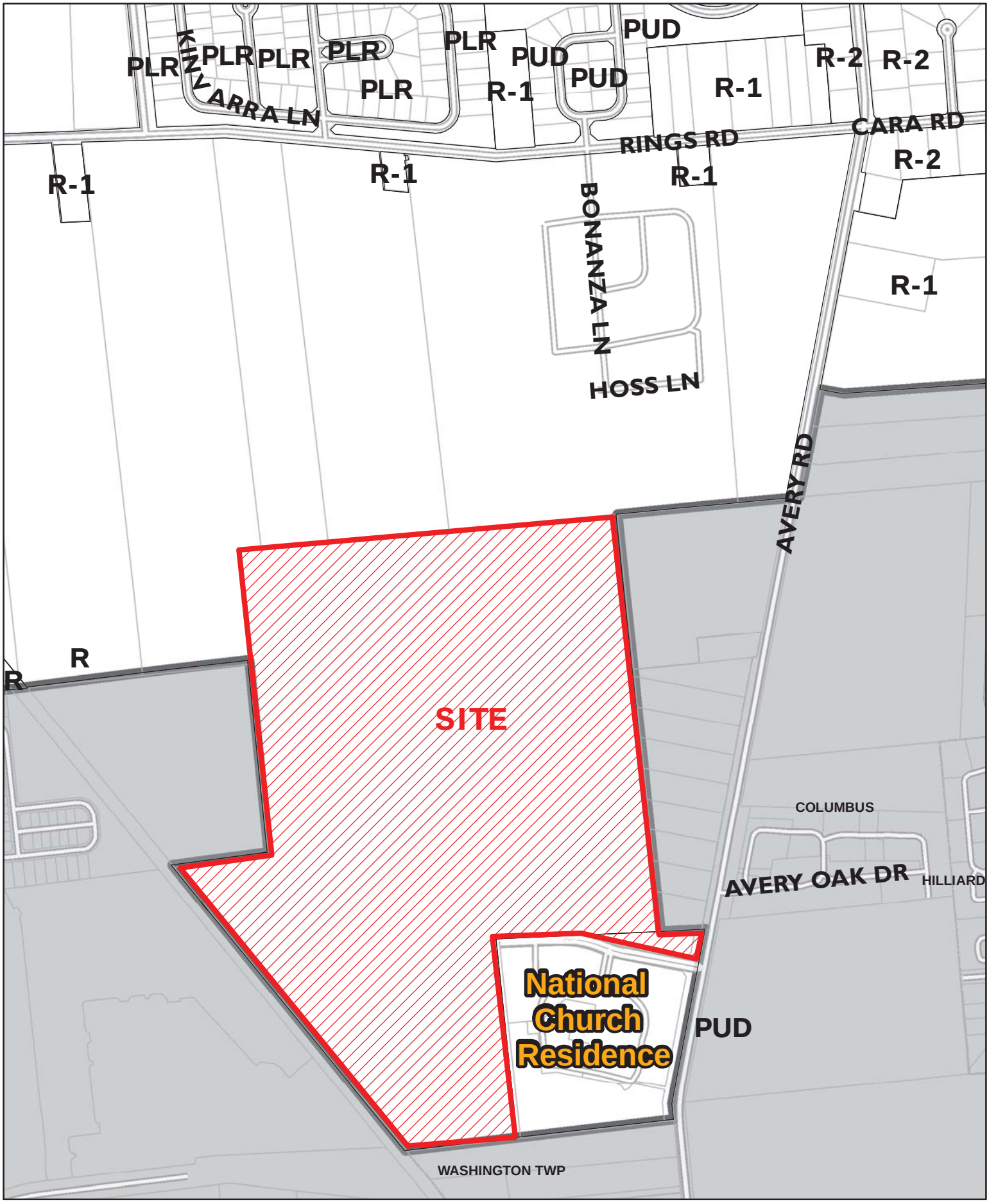

City of Dublin

12-084Z/PDP/PP
Rezoning/Preliminary Development Plan/
Preliminary Plat
Avondale Woods
Avery Road

0 250 500
Feet

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City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 2, 2012

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

3. Avondale Woods **Avery Road**
10-036CP **Concept Plan**

Proposal:	A residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road approximately 4,000 feet south of Rings Road.
Request:	Further review and feedback regarding architecture for a concept plan under the provisions of Code Section 153.050.
Applicant:	Homewood Corporation; represented by Christopher Cline.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: The Commission informally discussed this request for feedback on a residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road approximately 4,000 feet south of Rings Road. As a secondary review, comments focused on architecture and materials and whether or not the proposal warrants a maximum density of 3 units per acre.

COMMISSIONERS PRESENT
Chris Amorose Groomes
Richard Taylor
Todd Zimmerman
Warren Fishman
Amy Kramb
John Hardt
Joseph Budde

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

Mr. Taylor said it should remain Sawmill Center.

Ms. Amorose Groomes asked for other comments as it relates to the proposed area rezoning.

Ms. Kramb said she likes the Planning and Zoning Commission map to recommend to City Council; however, she did not support rezoning any properties until the Vision Plan is updated and until the Commission hears City Council's feedback about the proposed BSC Code. She said rezoning these properties is premature and too expansive given the properties will be reviewed under a brand new code that has not been used.

Mr. Langworthy said the Commission is only making a recommendation to City Council for the proposed rezoning map. He said City Council review the proposed BSC Code first and then they will review the proposed rezonings. He said if City Council identifies issues with the proposed Code they will have the opportunity to table Code and/or the rezoning map.

Mr. Fishman said he tended to agree with Ms. Kramb because he does not think they accommodated every existing business and he worries about the property owner's ability to remodel and expand existing businesses. He said he would support the area rezoning as it is only a recommendation to City Council.

Ms. Husak said the motion should refer to the map date and title, and the six properties on North Riverview Street addressed as 17 – 53 North Riverview Street and 40 North Blacksmith Lane be zoned to the BSC Historic Core District.

Motion and Vote
Mr. Taylor made a motion to recommend approval to City Council of the Area Rezoning map dated February 2, 2012 and titled "Proposed BSC Zoning Map Recommended Changes from ARB and PZC Area Rezoning" with one condition:

1) That the six parcels on the north side of W. Bridge Street, west of North Riverview Street (addressed 17-53 North Riverview Street and 40 North Blacksmith Lane) be rezoned to the BSC-HC, BSC-Historic Core District.

Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Fishman, yes; Ms. Kramb, no; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 1.)

Mr. Langworthy expressed appreciation from the staff and the Administration for all the hard work the Commission has done. He said he has worked with dozens of Planning Commissions over his career and he cannot think of many that have worked as hard as they have to pour their way through this difficult Code. He said we really appreciate the work and effort the Commission has put into it the review of the Code and stated we could not have created this Code without this level input and it is very much appreciated. He said the discussions between Planning and the Commission have made the Code better. He said the staff is very appreciative of all the Commission's efforts.

Ms. Amorose Groomes thanked him and staff.

Ms. Amorose Groomes said they are going to take a short break and will resume at 9:00 pm.

3. Avondale Woods **Avery Road**
10-036CP **Concept Plan**

Chair Chris Amorose Groomes introduced this application which involves a request for further review and feedback regarding architecture of a concept plan for a residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road

approximately 4,000 feet south of Rings Road. She said concept plan review is the first step in the establishment of a PUD and while no vote is taken, the Commission typically provides non-binding feedback to the applicants that would help them determine what considerations and changes need to be made and whether or not to move forward with a rezoning application.

Claudia Husak presented this application and said as written in the planning report this is the second time this concept plan is before the Commission, it was first reviewed in September of 2010 generally for land use concepts and the Commission suggested that they come back for a further refinement of their plan and include more details regarding the architecture.

Ms. Husak said the site is the very southern tip of Dublin surrounded by Columbus on the west and south side as well as the east side. She explained Avery Road is the closest major road on the eastern portion of the site and the CSX Railroad is a property boundary on the western portion. She said there is a significant tree stand with no other features on site and in the southeastern corner is the area that has been carved out of about 20 acres for the National Church Residences Development that the Commission approved and is now under construction.

Ms. Husak said the Commission had generally agreed that the proposal met the Community Plan for the future land use designation and liked the arrangement of the uses on site. She said the applicant moved the clubhouse to eastern open space and move the center open space to the south and changed the shape.

Ms. Husak said proposed is a development on 120 acres with a maximum total units of 360 which is a density of 3 units per acre and the site plan shows 88 single family units generally laid out in the center of the site with lots surrounding the central open space and there are smaller lots in the 50-foot wide range surrounding that and to the western portion of the site. She said there is also a significant piece of woods called triangle woods proposed to be preserved. Ms. Husak said single family lots are proposed in the northwestern portion of the site adjacent to the large woods proposed to be preserved as well. She said the applicant has moved the community center to the eastern open space that includes the stormwater management for this site and the National Church Residences with a small parking lot for that area.

Ms. Husak said one of the discussion points was regarding the north/south roadway that is a straight layout inviting potential speeding and they had suggested the applicant do something to the design to address the issue to make it less of a straight shot through the development. She said the applicant is proposing to change the roadway from a public road to a private and put a barrier there and it is not an appropriate way to handle the request for redesign.
Ms. Husak said the area that is accessed by the private gated or barriered street is a multiple family unit area proposed of about 20 units all of which are two unit buildings and they think it is a good way to propose development on this portion of the site and relates fairly well to the layout to the cottages proposed for the NCR development and the private street functions as an alley with the garages facing that street and the applicant can work with them to make this a true alley arrangement and include a piece of public street to provide frontage for those units.

Ms. Husak said the other large portion of multiple family development is in the southwestern portion of the site, there are 148 units proposed and the applicant is showing a mix of two, three, and four units buildings. They have worked with staff to create a layout that addresses the park by fronting units toward it and creating interior open spaces that some of the units will front onto and would like to see a 40 foot setback on the southern property line, like is in place for NCR including a bike path and along the railroad line as shown in the Community Plan. She said there was a letter distributed from CSX Railroad opposing residential developments near railroad lines for safety and noise concerns and they are suggesting at least a 100 foot setback incorporated along the rail line. The development shows about 50 feet and there needs to be more for buffering.

Ms. Husak said the applicant is deferring a 10 acre piece on the northeastern portion of the site to determine market conditions and what they are showing now is a max development potential that would get the site up to the 3 units per acre.

Ms. Husak said the focus of this discussion was to focus around the architecture and materials and the applicant has provided architectural elevations for the multifamily development portions and since there are no details for the single family that is one of staffs discussion points of what kind of considerations should be made to the architecture.

Ms. Husak said included is the front and rear elevations of the two, three, and four unit buildings and each appear to be able to be laid out with a front or rear loading garage with porches proposed for the majority of the units with vinyl siding as the primary building material with clad and stone bump out spaces and vinyl shake proposed for some of the roof gables, there are metal roofs on porches, so they have done a nice job with details on the units.

Ms. Husak said there have been a lot of discussion regarding vinyl with the Commission and it is not as high quality of the a material as is used to be used within Dublin and the applicant is here to address that specifically, but the concern is with maintenance, quality, reveal, the shadowing, and the general appearance of vinyl on a project as large as this one with as many units as are proposed and would like some feedback on the Commissions thoughts on this material.

Ms. Husak said the other consideration is with the other materials and colors within the area with the NCR development is rich darker tone colors and this proposal is a lot lighter and more monotone and would like to see a better relationship with the surrounding area in materials and colors.

Ms. Husak said previously the commission was focused on quality of materials and quality of the development being deserving of the 3 units to the acre density which is the max density the Community Plan would allow and would feedback if that has been achieved.

Chris Cline, 300 West Wilson-Bridge Road, Worthington, said they have the whole team to address any questions and there have been a lot of changes since they were here over a year ago. He said a lot has changed in Dublin's expectation for future residential housing with all the turbulence that has taken place and of course with respect to the Bridge Street Corridor and how the different types of housing stock fit into Dublin's future. He said they have readjusted a bit, but generally on the same track for a multi-generational cohesive neighborhood that melts both rental and owned housing products into one family oriented neighborhood and they believe they fit into Dublin's long term plan.
Mr. Cline said they are focused on three major challenges, the change in the residential housing market with fewer qualified buyers in the market, more families needing to live in rental housing and more families choosing to live in rental homes for more flexibility to follow different career options and not be tied to a home that they cannot sell on a short term bases. He said the result is that more families are living for longer periods in rental homes than in the past and therefore, the architecture needs to be responsive to quality of internal space as well as external appearance and the quality of the living experience and the contribution to the community and to the types of people you get to live there is the quality of the internal space as well.

