City of Dublin
Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager Sig for MIG

Date: April 4, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Ordinance 25-13 - Rezoning Approximately 3.02 Acres located on the West Side of Coffman Road, Approximately 300 Feet North of the Intersection with Roscommon Road from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Coffman Reserve PUD) to Establish a 6-Lot, Single-Family Detached Residential Development and 0.29 Acres of Open Space. (Case 12-066Z/PDP/PP)

Summary

Ordinance 25-13, a request for review and approval of a Rezoning with Preliminary Development Plan from R-1, Restricted Suburban Residential District, to Planned Unit Development District (Coffman Reserve PUD), and a Preliminary Plat for 3.02 acres to establish a six lot, single-family detached residential development with 0.29 acre of open space was introduced at the March 25, 2013 City Council meeting.

Council members expressed concerns, about tree preservation, sidewalk connections, and stormwater management, particularly as it relates to maintenance costs to the homeowners association (HOA).

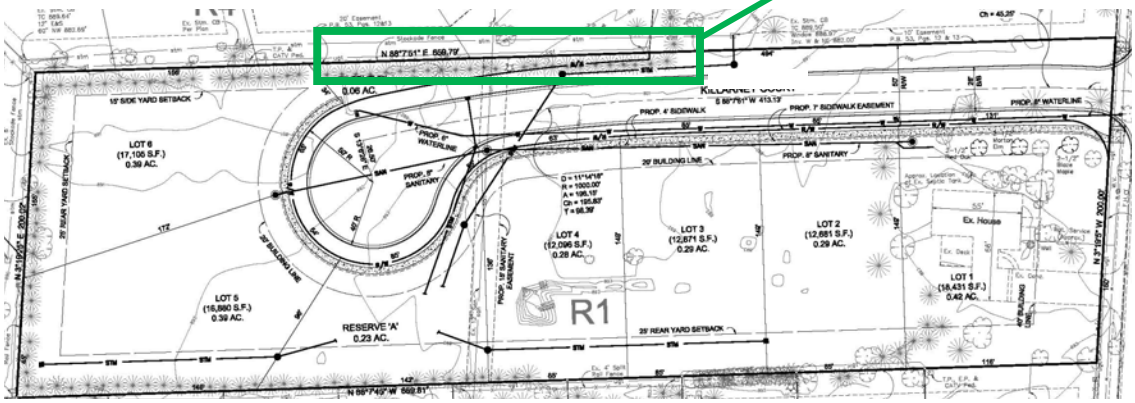
Update

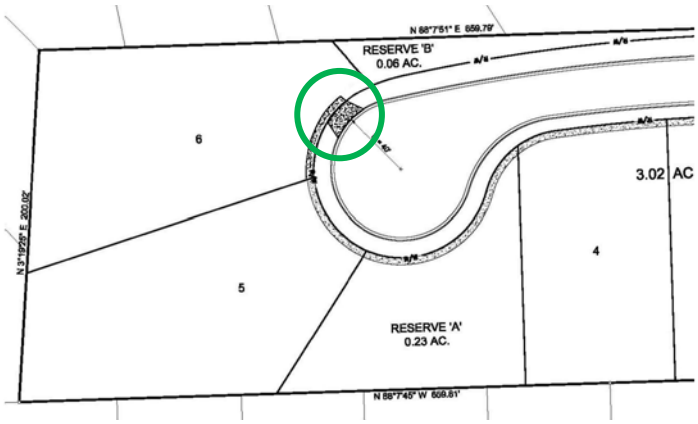
Tree Preservation
The preliminary tree preservation plan shows 121 trees measuring 6 to 24 inches and four trees of 24 inches and above, all in good condition. The plans show that one dead tree along the northern property line will be removed. Planning has worked with the applicant to maximize tree preservation with this proposal by placing the road as much to the south of the tree line as possible. The road pavement will be offset within the right-of-way to the south to ensure trees along the northern boundary can be preserved.

The plans include a note that has been updated since the first reading stating that any trees disturbed during construction will be replaced with Norway Spruce. It is the intention for no trees to be disturbed during construction; however, if a tree is damaged, it will be replaced. North of proposed Lot 1, the road construction will require the removal of three pine trees totaling 82 inches.

Sidewalks
A four-foot, public sidewalk is proposed along all street frontages, except as waived in the proposed development text where homes do not front the street.

Planning and Engineering support having a sidewalk only where it fronts lots in this subdivision. The sidewalk system for Coffman Reserve is not intended to be a loop system, but rather is a means for residents to gain access to the larger system along Coffman Road. The applicant has worked with Planning to preserve existing trees along the site's property lines. As stated above, efforts have been made to preserve the pines creating a natural dense buffer along the northern property lines. Installing a sidewalk on the north side of the proposed street would greatly impact the survivability of the 22 pines ranging in size from four to six inches. Additionally, adding a sidewalk along the north side of the proposed street would also increase impervious surface and require the applicant to increase stormwater management capacity.





The sidewalk will extend along the frontage of Lot 6 and terminate at the driveway for this lot. The construction of the sidewalk and driveway approach will take place when the home is constructed.

Stormwater Management

A detention basin is proposed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations. There was discussion at the Planning and Zoning Commission and at City Council regarding the possibility of a waiver for stormwater management.

The original proposal included an underground stormwater management system within the right-of-way. Due to the cost of this underground system, the applicant requested a stormwater management waiver. The Director of Engineering denied the waiver and rejected the applicant's proposal for underground detention within the public right of way for the following reasons:

1. The proposed system was partially located under the public street pavement. This would greatly increase any maintenance or replacement costs of both the system and the street pavement.
2. Engineering has found that underground systems are subject to being "out of sight, out of mind," and the likelihood that maintenance would not be adequately performed is high.
3. There was no compelling reason, especially considering that this site would still be required to meet Ohio EPA guidelines for water quality treatment, for a waiver to be granted for quantity control.

