and asked if the utilities would go into the ten feet that was changed to a No-Build Zone.

Ms. Husak affirmed.

Ms. Reiss noted that there were mature trees along the northern boundary.

Ms. Husak said the tree line extended along this row of lots, but it did not extend south the entire 20 feet. She said the No-Disturb Zone included area that did not have mature trees.

Ms. Reiss was concerned that there was no discussion regarding tree protection fencing. She asked if the root zones of the mature trees were within this area that has now been removed from the No-Disturb Zone.

Mr. Gerber said this was a final development plan, and the tree fencing was a condition when the Commission approved the preliminary development plan.

Ms. Reiss asked if the storm sewers were the only utilities that would be on the rear of the lots.

Ms. Cox said the entire northern boundary of Ballantrae had this typical mature tree row. She said because the area was so flat, stormwater drainage was needed in the rear of the lots. She said the other utilities (electric, telephone, and gas) will be near the No-Disturb Zone.

Mr. Gerber clarified that the utilities will be on the other side of the No-Disturb Zone.

Ms. Boring noted that the plat showed a 30-foot easement with a 20-foot No-Disturb Zone. She asked why the plat was being changed.

Ms. Cox replied it was because there would be a 30-foot easement in which utilities could be placed. They cannot be placed within a No-Disturb Zone, and therefore the plat needed to be revised to show a 15-foot No-Disturb Zone instead of 20 feet.

Ms. Boring suggested it would be clearer if it read that the 15-foot No-Disturb Zone was within the 25-foot No-Build Zone.

Mr. Gerber suggested that the word “and” should be deleted from Condition 1 and replaced with “...within the 25-foot no build zone”

Mr. Gerber noted that one condition had been eliminated (Condition 7) and one condition added.

Mr. Hadden agreed to the ten conditions as listed below.

Mr. Gerber made the motion to approve this Final Development Plan/Final Plat because it continues the development standards that were approved for this subdivision at the rezoning and preliminary plat stages, with ten conditions:

- 1) That the plat be revised to include a 15-foot No-Disturb Zone within a 25-foot No-Build Zone on lots 606 through 614, prior to scheduling a hearing at City Council;
- 2) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 3) That a bond be posted for the required turn lane on Cosgray Road prior to scheduling a hearing at City Council, to the satisfaction of the City Engineer;
- 4) That right-of-way for Cosgray Road be dedicated to the City of Dublin according to the Thoroughfare Plan, to the satisfaction of the City Engineer;
- 5) That the applicant revise the plat to include the sanitary easement that will extend from the southern limit of Section 8 to the proposed connection point into Ballantrae Section 2, Part 3 to the south, to the satisfaction of the City Engineer;
- 6) That utility provider information not be required on a per lot basis, as previously required by condition, but be noted on the plat, and the that the applicant supply such information in the sales office;
- 7) That required parkland be dedicated in future sections;
- 8) That general warranty deed for the reserve be submitted to the City of Dublin prior to recording of the final plat;
- 9) That the technical plat adjustments be submitted prior to scheduling a hearing at City Council; and
- 10) That notice of the proximity of the railroad tracks be included in the sales materials and conspicuously posted within the model home.

Mr. Zimmerman seconded the motion, and the vote was as follows: Ms. Reiss, yes; Mr. Saneholtz, yes; Ms. Boring, yes; Ms. Jones, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

2. Amended Final Development Plan – 05-105AFDP – Dublin Village Tavern – 27-29 South High Street

Dann Bird explained that normally, cases go to the Architectural Review Board (ARB) before they come to the Commission, but in this particular case, because they are expanding the use of the site. The PUD text regulations require that staff bring it to the Commission. If the Commission approves the expansion of the use, ARB could then approve the architecture and the appropriateness of the expansion in the Historic District. If the Commission does not agree to this expansion, then action by the ARB would have been mute.

Mr. Gerber swore in those who intended to testify in regards to this case.

Mr. Gerber said the Commission had a protocol for this type of case, and he did not want to make a new precedent.

Ms. Boring agreed. She said the ARB would send a recommendation to the Commission, and generally, in the past the Commission has approved it. She said she was uncomfortable that this is being done backwards.

Ms. Boring noted that a letter from Jeffrey Darby had been provided which mentioned that the height of the equipment had a visual impact.

Mr. Bird said this was the only Planned Unit Development within the Historic District, and that was why staff treated it differently. He said staff felt the use issue needed to be determined. He said the other items could be addressed by the ARB.

Mr. Gerber suggested that if the Commission heard this case tonight, a condition be placed that if the ARB made any substantial changes to what the Commission saw that it come back to the Commission for approval.

Mr. Bird said that could be done.

Mr. Gerber said he did not want to hold up the application, but asked if the Commission could also suggest the application come back in the form of a report and a determination could be made at that time as to whether to hear it or not. He wanted to review any substantial or minor modifications to the plan. He said he shared Ms. Boring's view; he did not like the idea that it was coming to the Commission before the ARB.

Ms. Boring agreed. She said a precedent had been set.

Mr. Gerber asked if Ms. Boring would support a condition that this case came back to the Commission after ARB reviewed it.

Ms. Readler was concerned that "substantial changes" were not defined and that in effect, there would be three hearings; the Commission, ARB, and then the Commission.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 1, 2001

The Planning and Zoning Commission took the following action at this meeting:

6. **Refined Preliminary Plat 01-112RPP - Ballantrae - Buffers and Theme Issues**
Location: 642.57 acres that is generally bounded by Shier-Rings Road on the north and Cosgray Road on the west, approximately 1,800 feet west of Avery Road.
Existing Zoning: PLR, Planned Low Density Residential District, and PCD, Planned Commerce District.
Request: Review and approval of landscape buffers and refined theme elements that include stone walls, traffic circle design and related landscaping, specialty lighting and intersection treatments, under the provisions of 152.018 through 152.022.
Proposed Use: A comprehensive development for a residential community that is designed around an 18-hole, public, daily-fee golf course. The site is zoned for 677 new single-family lots, 430 multi-family or cluster housing units, a clubhouse with related facilities and parkland.
Applicant: Edwards Golf Communities, LLC., c/o Deborah Rurik-Goodwin, 495 South High Street, Suite 150, Columbus, Ohio 43215.
Staff Contact: Carson Combs, Senior Planner.