Mr. Cline said the other issues with materials is that there is a need for increased efficiency in energy for the structures, there are new standards coming and the noise from the railroad tracks are a concern and they are looking at sound transmission and how to minimize that experience. He said one option and requested that they keep an open mind as they look at a product that is a composite product that combines insulation and cladding that has a vinyl cladding on top of foam insulation.

Mr. Cline said there is a new product called cedarmax or duramax that is a composite insulating siding and can be mounted in single planks so they do not have the fake look of vinyl. He said the material is available in 16-foot lengths because it is stronger and available in 50 mills. He said that this material is lessens the transmission of sound through the studs and also helps avoid energy loss. He provided pictures of a house in Grandview in this product.

Mr. Cline said that they are not sure what will happen in the northeast section and they would like to leave their options open as they move forward. He the market has become increasingly negative on single family alley products and with snow plowing and trash pickup and security issues, buyers do not like them, so they need to step back from that idea. He said they do commit to get the quality pedestrian oriented environment around the central green with single family homes.

Linda Menerey, EMH&T, 5500 New Albany Road, Columbus, 43054, said there are many constraining existing conditions with the big woods on the north, the combined sanitary and storm easement just below the woods, the ATT easement in that area, and the water line easement on the south property line and the NCR which is the southeast corner of this site. She said all the drainage comes to the east and will outlet to the east property line into the ponds. She said the road layout with Avondale Woods Boulevard is the set to their eastern connection point to the green being two acres, extended into the multifamily area with the units circling all around it.

Ms. Menerey said the central green is now surrounded by ten 90-foot lots with no alleys and they are proposing shared curb cuts at the street and side-loaded garages toward the back with a limited number of curb cuts around the green. She said the club house is centered in the large green space where the ponds are and it is more visible with parking provided.

Ms. Menerey said that the multifamily area in the lower portion lining the railroad tracks is designed to only have 12 units back up to the tracks. She said their intent is to heavily buffer the area.

Joe Sullivan, Sullivan Bruck Architects, 309 South Fourth Street, Columbus, 43215, said that these are conceptual plans and materials have not been finalized. He said they were trying to focus on coming up with a plan that will respond effectively to a market that is under served. He said the people that are important to Dublin's future the 25–35 year old group that might be a home buyer in past generations and will take longer today. He showed many versions of floor plans that respond to the people that want to live there and have responded to their needs with a basement for utilities and will live like a single family home with an open plan with circulation to the rear and the garage is pulled back within seven feet of the front façade which allows for a nice porch. He said the proposed layouts allow for privacy and will not require fences for separating outdoor living space by way of placement of elements and general layout of rear elevations.
Mr. Sullivan said they are trying to develop something that is very pleasing in proportion in all the pieces and all the front doors are visible and there is a sense of ownership in the front door space, the windows will have window wraps and a fair amount of masonry and pick key points to where there is a stone house and see it three dimensionally and mix colors and materials to get a very pleasing character as you go down the street.

Mr. Sullivan said he is aware of the material issues and they would really like to have the clad board siding which is an appropriate material within the context of their region. He said vinyl siding is a very general term and is grouped into one type. He said that there are bad siding installations that fade and blow off of buildings. He said the proposed material is a insulation backed material and very rigid and provides a insulating quality. He showed a picture of a building in Grandview that is an example of the product he is referring to, the product has a lifetime warranty and is colorfast and will not fade and is available in a lot of color options. He asked that this be a consideration of one of the products that they can look at as an option to housing.

Ms. Amorose Groomes asked if there were anyone in the general public that would like to speak to this application.

David Patch, 6940 Rings Road, Amlin Ohio, said he does not want to address the architectural issues and just found out about this project and talked with Ms. Husak earlier, he said he owns the parcel on the northwest corner of this site and wanted to let them know he had never been contacted by the applicant and as a good neighbor it would have been nice if they had some discussion with them. He asked if they had intentions of putting fences along the woods or down near the road so that people are not coming onto his property or getting hurt. He said they have mentioned that the area is wet and he agreed it is. He said if their field floods it would be because the tiles have been damaged by this development. He asked to view the potential roadway connecting near his property.

Ms. Amorose Groomes asked if there were anyone else that would like to speak to this application. [There were none.]

Ms. Amorose Groomes closed it off for discussion.

Ms. Amorose Groomes asked that they address the neighbor's questions first.

Ms. Husak said at this point they are proposing the east-west road to stub at Mr. Patch's property line. The mounding and fencing are not finalized and could consider them as this goes forward and the details would be required at the next stage of this application.

Aaron Stanford said what they would do with sewer and water is to extend utilities to serve areas that they are developing and typically extend utilities to the extent of the property boundaries of this development, they would look for opportunities to stub sanitary and water to areas that are backing to other lots so that they will provide stubs through certain lots to provide access to adjacent parcels.

Mr. Zimmerman asked about the CSX request for a 100-foot setback and if there is a legal issue. Ms. Readler said they are asking for the setback and they could look to see if there are railroad standards or considerations.

Mr. Zimmerman said he is not a fan for the vinyl material used for the siding and when they look at the NCR project and they should blend with the architecture of the area in colors and materials. He said the max density of 3 units to the acre has to be earned through design characteristics and they are not there yet.

Mr. Fishman agreed with Mr. Zimmerman and said this project is very dense at 3 units per acre and if they are going to use vinyl siding they are not earning the density, they should be mandated to use a percentage of masonry and a more substantial high quality material and they need to set a trend for this area and keep the standards of Dublin. He said the letter on the 100-foot setback at the rail road track made sense to him because it is his experience that the noise and vibration from the tracks can be felt at 250 feet from the tracks. He thought they need to look at a minimum of 100 feet or maybe more and make sure it is mounded or something to limit the noise and vibrations. He thought layout needs to be tweaked and agreed with staff on the street layout and they need to do something creative with the railroad track.

Mr. Budde said he agrees that the vinyl does not catch his eye and does not meet the quality standards. He said the railroad track and a bike path along with the 50-foot lots are areas of concern. He was concerned with the layout and the number of units in the southern portion and wondered what the development potential was on a 50-foot lot.

Ms. Kramb said they are moving in the right direction by moving the clubhouse in a good location. She liked better from the original plan how the north south road curved over to the green. She said she likes the arrangement of the double duplex units on the new plan better. She said in order to accommodate the curve in the road and the new plan for the apartments they would lose those top three buildings on the new plan, but she likes the curve idea better. She disagreed with the Planning recommendation with making it curve roadway up to the north by the woods and disagreed with any traffic circles or anything there. She is okay with the northeast corner and waiting to see what happens.

Ms. Kramb said the architecture should not take too much from the NCR development because she is not satisfied with that one and not comfortable with vinyl but once they see more details. She suggested that they pick an architectural theme and stick to it and use its cues for the single family portion as well. She was worried that as proposed the architecture would quickly look boring considering the number of units.

Mr. Hardt appreciated the applicant's desire to leave the northeast portion of the site open to address changing market conditions. He agrees with staff comments regarding connectivity and bikepaths both along the railroad tracks and along the triangle woods and other places and he felt that there cannot have too much connectivity. He shared Mr. Kramb's thought on the road that previously came off the Village Green and curved to the north east and along the woods seemed like a better solution because that that will connect to Tuttle Crossing Boulevard and having the residents of this development wind their way through residential streets to head up that northern road is a mistake.

Mr. Hardt said the previous layout with the possibility of a small traffic round-about or some solution that allows for easy traffic movement out of this neighborhood and to the north that also keeps speeds at a minimum is something he would be interested in seeing. He agreed with the staff comment that the intersection as proposed is awkward and needs to be solved. He asked the applicant to continue to show the parking associated with the woods to the north also on sales materials and marketing brochures and would like it to be clear that it will happen. He said the architecture generally is needed to have a variety and bolder colors, not bright, but something in the craftsman style. He said he is not usually in favor of vinyl but is willing to have an open mind and look at the example site and get the address to staff to be distributed to the Commission and he will make an effort to go and look at it.

Mr. Taylor said he agrees with the comments regarding the road to the north, the original conversation was about the connectivity of that and it is lost in this plan, the solution needs to be restored. He thanked them for moving the clubhouse. He said he has no concern that the architecture matches the NCR. He said density issue is deferred to Mr. Fishman's comments. He said he is not willing to close the door on the vinyl siding, but is not sold on the product presented yet, but will do a site visit. He agreed with Mr. Hardt that they should not be afraid to introduce color here. He said what is important to him is the quality of the material of the vinyl and the quality is how it is handled in the trim and they need to have nice trim. He said these buildings are nice buildings for what they are and the massing is nice and arrangements of the fenestration are nice. He said the details are not bad and somehow they got painted with the same color brush and took all the fun out of them and wanted them to restore the variety and the fun with some colors. He said the materials is not his preferred stone pattern and a ledge stone might be a better application or something with more texture to it than what is shown. He said they have done what they have asked them to do for the most part and is okay with seeing it next time.

Ms. Amorose Groomes said she appreciates the relocation of the clubhouse and echoed the comments about the road relocation. She said she is not necessarily thrilled with the new roadway treatment. She said she would like to see connectivity along the railroad tracks and significant buffering from the tracks to the buildings. She said it seems really close and would like to know how far the buildings are from the track. She said she likes the architecture and would like to see colors more attractive. She said she is not in favor of vinyl siding, but advised the applicant that they do not need to take any cues from NCR. She said the single family portion they normally do not get see and there may be some leeway as long as it

meets the code requirements. She is concerned about the garages and the size limitations to allow for family sized trash. She said she likes the garage doors and they will be vital to this development and they will need a really sharp garage door because it makes up such a large percentage of what they see.

Mr. Sullivan said they show all the garage doors were shown white because Dublin requires garage doors to match the trim, he would like dark garage doors and could liven this up with a lot of colors.

Ms. Amorose Groomes said if they had a stained grade fiberglass front door and a matching garage door of a rich color it would be fantastic.

Mr. Zimmerman asked if there is a code on the garage door and trim being white match blend.

Ms. Husak said there was not.

Mr. Sullivan said code says that the garage door is supposed to match the trim.

Mr. Langworthy asked for which Code he is referring.

Mr. Sullivan said the Appearance Code.

Mr. Langworthy indicated that is for single family homes and not multifamily buildings.

Ms. Husak said the PUD gives them flexibility.

Ms. Amorose Groomes said the Commission is okay with a variety of colors.

Ms. Amorose Groomes said since there is no vote and that they do have their comments they look forward to seeing them back.

4. Nationwide Children's Hospital
Perimeter Center Planned District
Subareas C, D, and M
11-066Z/PDP/FDP

5675 and 5680 Venture Drive
5700 Perimeter Drive
Rezoning with Preliminary Development Plan
Final Development Plan

The rezoning with preliminary development plan/final development plan application was postponed prior to the meeting. Notification was mailed to adjacent property owners.

5. Nationwide Children's Hospital
Ohio Health Planned District
11-067Z/PDP/FDP

7450 Hospital Drive
Rezoning with Preliminary Development Plan
Final Development Plan

The rezoning with preliminary development plan/final development plan application was postponed prior to the meeting. Notification was mailed to adjacent property owners.

6. Shoppes at River Ridge – Center Identification Signs
12-007CDDS

4305-4335 W. Dublin-Granville Road
Corridor Development District Sign Review

CITY OF DUBLIN.
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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 2, 2010

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

2. Avondale Woods — **5215 Avery Road**
10-036CP — **Concept Plan**

Proposal:	A residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road approximately 4,000 feet south of Rings Road.
Request:	Review and feedback for a concept plan under the provisions of Code Section 153.050.
Applicant:	Homewood Corporation; represented by Christopher Cline.
Planning Contact:	Rachel S. Ray, Planner I.
Contact Information:	(614) 410-4656, rray@dublin.oh.us

RESULT: The Commission reviewed this proposal for up to 360 single- and multiple-family dwelling units on a 120-acre development site located on the west side of Avery Road approximately 4,000 feet south of Rings Road. The Commissioners determined that the proposal is generally consistent with the recommendations of the Community Plan. The Commissioners discussed the fact that this site is surrounded on three sides by the City of Columbus and the planned traffic improvements and the land use plans for this area may have significant effects on this site. The Commission also commented on the land use arrangements and road network, and recommended that the applicant provide for internal pedestrian and bicycle routes with connections to other external routes. The Commission also asked about this development's relationship to the National Church Residences senior housing community (on the 20 acres at the southeast corner of the parcel), and that the applicant should be prepared to discuss architectural themes, building materials, and additional development details at the next review.