Staff subsequently asked the applicant to shift the bulb of the cul-de-sac to the south to ensure the preservation of the pine trees along the north property line. This shift resulted in the elimination of a lot, which already had limited buildable options. The applicant then proposed to use this area for stormwater management and to meet open space requirements. The proposed detention basin will direct the stormwater into the 66-inch storm sewer located to the north of the site.

The City Engineer is able to waive stormwater quantity requirements; however, the management of stormwater quality is regulated by the Ohio EPA and cannot be waived by Dublin. Considering the applicant will have to have a stormwater management system for quality to comply with the Ohio EPA, Planning, Engineering and the applicant believe the proposed detention basin is the best solution. While an underground system may be used, the initial cost of the system and the ongoing maintenance and future replacement will be a greater burden to the HOA than the maintenance responsibilities for the detention basin. Additionally, the basin fulfills open space dedication requirements for the site. The applicant estimates the cost to the HOA of maintaining the basin to be approximately $350 per year.

The text provides that the basin will be landscaped with deciduous trees, with ornamental tree accents and deciduous shrubs distributed in a naturalized manner. Several tree and shrub species are listed as options, including Bald Cypress, London Plane Tree, River Birch, Allegheny Serviceberry and Winterking Hawthorne. All final landscape details will be required at the final development plan.

Street Name
Based on further review of the originally proposed street name "Killarney Court," staff found the name already used in the Dublin. The applicant has revised all plans with the new street name of "Brennan Court."

Recommendation

Planning recommends City Council approval of Ordinance 25-13 at the second reading/public hearing on April 8, 2013.

City of Dublin
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5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager

Date: March 21, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Ordinance 25-13 – Rezoning – Coffman Reserve (Case 12-066Z/PDP/PP)

Summary

Ordinance 25-13 is a request for review and approval of a Rezoning with Preliminary Development Plan from R-1, Restricted Suburban Residential District to Planned Unit Development District (Celtic Crossing PUD), and a Preliminary Plat for 3.02 acres to establish a six lot single-family detached residential development with 0.29 acre of open space.

Background

The parcels were annexed into the City of Dublin in 1973 and Dublin zoning was established as part of an area rezoning in 2003. There have been no other applications for development on the site.

Preliminary Plat

The proposed Preliminary Plat subdivides 3.02 acres of land into six single-family lots and 0.29 acre of open space. The plat also provides new right-of-way for Killarney Court. The Zoning Code requires the dedication of 0.39 acre of open space and the proposal contains dedication of 0.29 acre of open space. The applicant will be required to pay a fee in lieu of dedicating 0.1 acre of required parkland.

- Reserve "A" is 0.23 acres located between Lots 4 and 5 on the south side of the site, with a detention basin, landscaping and benches proposed.
- Reserve "B" is 0.06 acres located along the northern site boundary adjacent to the right-of-way and incorporates the existing evergreen trees.

The development text indicates that the open space areas will be owned by the City of Dublin and maintained by a forced and funded homeowners association. The preliminary plat includes this information.

Preliminary Development Plan/Development Text

Site Layout

The proposal incorporates the existing home as Lot 1 in the PUD/preliminary plat. The proposed plan shows a new intersection off Coffman Road at the northern portion of the site. A new public road, Killarney Court, will extend west from Coffman Road and provide access to Lots 2 through 4, ending in a cul-de-sac with Lots 5 and 6. Lot 1 has an existing driveway off Coffman Road which will remain. A vacant lot immediately north of the site (not included in the proposal) will be able to access Killarney Court, should it develop.

Development Requirements
Allowed uses include single-family detached homes, open spaces and related park features. The applicant has indicated this proposal is intended to mirror the development pattern of the surrounding neighborhoods. Lots are required to be a minimum of 11,200 square feet with a minimum depth of 100 feet and minimum width of 85 feet at the building line.

Coffman Road requires a setback of 40 feet, which is reflected in the proposed development text. The text requires minimum setbacks of 20 feet for front yards, 25 feet for rear yards, and six feet for side yards.

Traffic and Access
Access is provided by Killarney Court, a new public road extending west from Coffman Road and terminating in a cul-de-sac. The road will have a 50-foot right-of-way and pavement width of 28 feet. The road bends to the south at the west end and offsets the pavement in the right-of-way to address a concern raised by Planning about tree preservation along the north border.

A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. The study recommends no additional roadway improvements. The development is anticipated to generate 14 total vehicle trips in the a.m. peak and 8 in the p.m. peak. An existing two-way, left-turn lane on Coffman Road will allow turning movements into the development from the south.

Sidewalks
A four-foot public sidewalk is proposed along all street frontages, except as waived in the proposed development text where homes do not front the street. The sidewalk will extend along the frontage of Lot 6 and terminate at the driveway for this lot. The text requires a three-foot private sidewalk from the front door to the driveway.

Tree Lawn
The Zoning Code requires a minimum seven-foot tree lawn. The City Engineer has recently requested that nine-foot wide tree lawns be designed to allow less interference with the sidewalk and more room for trees to grow. The development text requires this nine-foot tree lawn. To accommodate the wider tree lawns, the sidewalk should move toward the lot and a wider sidewalk easement be dedicated.

Architecture
The development text describes the general character of the development as one- and two-story homes and requires adherence to the Residential Appearance Standards except as otherwise stated.

Permitted materials include brick, stone, wood, stucco and fiber cement siding. Permitted trim materials were revised since the Planning and Zoning Commission review to eliminate vinyl and aluminum trim as requested by the Commission. Colors are required to be natural and/or warm neutral colors. High-chroma colors are not permitted. The text stipulates that chimneys must be finished with masonry. Same or similar front elevations cannot be repeated on either side of a lot or on the cul-de-sac lots.