MOTION: To approve of these refinements of the preliminary plat because they refine the original design concepts and requirements and enhance coordination with the “link-style” golf course, with six conditions:

- 1) That these proposed landscape buffers be installed by May 15, 2002, or as otherwise deemed appropriate by staff;
- 2) That plans for the required buffer along the east property line north of the traffic circle be submitted to the Commission for future review and approval;
- 3) That necessary technical adjustments to plans be made prior to construction, to the satisfaction of staff;
- 4) That final plant locations and tree quantities for the Shier-Oak Estates buffer be determined in the field, with dialogue with the neighbors and consistent with the discussion at this Planning Commission meeting, and that an “as-built” plan be submitted to staff;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
NOVEMBER 1, 2001**

**6. Refined Preliminary Plat 01-112RPP - Ballantrae - Buffers and Theme Issues
(Continued)**

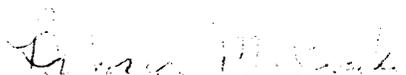
- 5) That no trucks or heavy equipment be utilized on residential lots within Shier-Oak Estates, and that all buffer landscaping on these properties be installed by hand; and
- 6) That the applicant notify all residents along the Shier-Oak buffer 48 hours prior to installation of any landscaping.

* Deborah Rurick-Goodwin agreed to the above conditions.

VOTE: 5-0.

RESULT: This preliminary plat refinement was approved.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

5. Revised Final Development Plan 01-106RFDP - Monterey Park Gazebo - 135 Monterey Drive

Kolby Turnock said this is a revised final development plan for park improvements at Monterey Park. It is part of the 235-acre Waterford Village PUD of 1974. He showed several slides. Monterey Park contains 3.9 acres between Corbin's Mill and Monterey Drive. It has access from both streets and a nine-space parking lot north of Clover Lane. The park has three tennis courts, an asphalt court, and a play area.

Mr. Turnock said the gazebo will be located south of the basketball court, oriented towards the bikepath. Additional landscaping will be added to the east of the gazebo, including white firs, white ashes, and jewel crabapple trees. The bikepath will extend to the gazebo. The gazebo is 16.7 feet wide and 12.4 feet high, totaling 278.5 square feet in area. It will be constructed of treated pine with a brown fiberglass roof, and set on a six-sided concrete pad.

Mr. Turnock said staff recommends approval of this neighborhood improvement. He said no calls from residents have been received.

Laura Karagory, Dublin Grounds and Facilities, said a picnic table would be added later.

Mr. Fishman made the motion to approve these improvements because they are appropriate for the surrounding neighborhood, provide a gathering place and a sense of place, and contribute to residents' quality of life and Dublin's "green" image. Mr. Gerber seconded the motion, and the vote was as follows: Ms. Salay, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Ms. Boring, yes; Mr. Fishman, yes; and Mr. Gerber, yes. (Approved 6-0.)

6. Refined Preliminary Plat 01-112RPP – Ballentrae Buffer and Theme Issues

[Mr. Gerber recused himself from this case due to a conflict and left the meeting room.]

Carson Combs said this is a Commission review of several outstanding overall design issues and buffers for Ballentrae. He showed several slides. Buffers were required on the west along Cosgray Road, along the Oak Shier Estates subdivision, and the eastern border of the Galli tract. There are special primary and three secondary intersection treatments.

The Cosgray buffer area is primarily open farmland. The Oak Shier buffer has an existing tree line, and that design shows a natural buffer to be supplemented with various evergreens and understory plantings. The applicant worked with each abutting property owner to design a suitable buffer. He said noted one resident submitted a letter to the Commission.

The Cosgray Road buffer is proposed as a mix of evergreen and deciduous species to create a naturalized woodland along the roadway. The street trees will be supplemented with a variety of different plantings to provide more opacity.

Mr. Combs said the general landscaping for the medians is a mix of deciduous and evergreens. The intent was also to provide a variety of different rock or stone wall features as a theme.

The traffic circle at the clubhouse originally had a variety of quadrants with different plantings to mimic meadows on the Irish landscape with stone walls and surrounded by a formal alleé of trees. Mr. Combs said to better coordinate with the Ballentrae Park and road improvements, the traffic circle landscaping is being redesigned in a more informal manner. Stone walls are

proposed which link through the park and golf course. A general ruin would be located in the center of the traffic circle. The plant types and grass mixes in the quadrants have been refined.

The traffic circle towards the clubhouse will have the same type of treatment with a mix of grasses, perennials, etc. to blend in with the golf course.

Mr. Combs said the primary intersection treatment will have pavers. There is a circular color band on the outside with a mixed color pattern in the center. Stone monoliths will form a circle with landscaping. Several intersections near the Parade of Homes will have special landscaping. There is also a special intersection treatment at the southern entrance to the condo development on Eiterman Road. It includes a row of monoliths that link into the golf course.

A major treatment is proposed at the clubhouse entrance. A rubble stone wall with rounded stones will be placed throughout the development to help tie the different portions of the golf course, park, and subdivision together. The light fixtures have a fluted pole with decorative arms and fixtures. He said it uses cut-off lighting and a black pole finish.

He said staff has been working for months with Edwards Land Company on these design issues. Staff feels this concept is most appropriate and recommends approval with three conditions:

- 1) That these proposed landscape buffers be installed by May 15, 2002, or as otherwise is deemed appropriate by staff;
- 2) That plans for the required buffer along the east property line north of the traffic circle be brought to the Commission for review and approval; and
- 3) That necessary technical adjustments to plans be made prior to construction, to the satisfaction of staff.

Michael Fite, Bird and Houk and Associates, distributed handouts showing the proposed pavers. The color will have a green tint. He said the stone walls and monoliths are constructed, and they worked with the Oak Shier neighborhood on the buffer design.

David Neel, 6076 Shier Lane, said he wrote the distributed letter. He said Edwards did work with the residents, and he thought they liked the buffer plan. There were still a few concerns. The original plan includes the commitment to preserve the existing treelines and fencerows and to provide a “super planting” along his neighborhood. They assumed that the super planting would be in addition to the existing trees, but the proposed plantings may be too close to the existing trees and interfere with their roots, be too shaded, etc. They fear nothing will thrive. His woods are thicker with older trees, and he wants to assure they will be preserved.

Mr. Neel said they do not want to be left with less screening, or to lose the natural character of the woods. They all would like to have evergreens planted to fill out the buffer in the winter. He suggested moving the inside line of trees in the planned buffer to the outside, reversing the zigzagged pattern. This would provide more light for the trees and increase their survival rate. Mr. Neel agreed with the plan for putting trees on their property. He said he still would like to have the option of making last minute changes. He wants to be there in the field.

Bridget Dygert, 6087 Holiday Lane, was concerned about 50-year old oaks surviving so close to the proposed buffer plantings. She wanted to be notified before there is planting on her property.