STAFF CERTIFICATION

Rachel S. Ray
Planner I

direction than just 'reduce asphalt.' She said if they want green created they need to know what kind of long term objectives they want in that greenspace.

2. Avondale Woods **5215 Avery Road**
10-036CP **Concept Plan**

Chris Amorose Groomes introduced this application for review and approval of a Concept Plan for a residential development with approximately 130 single-family lots and 230 multiple-family units on a 120-acre site located on the west side of Avery Road, approximately 4,000 feet south of Rings Road. She explained that the concept plan is the first step in the establishment of a PUD, Planned Unit Development District, and while no vote is taken, the Commission typically provides feedback that may help applicants determine what considerations and changes need to be made and whether or not to move forward with a rezoning/preliminary development plan application.

Rachel Ray presented this concept plan for a parcel surrounded on three sides by future development in the City of Columbus. She said there were many development constraints surrounding this parcel and the potential for intensive commercial development in the area, and as one of the last remaining large residential tracts in Dublin, Planning feels there are many special considerations with this application. She briefly explained the background for this proposal and explained the process. She said the 140-acre parcel was the southernmost parcel in the City of Dublin. She said the CSX railroad line runs along a portion of the western site boundary, and there are large tracts of undeveloped land and some large residential lots surrounding the site. She said the site is currently zoned R, Rural District, although a portion is zoned PUD as part of the National Church Residences (NCR) development. She said the Future Land Use Map, as part of the Community Plan designates the site as *Mixed Residential Low Density*, which is intended to provide a mix of housing options and a transition from the existing single-family neighborhoods in Dublin north of the site to what could be more intensive development in the City of Columbus to the south. She said the recommended maximum density for this Land Use classification is three dwelling units per acre, or a total of 420 dwelling units for the parcel.

Ms. Ray explained that the parcel includes 20 acres that were included as part of the NCR development at the southeast corner of the site which takes up a majority of the parcel's frontage on Avery Road. She said the NCR preliminary development plan includes a 200-unit senior housing development on a total of 17 acres with 2.6 acres of right-of-way dedication resulting in a net density of 11.8 dwelling units per acre. Ms. Ray said at the April 2009 rezoning hearing at City Council the property owner raised concerns that the NCR Development would potentially limit the development capacity for the remainder of this parcel. She explained that City Council agreed to consider the density of the NCR site separately from any future development proposal for the remainder of the parcel, agreeing to consider a maximum of three dwelling units per acre or a total of 360 dwelling units on the remaining 120 acres based on the merits of the proposal. She said this proposal is for the remaining 120 acres of the 140-acre parcel.

Ms. Ray explained that a typical concept plan review includes a review by the Commission for non-binding feedback on the initial proposal, which may be reviewed by City Council. She said the next step would then be rezoning and preliminary development plan. She said Planning has recommended that the applicant consider a two-step concept plan review with all the land use

issues in the vicinity in addition to internal site issues. She stated that Planning recommended that after an initial concept plan review the applicant return with more details such as architectural themes and roadway character.

Ms. Ray reiterated that north of this site is the City of Dublin and farther south is the City of Hilliard, but the transitional area between is land designated as future development within the City of Columbus as part of the Draft Hayden Run Corridor Plan. She pointed out that the City of Columbus recently received a rezoning application for the parcel on the east side of Avery Road for a commercial retail development, despite being inconsistent with the office-oriented land uses designated in the draft plan. She said Columbus also plans to widen Avery Road, which is currently a two-lane roadway, to a six-lane roadway. She added that a portion of the Britton-Cosgray Connector has been constructed to the west of the CSX railroad, but it will eventually cross either over or under the tracks, coming back to grade at Avery Road, and then connecting to Britton Parkway farther east.

Ms. Ray said the site is located within the Southwest Area Plan of the Dublin Community Plan, which identifies coordination of land uses as a major planning consideration for this area given its location in a transitional area between Dublin, Columbus, and Hilliard. She said the Plan also recommends that site development consider the preservation of the wooded areas that are present on this property and a few adjacent lots. She explained the Plan also recommends balancing higher and lower density residential developments.

Ms. Ray described the existing site, including the wooded areas and utility easements.

John Hardt asked if the easements currently contained utilities, or if they were for future use. Ms. Ray confirmed that they contained existing utilities.

Ms. Ray explained that Avondale Boulevard will be constructed initially with the NCR development to provide access to the site from Avery Road, and is planned to be continued through the site. She said a future access point is proposed to the north up to Tuttle Crossing Boulevard, and a stub road will allow future access to the west. She said that Avondale Boulevard has the potential to become a signature entry into this neighborhood, but the applicant will need to conduct a traffic study as part of the rezoning and preliminary development plan to determine the improvements needed at the Avery Road intersection and ultimately the design of that road to accommodate the number of units proposed.

Ms. Ray said Planning is concerned that the north/south connector road shown might be too direct and may encourage speeding or cut-through traffic. She said Planning recommended breaking up the roadway in that portion of the site to help slow traffic, but otherwise, the road network will allow a great deal of connectivity among the different portions of the development. Ms. Ray added that an extensive bicycle and pedestrian network is shown throughout the site, but Planning recommends the provision of a bikepath along the railroad tracks for greater regional bicycle connectivity and consistency with the Community Plan.

Ms. Ray noted that adjacent to the NCR site, the applicant is showing multiple-family residences to assist with buffering the remainder of the site from the railroad tracks and the future roadway to the south. She pointed out that multiple-family units are also shown north of Avondale Boulevard to transition from the NCR site. She explained that smaller, single-family lots are

shown along the Triangle Woods and in the northeast corner of the site. She said that medium-sized 55-foot to 65-foot lots are shown with larger lots south of Avondale Woods.

Ms. Ray explained that at this stage of the process, the applicant has not finalized their phasing plans; however, the Fire Department has indicated that with Avondale Boulevard being boulevarded as part of the NCR development, if the boulevard is extended west to the center green, the Fire Department could serve all of the residential development south of Avondale Woods. She stated that the northeast portion of the residential development would need to have a secondary access in order to be served. Ms. Ray said that Planning has suggested that the applicant consider a potential secondary access east to provide secondary access to Avery Road.

Ms. Ray said approximately 37 acres of open space have been provided, including the wooded areas. She pointed out that the central green located at the terminus of the roadway into the site has the potential to become a centerpiece for this development. She said the applicant was proposing a recreation center in the central green for use by the entire development to help tie the neighborhood together. She said that Planning has recommended that the applicant consider providing on street parking around the central green and also to consider rear loading the lots fronting the green to assist with creating a real pedestrian-oriented environment and help enclose the central park space.

Ms. Ray said this proposal preserves many of the natural features on this site and is sensitive to the development context. She said that it was Planning's opinion that the general site layout can be conducive to the creation of a pedestrian-oriented neighborhood with some of the modifications discussed in the Planning Report to meet the Land Use Principles. She said some of Planning's suggestions have included creating pedestrian-oriented streets that break up the north/south road to reduce traffic speeds, and including on street parking to help enhance the pedestrian environment and to provide additional parking for this development.

Ms. Ray said while architecture has not been provided at this time, using consistent architectural themes, materials, and potentially matching site amenities can help reinforce that this is a connected, multi-generational neighborhood. She said recessed garages and/or rear loading units as well as front porches and reduced side and front yard setbacks, particularly in front of the center green space, and having sidewalks that connect the front doors to the sidewalks will assist in meeting the Land Use Principles.

Ms. Ray said it was Planning's opinion that at this stage, the applicant is proceeding in the right direction. She explained that Planning had suggested that the applicant approach this proposal in terms of looking at the general land use, subarea distribution, and the street network, and to focus on the external site constraints and internal site considerations before moving forward. She stated that Planning recommended that this application return to the Commission for a second concept plan review with more details.

Ms. Ray concluded that Planning had prepared discussion points for the Commission to provide feedback:

1. *Are the proposed land use relationships consistent with the Community Plan?*
2. *Are the land uses arranged in a manner that helps unify the site into well-related neighborhoods?*

3. *Are the proposed street and bikepath networks conducive to internal circulation and the creation of an interconnected, pedestrian-oriented development?*
4. *Since the timing of the Tuttle Crossing extension is unknown, and therefore a second access point serving the site could be some time away, to what extent should the site be developed without a second access point?*
5. *Should the units fronting the central green space be alley-loaded to eliminate driveways and garages from fronting on the central green?*
6. *Should the units fronting the central green space be alley-loaded to eliminate driveways and garages from fronting on the central green?*
7. *What design characteristics should be applied for the site to meet the Land Use principles and justify three dwelling units per acre density?*

Christopher Cline, Blaugrund & Herbert Incorporated, representing the applicant, Homewood Corporation, said that they feel their proposal responds very well to the Community Plan. He said that the most unique aspect of this site and proposal is that it is truly a self-contained neighborhood. He reiterated that the surrounding area could result in intensive commercial development, creating a number of barriers for this site. He stated that they believe that the site is well insulated from those influences and will not detract from the quality of their development. He said these barriers will cause this development to be a neighborhood within itself. He said this concept is for one neighborhood with a number of types of housing from rental multiple-family units to owner-occupied multiple-family and single-family homes of different sizes. Mr. Cline noted that this diversity will attract different types of people at different life stages.

Mr. Cline explained that they believe the village green will become a gathering place in the center of the site, with a shared clubhouse and pool which will be an amenity owned by the resident associations. He said the interlinked walking and bike trails will also contribute to the neighborhood feel. Mr. Cline described this proposal as a walkable neighborhood where people feel comfortable walking, with houses close to the street, and with front porches and walkways that go directly to the front door. He said they would be producing all new housing products for both the multiple-family and single-family units on the site.

Mr. Cline said the NCR project helps incorporate the multi-generational theme into this neighborhood. He said the amount of interface with the NCR project is unknown at this time, but it is going to have a presence. Mr. Cline explained their vision for this development as a multi-generational neighborhood.

Mr. Cline addressed the issues raised specifically by Planning. He referred to the photograph showing the surrounding land. He indicated that it would probably be seven years before they would be ready to develop the northern portion of the development based on current market conditions. He said they might consider using the 13-acre parcel to the east currently in the City of Columbus for a second access point required by the fire department at that point.

Mr. Cline referred to the suggestion in the Planning Report that the houses located around the village green should not have driveways in the front. He said that would require a new housing product with an alley, which is not common in Dublin or many other suburban developments; however, they understood Planning's recommendation and desired the Commission's feedback.

Ms. Amorose Groomes requested clarification regarding Planning's comment about the garages. She asked if Planning did not want to see driveways around the central green at all, or if it was just the garage doors that were the issue.

Ms. Ray explained that Planning recommended that the driveways be eliminated entirely, which would eliminate sidewalk interruptions around the green and allow for on-street parking.

Mr. Cline said they could commit to doing that. He said they had put together a product that will fit on the lot that can work, but said that their preference was that only the homes that front on the park would be alley-loaded. Mr. Cline added that they would like to avoid having parking right in front of the houses, but would allow it around the central green.

Mr. Cline said the design characteristics are not being discussed tonight, but they were planning to provide consistent architectural themes, a consistent color palette, and certain elements that could be repeated throughout the development. He reiterated that they are designing a new product for this project.

Mr. Cline said the northern residential area is shown with 50-foot to 60-foot lots. He said that they probably would be asking the Commission for some flexibility on that part of the site as they proceed to the preliminary development plan because it is harder to forecast what housing product will make the most sense in that part of the site when they are ready to develop there.

Mr. Cline said regarding the bikepath along the railroad, they were not necessarily opposed to it, but it may not go anywhere because it may run into a roadblock at the railroad and future roadway. He said they think the road is going to go under the railroad tracks, but if it goes over the tracks, the bikepath would not be able to pass through. He pointed out that whether or not the bikepath would continue through or not is not in Dublin's control.

Linda Menerey, EMH&T, said when they began working on this site nine years ago, the large sanitary and stormwater easements were not there yet, but they came to the point where they had to commit and find a location given the development in Columbus to the east. She explained that the AT&T easement could be moved with coordination. She said with the approval of NCR, that stormwater needs to get into the storm system. She pointed out the two ponds on the east side of the site with the sanitary sewer easement through them and explained that both were likely necessary to accommodate stormwater on either side. She said NCR will have an easement that needs to come along the small woods there. Ms. Menerey explained that they started with a 140-acre parcel, and after taking out NCR, the woods, easements, and other things, they were left with little pieces to develop.