Tree Preservation
The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. As first proposed, the development text included a tree waiver for the development. The Commission conditioned that the applicant remove this waiver from the proposed development text and this has change has been made. The applicant may pursue a tree waiver from City Council separately from this proposal.

The preliminary tree preservation plan shows 121 trees measuring 6 to 24 inches and four trees of 24 inches and above, all in good condition. No removal information is shown at this time. However, a note on the plan states that disturbed trees north of the proposed road will be replaced with white pines, which are not permitted to be counted as replacement trees. The applicant has made efforts to maximize tree preservation with this proposal by locating the road as much to the south of the tree line as possible and including the area in a reserve for tree preservation.

Open Space and Landscaping
The proposed plan includes 0.29 acre of open space to be owned by the City and maintained by a forced and funded homeowners association. The applicant will be responsible for the landscaping of the open space areas, where appropriate. Reserve "A" between Lots 4 and 5 will include a dry detention basin, which will slope approximately three feet to the bottom of the basin. Planning has made the applicant aware of the concerns of the Planning and Zoning Commission regarding dry detention and a need for appropriate high quality landscaping. The text indicates the basin will be landscaped with deciduous trees, with ornamental tree accents and deciduous shrubs distributed in a naturalized manner. Several tree and shrub species are listed as options, including Bald Cypress, London Plane Tree, River Birch, Allegheny Serviceberry and Winterking Hawthorne. All final landscape details will be required at the final development plan.

The development text states that benches will be provided along the banks of the basin. The proposed text also states entry features are permitted for the development.

Utilities and Stormwater Management
This development connects to public water through an extension of a public water main, including new fire hydrants, to the existing 16-inch water main located along the western edge of Coffman Road. The development will also construct new sanitary sewer mains and services to serve the proposed lots that will connect to an existing 12-inch main bisecting the site.

New stormwater management structures, pipes and a detention basin will be constructed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations. The detention basin will direct the stormwater into the 66-inch storm sewer located to the north of the site.

Recommendation of the Planning and Zoning Commission

On February 21, 2013 the Planning and Zoning Commission recommended approval to City

Council of the rezoning/preliminary development plan and preliminary plat with the conditions listed below. All conditions of the preliminary development plan and Condition 1 of the preliminary plat have been addressed. Condition 2 of the preliminary plat will need to be fulfilled prior to the final plat being scheduled for City Council approval.

Conditions

Rezoning/Preliminary Development Plan:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
2) That the aluminum and vinyl trim not be permitted in the development text; and
3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

Preliminary Plat:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and,
2) That the applicant pays an open space fee in lieu of dedicating 0.1 acre of open space.

Recommendation

Planning recommends City Council approval of Ordinance 25-13 at the second reading/public hearing on April 8, 2013.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 25-13 *Passed* _____, 20____

AN ORDINANCE REZONING APPROXIMATELY 3.02 ACRES LOCATED ON THE WEST SIDE OF COFFMAN ROAD, APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION WITH ROSCOMMON ROAD FROM R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (COFFMAN RESERVE PUD) TO ESTABLISH A 6-LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT AND 0.29 ACRES OF OPEN SPACE. (CASE 12-066Z/PDP/PP)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. The following described real estate, (see attached legal description marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application (Exhibit "B"), including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission (Exhibit "C"), are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance therewith.

Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2013.

_____
Mayor - Presiding Officer

ATTEST:

_____
Clerk of Council

City of Dublin
Land Use and
Long Range Planning

12-066Z/PDP/PP
Zoning/Preliminary Development Plan/Preliminary Plat
Coffman Reserve PUD
Coffman Road

N
Feet
0 200 400

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

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

February 2009

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

☐ **Informal Review**	☐ **Final Plat (Section 152.085)**
☐ **Concept Plan (Section 153.056(A)(1))**	☐ **Conditional Use (Section 153.236)**
☑ **Preliminary Development Plan / Rezoning (Section 153.053)**	☐ **Corridor Development District (CDD) (Section 153.115)**
☐ **Final Development Plan (Section 153.053(E))**	☐ **Corridor Development District (CDD) Sign (Section 153.115)**
☐ **Amended Final Development Plan (Section 153.053(E))**	☑ **Minor Subdivision**
☐ **Standard District Rezoning (Section 153.018)**	☐ **Right-of-Way Encroachment**
☑ **Preliminary Plat (Section 152.015)**	☐ **Other (Please Specify):** _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 7027 Coffman Road, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-000432-00 273-000914-00	**Parcel Size(s) (Acres):** 1.484 Ac. 1.532 Ac.
Existing Land Use/Development: Single family home site	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Single family subdivision
Total acres affected by application: 3.016 Ac.

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (individual or Organization): Jack J. Eggspuehler	
Mailing Address: (Street, City, State, Zip Code)	20 North Street Dublin, OH 43017
Daytime Telephone: 614-889-7491	**Fax:**
Email or Alternate Contact Information: L_campisano@aerosafegroup.com	RECEIVED

FILE COPY SEP 24 2012 CITY OF DUBLIN PLANNING 12-066Z/PDP/PP

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Charles Ruma	**Applicant is also property owner:** yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): Davidson Phillips	
Mailing Address: (Street, City, State, Zip Code) 4020 Venture Ct., Suite D, Columbus, OH 43228	
Daytime Telephone: 614-777-9325	**Fax:** 614-777-9359
Email or Alternate Contact Information: charles@virginia-homes.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: James Barry	
Organization (Owner, Developer, Contractor, etc.): C.F. Bird & R.J. Bull, Inc.	
Mailing Address: (Street, City, State, Zip Code) 2875 W. Dublin-Granville Road, Columbus, OH 43235	
Daytime Telephone: 614-761-1661	**Fax:** 614-761-1328
Email or Alternate Contact Information: jbarry@birdbull.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I Jack Eggspuehler, the owner, hereby authorize Charles Ruma to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Jack D. Eggspuehler	**Date:** 9/24/12