Greg Krobot, Bird Houk and Associates, said the Edwards Company had committed that it will not bring trucks onto the residents' property. They will hand truck and hand dig the trees without heavy machines. He agreed to notify the neighbors of the plantings 48 hours ahead. He said he had met on the site five times on this design.

Mr. Krobot said they will not plant the trees in the center of the hedgerow. He said the Neel's hedgerow was sometimes 25 feet wide and very beautiful. It is 100 percent opaque in summer and should be preserved. They will move the evergreens to the east side of the hedgerow when possible. Some, but not all, of the trees will need to be limbed up and some underbrush cleared.

Mr. Neel said he wanted a voice in deciding where trees are located and having the option to decline having something planted on his lot. They do not want more planting than proposed. Mr. Fishman said planting trees in the understory would change its character, and buffering should be as sparse as possible. He agreed Mr. Neel should be able to refuse plantings.

Mr. Krobot agreed to stake and move trees until everyone agrees on the plan. He invited the City staff to participate in this decision in the field. He said if the trees and shrubs go outside the canopy, they may run into the building pads on the proposed lots.

Mr. Combs said the buffer was a condition made out of consideration of the residents.

Ms. Digert asked what would happen if her trees died.

Mr. Fishman said in the spirit of fairness, the residents should be able to eliminate some trees from the plan. A 25-foot buffer will still remain. Mr. Krobot, Ms. Digert, and Mr. Neel agreed.

Ms. Clarke said eventually, the City will need an "as-built" plan for this buffer because it is a requirement of the zoning. Mr. Krobot agreed to correct the drawings.

Ms. Boring asked if the landmark trees would be preserved with fencing in this specific area. Debbie Rurik-Goodwin agreed to place orange protective fencing around the large trees existing on several properties, but Ms. Dygert did not want the orange fencing on her property. She said she was concerned about the buffer installation disrupting the root crown of those trees.

Ms. Rurik-Goodwin said the old oak trees on the Edwards property were in a no-disturb zone. The buffer will be complete at least by May 2002. Homes adjacent to this area will probably be built in three or four years. It has not been engineered yet, and they do not know how many trees will remain on the lots. Drainage is usually the issue. They will not clear-cut the trees, however.

Ms. Salay particularly liked the light poles, but she was concerned about light trespass. Mr. Combs said they would be installed at four intersections and the traffic circle. They are cut-off fixtures and the residences near the traffic circle should not have a problem.

Ms. Salay thought the Neels' letter should be referenced in the record. The record of action should also be sent to the Neels.

Mr. Fishman said he was thrilled with this project and said this project is simply "amazing." He understood that there was a limited amount of space on the future Ballentrae lots for this buffer. The buffer should not become so wide that it infringes on those new lots. He thought the plantings could be moved to any mutually acceptable locations within the designated buffer area.

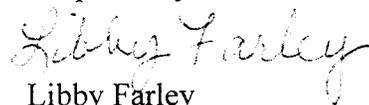
Mr. Fishman moved for approval of these design plans because they refine the original concepts and requirements and enhance coordination of the “link-style” design theme, with six conditions:

- 1) That these proposed landscape buffers be installed by May 15, 2002, or as otherwise deemed appropriate by staff;
- 2) That plans for the required buffer along the east property line north of the traffic circle be brought to the Commission for review and approval; and
- 3) That necessary technical adjustments to plans be made prior to construction, to the satisfaction of staff;
- 4) That final plant locations and tree quantities for the Shier-Oak buffer be determined in the field, with dialogue with the neighbors and consistent with the discussion at this Planning Commission meeting, and that an “as-built” plan be submitted to staff;
- 5) That no trucks or heavy equipment be utilized on residential lots within Shier-Oak Estates, and that all buffer landscaping of these properties be installed by hand; and
- 6) That the applicant notify all residents along the Shier-Oak buffer 48 hours prior to installation of any landscaping.

Ms. Rurick-Goodwin agreed to the above conditions. Ms. Salay seconded the motion, and the vote was as follows: Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Salay, yes; and Mr. Fishman, yes. (Approved 5-0.)

The meeting adjourned at 10:12 p.m.

Respectfully submitted



Libby Farley
Administrative Secretary
Planning Division



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 19, 2001

The Planning and Zoning Commission took the following action at this meeting:

5. **Final Plat 01-057FP - Ballantrae Section 2, Part 3 - Lots 223 through 274**
Location: 29.246 acres located on the north and south sides of existing Woerner-Temple Road, 1,300 feet east of Cosgray Road.
Existing Zoning: PLR, Planned Low Density Residential District (Dublin Community Golf Course Plan, Subarea H)
Request: Review and approval of a final plat under the provisions of Sections 152.085 through 152.095.
Proposed Use: A single-family subdivision of 52 lots and 1.144 acres of open space.
Applicant: Edwards Golf Companies, LLC., c/o Deborah Rurik-Goodwin, 500 South Front Street, Suite 770, Columbus, Ohio 43215.

MOTION: To approve this final plat because it is consistent with the PLR rezoning plan for Ballantrae and the approved preliminary plat, with eight conditions:

- 1) That the Architectural Review Committee (ARC) is to determine where increased setbacks are to be employed to meet the spirit of the text requirements, and that the text be further clarified in this regard, subject to staff approval;
- 2) That revised, final street tree and reserve plans be submitted to staff for approval;
- 3) That reserve areas be constructed, including fine grading and seeding, prior to dedication to the city and prior to occupancy of the first lot within this section;
- 4) That detailed designs and locations for theme elements return to the Planning Commission for review and approval;
- 5) That utility information not be required on the plat on a per lot basis, but be noted on the plat with bold titles to identify topics;
- 6) That mechanical structures necessary to provide utility services be permitted within the no-build zone of interior lots (Lots 269 through 274 only), and that the text be revised accordingly;
- 7) That all utility structures be screened to the satisfaction of staff prior to final building occupancy; and

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 19, 2001

**5. Final Plat 01-057FP - Ballantrae Section 2, Part 3 - Lots 223 through 274
(Continued)**

- 8) That minor technical adjustments to the plat such as pin placement and bearings be made prior to review by City Council.

* Deborah Rurik-Goodwin agreed to the above conditions.

VOTE: 6-0.

RESULT: This final plat was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



Carson Combs
Interim Senior Planner

5. Final Plat 01-057FP - Ballantrae Section 2, Part 3 - Lots 223-274 (Approved 6-0)

[Mr. Gerber recused himself due to a prior representation of Kurt Proegler, as a possible conflict. He left the room and did not participate in the discussion.]