Ms. Menerey said that as this concept plan has evolved over the years, they have received a lot of input. She recalled that they were initially dealing with conservation design, and provided plans with more and less density, and then this plan has been through several renditions, but they were all comfortable at this point.

Ms. Amorose Groomes asked if there was anyone in the audience who wished to speak with respect to this application. [There was no one.]

Richard Taylor thanked Planning for breaking this application into parts. He said handling it in phases would make it easier for the Commission to deal with and to measure their progress. He said he liked where the plan was headed. He noted that when they went through the NCR approval process, the Commission discussed the amount of traffic that Avondale Boulevard would have to support. He recalled that they specifically discussed what would happen when the entire parcel develops, and that is a subject that still needs to be addressed. Mr. Taylor said as this development phases in, the traffic will increase. He asked about the NCR project's status.

Ms. Ray reported that NCR received their grant funding award this past summer and they intend to proceed with filing the final development plan this fall.

Mr. Taylor asked about the character of the intersection planned at Avondale and Avery Road. Ms. Ray said at this point, it would just have a stop sign for the NCR development. She said the phased improvements for this development still needed to be determined but will likely include signalization.

Mr. Taylor said assuming that Avery Road is not six lanes before either of these developments happen, and assuming that NCR is in place and then the new project comes along, that is going to become a significant intersection. He said he was glad to hear that a second access is going to be considered as part of this proposal in the future.

Mr. Taylor said he liked the concept of the traditional small town that the applicant mentioned in the narrative they submitted because the site is so hemmed in. He thought it would help give the development an identity of its own, and that is a good thing. Mr. Taylor said typically in small towns, the larger houses face the central green, and the houses get smaller as the village moves farther from the center. He noted that is the opposite here, and he wondered if putting houses with rear loading garages around the central green was something that would be more acceptable on larger lots with larger homes as opposed to smaller lots. He said a garage size is not going to change a whole lot from a bigger house to a smaller one, but it is going to occupy a much larger percentage of the property on a smaller lot. He said as much as he liked the looks of houses with rear loading garages from the front and as much as he agreed that it would help give the appearance of walkability, people will still come and go from their cars in their garages, and 99 percent of the time, people will come down the alley, drive into their garage and enter their houses that way. He said that this neighborhood will have to have something to pull people out onto their front porches, potentially by doing something special with the bikepaths, wide sidewalks, benches, and lots of things going on in the park.

Mr. Taylor said regarding the park, he was not crazy about the idea of putting the clubhouse and the pool in the park. He said visually, it would become a barrier across the park itself and prevents residents from seeing across that central area. He said it also becomes a very active and noisy space, and may be very well-lit during the evening hours. He said a passive park would be something that might be used more for many different things. Mr. Taylor suggested moving one of the retention ponds to the central park, or at least provide a pond there, and relocate the clubhouse and pool to where the ponds are now shown. He said another reason for this is that a clubhouse and pool might be better at the edge to back up to future commercial uses than parkland, which will involve an abrupt change from what may be the back of offices, parking, and dumpsters.

Mr. Taylor asked if the Avondale Woods Park would be a neighborhood or community park. Ms. Ray said that she did not think that had been determined, but it will be dedicated to the City as parkland.

Mr. Taylor said he would like to see that addressed. He mentioned Amberleigh Park, which is technically a community park, but built in a neighborhood. He recalled heated discussions from the neighbors at that time about bringing traffic into the neighborhood to access the park. He thought it *should* be a community park, but he asked that it be made easily accessible without having to drive through the neighborhood to get to it.

Amy Kramb said she did not like the idea of putting the clubhouse and pool in the central green because when driving in, it would look like every other apartment community. She suggested it be relocated to the far southwest corner. She said the green space should be open with benches and maybe a fountain and be somewhere where children can play, because with smaller lots and smaller yards, the central green can become their yard. Ms. Kramb said she liked the on-street parking in that area, at least on the side of the street closest to the park. She said she would like to see the far east bikepaths connected, and she pointed out that the bikepaths seemed to stop on the main road, and she thought there should be a wide sidewalk or bikepath the entire length of the road. She agreed with Mr. Taylor about the park traffic not entering through the neighborhood. Ms. Kramb said the rear-loaded garages were a great idea, but more details would be needed as to where the driveways and garages would be located.

Ms. Kramb said her answers to Discussion Points 1, 2, and 3 were all "yes." She said when the Tuttle Crossing Boulevard extension is complete; anyone entering the neighborhood coming off I-270 is going to come from Tuttle Crossing Boulevard. She said it needs to be designed as a primary road for this development and built to discourage speeding.

Warren Fishman said currently, there is nothing in the area, so it is important that this development sets the right tone for the area. He said he was very interested in knowing what materials are planned. He said there would be a huge difference in this community since it is dense if it was built with vinyl siding and fiberboard trim versus stone, stucco, brick or masonry materials. He thought that NCR was an asset, and if played on correctly, this could be a lovely community. Mr. Fishman said this was Dublin's southern border and Columbus and Hilliard will look at it closely. He agreed that the clubhouse and pool should not be located in central area.

Mr. Fishman referred to the City Council minutes which said they would consider a maximum of three units per acre, and he noted that that was what is currently presented. He did not think three units per acre were necessary. He said he was leery of 50-foot and 60-foot lots unless the homes were high quality with stone, masonry, and high-quality landscaping. He pointed out that condominiums do not necessarily stay condominiums, so he thought quality was critical.

Todd Zimmerman said regarding Discussion Point 1, that there is a section in the Community Plan that talks about bringing people together at different ages in different housing types, and he thought that because this site will be effectively land-locked; this is a good site for a multi-generational housing development.

Mr. Zimmerman asked if the NCR project was meant to be part of this community or if it would be totally separate. Ms. Ray said Planning had recommended that they take into consideration

some of the design characteristics of NCR and find ways to make connections. She said they also discussed pedestrian connections between the two developments.

Mr. Zimmerman suggested finding a way for the NCR residents to use the community pool and clubhouse. He said the connectivity of the streets and the bikeways were important because this is going to be a clustered community.

Mr. Zimmerman referred to Discussion Point 4 regarding the second access point. He said he did not think the focus should be on *when* the area to the north is developed, but a happy medium needs to be reached.

Mr. Zimmerman said regarding the design characteristics, three dwelling units per acre is the maximum density recommended by the Community Plan, and to get to that level, there has to be real quality materials and architecture.
John Hardt said he agreed with the other Commissioners' comments. He thought this plan was heading in the right direction as well. He said he thought the Planning Report was on the mark, and he agreed that taking the clubhouse and pool out of the central green was a better option, but he did not want to see it end up within any specific residential area because he did not want it to feel like it 'belonged' to that area. He thought it needed to land in one of the park spaces to remain a community amenity. He agreed with the comments made about the secondary access and said he was willing to allow the details to be resolved in the future when more is known about what is going on to the east, as long as there is a commitment that that secondary entrance will happen in some form or fashion.

Mr. Hardt said he had favorable opinions of all of the discussion points, with the exception of Point 3, which he thought the answer was 'yes.' He said what the roads and sidewalks are not all that conducive to is external circulation. He said he realized that this will be a hemmed in community and that there is nowhere to go to the west, and Dublin does not control what happens on the east. He agreed that there is going to be significant commercial development to the east along Avery Road, probably retail, but he said that there is no bigger shame than to live two blocks away from a retail center and not be able to walk to it. Mr. Hardt said that some kind of provision to get pedestrian access in that direction would be very well received. He felt the same way about the land to the south.

Ms. Amorose Groomes said she would like to see the applicant come back with a materials palette to earn the maximum three dwelling unit per acre density. She said the Commission has held NCR to a very high standard, and she expects the same from this development. However, she said she would like to hold the specific material palette discussion for the zoning conversation regarding density. Ms. Amorose Groomes said the Commission would like to communicate very clearly that the standard is going to be very high, particularly if they get to the three-unit maximum density.

Ms. Amorose Groomes addressed the discussion points. She said she thought the land use is completely appropriate. Ms. Amorose Groomes said in terms of the location of the pool and clubhouse area, she was in full agreement with the other Commissioners. She referred to Discussion Point 4 and said regarding the secondary access point, the reason she felt that the Commission needed to know where it was going to be was because they had to decide what the Avondale Woods Park is going to be before anyone moves into the development. Ms. Amorose

Groomes said she felt it was vitally important to know what is going to happen with this park prior to committing to anything on any portion of this parcel.

Ms. Amorose Groomes said she would like to see the units facing the central park be rear loaded, but she has not yet seen a well-done alley. She said detached garages, as Ms. Kramb mentioned, would be a great way to do that, but with the narrow lots, it will be virtually impossible to have a rear-loaded garage with a driveway to the street. Ms. Amorose Groomes said she would be interested in seeing the marketability of a home with a detached garage. She said they will have to come up with a creative solution if the lots remain that narrow.

Ms. Amorose Groomes said she thought the design characteristics will have to be tremendous to justify three dwelling units per acre. She was not particularly in favor of having two separate ponds, but she understood why it was there. She said it was unfortunate to eat up that amount of land with two ponds, but did not know if there were any creative solutions. She said she would like to see some other options explored.

Ms. Amorose Groomes asked if the Commission had provided enough direction at this point.

Jim Lipnos, President of the Homewood Corporation, said they were willing to consider everything that had been discussed. He said they did not come prepared to discuss architecture, but they understood what the expectations were and will come prepared next time.

Ms. Amorose Groomes thanked everyone for their time and said she hoped to see the applicants return with this proposal in the near future.

3. Multi-Modal Transportation Study
10-034ADM **Administrative Review**

Jonathan Papp presented a project update on the Multi-Modal Transportation Study that had been going on for a little more than a year and should be wrapped up by the end of this year. He quoted Fred Kent, President of Project for Public Spaces: *If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.* He said he thought it was a great quote to begin a Multi-Modal project because we have great people and great places in the City, it was just a matter of getting people to and from those places efficiently and in environmentally-friendly ways.

Mr. Papp explained that a multi-modal study was a coordinated evaluation of transportation modes that currently exist or may be introduced into a city to assure that they all function as one system. He said several plans already exist in Dublin that have looked at different transportation modes, one of them being the Community Plan which includes the Thoroughfare Plan for the automobile and the Bikeway Plan for bike and pedestrian improvements. Mr. Papp said other studies recently completed were the Alta Bicycle Facilities Analyses and the Parks and Recreation Master Plan. He said that the intent of this study is to further refine all these plans. He said this study also works from one of City Council's goals, which was to evaluate multiple modes of transportation such as bike lanes and public transportation as a possible implementation for future CIP projects.

Ordinance 13-09
Rezoning of Approximately 19.62 Acres, More or Less, Located on the West Side of Avery Road, Approximately 4,000 Feet South of Rings Road, from R, Rural District, to PUD, Planned Unit Development District. (National Church Residences at Avondale Woods – Case 09-007Z)
Ms. Swisher stated that at the hearing on March 16, Council requested clarification regarding the project's compliance with the Community Plan. The Homewood Corporation, owner of the 140 acres of which the 20-acre site is a part of, raised concerns about the development potential of the remaining 120 acres. Homewood has requested that Council consider the residual 120 acres at the Community Plan's maximum recommended density of three dwelling units per acre.
As outlined in the staff report, at the Plan's recommended density of three dwelling units per acre, this would result in a total of 420 dwelling units over the entire parcel. Excluding the NCR development site results in 360 dwelling units on that residual 120 acres. The effect of the three dwelling units per acre is that there are an additional 20 acres at three units per acre, resulting in a total of 60 dwelling units net increase. The impact of this requested density brings the density of the overall 140 acre parcel to four dwelling units per acre. While the NCR project density would not separately comply with the Plan at its proposed density, Planning believes there are unique characteristics associated with this development that justify this deviation:

- The Southwest Area Plan, as displayed, shows that it meets the general intent of the Plan, with greater density shown in the southeastern quadrant – the location of the NCR development.
- The Southwest Area Plan also includes a general note that additional senior housing options and alternatives are recommended in appropriate locations.
- Senior housing typically generates lower volumes of traffic than typical multi-family or single-family developments.
- Planning believes that this proposed land use would serve as a suitable land use buffer between Avery Road and the development on the remainder of that parcel.

Planning therefore supports Council's consideration of maintaining the Community Plan's maximum recommended density of three dwelling units per acre over the residual of that acreage. However, because that acreage is not part of this or any other rezoning proposal at this time, any future development would be evaluated on its merits, guided in part by the Community Plan. Any action Council takes tonight regarding the NCR development would be specific to that development. Approval does not commit or limit a future Commission to a specific zoning action on the remainder of that parcel.