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 24th day of September, 20 12

State of Ohio

County of Franklin

Notary Public Linda Campisano

LINDA CAMPISANO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 5, 2013

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

I Jack Eggspuehler, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: Jack D. Eggspuehler	**Date:** 9/24/12

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Jack Eggspuehler, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative: Jack R. Eggspuehler	Date: 9/24/12

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

I Jack Eggspuehler, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Jack R. Eggspuehler	Date: 9/24/12

Subscribed and sworn to before me this 24th day of September, 20 12

State of Ohio

County of Franklin

Notary Public Linda Campisano

LINDA CAMPISANO
NOTARY PUBLIC
STATE OF OHIO
My Comm. Expires
October 5, 2013

FOR OFFICE USE ONLY			
Amount Received: 3980.00	Application No: 12-066	P&Z Date(s): 2/21/13	P&Z Action: Approved
Receipt No: 18298	Map Zone: 5	Date Received: 9/24/12	Received By: CDH
City Council (First Reading): 3/25/13		City Council (Second Reading): 4/08/13	
City Council Action:		Ordinance Number:	
Type of Request: Rezoning / Preliminary Development Plan / Preliminary Plat			
N, S, E, W (Circle) Side of: Cottman Rd			
N, S, E, W (Circle) Side of Nearest Intersection: Ross & comman Rd.			
Distance from Nearest Intersection: 175'			
Existing Zoning District: R-1		Requested Zoning District: PUD	

7027 COFFMAN ROAD

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

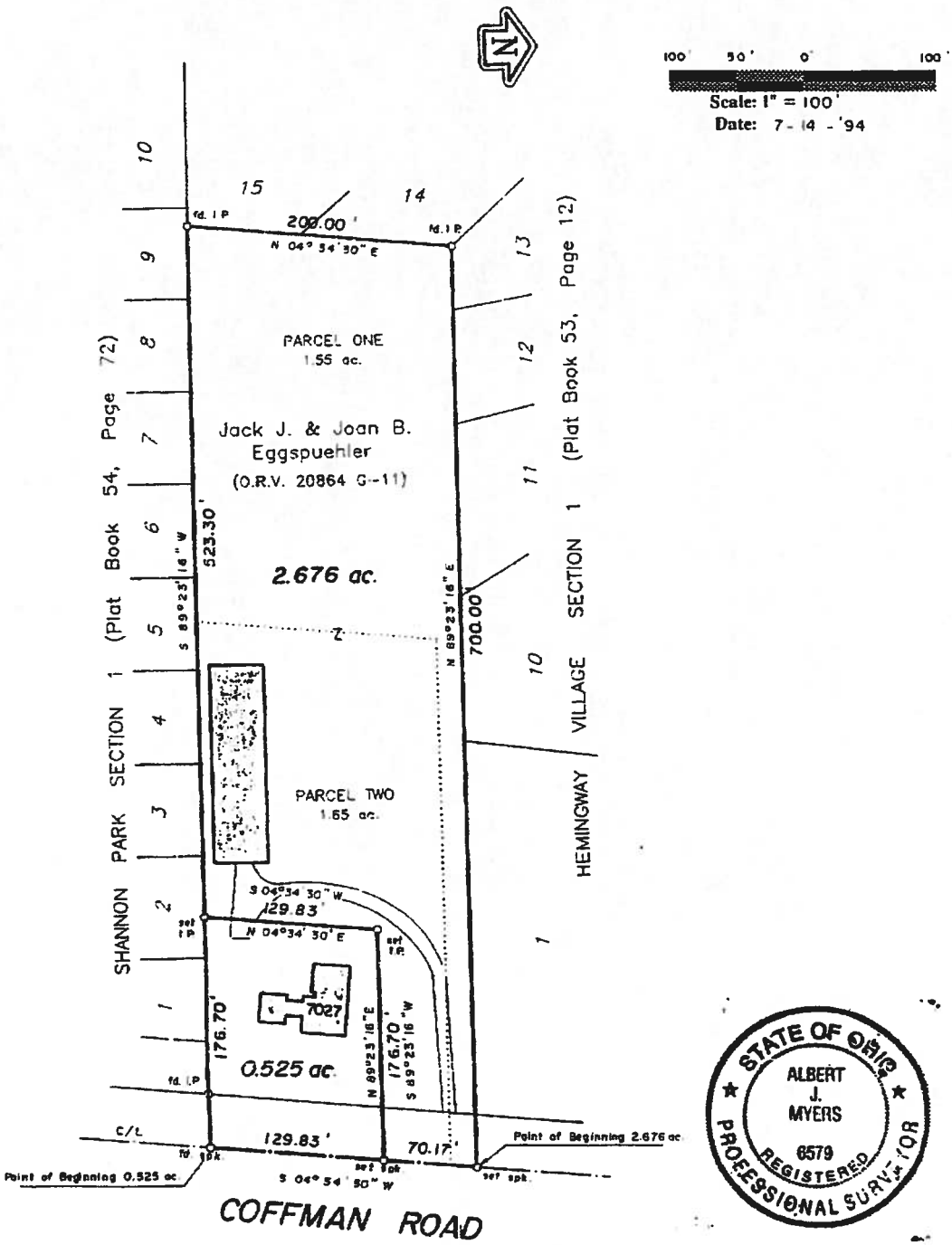
A Boundary Survey prepared for and certified to:
Rajac Properties and/or attn: Pam Conroy

Legal Description: Situated in Ohio, County of Franklin, City of Dublin, Being 0.525 Acres and 2.676 Acres, located in Virginia Military Survey #2543.