Carson Combs said this is a final plat for 52 lots and 1.44 acres of open space in Subarea A, and he showed several slides. The site is on a western appendage of the internal subdivision loop and surrounded by the golf course. It has no trees.

Mr. Combs said staff is recommending approval of the no-build zones and utility placement for Lots 269 through 274. There will be a formal entry from Cosgray Road that will terminate into Ballantrae Loop to the north. A formal sculpture and fountain in a radial pattern are proposed. The second reserve area is an open lawn area. There will be a special treatment around the perimeter, with additional ornamentals and shade trees throughout the open space area.

Mr. Combs said there were minor corrections to the staff report. On Page 25, under Utility Boxes, it should reference Lots 269-274. This is Section 2, Part 3. Also, Condition 6 refers to Lot 269.

Mr. Combs said this final plat generally conforms to all the requirements of the preliminary plat and rezoning text, and staff recommends approval with eight conditions:

- 1) That the ARC be permitted to review front setbacks to meet the spirit of the text requirements, and that the text be further clarified in this regard, subject to staff approval;
- 2) That revised, final street tree and reserve plans be submitted to staff for approval;
- 3) That reserve areas be constructed, including fine grading and seeding, prior to dedication to the city and prior to occupancy of the first lot within this section;
- 4) That detailed designs and locations for theme elements should be coordinated through staff and should be completed and installed to the satisfaction of staff;
- 5) That utility information not be required on the plat on a per lot basis, as previously required by condition;
- 6) That utility structures be permitted within the no-build zone of interior lots (Lots 270 through 274 only), and that the text be revised accordingly;
- 7) That all utility structures be screened to the satisfaction of staff prior to occupancy; and
- 8) That minor technical adjustments to the plat such as pin placement and bearings be made prior to review by Council.

Ms. Rurik-Goodwin agreed to the conditions below, including amended Conditions 4 and 5.

Mr. Fishman made the motion To approve this final plat because it is consistent with the PLR rezoning plan for Ballantrae and the approved preliminary plat, with eight conditions:

- 1) That the Architectural Review Committee (ARC) is to determine where increased setbacks are to be employed to meet the spirit of the text requirements, and that the text be further clarified in this regard, subject to staff approval;
- 2) That revised, final street tree and reserve plans be submitted to staff for approval;
- 3) That reserve areas be constructed, including fine grading and seeding, prior to dedication to the city and prior to occupancy of the first lot within this section;
- 4) That detailed designs and locations for theme elements return to the Planning Commission for review and approval;
- 5) That utility information not be required on the plat on a per lot basis, but be noted on the plat with bold titles to identify topics;

- 6) That mechanical structures necessary to provide utility services be permitted within the no-build zone of interior lots (Lots 269 through 274 only), and that the text be revised accordingly;
- 7) That all utility structures be screened to the satisfaction of staff prior to final building occupancy; and
- 8) That minor technical adjustments to the plat such as pin placement and bearings be made prior to review by City Council.

Mr. Lecklider seconded the motion, and the vote was as follows: Mr. Sprague, yes; Mr. Eastep, yes; Ms. Salay, yes; Ms. Boring, yes; Mr. Lecklider, yes; and Mr. Fishman yes. (Approved 6-0.)

~~5. Final Plat 01-059FP - Ballantrae Section 2, Part 5 - Lots 295-308~~

~~[Mr. Gerber recused himself due to a prior representation of Kurt Proegler, as a possible conflict. He left the room and did not participate in the discussion.]~~

~~Carson Combs said this final plat is for 14 lots in Subarea D of Ballantrae. He showed several slides. He noted this is a wooded site to the south of the clubhouse. There is a 30-foot no-build zone abutting the golf course. A 20-foot no-disturb zone is proposed abutting Subarea K. Mr. Combs said the applicant has increased the no-build zone to 20 feet. The applicant wants to put utilities in front of the homes in this section in an attempt to save trees. He said shade trees with ground cover and a couple of ornamentals are proposed for the cul-de-sac.~~

~~Mr. Combs said Bonaly Court is in this section. When Subarea K comes in for final plat, the remainder will be platted. The full roadway will be built. He noted that placing utility boxes in the rear would have a large impact on the trees. Front yard utility boxes will be approved for the cul-de-sac. Mr. Combs said this final plat meets the approved preliminary plat and development text, and staff recommends approval with seven conditions:~~

- ~~1) That the ARC be permitted to review front setbacks to meet the spirit of the text requirements, and that the text be further clarified in this regard, subject to staff approval;~~
- ~~2) That a final, revised street tree plan (including reserve design) in conformance with the approved master plan be submitted, subject to staff approval;~~
- ~~3) That the applicant and subsequent home builders continue to work with staff to utilize tree protection methods to save additional trees where feasible;~~
- ~~4) That detailed designs and locations for theme elements be coordinated through staff and be completed and installed to the satisfaction of staff;~~
- ~~5) That utility provider information not be required on the plat on a per lot basis, as previously required by condition;~~
- ~~6) That all utility structures be screened to the satisfaction of staff prior to occupancy; and~~
- ~~7) That Reserve K be constructed, including fine grading and seeding, prior to dedication to the City and prior to occupancy of the first lot within this section.~~

~~Ms. Rurik-Goodwin agreed to the conditions as listed below with amended Conditions 4 and 5.~~

~~Kurt Proegler, 6817 Woerner-Temple Road, asked about the tree fence protection plan. He said the diagram showed a tree protection fence along Eiterman Road, which he did not think was part of this plat. Mr. Eastep said trees in the no-disturb zones, or other mature trees that have been agreed upon, will be protected during construction.~~



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 7, 2000

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
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The Planning and Zoning Commission took the following action at this meeting:

3. **Preliminary Plat 00-090PP – Ballentrae -- Dublin Golf Course Community**

Location: The site includes 641.85 acres and consolidates multiple parcels into an irregularly shaped site that is generally bounded by Shier-Rings Road on the north, Cosgray Road on the west, Rings Road on the south and begins approximately 1,800 feet west of Avery Road.

Existing Zoning: PLR, Planned Low Density Residential and PCD, Planned Commerce Districts (pending).

Request: Review and approval of the preliminary plat under the provisions of Section 152.018 – 152.022.

Proposed Use: A comprehensive residential development of 677 single-family lots and 421 units of other types of housing designed around an 18-hole public golf course. The plan also includes 22.2 acres of public park and an additional 9.27 acres of open space.