Mayor Chinnici-Zuercher stated that at the last meeting, it was reported that Homewood Corporation would not sell the property to NCR, if the City did not agree to this pre-zoning density issue. What is the status of the sale of the property?
Ms. Swisher's responded that she understands that NCR has moved forward with obtaining a land option from the owner. This has apparently been worked out between the parties.
Mayor Chinnici-Zuercher clarified that before Council tonight for rezoning is only the acreage related to the NCR development – not the entire parcel owned by Homewood.
Ms. Swisher responded that is correct.

Mr. Foegler added that the one item Homewood wanted clarification about was that by approval of this rezoning, Council was not as a matter of policy incorporating an offset and therefore a net reduction in the residual amount of housing left on the property. This has been addressed in the staff report.

Vice Mayor Boring added that on the reverse side, approval of the NCR rezoning application does not indicate to Homewood that the City is going to approve amending the Community Plan to four dwelling units per acre density for this property.
Ms. Swisher confirmed that is correct.

Mayor Chinnici-Zuercher asked Ms. Swisher to review the NCR proposal for the site.

She reviewed the details of the development, as shared at the meeting of March 16.

- The 20-acre site is part of a 140-acre parcel, as previously described. The site is located 4,000 feet south of Rings Road, in the southernmost portion of the City.

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Avondale Woods
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The City's corporation limits run along the site's eastern and southern boundaries, with frontage on Avery Road. There are parcels within Washington Township as well as the City of Columbus to the south and east of that development.

- The Community Plan specifies the overall parcel as mixed residential, low density – three dwelling units over that entire 140 acre parcel, with objectives of providing a mix of housing options and greater housing choices.
- There are a number of near future transportation improvements planned in this area, including the widening of Avery Road, extension of Tuttle Crossing, and a Britton/Cosgray connector, currently under construction by the City of Columbus, which will pass immediately to the south of this site.
- The Southwest Area Plan showed different densities of housing recommended for the overall 140 acres.
- The proposed preliminary development plan includes a single-story community center in the center of the site, fronted by two three-story residential buildings – containing a total of 100 dwelling units.
- To the south of the main building is a ¾ acre outdoor recreational area with a variety of amenities.
- Around the perimeter of the site are 30 single-story cottage units, containing from 3-4 dwelling units each. They are intended to act as a buffer to the three-story building from future lower density residential developments to the north and west.
- She shared the proposed north and south elevations of the three-story buildings, constructed primarily of brick and stone with some architectural detail and changes to the roof and chimney lines. She also shared east and west elevations of the same building as viewed from Avery Road. There are three different styles of cottages – all intended to coordinate with the three-story buildings -- and utilizing brick and stone materials.
- The applicant has submitted a traffic impact study which has recently been approved by the City of Columbus, as this portion of Avery Road is within their jurisdiction as well as the City of Dublin's. It shows that turn lanes will be necessary from both northbound and southbound directions.
- Access to the site is provided by a proposed connector roadway along the northern boundary of the development. It consists of three lanes, tapering down to two, with two access points into the development off of the roadway. An internal roadway circulates throughout the site around a three-story building, with groups of parking spaces located in offset groups for safety and maneuverability by the residents.
- The Community Plan recommends a Dublin model roadway character, which is typical of mounding and varying bikepaths along that frontage. The applicant also shows a dry creek bed detention system along that frontage, which will be more naturalized.
- The applicant has provided approximately 3.85 acres of open space, counting the ¾ acre outdoor recreation area and the walking path and bikepath systems that circulate throughout the site.
- This project is to develop within two phases, approximately within a year of each other, depending upon funding. The eastern halves of the three-story buildings, the community center and 15 northern cottages will be in Phase 1; the western three-story buildings and remaining single-story buildings will be developed with Phase 2.

Planning has evaluated this request based upon review criteria for a rezoning and preliminary development plan. Approval with four conditions, as outlined in the report is recommended.

Ms. Salay noted that in reviewing the minutes, she has questions about the group of five parking spaces being eliminated. This parking would serve residents from the north side who picnic in that area. Why did Planning Commission feel it was important to eliminate this parking?
Ms. Swisher responded that it was actually staff's suggestion, because all of the other parking spaces are located off the main roadway throughout the development. That creates a safer area for them in terms of backing out of spaces. With 60 spaces on the north side, staff felt the five in this location could be eliminated.
Ms. Salay asked if there was a specific reason for the developer proposing the parking ir this location.

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Ms. Swisher responded that they desired more parking spaces closer to the outdoor recreation area.

Ms. Salay stated that a Commissioner talked of putting trees and a tree canopy in the 20 feet of utility easement. In view of the City's *Right Tree, Right Place* program, she wants to ensure that the developer selects the proper planting material for this location.
Ms. Swisher stated that staff made it clear that coordination with the utility company would be important to ensure there would not be conflicts in the future.

Ms. Salay noted that the perimeter walking paths are a great addition. Will those be built with Phase 1?
Ms. Swisher responded that the applicant has indicated that all of the outdoor amenities will be constructed with Phase 1.

Ms. Salay pointed out that Council needs to make an effort to meet regularly with Planning & Zoning Commission. There was much discussion about this project not meeting density, and the Commission felt it was problematic for the site. In a Council study session, however, Council indicated their support of this project at a higher density than a typical Dublin project because of the affordable senior housing it offered. For those reason, Council felt it was appropriate to deviate from the Community Plan.

Ms. Salay asked how the Britton-Cosgray connector will cross the railroad tracks.
Ms. Swisher responded that it was originally to have been an overpass, but staff understands that it is now to be an underpass.
Ms. Salay stated that this will be more aesthetically pleasing than an overpass.

Mr. Reiner noted that the information identified as "Supplemental Information regarding Proposed Uses" is not part of the proposed text. Is there any reason for this?
Ms. Swisher responded that staff merely wanted to include the information. The applicant had submitted the information to staff as part of the text, but staff felt it did not fit in the zoning text. Staff felt it would be helpful for P&Z and Council to have the information to explain how NCR plans to operate.
Mr. Reiner thanked the applicant, staff, and the P&Z Commission for working together to create a beautiful project. Is there any other information to share about how the facility will operate? Is there any food service offered in the facility?
Ms. Swisher responded that there is not a commercial kitchen involved. The applicant can expand on this.

Jim Baugh and Matt McClure, National Church Residences addressed Council.
Mr. Baugh indicated that the property is operated as independent living, multi-family apartments with an affordability component and restricted to seniors 62 and over. There are no meal services provided. Typically, their properties are served by Meals on Wheels or food brought in by other volunteer groups. The community center has two components, serving as a center for the residents and an adult daycare for the community at large.

Mr. Reiner asked how applicants are selected for admittance to the facility.
Mr. Baugh responded that in the first phase, 80 of the 100 units are income restricted. The restrictions are prescribed by the low income housing tax credit program. The restrictions are both income and rent restricted. A typical set aside for income would be 60 percent of the area median income. That would be the primary screening mechanism. This level would vary by community.
The tax credit program is the primary funding mechanism. It is an equity program, administered by the IRS and promulgated by the state. The Ohio Housing Finance Agency administers the program in Ohio.
Mr. Reiner asked if there is any set aside for Dublin residents or for military veterans.
Mr. Baugh responded there is not such a set aside at this property.

Ms. Salay stated that when the City group toured other NCR projects in relation to the potential Dublin project, they talked of how the advertising is done in the community. They cannot set aside properties for Dublin residents, but they advertise the opening within the area at senior centers within this geographic area. Typically, a high percentage of

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residents moving into these neighborhoods are from the immediate area, close to their own homes.
Mr. Baugh responded that they have found that most seniors don't want to live more than five miles away from their current residence for reasons of proximity to doctors, family, places of business. NCR wants to lease the property as quickly as possible, and will advertise in the local area.
Mr. Reiner asked what the estimated rents for this property will be, based upon the median income in the area.
Mr. McClure stated the two-bedroom units will be in the $900 range for the market rent. The tax credit rent is close to that as well.
Mr. Gerber added that this is a fantastic project. Several proposed developments have been submitted for this site previously. This is a needed product in Dublin. He is aware that there is a group in that area very interested in this project, and he is hopeful that any applications they submit will be given full consideration.

Wallace Maurer, 7451 Dublin Road asked if there are any "greening" principles or mandates applicable to an enterprise of this type. He understands the City is gearing up to implementing such greening initiatives into the Code.
Mayor Chinnici-Zuercher responded that there are other projects, such as IGS, where staff is working with the developer to ensure LEED certification. In general, the focus is more on commercial projects to become LEED certified. Such certification generally increases costs for the developer. For this type of housing product, Council would support reasonable efforts toward this goal which would not substantially increase the costs.
Ms. Salay added that there has not been discussion of the City requiring buildings to be LEED certified, but developers are encouraged to do so.

Vote on the Ordinance: Mr. Reiner, yes; Mr. Keenan, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Gerber, yes; Ms. Salay, yes.

Mayor Chinnici-Zuercher noted that Council is looking forward to working with NCR as they develop this project in Dublin.

Ordinance 14-09
Changing the Name of Wichita Street to Wichita Drive in the City of Dublin, Ohio.
Mr. Hammersmith reported that there is no additional information to share regarding this proposed change. Staff recommends approval.

Wallace Maurer, 7451 Dublin Road asked how the name "Wichita" was selected.
Ms. Salay responded that the street is part of the Indian Run Meadows subdivision, where there are many native American street names.

Vote on the Ordinance: Ms. Salay, yes; Reiner, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes; Mr. Gerber, yes.

Ordinance 15-09
Changing the Name of Darby Street to North Street Beginning at High Street and Terminating at a Point Approximately 245 Feet West of High Street in the City of Dublin, Ohio.
Mr. Hammersmith stated that staff recommends adoption at this time.
Vote on the Ordinance: Vice Mayor Boring, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mr. Gerber, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes.

INTRODUCTION/FIRST READING - ORDINANCES
Ordinance 18-09
Petitioning the Board of County Commissioners of Franklin County, Ohio to Adjust the Boundary Lines of Perry Township in order to Exclude That Territory Which, as a Result of Annexation, Now Lies within the Corporate Boundaries of the City of Dublin, and Declaring an Emergency. (Request to dispense with public hearing)
Mr. Keenan introduced the ordinance.
Mr. Smith stated that this provides for an adjustment of the township boundary in order to place this property in Washington Township. This is a follow-up to the annexation approved by Council on February 16. The intent is to have service provided by

10-036CP
Concept Plan
Avondale Woods
5215 Avery Rd.

Ordinance 12-09
Authorizing the City Manager to Enter into an Access Easement Agreement with Swickard Enterprises, Inc. Granting Rights of Access to Swickard and the City of Dublin over Certain Properties Owned by Each of the Parties Near the Intersection of Avery Road and Woerner-Temple Road.
Ms. Salay introduced the ordinance.
Mr. Smith stated that when the Municipal Pool South was built, the City purchased a right of entry from the Swickards to allow the City access to the land. There have been numerous debates about the Swickard Enterprises' desire to have a curb cut on Avery to their property. Because the City won't agree to provide this curb cut, the City is providing such access to the City access road.

Ms. Salay stated that she spoke with Mr. Hammersmith about this matter earlier tonight. This is also the access point to the community pool, and many pedestrians and bicycles use this area. She has concerns with this serving as the access point for this property located on the corner, which will be developed in the future. Perhaps an alternative arrangement should be pursued to provide pedestrian and vehicular access to the pool, and perhaps put access to the Swickard property further to the west. Perhaps something can be agreed upon to separate the two properties. Patrons who are accessing the pool are cognizant of pedestrian and bicycle traffic, but those accessing a future mixed use on the other property would not have that level of attention to the pool-related traffic.

Mr. Smith suggested that he and Mr. Hammersmith review some of the options and report back to Council by memo prior to the second reading.

Vice Mayor Boring noted that the point is well taken, but when the road was built, was there no consideration given to access for this property?
Mr. Hammersmith responded that he was not involved in the design of Woerner-Temple. He will research this in the records. Based on where the access point is laid out and the median break, he believes it was intended to be a shared access, regardless of whether there would be a future pool or how the Swickard property would be developed. It was not known at that time that a pool would be located on the property.

Mayor Chinnici-Zuercher stated that the proposed legislation indicates a prohibition for large vehicles or equipment using this access. What would it then be used for?
Mr. Hammersmith responded that the intent is that it not be used for construction access of the Swickard property.