Applicant:

Posted Address: 7027 Coffman Road, Dublin, Ohio

Apparent Encroachments: 1) None



STATE OF OHIO
ALBERT J. MYERS
6579
REGISTERED
PROFESSIONAL SURVEYOR

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the centerline of Coffman Road held as S 04°34'30"W

Myers Surveying Co., Inc.
By _____
Professional Surveyor

Myers Order No. - 15-06/13/94	Rec.	Field	DWG	Ltr.	Ck.

S S

12-066Z/PDP/PP Coffman

- James Barry
  c/o C.F. Bird & R.J. Bull, Inc.
  2875 W. Dublin Granville Road
  Dublin, OH 43017

Joseph E. Baldwin &
Kathleen M. Linden
5329 Roscommon Road
Dublin, OH 43017

Mark E & Jennifer K Brown
5337 Roscommon Road
Dublin, OH 43017

Aris T & Christotofides
7042 Tralee Drive
Dublin, OH 43017

William R & Suzanne M Crecelius
7088 Fitzgerald Road
Dublin, OH 43017

Leonard R & Donna M. Dunaj
7063 Fitzgerald Road
Dublin, OH 43017

Randall S & Corinne L Evans
5313 Roscommon Road
Dublin, OH 43017

Steven J & Deborah M Funk
7048 Tralee Drive
Dublin, OH 43017

Seung K Hahn & Jinok Kang
5353 Roscommon Road
Dublin, OH 43017

- Charles Ruma
  Davidson Phillips
  4020 Venture Court, Suite D
  Columbus, OH 43228

Cynthia M & Benjamin W Bailey
5346 Roscommon Road
Dublin, OH 43017

City of Dublin Board of Education
6780 Coffman Road
Dublin, OH 43017

Jeffrey S & Nancy H Byron
7056 Fitzgerald Road
Dublin, OH 43017

Gary J & Constance L Clark
7098 Old Prose Court
Dublin, OH 43017

Joseph P & Kathleen Dicesare
7032 Fitzgerald Road
Dublin, OH 43017

Jack J Eggspuehler TR
7027 Coffman Road
Dublin, OH 43017

Neil A & Carrie A Ferreri
5362 Roscommon Road
Dublin, OH 43017

John A & Sarah M Haas
7099 Old Prose Court
Dublin, OH 43017

Wendy M Hamby
5356 Erin Isles Court
Dublin, OH 43017

- Coffman Company Ltd.
  c/o Jack Eggspuehler
  20 North Street
  Dublin, OH 43017

Rose M. Baldwin
5314 Roscommon Road
Dublin, OH 43017

City of Dublin Board of Education
7060 Coffman Road
Dublin, OH 43017

Robert B Cassidy
5380 Roscommon Road
Dublin, OH 43017

Jeffrey L & Robbie D Cosby
5338 Roscommon Road
Dublin, OH 43017

Daniel J & Shanna M Draper
5370 Roscommon Road
Dublin, OH 43017

Jack J Eggspuehler TR
7051 Coffman Road
Dublin, OH 43017

James G & Nancy J Fuller
7040 Fitzgerald Road
Dublin, OH 43017

Salma & Adel Habtout
7031 Fitzgerald Road
Dublin, OH 43017

Justin L Hegenderfer
5374 Roscommon Road
Dublin, OH 43017

James R & Teresa D Vandecarr
5364 Erin Isles Court
Dublin, OH 43017

Michael B & Julie C Kayser
7080 Fitzgerald Road
Dublin, OH 43017

Norma J Long TR
7047 Fitzgerald Road
Dublin, OH 43017

James L & Susan E McDonald
7091 Old Prose Court
Dublin, OH 43017

Frank & Linda Paluch
7048 Fitzgerald Road
Dublin, OH 43017

Cheryl Powers
5345 Roscommon Road
Dublin, OH 43017

Charles & Sara Jo Speer
5330 Roscommon Road
Dublin, OH 43017

Richard & Janette Vanover
5378 Roscommon Road
Dublin, OH 43017

Raymond & Paula Woodward
7072 Fitzgerald Road
Dublin, OH 43017

Michael A Holstein
7023 Fitzgerald Road
Dublin, OH 43017

Laura M Klein
5305 Roscommon Road
Dublin, OH 43017

Christopher A & Judy A Longhenry
7095 Fitzgerald Road
Dublin, OH 43017

Richard F & Jane S Norris
5386 Roscommon Road
Dublin, OH 43017

Mark & Lisa Pickering
7016 Fitzgerald Road
Dublin, OH 43017

Mark Savage &
Laura Rayburn-Savage
5354 Roscommon Road
Dublin, OH 43017

William B Taylor
7081 Fitzgerald Road
Dublin, OH 43017

Kenneth & Laura Vick
7064 Fitzgerald Road
Dublin, OH 43017

Dublin Local School District
7030 Coffman Road
Dublin, OH 43017

KAF Holdings LLC
7080 Missy Park Court
Dublin, OH 43017

Scott G Lewis & Eileen C Bolton
7096 Fitzgerald Road
Dublin, OH 43017

Joseph & Elaine A Luthman
5321 Roscommon Road
Dublin, OH 43017

Mark & Jennifer Brown
5337 Roscommon Road
Dublin, OH 43017

William & Constance Piwtorak
5369 Roscommon Road
Dublin, OH 43017

Judy Shepherd
5322 Roscommon Road
Dublin, OH 43017

Louis & Betty Tiberi
5305 Roscommon Road
Dublin, OH 43017

Karl & Susan Wolf
7024 Fitzgerald Road
Dublin, OH 43017

APPLICATION STATEMENT

This parcel lies between Hemingway Village Section 1 and Shannon Park Section 1. The proposed development creates six new lots with an additional lot defined for an existing house. The lot sizes meet or exceed those of both contiguous subdivisions. The anticipated value of the proposed homes will also exceed the home values in the contiguous subdivisions.