Owners/Applicants: Kim Leppert, 6988 Vintage Lane, PO Box 55, Amlin, Ohio 43002; Blaugrund Herbert and Martin, c/o Chris Cline, 5455 Rings Road, Dublin, Ohio 43017; Multicon Home Builders, Inc., 500 South Front Street, Columbus, Ohio 43215; Dora Koozekanani, 1271 Camelot Drive, Columbus, Ohio 43220; Fred Fisher/Schottenstein Zox and Dunn, 41 South High Street, Suite 2600, Columbus, Ohio 43215; Jay Liggett, 5800 Cosgray Road, Amlin, Ohio 43002; Mariana Buck, 5595 Brickstone Place, Hilliard, Ohio 43026; Gene Martin, 6910 Woerner-Temple Road, Amlin, Ohio 43002; Robert Southworth, 20204 Concord Road, Dublin, Ohio 43017; Jim Moro, PO Box 3381, Dublin, Ohio 43017; Richard Wiseman, 6185 Charmar Drive, Westerville, Ohio 43082; Swichard Enter/Father Swickard, 6913 Avery Road, Columbus, Ohio 43229; Don Plank/Shuler, Plank, Morgan, 145 East Rich Street, Columbus, Ohio 43215; Bill and Dorothy Thomas, 5510 Classics Court, Dublin, Ohio 43017; Bob Thomas, 6600 Rings Road, Amlin, Ohio 43002; Truman Greenwood, 6773 Shier-Rings Road, Dublin, Ohio 43016; Advantage Six, c/o Bill Adams, M/I Schottenstein, 3 Easton Oval, Columbus, Ohio 43219; Bill Adams, State Street Development, 5126 Blazer Parkway, Dublin, Ohio 43017; Kurt Proegler, 6817 Woerner-Temple Road, Dublin, Ohio 43016; and City of Dublin, c/o Tim Hansley, 5200 Emerald Parkway, Dublin, Ohio 43017.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 7, 2000**

**3. Preliminary Plat 00-090PP – Ballentrae -- Dublin Golf Course Community
(Continued)**

MOTION: To approve this preliminary plat because it represents a single unified development, reflects a quality commitment to the area, is consistent with Dublin's economic development goals, provides appropriate image-makers and includes a new municipal golf course for the community, with 20 conditions:

- 1) That reasonable good faith efforts in tree preservation will be employed, including sensitive placement of utilities and site grading to protect the maximum number of trees, subject to staff approval;
- 2) That a tree fencing plan be prepared, and followed, during all phases of construction, for the protection of existing trees, subject to staff approval;
- 3) That the final geometrics for the intersections and pavement details be subject to approval by the City Engineer as part of the final engineering plans;
- 4) That the bikepath be extended along the length of the Amlin By-pass (Rings Road Extended);
- 5) That plat note "M" be revised to indicate "no parking" areas on one side of 32-foot wide streets (in addition to those that are 28 feet wide);
- 6) That the final storm water design conform to the Stormwater Regulations, subject to approval by the City Engineer;
- 7) That the near-term (2009) roadway system conform to the recommendations contained in the final traffic study;
- 8) That utility boxes be placed in the rear of the lot and outside the no-build or no-disturb zones and be screened, subject to staff approval;
- 9) That the final plat indicate utility provider, per lot and that this information be available at the sales office;
- 10) That all concrete bikepaths be saw-cut;
- 11) That all lots with no-build or no-disturb zones be so labeled on each individual lot on the plat;
- 12) That the design concepts selected be repeated to the edges of the site to maximize the quality standard being set by this development;
- 13) That the buffer details and exterior landscape treatment (such as super planting) be prepared and submitted for Commission review at a later date;
- 14) That the street tree plan be subject to staff review and approval;
- 15) That the language and mechanism establishing the assessments be subject to approval by the Law Director's office;
- 16) That side-load garages be required unless there is a topographic, grading or other physical problem on the site, as determined by the Architectural Review Committee;
- 17) That the text for each subarea be revised to reflect (repeat) the standards in the overall PLR development text;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 7, 2000**

3. Preliminary Plat 00-090PP – Ballentrae -- Dublin Golf Course Community (Continued)

- 18) That only outbuildings that comply with the accessory structure requirements of the development text be permitted;
- 19) That the design for bikepaths and crosswalks at the traffic circle be revised to remove any conflict with the triangular street medians; and
- 20) That the development text be revised to require vinyl siding be a minimum of 0.044 inches, instead of the 0.042 inches.

* Barbara M. Clarke and Ben W. Hale, Jr. agreed to the above conditions.

VOTE: 7-0.

RESULT: This application was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

~~Mr. Lecklider apologized that time would not permit the remaining applicants to be heard tonight. He said they would appear at the beginning of the next meeting agenda.
Mr. Sprague said that the next time the Commission is asked to rush through a “special project” such as this, he would leave the meeting. He said it was inappropriate to put the Commission in a corner. He knew all parties had proceeded in good faith, but the Commission has a duty that is a higher priority than the timetable. He did not think the Commission was doing “due diligence” when it reviews a huge case at 2 a.m. Mr. Lecklider agreed with this position.~~

3. Preliminary Plat 00-090PP – Ballentrac -- Dublin Golf Course Community

Ms. Clarke said this a preliminary plat for Ballentrac, the golf course community. She said the co-applicants appreciate the time the Commission has taken to prepare for, and agreement to hear, this case tonight. She said this preliminary plat involves 641 acres, or approximately one square mile. Shier-Rings, Rings, and Cosgray Roads bound the site, and the eastern boundary is approximately 1,800 feet west of Avery Road. The rezoning to the PLR, Planned Low Density District, and PCD, Planned Commerce District, was approved by City Council on August 14. She showed a variety of slides. Ms. Clarke noted that the finalized traffic study and the approved zoning binder were distributed in the packets.

Ms. Clarke said Hole #2 in Subarea Q would return to the Commission for an adjustment to improve the play for the golf course, but it will not change acreage or number of units.

Ms. Clarke said this is a very complex arrangement. The City of Dublin is bringing utilities to this site, and the Edwards Companies will extend those utilities through the development. The eight-foot bikepath system will be parallel to the street and connect all of the City-maintained park areas. The homeowners’ association will maintain some smaller park spaces and mini-greens. The owners also will be assessed to pay for about one-third of the road cost incurred by Dublin. The City will be buying the golf course site at a greatly subsidized cost. She said the zoning might be the easiest part of the entire process.

The entire site will be re-sculptured, and the golf course will be much lower than the houses. The Commission will review the special plantings and buffers upon completion. She said the Edwards Companies and Dublin have used their best efforts to create a workable plan for the Southwest Area with a fantastic amenity and a dynamic development. She said the co-applicants both have had to bend and yield to produce the best plan.