Vice Mayor Boring asked what compensation has been paid to the Swickards to date.
Mr. Smith responded that they were paid $4,200 four to five years ago, based on an appraisal for a temporary right of entry at the time.
Vice Mayor Boring stated that it appears Swickard now wants the access back.
Mr. Smith responded that if she is suggesting that Swickard should now pay the City, those negotiations were not successful. Because they cannot have a curb cut on Woerner-Temple and cannot have one on Avery, staff felt this was the only feasible solution.

There will be a second reading/public hearing at the April 6 Council meeting.

Ordinance 13-09
Rezoning of Approximately 19.62 Acres, More or Less, Located on the West Side of Avery Road, Approximately 4,000 Feet South of Rings Road, from R, Rural District, to PUD, Planned Unit Development District. (National Church Residences at Avondale Woods – Case 09-007Z)
Ms. Salay introduced the ordinance.
Ms. Swisher stated that is a request for zoning and preliminary development plan approval for 19.62 acres, including a 17-acre development site and 2.62 acres of dedicated right-of-way from R, Rural District to PUD, Planned Unit Development

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Avondale Woods
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District. The proposed rezoning would allow a 200-unit senior housing development and a one-story community center. The National Church Residences organization came before Council at the June 19, 2008 study session, where they discussed with Council their desire to locate a facility in Dublin. With support from Council, they worked with staff to identify potential sites. Ultimately, a concept plan application was filed and reviewed by P&Z in December of 2008. After incorporation of the comments from P&Z, the applicants have refiled for a rezoning/preliminary development plan, which was recommended for approval by P&Z on March 5, 2009 with five conditions as outlined in the memo.

- The site is located on the southeastern corner of the southernmost parcel in the City of Dublin. The city limits run along the development site on the southern and eastern property lines.
- The Community Plan specifies mixed residential, low density, which is intended to provide a mix of housing options for individuals of all ages. It recommends a density of three dwelling units per acre over the entire 140-acre parcel.
- The site is also identified in the Southwest Area Plan. Various bubbles on the Plan indicate different residential densities of land use. The higher density portion is located in the southern portion of that parcel, which is approximately where the NCR development is located. The lower density is located to the north and west of that area.
- The proposed rezoning would permit a single-story community center in the center of the site, with two three-story residential buildings on the north and south sides of that center. Both buildings would contain a total of 100 dwelling units. A three-fourths acre outdoor recreation area is located to the south of the community center. A total of 30 single-story cottages are located around the perimeter of the sites and contain the remaining 100 dwelling units for the development.
- Access to the site is provided from a proposed public roadway called Avondale Boulevard. It is a three-lane roadway tapering to two lanes.
- A traffic impact study has been submitted which will be finalized prior to final development plan approval.
- Two access points into the site are proposed from Avondale Boulevard, with a roadway that circulates throughout the site. Groups of parking spaces are located in offset groups off of the internal roadway.
- The applicant proposes providing a total of 23 percent open space for this development. Code would generally require 25 percent open space, but Council is permitted to allow a text with less that 25 percent. Based on the type of development and the quality of the open space, with amenities and walking path provided throughout the site, Planning's opinion is that the amount of open space is sufficient.
- The development would take place in two phases, with the eastern halves of the three-story buildings and the entire community center developing in the first phase as well as the northern 15 cottages. The remaining cottage units and western halves of the three-story buildings would be built in the second phase. All roadway improvements would be done with the first phase of the development.

Based on the P&Z's comments, the applicant has revised the architectural concepts for the development, recognizing the gateway location of this development. They have incorporated high quality materials and architectural elements.
Planning has evaluated this proposal based upon review criteria for rezonings and preliminary development plans, and recommends approval with the five conditions at the second reading.

Mr. Langworthy added that subsequent to the P&Z review, the property owner has come forward to NCR and indicated to them that they have an issue with the way the density for the property is being calculated. It is the property owner's understanding that these roughly 20 acres would be excluded from the density calculation for the entire site. When the P&Z reviewed this rezoning application and Planning presente their recommendations, they looked to the Community Plan for guidance regarding density. The Community Plan for this entire area reflects a density of three dwelling

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Concept Plan
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units per acre, an increase from the 1997 Plan which reflected two units per acre. Homewood is asking for Council's consideration that the subject 20 acres be excluded from the three units per acre designation so that their remaining 120 acres of the 140 acre parcel would meet the three units per acre density. If the 20 acres at this proposed density were included in the overall property calculation, it would bump up the density for the 140 acres to four units per acre, which would not be consistent with the Community Plan. He noted that there is adequate time to work this issue out with NCR and Homewood prior to the second reading. After Council's input, staff would come back with a proposal that will attempt to be generally in compliance with the Community Plan, but will carve out these 20 acres to treat it as a separate piece of property.

Discussion followed regarding clarification of how the density calculations were done for the entire 140 acres owned by Homewood and how it would be impacted by allowing removal of these 20 acres from the calculation.

Mr. Lecklider stated that his assumption with the Community Plan in this area is that it was not contemplated that a segment of this property would be utilized for this population group. The senior housing would likely have fewer trips associated with it, resulting in less traffic impact.
Mr. Langworthy responds that is actually contemplated in the plan. The Homewood plan at first submittal called for higher density in the southern portion and lower density in the northern part. This project is essentially in line with that pattern, so the area plan did contemplate this. The density looked at was for the entire 140 acres – not just for this 20 acres. There are 12 units per acre in the piece highlighted on the map in red, and it drives up the density on the rest by one unit per acre. In total, it would add 60 units to the remainder of the Homewood project.

Mr. Keenan asked what is planned for the remainder of the Homewood land.
Mr. Langworthy stated that there is no proposal submitted at this time.
Mr. Keenan stated that the reason for allowing this level of density for NCR was to create some affordable housing for that segment of the community.

Mr. Lecklider asked about the traffic modeling, and whether it can be adjusted for this type of use.
Mr. Langworthy responded that an additional 60 units over this area of property would not likely result in a significant traffic increase, but he deferred to Mr. Hammersmith.

Vice Mayor Boring stated that the additional units could impact the number of students generated for the schools.
Mr. Langworthy agreed. The anticipation is that most of the units in the remaining portion would be single family.

Mr. Gerber recalled a previous proposal for this parcel. What density level was proposed?
Mr. Langworthy responded that it included 270 units over 140 acres – approximately two units per acre. It met the 1997 Community Plan density guidelines.

Ms. Salay asked how this complies with the intent of the Community Plan.
Mr. Langworthy responded if the density is spread over the entire 140 acres, it would meet the Community Plan densities. Homewood is asking for these 20 acres to be excluded from the calculation.

Mr. Gerber asked how this impacts the agreement with NCR.
Mr. Langworthy responded that from what staff has been told, Homewood would not sell the property to NCR if this land is not excluded from the overall density calculation.

Mayor Chinnici-Zuercher stated that this would therefore prevent the City from providing another type of alternative senior housing for residents.

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Concept Plan
Avondale Woods
5215 Avery Rd.

Mr. Langworthy stated that in fairness to Homewood representatives, who are present tonight, they did not understand how the density would be calculated. They indicated that they had believed that Dublin would pull these 20 acres out and treat it separately, due to the nature of the project.

Mr. Keenan asked Mr. Foegler to comment.

Mr. Foegler stated that it is worth noting that because there is no rezoning application submitted for the residual of this parent tract, there is no way for Council to confirm what that density will be when it is brought in for rezoning. What is being sought at this time is a sense that Council will view conformity with the Plan as being three units per acre over the residual tract, in addition to the rights established for these 20 acres. If Council would like staff to examine the basis for the density of the Plan and consider such factors as traffic and compatibility of adjacent uses, in order to see if there is a rationale for carving out this higher density, that can be done. This research could be done between now and the second reading.
Ms. Salay responded that she would find this analysis helpful, as well as information about how to memorialize what is agreed upon going forward.
Mr. Langworthy responded that staff will bring forward some text to be included in the minutes that would justify a departure from the Community Plan. It is Council's policy decision of whether or not to accept that deviation. It would be important to do so to avoid having future requests to take other portions of the site out of the 140 acres for separate density calculations.

Mayor Chinnici-Zuercher requested that staff review the traffic patterns carefully, in view of the high density areas of Columbus directly to the west.
Mr. Langworthy responded that they are aware of this, and have been in communication with the City of Columbus traffic department. The traffic study is still under review by both communities. The preliminary finding is that there will be left turn lanes needed on Avery. There are some differences in the City of Columbus and Dublin's future expansion plans for Avery Road. However, staff anticipates the communities can work this out prior to future improvements.

Mr. Keenan stated that Council will need to have this kind of information for future planning purposes.
Vice Mayor Boring stated that, at a minimum, there should be a compromise.
Mr. Langworthy stated that he has requested that Homewood be patient and allow time for this discussion to occur. What NCR needs at this point is discussion regarding their project and Council's views, absent this separate issue.

Mr. Reiner stated that the site plan is excellent and could likely be used for some other sites as well.

Mr. Langworthy responded that there may be a need to postpone this ordinance until the April 20 Council meeting to allow staff to work on these details.

Vice Mayor Boring asked if there is another site available that could accommodate the NCR project.
Mr. Langworthy responded that NCR representatives are present to address this. He understands that there is a deadline for grant submittal for this site which is of immediate concern.

Mayor Chinnici-Zuercher invited the applicant to testify.

Matt McClure, National Church Residences, 2335 North Bank Drive, Columbus thanked Council for their consideration of this project. He understands that it is Council's desire to have this type of housing available in Dublin for seniors. One point to consider is that the density for these types of projects is often higher for various reasons. Primarily, these campuses contain three-story buildings and cottages surrounding a community center, and all activities in this community feed from this

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Concept Plan
Avondale Woods
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center. To meet the three units per acre would require a much larger site and would not lend itself to the tight campus desired.

Ms. Salay stated that Council had understood at the outset that this project would have higher density, and they are supportive. Council's disappointment is with the seller of the land. Council is not being critical of NCR's project whatsoever.
Mr. McClure responded that his point is that Council should consider the density of their 17 acres. Objectively, he feels that Homewood is being asked to reduce the available units on their remaining property, and thereby to somewhat subsidize the NCR project's higher density.

There will be a second reading/public hearing at the April 6 Council meeting.

Ordinance 14-09
Changing the Name of Wichita Street to Wichita Drive in the City of Dublin, Ohio.
Mr. Gerber introduced the ordinance.
Mr. Hammersmith stated this is a housekeeping item brought to staff's attention by the Franklin County Auditor's office. There appears to some discrepancy in the suffix of "street" and "drive" with this roadway, located north of Tara Hill Drive. Staff has contacted the nine affected residents to make them aware of this change, and has heard no feedback. Staff's understanding is that the residents have used "Wichita Drive" as their address over the years. Staff therefore recommends formal adoption of the ordinance at the April 6 Council meeting.
Mr. Lecklider asked if staff believes residents will have adequate time to respond to this issue.
Mr. Hammersmith responded that tonight's meeting is the best opportunity to publicize this change to the neighborhood.
Vice Mayor Boring noted her concern with the mapping software available and how such changes are communicated to them.
Mr. Hammersmith responded this is a good question. Staff has not had much success in contacting MapQuest regarding these changes. This same situation occurred with Hospital Drive versus Perimeter Loop Road. Over time, as mapping is updated through GIS at the county level, MapQuest and others will incorporate the new information.

There will be a second reading/public hearing at the April 6 Council meeting.

Ordinance 15-09
Changing the Name of Darby Street to North Street Beginning at High Street and Terminating at a Point Approximately 245 Feet West of High Street in the City of Dublin, Ohio.
Mr. Gerber introduced the ordinance.
Mr. Hammersmith stated that in an effort to implement improved wayfinding in Historic Dublin, and making easier navigation for visitors, staff has recognized the confusion regarding Darby Street. The street actually begins at Bridge Street, between the vet hospital and the "BriHi" project, extends north, making a 90-degree turn at the library to head east, intersecting with High Street. This results in two intersections – Bridge/Darby and Bridge/High. Staff is proposing renaming the small piece of Darby Street between High Street and in front of the library to North Street, consistent with North Street on the east side of High Street. There are no addresses on this portion of Darby Street, so it would not require any changes in addressing.

Mr. Gerber noted that at the corner of Bridge and High, the project under construction is called, ""BriHi." Is the building to be called, ""BriHi?" What is the intent?
Mr. Hammersmith responded that ""BriHi" is the name of the privately-owned within the Stonehenge project.