The site is surrounded by pine trees, planted twenty plus years ago with the thought of creating a mature evergreen edge between the neighboring subdivisions and the eventual development of this parcel. The trees are now in excess of twenty feet tall, and are very healthy and attractive. It is our intent to provide a tree protection zone to maintain this attractive asset for both this development and the neighboring developments.

The proposed zoning is consistent with the Dublin Community Plan as single family housing is the long range plan for this property.

There is an existing 12-inch sanitary sewer that goes through the site. As such, all lots will be provided with public sanitary sewer and no sewage treatment will be required for this development.

REZONING STATEMENT

This proposed development is for a new single family subdivision on 3.02 acres of land. The surrounding land uses to the north, south and west are all single family subdivisions. To the west is the Dublin City Schools Administration Building and sports fields for Dublin Coffman High School. Coffman Road is the access point for this site and is the east boundary for the site.

The proposed zoning is for PUD, for single family housing. This is consistent with the surrounding land use since the surrounding properties are single family housing except for the educational facilities located across Coffman Road from the site. The proposed zoning is PUD instead of a straight residential district due to the variances from the Subdivision Regulations required for this site.

The proposed zoning is consistent with the Dublin Community Plan as single family housing is the long range plan for this property.

The proposed PUD meets the criteria for Planned Districts as per Code Section 153.052(B). The site has been designed in conformance with acccpted planning principals. The only permitted uses are for single family housing which is consistent with the surrounding properties. The properties have been arranged to make best use of the land and minimize disturbance of existing trees. Privacy for the development is provided by existing pine trees that surround the property. The proposed roadway has been offset from the centerline in order to preserve the existing pine trees that border the north property line. Sidewalks will be provided in a sidewalk easement adjacent to the proposed right of way. Circulation will be through the use of a cul-de-sac bulb to avoid a dead end on the only access street in the development. Street lighting will be provided as per the City of Dublin requirements. Utility service for storm sewer, sanitary sewer, waterline, electric, telephone and cable are all available at the site.

PROPOSED DEVELOPMENT TEXT

Coffman Reserve
As Submitted to City Council
Ordinance 25-13

DEVELOPMENT OVERVIEW

Project Description

This parcel lies between Hemingway Village Section 1 and Shannon Park Section 1. The proposed development creates five new lots with an additional lot defined for an existing house. The lot sizes meet or exceed those of both contiguous subdivisions.

Location and Size

- The site is located completely within the City of Dublin and Franklin County.
- The 3.02 acre site is located on the west side of Coffman Road, 525± feet south of the intersection of Adventure Drive and Coffman Road. The site is situated adjacent to Hemingway Village Section 1 and Shannon Park Section 1, located between these two developments.
- There is approximately 200 feet of frontage along Coffman Road.
- The site measures approximately 660 feet deep.

Existing Conditions and Character

- The site is rectangular and mostly grassed. There are pine trees located along the north, west and south property lines. An existing house and storage building are located on the site. The existing house will remain, but the storage building will be razed.
- The site is located in the North Fork Indian Run Watershed. The site generally drains from south to north.
- The site is generally flat and there are no steep slopes on the site.

Existing and Proposed Land Uses

- The Dublin Community Plan – Existing Land Use Map designates the site as being part of a residential medium density area (1-2 du/ac.).
- Surrounding land uses include: single family detached residential (Hemingway Village, Shannon Park), public institutional (Dublin City Schools Administration Building, Dublin Coffman High School) uses in the surrounding incorporated areas.
- Proposed land use is residential.
- The proposal is to develop the tract with 6 single-family lots for a gross density of 1.99 units per acre.

Provision of Utilities

General

- All utilities, including sanitary sewer, water, telephone, electric, and gas are available at the site.
- All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.

Sanitary Sewer

- Sanitary sewer for this development will be provided from an existing 12" sanitary sewer that crosses the site in a north /south direction.
- A new sanitary sewer line will be run parallel to the street, in front of the homes to provide service. The sewer will be extended east to the lot for the existing building and will intercept the existing service line that currently serves the existing structure.

Water

- An existing 12-inch water main along the west side of Coffman Road should be adequate to provide the required domestic and fire protection needs for this development.
- A public water main will be constructed along the proposed street.

Storm Water – Existing

- The site generally drains from south to north towards an existing 60-inch storm sewer system.
- The site drains towards various catch basins that are all served by the 60-inch storm sewer.
- The predominant soil type is Milton Silt Loam, a Type C soil, corresponding to a pre-developed runoff curve number of 74.

Storm Water – Post Developed

- Storm water management will be provided through the use of an on-site detention basin for storm water management and water quality treatment.
- Curb and gutter inlets will be provided within the proposed roadway to accommodate the roadway runoff. Catch basins will be placed in the rear yards to capture the overlot drainage, or water will be directed to the existing catch basins located near the south, west and east property lines.

Access and Circulation

- Vehicular access to the site will be from a single access point on Coffman Road. The proposed roadway will be a cul-de-sac drive to allow for traffic to turn around and exit at the entrance location.

PROPOSED DEVELOPMENT TEXT

Coffman Reserve
As Submitted to City Council
Ordinance 25-13

Development Standards

Basic development standards are addressed in this narrative regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

Permitted Uses

Permitted uses shall include the following:

A. Single-Family detached homes.
B. Open Spaces and related park features.

Density

A maximum of 6 residential homes shall be permitted in this PUD.

Lot Standards

Single family homes in this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types:

A. Fee Simple Lots
    1. Lot Size
        a. Lot Area: 11,200 square feet minimum
        b. Lot Width at the building line: 85 feet minimum
        c. Lot Depth: 100 feet minimum.
    2. Lot Setbacks
        a. Front Yard: The front yard setback will be 20 feet from the right of way, as shown on the preliminary plat.
        b. Rear Yard: There shall be a minimum rear yard setback of 25 feet.
        c. Side Yard: There shall be a minimum side yard of 6 feet, provided that there shall be a minimum of 12 feet total side yard per lot.
        d. Coffman Road: 40 feet minimum.
    3. Lot Coverage
        a. The maximum lot coverage shall be 45%.