Ms. Clarke said a community park is to be located between Avery Road and the traffic circle. The Edwards Companies will be contributing substantially to its development. The City is in the process of buying the land of willing sellers along Woerner-Temple Road. This park may be used for the next community swimming pool and public art, and the developer has agreed to contribute to these as well.

The preliminary plat is the Commission’s most intricate review and the last review of the single-family areas before construction. The non-standard housing will be subject to future review. The maintenance area and clubhouse will have PCD development plan review. She said the timeframe is very critical because they need to start grading work. The grading work will be done on a mass basis, including the driving range.

Ms. Clarke said the traffic study did not contain any surprises.

She said this is a terrific project which sets a quality precedent for the Southwest Area. Ms. Clarke said staff recommends approval with 15 conditions:

- 1) That reasonable good faith efforts in tree preservation will be employed, including sensitive placement of utilities and site grading to protect the maximum number of trees, subject to staff approval;
- 2) That a tree fencing plan be prepared, and followed, during all phases of construction, for the protection of existing trees, subject to staff approval;
- 3) That the final geometrics for the intersections and pavement details be subject to approval by the City Engineer as part of the final engineering plans;
- 4) That the bikepath be extended along the length of the Amlin By-pass (Rings Road Extended);
- 5) That plat note "M" be revised to indicate "no parking" areas on one side of 32-foot wide streets (in addition to those that are 28 feet wide);
- 6) That the final storm water design conform to the Stormwater Regulations, subject to approval by the City Engineer;
- 7) That the near-term (2009) roadway system conform to the recommendations contained in the final traffic study;
- 8) That utility boxes be placed in the rear of the lot and outside the no-build or no-disturb zones and be screened, subject to staff approval;
- 9) That the final plat indicate utility provider, per lot and that this information be available at the sales office;
- 10) That all concrete bikepaths be saw-cut;
- 11) That all lots with no-build or no-disturb zones be so labeled on each individual lot on the plat;
- 12) That the design concepts selected be repeated to the edges of the site to maximize the quality standard being set by this development;
- 13) That the buffer details and exterior landscape treatment (such as super planting) be prepared and submitted for Commission review at a later date;
- 14) That the street tree plan be subject to staff review and approval; and
- 15) That the language and mechanism establishing the assessments be subject to approval by the Law Director's office.

She said the co-applicants have not agreed on Condition 13, regarding the landscape and buffer details. She always expected these to go through Commission review, and the Edwards Companies expected this to be a staff function.

Ben W. Hale Jr., representing the Edwards Companies, agreed to all 15 conditions. He thought review of the landscaping was more of a staff function. He said Page 21 of the staff report refers to traffic in 2006 and the supplemental connection to Cosgray Road. He noted that one of the two connections was needed, and the other depended on the progress of development. He said Dublin wants a connection from Avery Road to Cosgray Road.

Mr. Hammersmith said the connection is needed within five years of the first building permit. He noted the overall development may not be sequenced as outlined in the staff report. Mr. Hale said they can do one in 2006, or the other in 2009. He said the schedule is an estimate. They think this is a ten-year deal.

Greg Comfort, EMH&T, said they are doing the grading and overall stormwater master plans. They will be grading one million cubic yards of dirt. The site is split at Woerner-Temple Road into two drainage sheds. Everything north of Woerner-Temple Road flows north through the golf course, past the maintenance facility, and into Cosgray Ditch. The land to the south flows into Cramer Ditch. He said one of the commitments was to avoid taking any of the drainage up into the Oak Shier subdivision. There is a series of connected lakes, and the water flows from lake to lake, in a stream or pipe.

He said the golf course is being depressed into the site, and the excavation from the lakes will build up the subdivision three to four feet above the golf course. The design of the lakes satisfies Dublin's detention policy. They will create some wetland shelves. The design needs to inhibit algae growth, and the interconnecting streams should look natural. They will look at the general water quality.

Mr. Comfort said grading down the golf course creates a scenic view for both the golfers and homeowners. He said this creates good flood routing. They will be careful not to add fill around areas with trees so that they can be saved.

Mr. Eastep asked at what depth they have found good bearing capacity soils. Mr. Comfort said in most cases they are adding two to three feet on the lots and cutting the same amount from the course itself. He said they are generally getting good bearing right below the topsoil level. There will be areas of weak spots, but full basements will have footers five feet below existing grade. No problems are anticipated.

Mr. Eastep asked if they found any shale under the Kokomo soil. Mr. Comfort said no.

Mr. Peplow asked how they will prevent flooding during construction. Mr. Comfort said the lakes will be constructed first, as flood control and will protect the creeks from the mass excavation sediment. They are required by law to provide sediment control. Mr. Comfort said they want to start grading October 2.

Mr. Comfort said he expects rainwater to fill the lakes. An irrigation lake and wells will keep it full during the operation of the golf course. Wells will be used to supplement the other lakes during drought conditions.

Ms. Boring asked if this would affect any of the residents' wells in the area. Mr. Comfort said they do not expect it.

Mr. Hammersmith said they will create a log at the beginning and monitor the wells during the process. He said all those who initially expressed concern are on the list for monitoring, but more can be added. Ms. Clarke noted that the City promised to post a notice in the Amlin Post Office, and she did not think this has been done.

Mr. Hammersmith said if wells were affected after the golf course is built, the City would be responsible to resolve that.

Mr. Hale said they want good base line data from which to monitor the wells. The biggest problem is anticipated during the grow-in of the golf course turf. It was agreed as part of the zoning that residents' water problems will be corrected if caused by the golf course development.

Mr. Comfort said this design improves the flooding problems reported to the north.

Ms. Salay noted there are 90-degree bends in Cramer Ditch near Wilcox Road and overgrown conditions. Mr. Comfort said their detention restricts it to the recommended level, based on the CDM study of this entire area. He said flooding in that area should be improved.*

Mr. Hammersmith said based on Dublin's pre-established release rates; the post-development release rate is going to be much less. The final product of this development will not aggravate downstream conditions.

Michael Fite, Bird/Houk Associates, said development will move from east to west. Phase 1 commitments include the connection from Avery Road to the Eiterman Road extension in 2001 which stretches into the interior of the project. He said the golf course will be developed from 2000 to 2002. In 2008 to 2009, the Cosgray pieces will complete the project. Development of the condominium and cluster pieces will range from 2001 to 2003, but it could change.

Mr. Hale said a Memorandum of Understanding was replaced by the Development Agreement that sets out what each party will do. He said the Edwards Companies will commit \$450,000 to the park development, and if there is a swimming pool, it will commit another \$1M.