Mayor Chinnici-Zuercher followed up, noting that the sign on I-270 indicates, District." She wasn't aware the City had a "BriHi District."

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Concept Plan
Avondale Woods
5215 Avery Rd.

CITY OF DUBLIN.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 18, 2004

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

4. **Rezoning 03-139Z – Avondale Woods of Dublin – 5215 Avery Road**
Location: 139.65 acres on the west side of Avery Road, 2,000 feet south of Rings Road.
Existing Zoning: R-1B, Limited Suburban Residential District (Washington township).
Request: Review and approval of a rezoning to PUD, Planned Unit Development District, under the provisions of Section 153.053.
Proposed Use: A mixed-use residential development consisting of 190 single-family lots, 63 attached condominium units, and 49 acres of open space (35 percent).
Applicant: Homewood Corporation, c/o J. C. Hanks, 750 Northlawn Drive, Columbus, Ohio 43214; represented by Christopher Cline, Blaugrund, Herbert, & Martin, 5455 Rings Road, Suite 500, Dublin, Ohio 43017.
Staff Contact: Mark Zuppo, Jr., Planner.
Contact Information: Phone: (614) 410-4654 or E-mail: mzuppo@dublin.oh.us.

MOTION: To table this Rezoning application.

* Christopher Cline agreed to the tabling of this case.

VOTE: 6-0.

RESULT: This Rezoning application was tabled so that the outstanding issues such as traffic, access, site layout, stormwater and text clarifications, as outlined in the staff report, can be addressed by the applicant.

STAFF CERTIFICATION

Daniel D. Bird, FAICP
Director of Planning

08-100 CP
Concept Plan
National Church Residence
5215 Avery Road

Mr. Gerber said the red was a little too orange. He said the ivory looked good, the blue was okay, but there were problems with the green and rust colors. He said the Commissioners wanted to see more of a burgundy color than red and the green should be about 2½ shades darker than what was proposed tonight.

Ms. Boring said when this case first came in as a preliminary, there was a nice sweeping Kroger scripted "K", and when the final design came in, there were big, bold block letters used. She said that had made a difference.

Mr. Hale said this store is actually called "Kroger Marketplace." He thought they would go back to the original sweeping script Kroger sign. He said he wanted to come back in a month to try to make the Commission happy with the sign illumination and colors.

Ms. Reiss said the colors should match the awning colors and the colors proposed tonight do not do that.

Mr. Gerber made the motion to table this Final Development Plan with respect to the signage only. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sprague, yes; Ms. Reiss, yes; Ms. Boring, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Tabled 6-0.)

Mr. Gerber said this case would be seen again in January. He said the light demonstration was fine and he appreciated it.

4. Rezoning 03-139Z – Avondale Woods of Dublin – 5215 Avery Road

Dann Bird said staff requested that this rezoning case be tabled. He said staff met with the applicant today to discuss refinements to the development, and as a result of the discussion, staff requests that the case be tabled so that the applicant and staff can work through refinements and opportunities to the development.

Christopher Cline, representing the applicant agreed to a tabling.

Rick Gerber said a tabling was a great solution at this point. He made the motion to table this Rezoning application.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sprague, yes; Ms. Reiss, yes; Ms. Boring, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Tabled 6-0.)

5. Final Development Plan – 04-143FDP – Riverside Woods – Hard Road

Mr. Gerber swore in those who wished to testify in regards to this case. There were no discussion or questions from either the Commissioners or the audience.

Rich Towle, the applicants' representative, agreed to the conditions as listed below.

Mr. Gerber made the motion to approve this Final Development Plan because it preserves the natural quality and character of the land consistent with accepted [illegible] architecture, and engineering principles, it complies with the final de

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Concept Plan
Avondale Woods
5215 Avery Rd.

CITY OF DUBLIN.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 4, 2004

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

5. **Informal 03-139I – Avondale Woods of Dublin – 5215 Avery Road**
Location: 139.65 acres on the west side of Avery Road, 2,000 feet south of Rings Road.
Existing Zoning: R-1B, Limited Suburban Residential District (Washington Township).
Request: Informal review of development options, as required by Resolution 48-03 regarding conservation design techniques, for a proposed PLR, Planned Low Density Residential District, subdivision under the provisions of Section 153.051.
Proposed Use: The following two residential development options are proposed for general discussion:
   1) Option 1: A mixed-use, residential development consisting of 197 single-family lots, 81 attached condominium units, and 44 acres of open space (31.5 percent).
   2) Option 2: A residential development consisting of 278 single-family lots, and 69.8 acres of open space (50 percent).

Applicant: J.C. Hanks, Homewood Corporation, 750 Northlawn Drive, Columbus, Ohio 43214; represented by Christopher Cline, Blaugrund, Herbert, & Martin, 5455 Rings Road, Suite 500, Dublin, Ohio 43017.
Staff Contact: Mark Zuppo, Jr., Planner.

MOTION: That this site is not conducive to Conservation Design.

VOTE: 5-1.

RESULT: After much discussion, the Commissioners decided that this site was not conducive to Conservation Design. Four of the Commissioners preferred the plans submitted December 2002 to these plans and all agreed the density should be lowered.

STAFF CERTIFICATION

Frank A. Ciarochi
Acting Planning D

10-036CP
Concept Plan
Avondale Woods
5215 Avery Rd.

Mr. Gerber agreed, but said only because of the visibility the Commission should review it.

Gary Gunderman clarified that if changes to the Code had been adopted to consolidate the PCD with the PUD, this would not be before the Commission. Mr. Gerber understood.

Mr. Saneholtz made a motion to approve this revised development plan because it conforms to the existing Subarea J text and complies with the PCD provisions of Section 153.058, providing for the expansion and update of a successful Dublin business with seven conditions:

1) That vehicular display be prohibited on the proposed path and be noted as such on all plans, subject to staff approval;
2) That no colored lenses be used for any lighting on site;
3) That the proposed modifications comply with applicable Stormwater Regulations, to the satisfaction of the City Engineer;
4) That revised plans be submitted if a second door is required, subject to staff approval;
5) That proposed new signage be submitted that is directional in nature, subject to staff approval;
6) That relocated trees be replaced on an inch-per-inch basis if they die within five years, subject to staff approval; and
7) That the applicant utilize a rock that is more aesthetically suitable, subject to staff approval.

Mr. Gerber seconded the motion. Mr. Cline agreed to the conditions as listed above. The vote was as follows: Mr. Messineo, yes; Ms. Reiss, yes; Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Saneholtz, yes; and Mr. Gerber, yes. (Approved 6-0.)

4. Rezoning/Revised Preliminary Development Plan 03-045Z – NE Quad PUD Retail, Subareas 5A and 5B – Kroger Center – Sawmill Road

Mr. Gerber noted this was a very large application. He said a Commission meeting was scheduled for March 18, but there are no applications currently ready to review. Instead of canceling the meeting, it made sense to hear this case then.

Ben W. Hale, Jr., representing the applicant, agreed to request a tabling in order to hear this application in its entirety at the next meeting. He said they were ready to go tonight and that they would not change anything in the next two weeks.

Mr. Gerber made a motion to table this case and made a motion. Ms. Reiss seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Zimmerman, yes; Ms. Reiss, yes; and Mr. Gerber, yes. [Ms. Boring had left the room temporarily.] (Tabled 5-0)

5. Informal 03-139I – Avondale Woods of Dublin – 5215 Avery Road

Mr. Gerber said this is an informal review of development options in order to address the objectives of the recently enacted Conservation Design Resolution. The discussion will be limited to thirty minutes.

Mark Zuppo said the applicant has filed for a rezoning application to request a change in zoning to PLR, Planned Low Density Residential District, but wanted to discuss the issue of

Conservation design prior to moving forward with the application. He said the Commission, on December 12, 2002, heard an informal proposal for this site on December 12, 2002.

The site is a peninsula at the southernmost portion of Dublin, west of Avery Road. It has approximately 4,000 feet south of Rings Road, and is surrounded by the City of Columbus on three sides. He said the site currently has Washington Township R-1B, Restricted Suburban Residential District zoning. Parcels within Dublin to the north are also zoned R1-B. The existing CSX railroad track has approximately eight to ten trains per day passing through the site. There is a 25-acre woodland in the northwest corner of the site and a four-acre triangular woods in the southwestern portion.

According to draft plans for the Hayden Run Corridor, office developments will abut this development on both the west and east sides of Avery Road. Several Traditional Neighborhood Development zoning classifications are to the southeast and southwest. Directly to the south is the location for the overpass of the future Britton-Cosgray connector.

Ms. Boring inquired about the densities of the Traditional Neighborhood designations. Mr. Zuppo said approximately six dwelling units per acre.

Option 1:
Mr. Zuppo showed a slide of Option 1, which included 197 single-family lots located north of the 81 attached condominium units (three units per building). He said Avondale Commons, the single-family portion of the site, is noted as Avondale Village on the site plan. It has approximately 44 acres of openspace, mostly woodlands on the northwest corner (28.5 acres) as well as four acres, and a small swale in the southeastern portion of the site.

He said the main access will be on Avery Road, and future access to Tuttle Crossing when it extends through, will be to the north. A retention pond is proposed in the east central portion of the site along with other small ponds in the condominium unit development.

Option 2:
Option 2 includes fifty percent openspace (69.8 acres). This option provides more openspace and a few more view sheds through the site. The main north-south boulevard will go through the site, abutting the woods. Homes along an east-west drive will back up to the woods.

Mr. Zuppo showed slides of the area for the two proposed options. He said staff did not have a recommendation on this informal application, but does believe the applicant has been amenable to staff's suggestions and would like feedback from the Commission to move forward.

Mr. Gerber said it was the Commission's role to determine if this site warrants a conservation development approach. He noted that this case began at 6:45 p.m. and so it will continue until 7:15 p.m.

Christopher T. Cline, Jr., representing the applicant, said he hoped tonight they would get a positive or negative answer on whether this site is appropriate for conservation design.

Mr. Cline said the site has been owned by Homewood since 1993. They were ready to file an application in 2003, and staff asked them to wait because of events with Columbus. They filed

this application on November 2, 2003, so they predated the Conservation Resolution by six weeks. He said there is a legitimate question as to whether it applies to this site. He said the Resolution just states that it will apply to "new" subdivisions. Nothing was said about grandfathering.

Mr. Cline said they had a big investment in time and resources in the original plan (Option 1), which is the one they preferred. However, he said that they completed conservation design as requested. He said preserving the woods significantly constrains the planning, particularly for conservation options. They set that as a priority because it is clear the City wants the woodlot preserved. They hope to develop a higher quality subdivision on this site with 75- to 95-foot lots. The homes are proposed to be 2,400 to 3,200 square feet in area. They would like to set the tone in this area before development commences in Columbus. Mr. Cline said conservation design does not apply to every project. For the sites and densities that it works for, it seems to plan itself.

Linda Menerey presented options that were submitted at the December 2002 hearing for this site. She said planning cannot be done in a vacuum, and everything must be considered as Mr. Arendt makes clear.

Ms. Menerey said when looking at property, locational context needs to be understood. The objectives of the developer and the City must be integrated into a plan. She said the reality here is that there will be 2,700 units to the west at six units per acre (17 percent openspace). Most of the openspace is contained along the Hayden Run, the high-pressure gas line easement, and along the railroad tracks.

She said Dublin's Community Plan suggests 1 to 2 dwelling units per acre. Their biggest issue is when they look at everything happening around the site, it was hard to look at a conservation development in the true sense and figure what they are supposed to be doing.

Ms. Menerey said this parcel has one of the largest woodlands in the Southwest area. Keeping it as a feature of this development poses issues because conservation principles encourage providing greenspace throughout. The whole concept is to provide an integrated openspace network. Unless they develop the woods, they are stuck with 28 acres in the corner and seven acres remaining elsewhere on the site. Ms. Menerey said Dublin wants to protect the rural character. The applicant is attempting to do some of that by saving the woods, keeping the large openspace corridor along Avery Road, and preserving natural features.

An objective of diversifying housing choices is very clear. The plan submitted in November showed two different kinds of housing. The typical lot size is 75 to 95-feet and the other product, which is a three-unit building, is designed to offer a different price point/life style in the marketplace. Ms. Menerey said this plan has around 31 percent openspace.

She said in terms of integration, it is not necessarily all or nothing. While the plan is not 100 percent conservation design, it is not a standard subdivision plan. She said they did not believe that was necessarily the right solution. They would like to think there is a better solution that incorporates some of the conservation design objectives the City would like. Ms. Menerey said they did not think 100 percent conservation was the right way to go with everything that is happening in the surrounding area.