Street Access and/or Improvements

A. Access
   1. Coffman Road
      a. A new intersection shall be provided.
   2. Adjacent Properties
      a. There shall be no vehicular or pedestrian access to the adjoining developments Hemingway Village Section 1 or Shannon Park Section 1, except for a drive access to Lot 1 of Hemingway Village from the proposed road to avoid another access onto Coffman Road.

Street Standards

A. Public Streets
   1. Right-of-Way Width: 50 feet minimum
   2. Pavement Width: 28 feet minimum, as measured from back of curb to back of curb
   3. Drive Lanes: Two (2)
   4. Parking Lanes: Parking shall be permitted on one side of public streets internal to the PUD opposite the waterline and hydrants.
   5. Tree Lawn: May vary based on existing vegetation and proposed sidewalks, but shall be no less than 9 feet wide.
   6. Sidewalk: 4 feet wide minimum; sidewalks shall be concrete. No sidewalk is required where it does not front a single family lot.

B. Private Sidewalks
   1. A minimum 3 foot wide sidewalk shall be required for every residence. This private walk shall extend from the front door to the driveway.

Utilities

A. Design and Construction
   1. All utilities shall be designed and constructed to meet the standards of the City of Dublin.

B. Location
   1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

Storm Water Management

A. Design and Construction
   1. Storm water management will be provided on site in a detention basin located within the development. Water quality will also be provided in this basin.

2. Detention basin plantings will consist of deciduous tree canopies, ornamental tree accents, and deciduous shrub plant masses in a naturalized manor. The deciduous trees will likely be a mixture of Bald Cypress, London Plane Tree, and River Birch. The ornamental trees will likely consist of Allegheny Serviceberry and Winterking Hawthorne. The deciduous shrubs will likely be groups of Northern Bayberry and Winterberry. The shrub masses will be located near the perimeter of the basin with the deciduous trees and ornamental trees being located randomly throughout the basin. In addition, some benches will be located along the banks of the basin to allow residents to enjoy the open space.

Tree Preservation, Removal and Replacement

A. Tree Preservation
   1. It is the intent of the developer to preserve as many good and fair condition trees as possible on the site. Every effort will be made to preserve existing trees in good and fair condition where practicable. Any trees 6 inches of caliper or greater in good or fair condition removed during development of the site or home lots shall be accounted for on the Tree Replacement Plan.

B. Tree Replacement Plan
   a. The developer shall be responsible for the replacement of all subject trees affected due to the development of the site.
   b. All site required tree replacement must be completed prior to the issuance of the first building permit or within 6 months, due to unfavorable weather conditions.
   c. All individual lot tree replacements must be completed prior to issuance of an occupancy permit or within 6 months, due to unfavorable weather conditions.

Open Space

0.29 acres of open space will be provided on the site and include the detention basin and a reserve along the north side of the street, past Lot 1 of Hemingway Village. The open space required for this project is 0.316 acres. A fee will be paid by the developer for the shortage in open space. The open space will be owned by the City of Dublin and maintained by the forced and funded homeowners association.

Architecture

A. General Character
   1. The character of the development shall be single-family homes with a variety of 2 or 3 car garages that will adhere to the City of Dublin Residential Appearance Standards Code.

B. Permitted Building Height

1. Maximum height of 35 feet, as measured per the Dublin Code.

C. Permitted Exterior Materials
   1. Siding Materials
      a. The exterior siding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.
   2. Trim Materials
      a. Wood, EIFS, copper or fiber-cement products.
   3. Roofing Materials
      a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.

D. Permitted Exterior Colors
   1. Siding Colors
      a. Natural earth tones and/or warm neutral colors, including white.
      b. High-chroma colors are not permitted.
   2. Trim Colors
      a. Natural earth tones and/or warm neutral colors, including white.
      b. Complementary or contrasting to siding siding color.
   3. Roofing Colors
      a. Roofing colors shall be from the color range of natural materials: such as, but not limited to wood shakes and black.
      b. High-chroma colors are not permitted.

E. Architectural Elements
   1. Four-sided Architecture
      a. Dublin Residential Appearance Code will be adhered to throughout the entire subdivision unless otherwise stated herein.
   2. Garages
      a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
      b. Side loaded garages are encouraged.

F. Architectural Diversity
   1. The same or similar front elevations shall not be repeated within:
      a. Two lots on either side of subject lot.
      b. Any lot on a cul-de-sac bulb.

G. Plan Approval
   1. The Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

Landscaping

A. Entry Features
   1. Entry features may include integrated project signage, landscaping, and irrigation.

2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
3. All entry features will be owned and maintained by the forced homeowners association.

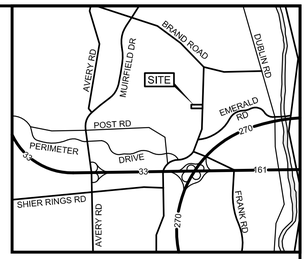
B. Street Trees
1. Street trees will be installed in accordance with the City of Dublin Code. Final location shall be determined by the City Forester. No street trees shall be required where existing trees are preserved along the north side of the proposed new road.

C. Fencing
1. All fencing shall be per City of Dublin Code.
2. Additional fencing standards and details may be presented and approved during Final Development Plan phase.