Mr. Lecklider said Eiterman Road is an expensive road for Dublin, and it is very unusual for Dublin to be shouldering this burden. Mr. Hale noted there is a special assessment to repay part of the road construction charges.

Ms. Clarke noted several instances in the past where Dublin shared expenses on needed road improvements. She said these needed improvements are programmed as part of the CIP process. She said the initial agreement was based on the importance of the golf course to the area and to this development. It took a substantial cooperative effort between a private developer and Dublin to then forge an agreement to make it happen. The agreement requires Dublin to participate at a higher level than for previous residential developments. The golf course land will be transferred to Dublin at a subsidized price, and Dublin will be responsible to build and own the golf course. She said this is truly a one of a kind opportunity.

Mr. Hale said several of the roads were already on the CIP to build in the future whether the golf course was here or not. He noted Mr. Edwards is spending \$30 million up front.

Mr. Hale said the assessment would go to the homeowners. This is a voluntary assessment in which the property owner signs a piece of paper and agrees to have their property assessed. It is sent to the auditor and placed on their tax bill. One-third of the road costs is paid through the assessment, and the other two-thirds comes from Dublin. Mr. Hale said the developer is paying for most of the roads overall.

Mr. Fishman asked what will happen to the "Solove" parcel on Rings Road. Ms. Clarke said they have talked to Mr. Solove about utilities and roads but not about his proposed land use. Both parties agreed to talk further about the road installation.

* Amended at the October 19, 2000 meeting.

Mr. Hammersmith said the southern portion of Eiterman Road is beyond 2005 in the CIP

because they didn't know the development. Ms. Clarke said the alignment has not been determined, and the land south of Rings Road needs to be examined.

Ms. Boring said that the widening of Woerner-Temple Road should only involve the north side of the street. Mr. Hammersmith responded that it is their intent to acquire all of the right-of-way from the north side, leaving the south side alone as much as possible. He said the point of intersection with the traffic circle is set.

Ms. Boring requested an amendment in Subarea E to increase the no-build zones from 25 feet to 30 feet along the Oak Shire lots. Mr. Hale said if there is a bikepath in front of the house, the setback increases, and the building pad shrinks. Mr. Fite noted that part of the bikepath in a right-of-way of 50 feet is in a parallel easement. The 30-foot setback will be measured from the edge of the bikepath, and this squeezed the building area.

Ms. Clarke said the development standards are part of the zoning text and already approved by City Council. Any request can be made, but she did not think an increase could be demanded of the applicant.

Mr. Hale said they have agreed to put in extra landscaping to fill in all the holes along Oak Shire and to assure it is an effective buffer. Mr. Fite said they are meeting next week with each resident to work out landscaping for each property line.

Mr. Lecklider asked when would you be able to drive west of Avery on Rings Road by way of the Amlin By-pass. Mr. Hale said by 2005.

Ms. Boring said she thinks there will be complaints about speed and traffic volumes as this development is built out. She asked about including traffic calming devices. Mr. Lecklider agreed this was important, especially given the long stretches of road.

Mr. Hammersmith said the only traffic calming would be on the Woerner-Temple circle and 32-foot streets, rather than 36-foot streets. There is parking on one side of the street, and they do not see a need for traffic calming. He said Eiterman and Woerner-Temple Roads will handle the arterial traffic loads.

Ms. Boring noted that Eiterman Road will not go through for a number of years.

Mr. Hammersmith said they have never provided traffic calming on major or minor arterials. He said the speed limit is likely to be 35 mph.

Ms. Clarke said the City has to do its part in handling cut-through traffic by building the surrounding road system, as it is needed.

Ms. Boring said people speed in their neighborhoods and through those of others. She thought a good design would include more traffic calming, and this plan has none.

Mr. Fite said much thought was given to the street design. The designers wanted to use narrower street pavement and to bring the trees closer to the pavement which creates a sense of enclosure that makes people feel like they need to drive slower. If they put a traffic circle at Eiterman it would be in the middle of nowhere until all the roads are built.

Mr. Hammersmith said they are trying to maintain the through movement on Eiterman as a major arterial, and introducing a traffic circle would not be consistent with that. He said there would be stop light control at the intersection.

Mr. Fite said they debated the issue, and he favors narrow streets.

Mr. Eastep asked about bikepath route around the traffic circle. The detail shows it going through the triangular medians. Mr. Fite said they are aware of this, and this detail is going to be worked out with the City Engineer. There is a tunnel to the east of the traffic circle, at the community park, but there is no tunnel into the circle.

Ms. Clarke said the lot widths follow the break down supplied at the time of rezoning.

Mr. Lecklider wanted to know if using 35 percent vinyl siding is consistent with the standards approved. Mr. Hale said yes, and this was demonstrated at the rezoning.

Mr. Eastep thought Page 8 of the development text should reflect 44 mills, but the text says 42. Ms. Clarke remembered 44 mills as well. Mr. Hale said Ms. Clarke said they will check on this and correct it if it is wrong.

Mr. Eastep asked if the 100-foot lots will have side load garages unless waived by the architectural review committee. Ms. Goodwin said the committee is their consulting design team, hired by the Edwards Companies. Side load garages will be used unless there are grading issues on the lot. Mr. Eastep thought this basis should be noted in the text.

Mr. Hale said they should say the criterion for a non-side load garage is “physical” in nature. Ms. Goodwin agreed. Mr. Hale said they would make it a condition that it must be a physical condition.

Mr. Eastep noted that only pre-fabricated outdoor buildings were not permitted. His recollection was that all outbuildings were eliminated. Ms. Goodwin said they could repeat this in both areas of the text, if desired. Mr. Eastep wanted the standards repeated in the subarea text. Ms. Goodwin agreed to take care of this.

Ms. Salay asked when the landscape details, buffers, and super plantings will be ready for Commission review. Ms. Clarke said these details are not designed yet, and they will be submitted within a few months for consideration. They should coordinate with the overall design theme. There was some discussion on the upcoming design competition.

Mr. Lecklider wanted assurance that the landscaping will be submitted for review. Ms. Clarke said the Commission, prior to construction will review the entry park. The entry park will set the tone for the rest of the development.

Ms. Salay said the Community Plan says two elevated storage water tanks are needed near Woerner-Temple Road, and the staff report indicated a need for a second tank at the Post Road location. Mr. Hammersmith said the Post Road tank would replace the other tanks cited. He said consultants are updating the water model, and this is a conclusion of the current thinking on

the issue.

Mr. Lecklider asked about the developers “expected” deed restrictions. Ms. Clarke said they are not yet recorded. Mr. Hale said they are marked as draft because they still need some technical information inserted before recording.