Ms. Menerey said Option 2 provides a combination of 50 by 110-foot lots and the other more "typical" lots. She said in order to get the 50 percent openspace and keep the woodlot, that shapes the lot sizes and product types. They also worked with staff in terms of road connections and some of the impacts with Avery Road. She said they had modified both plans in terms of entry points along Avery Road.

Al Berthold, Alfred Edwin Berthold Architect, said they considered a multi-family product. They thought about the massing and scale of the buildings and worked back to the interior design. He presented a small model of a building. He said they thought about putting three units in a building to provide a mix that included a ranch, a story-and-a half, and a traditional two-story in the middle. The garage locations can be varied, and stone was selected as a major material.

Ms. Menerey said the multi-family is generally located along the railroad.

Mr. Cline said over the past ten years the need to incorporate different demographics into the same developments has been discussed. He said the condos were intended to appeal to three different markets. Mr. Cline said in the remaining six minutes he wanted to hear from the Commissioners.

Ms. Reiss thought a good job was done in preserving the woods. Because the site is flat, it is important to have proper stormwater management. More ponds would be great. She was leaning toward the conservation approach (Option 2). The smaller lots are okay, and a good job has been done providing setbacks off Avery Road. She wondered about the Tuttle extension and suggested the last row of houses be eliminated. A buffer is also needed along the railroad tracks where the woods and detention will be. She understood the site is surrounded by higher density and leaned towards lower density because of traffic impacts.

Mr. Gerber said this was the third time he has seen this project. He did not think conservation options fit here. He thought the December 2002 plan was more appropriate.

Ms. Boring did not like any of the previous layouts. She agreed with Mr. Gerber that conservation design does not work because of the woods. She would like to see more frontage on the woods and thought the diversity in the multi-family was great. She would encourage a density of 1.5 du/ac and see what other things could be incorporated. Two dwelling units per acre was too high.

Mr. Messineo said 2.0 du/ac seemed to be more of a medium density and he did not like the condos on this site. He did not think conservation design was applicable, and he liked previous layouts better.

Mr. Zimmerman said conservation design did not fit the site, and he wanted to see the woods preserved. He liked the design of the condos, but would prefer a residential subdivision. Ms. Boring asked what was not "residential" about the condos. Mr. Zimmerman said he looked at it as multi-family on single-family lots. He said the previous layouts were more attractive.

Mr. Saneholtz said Option 1 with the condos was appealing to him, but he would eliminate 22 lots along the railroad for openspace. That would provide a density of 1.8 du/ac. He liked that there was nothing against the woods on the east side. He said the previous design layout with no units against the railroad was more appealing to him..

Mr. Gerber announced the time allotted had expired. He asked that the layouts be better identified for the record.

Ms. Menerey said the PLR design was what the Commission referred to as Option 1. The conservation development is Option 2. Discussion about the previous three layouts were for Options A, B. and C.

Mr. Cline counted four Commissioners that did not think conservation design would work.

Mr. Gerber added that the majority thought the 2002 proposals were better than these presented tonight.

Ms. Menerey added that there is a sanitary sewer easement running east-west through the site and per the City Engineer's office, that must go in a front yard.

Ms. Readler suggested that a motion be made to recommend that the site is not suitable for conservation design.

Mr. Gerber made a motion that this site is not conducive to conservation design. Mr. Zimmerman seconded the motion, and the vote was as follows: Ms. Reiss, no; Mr. Saneholtz, yes; Ms. Boring, yes; Mr. Gerber, yes; Mr. Zimmerman, yes; and Mr. Messineo, yes. (Motion Approved 5-1.)

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Libby Farley

Libby Farley
Administrative Assistant
Planning Division

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Concept Plan
Avondale Woods
5215 Avery Rd.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 12, 2002

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

1. **Informal Review 02-139INF – 5215 Avery Road**
   Location: Approximately 130 acres located on the west side of Avery Road, about 4,100 feet south of Rings Road.
   Existing Zoning: R-1B, Limited Suburban District (Washington Township classification).
   Request: Informal review and feedback for a proposed residential development and openspace.
   Proposed Use: A new residential development.
   Applicant: Homewood Corporation, c/o John C. Hanks, 750 Northlawn Drive, Columbus, Ohio 43214.
   Staff Contact: Barbara M. Clarke, Planning Director.

RESULT: Three different residential plans were presented, all having nearly two units per acre, with parkland exceeding requirements. The Commissioners were concerned about preservation of the barn and wooded area, park access, buffering along the railroad tracks, lowering the density, and providing alternatives to single-family homes. No vote was taken on this informal review.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

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Ms. Boring said her concern was that the Commission was led to believe the site was going to be used in a specific manner, and it now seems clear that it will not. The Commission would like it to revert back and wants to know if there is some way to do that.

Mr. Sprague said perhaps the site should be rezoned to the SO, Suburban Office District.

Mr. Gerber suggested a motion: To ask City Council to revisit the revised final development plan action for National Century Financial Services (Revised Final Development Plan 02-089RFDP – Muirfield Square (6025-6189 Memorial Drive) by the Commission, and to explore any options to set it aside which were available to the City. Mr. Ritchie revised his motion to include that wording. Ms. Boring seconded the revised motion. The vote was as follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Mr. Zimmerman, yes; Mr. Gerber, yes; Ms. Boring, yes; and Mr. Ritchie, yes. (Motion approved 7-0.)

1. Informal Review 02-139INF – 5215 Avery Road

Bobbie Clarke said there are no rules for an informal review, except that it can last no more than 30 minutes. Its purpose is to present a new proposal the Commission, and then for the Commission to give feedback to the applicant.

This site is fairly isolated from other development. She said the developer has proposed three possible scenarios for the residential development. The site is the southernmost property in Dublin, located west of Avery Road. A railroad track runs diagonally on its west edge. It is flat, open farmland and still carries Washington Township R-1B zoning.

Ms. Clarke said the City of Hilliard wants a Hayden Run Road "bypass," and its general alignment is somewhere very near the southern property line of this site. She showed a PowerPoint presentation. An aerial photo showed a major woodlot in the northwest corner of the site and one along the railroad tracks. She said the proposals show parkland along the front section. These options all have nearly two units per acre, with different amounts of parkland.

Option A is all single-family lots with varying widths, and all of the wooded areas are parkland. Option B integrates a second type of housing with the same parkland. Cluster housing is along the railroad tracks. Option C is a more standard-Dublin layout, and has less park. All show one access from Avery Road and stub streets to the north and west. She said another consideration is the Tuttle Crossing extension from Avery Road to Cosgray Road. There is no alignment even under study as yet. Ms. Clarke said all three proposals exceed Dublin's parkland requirement.

J.C. Hanks, Homewood Corporation, asked for feedback. He said this site is basically a peninsula. Tuttle Crossing Boulevard will someday cross to the north and isolate it. It could be considered a transition area. On the other side of the train tracks, Dominion Homes projects 1,500 units in the City of Columbus. Nearby uses include a high-density mobile home park and a driving range. The most important factor is the stand of trees.

Linda Menerey, landscape architect for Homewood, said 30 acres of this 139-acre site is a diverse woodlot in the northwest corner of the parcel. The site is bounded on three sides by current or future City of Columbus ground. The transition is a trailer park to the north. There is also one to the south that impacts less. The driving range is illuminated at night, and to the west

is an active railroad track. Her drawings showed the planned development for M/I and Dominion homes in Columbus at 6.5 and 7.5 units per acre. They need to develop a critical mass of housing with an Avery Road identity. She demonstrated the different jurisdictions on an aerial map. This site has the best woodlot in the area. Species include three kinds of oak, basswood, and elm. Homewood wanted plans preserving the woods and Landmark trees.

Ms. Menerey said Plan A is primarily a 75-foot, 10,000-square foot lot subdivision. It does not meet the Code's diversity requirements, but it saves 32 acres of woods as parkland. The plans maintain a 200-foot setback that is not included in the park calculation. The park requirement is roughly 17.5 acres based on the unit count. In Plan B, the trees remain as well. They introduced an 80-unit project at five units per acre. It may be a townhouse or ranch product, and the overall density will be two units per acre. Plan C is 75-foot lots and meets the diversity code, but it has 18 acres of park. A tree survey will determine which part of the woods will be developed. Ms. Menerey said Homewood prefers Plan A, but they would like the Commission's feedback.

Ted Saneholtz said the option "B" was most effective. The demographics require housing alternatives to single-family homes, especially as the population ages. He said the cluster of homes and/or condominiums of a one level design would be attractive.

Mr. Ritchie said he is familiar with the Columbus proposals, and he is concerned how they will all fit together. How does this relate to the other developments around it? He dislikes the higher density development having to access through the lesser density area. He is concerned about everyone having either visual or physical access to the woods.

Mr. Ritchie asked if the development along the Avery Road frontage is viable and will it be maintained. Ms. Menerey said there are a few large single-family lots on the west side of Avery.

Mr. Gerber said he likes Plan "B" for the same reasons stated by Mr. Saneholtz. He is concerned that there is only one entrance, in terms of safety and services. He said active railroad tracks are noisy, and noise abatement may be needed. He was unsure about water and sewer availability.

Ms. Menerey said they thought the cluster housing along the tracks would be a buffer, and it would permit a larger setback than a single-family layout.

Mr. Sprague said he likes all options, he said they all have strengths and some weaknesses. He said "A" seems to offer the most advantages, but he likes the diversity and creativity in "B". He said "B" may minimize the exposure to the track. They have to be concerned with diversity of housing and adequate housing. He thinks they have a good start, but there is work to be done.

Ms. Clarke said the staff had informed her that there are 8 to 10 trains per day on that stretch of railroad tracks, and the maximum speed is 50 mph.

Mr. Zimmerman said the train whistle blew at every crossing. He can hear it from his house.

Mr. Hanks said they will be looking at that very carefully, to address it properly.

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Ms. Boring said people will see the railroad before they move there, and they will make their own decisions. She is concerned about the owners versus the renters. Several neighborhoods are experiencing problems with a number of rental homes, and a general lack of maintenance.

Mr. Hanks said this will not be a rental community; it will be a fee simple purchase community.

Ms. Boring said she did not like any of the three plans. The parks are for everyone in Dublin, not just those nearest to it. Neighbors sometimes think the woods are theirs. Park areas should not be closed off by the backs of houses. She said traffic calming should be incorporated into the design, and this seems too linear to keep the speed of traffic down.

Mr. Hanks said he had not talked with the Hilliard School District.

Mr. Zimmerman said the barn looked rough. Staff should check into the feasibility of keeping it. He said the area is flat, and the noise echoes. He thought having only one entrance was a safety issue. He noted the Community Plan calls for a density of 1-2 units per acre, but the planning should start at one unit per acre, not at 1.92 per acre. Mr. Hanks said he understood.

Mr. Messineo thought the Dublin lot diversity requirements should also be included in Plan A. Ms. Menery said the lot diversity would require developing part of the woods or reducing the density. Mr. Hicks said the plans presented are economically feasible. Mr. Messineo encouraged using a lower density plan. He was concerned about Plan B that shows multi-family, or lower priced units against the railroad tracks.

Ms. Menery said economics and site characteristics, such as the railroad tracks and being surrounded by Columbus, make a one unit per acre proposal unlikely. The next plans will probably be in the "high ones." She repeated the positive comments. They can create another entrance, work on the diversity, relocate the attached units, create a buffer along the tracks, etc.

Mr. Hanks thanked the Commission for the direction and input.

2. Revised Final Development Plan 02-121RFDP – Llewellyn Farms PUD - 5555 Frantz Road - American Cancer Society – Signage

Chad Gibson presented this revised final development plan for a replacement sign using PowerPoint. The subject site is on the northwest corner of Parkcenter Avenue and Frantz Road, within the office section of the Llewellyn Farms PUD. The 28,000 square foot building is on a site of 3.1 acres. The sign is oriented towards Frantz Road.

Mr. Gibson said the existing sign is 6'-4" tall and 24 square feet in area. A replacement sign face was installed in August without a permit. Because the background of the sign face is not opaque, it does not meet Code. Code permits a maximum of three colors, and the existing sign has four colors (red, white, blue, and light blue). Code sections violated are Sections 153.158E (opacity) and 153.158C (number of colors). He noted that the site is zoned PUD, which allows the Commission to use its discretion in the final development plan to vary from the Code, as long as the proposal is consistent with the overall area and the approved plan.

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