Mr. Peplow asked what the City will do for a community park if there are an inadequate number of willing sellers. Ms. Clarke said the land on the north side of Woerner-Temple Road is vacant and will be purchased. The south side is partly developed with estate lot homes, and acquisition will be more difficult. She said their commitment is to establish a community park, but no site plan has been prepared as yet.

Mr. Hale noted the Council’s commitment not to take the land of resident free holders. He said the decision on where the pool will go has not been made, and no land has been purchased as yet.

Ms. Clarke said a municipal park in the Southwest Area is in the CIP. The golf course is very special, but it does not replace a park for the area. She said a “significant water feature” is not the same thing as a “swimming pool.”

Wallace Maurer asked about the well water issue and asked if “diminished” means by volume and quality. Mr. Hale said yes. Underground water patterns are very complex. Mr. Hale wondered what the solution will be if a well becomes contaminated.

Mr. Maurer said the City of Columbus charges \$15 per golf round and Muirfield’s fee is \$150 per round. The market analysis says the Dublin area can absorb additional golf courses in a higher quality/fee bracket. He thinks this means between \$40 and \$100.

Mr. Maurer said the City Council promised not to use eminent domain to displace owners. He wondered if re-grading would have a negative impact on the residents, being too high or too low after development. Mr. Maurer asked if the golf course could become a massive lake in the event of a major cloudburst.

Mr. Maurer said the Memorandum of Understanding referred to the cost of the golf course and the parkland at about \$4.5 million. The new document says \$7.5 million, and he asked why it has changed.

Mr. Hale said they are not grading on anybody else’s property. He said storm drainage will handle anything but the very heaviest storm. He said all the land is under contract, and the contractual numbers have never changed.

Ms. Clarke said the first issue raised was water quality of a well. If a landowner is not in Dublin, utilities could not be extended automatically, and with contamination, a new well may be pointless. The City would have to work out such a problem if it arose.

Ms. Clarke said the cost of a round of golf has not been set. It will be set by the company being hired to construct and manage the golf course. From what she has heard, she would be very surprised if a round of golf would cost under \$40 or more than \$100. She is certain is that Dublin residents will get a discounted fee. Mr. Eastep asked if this would extend to residents of the school district. Ms. Clarke responded that the operator of the golf course could set up other

groups for a discount. She said the goal is to step aside and to let a professional golf management company do its job. The City does not want to staff and manage the course. Mr. Stevens said the deal has not been signed with a third party developer, and who will finance and construct the course is still undetermined. Council will decide these issues by early October. Mr. Stevens said who will do the mass grading is also still in negotiations.

Mr. Sprague said he thinks everyone has done a good job and acted in good faith. The timeframe, however, should have been better. This is a unique project. In the future, it is imperative to establish a reasonable timetable and then honor it. Mr. Lecklider heartily agreed.

Ms. Clarke said she appreciates how much time the Commissioners have spent on this plan. She thanked them for cooperating fully from the outset as partners. She promised not to come "back to the well" often. She said every phase will not be an emergency.

Ms. Salay was not confident she had a full understanding of all issues. The Commission has spent only 2½ hours on the preliminary plat, and she was uncomfortable voting tonight. The rezoning took several meetings over several months. Ms. Boring said she agreed.

Mr. Eastep made a motion to approve this preliminary plat because it represents a single unified development, reflects a quality commitment to the area, is consistent with Dublin's economic development goals, and provides appropriate image-makers and includes a new municipal golf course for the community, with 20 conditions:

- 1) That reasonable good faith efforts in tree preservation will be employed, including sensitive placement of utilities and site grading to protect the maximum number of trees, subject to staff approval;
- 2) That a tree fencing plan be prepared, and followed, during all phases of construction, for the protection of existing trees, subject to staff approval;
- 3) That the final geometrics for the intersections and pavement details be subject to approval by the City Engineer as part of the final engineering plans;
- 4) That the bikepath be extended along the length of the Amlin By-pass (Rings Road Extended);
- 5) That plat note "M" be revised to indicate "no parking" areas on one side of 32-foot wide streets (in addition to those that are 28 feet wide);
- 6) That the final storm water design conform to the Stormwater Regulations, subject to approval by the City Engineer;
- 7) That the near-term (2009) roadway system conform to the recommendations contained in the final traffic study;
- 8) That utility boxes be placed in the rear of the lot and outside the no-build or no-disturb zones and be screened, subject to staff approval;
- 9) That the final plat indicate utility provider, per lot and that this information be available at the sales office;
- 10) That all concrete bikepaths be saw-cut;
- 11) That all lots with no-build or no-disturb zones be so labeled on each individual lot on the plat;
- 12) That the design concepts selected be repeated to the edges of the site to maximize the quality standard being set by this development;
- 13) That the buffer details and exterior landscape treatment (such as super planting) be prepared and submitted for Commission review at a later date;

- 14) That the street tree plan be subject to staff review and approval;
- 15) That the language and mechanism establishing the assessments be subject to approval by the Law Director's office;
- 16) That side-load garages be required unless there is a topographic, grading or other physical problem on the site, as determined by the Architectural Review Committee;
- 17) That the text for each subarea be revised to reflect (repeat) the standards in the overall PLR development text;
- 18) That only outbuildings that comply with the accessory structure requirements of the development text be permitted;
- 19) That the design for bikepaths and crosswalks at the traffic circle be revised to remove any conflict with the triangular street medians; and
- 20) That the development text be revised to require vinyl siding be a minimum of 0.044 inches, instead of the 0.042 inches.

Ms. Clarke and Mr. Hale, co-applicants, agreed to the conditions. Mr. Peplow seconded the motion, and the vote was as follows: Mr. Fishman, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Salay, yes; Mr. Peplow, yes; and Mr. Eastep, yes. (Approved 7-0.)

~~3. Final Development Plan 00-099FDP - Lexus/Griffith - 3849, 3859, & 3885 West Dublin-Granyville Road (SR 161)~~

~~Due to the late hour, this case was postponed to September 21 without discussion or vote.~~

~~4. Rezoning Application 00-024Z – Llewellyn Farms South~~

~~Due to the late hour, this case was postponed to September 21 without discussion or vote.~~

~~5. Code Amendment 97-148ADM - Historic Business District~~

~~Due to the late hour, this case was postponed to September 21 without discussion or vote.~~

~~6. Code Amendment 00-091ADM – External Residential Design~~

~~Due to the late hour, this case was postponed to September 21 without discussion or vote.~~

Respectfully submitted,



Libby Farley
Administrative Secretary