Homeowners Association

A. All residential property owners within the Coffman Reserve PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded with the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
COFFMAN RESERVE
2013



LOCATION MAP
NO SCALE

INDEX MAP
SCALE: 1" = 120'

TABLE OF CONTENTS

TITLE SHEET AND INDEX MAP	1
VICINITY MAP	2
REGIONAL CONTEXT MAP	3
EXISTING CONDITIONS	4
PRELIMINARY DEVELOPMENT PLAN	5
PROPOSED UTILITY PLAN	6

DEVELOPMENT DATA

ZONING

EXISTING:	R-1
PROPOSED:	PUD
GROSS AREA:	3.02 ACRES
RIGHT OF WAY:	0.663 ACRES
NUMBER OF LOTS:	6
DENSITY:	1.99 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	35 FEET

OWNER

JACK J. EGGSPUEHLER
20 NORTH STREET
DUBLIN, OHIO 43017

COFFMAN COMPANY, LTD.
20 NORTH STREET
DUBLIN, OHIO 43017

DEVELOPER

DAVIDSON PHILLIPS
4020 VENTURE CT., SUITE D
COLUMBUS, OHIO 43228
(614) 777-9325
CONTACT: CHARLES RUMA

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

SIGNATURES

PLANNING COMMISSION APPROVAL DATE _____ DATE

COUNCIL APPROVAL DATE _____ DATE

_____ DIRECTOR, LAND USE AND LONG RANGE PLANNING DATE

_____ PROPERTY OWNER DATE

Bird+Bull Engineers + Surveyors
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
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WWW.BIRDBULL.COM

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N

SCALE: 1" = 80'

0 80 160 240

GRAPHIC SCALE

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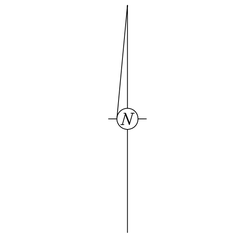
COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

VICINITY MAP

ORIG. SHT. SZ. 22"x 34"

SCALE: 1" = 80'			JOB NO. 12-022	2 / 6
DWN:WSM	CKD:JMB	DATE: 1/18/13		



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COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

REGIONAL CONTEXT MAP

				ORIG. SHT. SZ. 22"x 34"
SCALE: 1" = 200'			JOB NO. 12-022	3 / 6
DWN:WSM	CKD:JMB	DATE: 1/18/13		

H:\Jobs\2012\022\ACAD\dwg\Preliminary Development Plans\12-022 PD Regional Context Map.dwg 03/11/2013

REFERENCE BENCHMARK
Designation: N39RESET

Aluminum Disk in the Top of the South End of the East Abutment of Brand Road Bridge Was 44–2.09 Over North Fork Indian Run, 0.20 Miles Northwest of Coffman Road, 19.5 Feet South of the Centerline of Brand Road.

Elev.: 886.766'
(NAVD 88 Reference Datum)

BENCHMARK #1

North Bolt on the Fire Hydrant on the West Side of Coffman Road, 235'+/– South of Adventure Drive.

Elev.: 892.69'

BENCHMARK #2

Rail Road Spike in the West Side of a Utility Pole on the East Side of Coffman Road, 335'+/– North of Roscommon Road.

Elev.: 893.11'

SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE

FITZGERALD ROAD ~ 60'

ZONED R4

HEMINGWAY VILLAGE – SECTION 1
P.B. 53, PGS. 12&13

ZONED R1

TOTAL PUD
3.02 ACRES

ZONED PUD

ZONED SO

COFFMAN ROAD ~ 80'

THE COFFMAN COMPANY, LTD.
ORIG. 2.676 AC.
INSTR. 200012290262525
P.N. 273–000914

JACK J. EGGSPUEHLER, TRUSTEE
1.466 AC.
INSTR. 201108250106307
P.N. 273–000432

SHANNON PARK – SECTION 1
P.B. 54, PGS. 72&73

Barn
Silo
Storage
House
Garage, Apt.
Gazebo
Shed
Deck
Storage Building (Old Hog Building) TO BE DEMOLISHED

San MH Per Plan (Buried)
San MH TC 891.79' 12" PVC SW 875.69' 12" PVC NW 875.84' 8" PVC N 877.69' 15" PVC E 875.89'
San MH TC 891.35' 12" PVC S&NE 875.15'
Stm. CB TC 889.64' 12" E&S 882.69' 60" NW
Stm. CB TC 889.70' 12" N 886.40'
Stm. CB TC 889.48' 66" SW&E 881.78'
Stm. MH TC 891.65' 66" NE&W 881.45' 24" SE 884.55'
Stm. CB TC 889.50' Window 888.97' Inv. W&NE 882.00'
Stm. CB TC 891.33' 12" S 888.78'
Stm. MH TC 891.74' 24" NW 885.54' 12" S 885.54'
Stm. MH TC 892.16' 12" RCP NW 886.51'
Stm. MH Per Plan (Buried)
Stm. C&G Inlet TC 890.04' 12" RCP W 886.19'
Stm. CB TC 888.45'
Stm. C&G Inlet TC 889.96' 12" RCP E&W 885.46'
Stm. CB TC 890.44' F/L 881.24'

N 88°7'51" E 659.79'
N 88°7'45" W 659.81'
N 3°19'25" E 200.02'
N 3°19'5" W 200.00'

Ex. 60" Storm
Ex. 12" Storm
66" Storm
15" Sanitary (Bulkhead)
12" Sanitary (per plan)
Sanitary Lines (2) from the House (per plan)
UG Electric Approx. Location
Ex. 4" PWP Gasline on East Side of Coffman Road
*Possible Location of Underground Telephone. (Shown on Coffman Road Improvement Plans)
Approx. Location of Septic Tank
40' Building Setback (P.B. 54, Pgs. 72&73)

20' Easement P.B. 53, Pgs. 12&13
10' Easement P.B. 53, Pgs. 12&13
15' Easement P.B. 54, Pgs. 72&73

6' Stockade Fence
3' Split Rail Fence
4' Split Rail Fence
4' Picket Fence
4' Board Fence
4' Chain–Link Fence
3' Wrought Iron Fence
Landscape Timbers
Stone Edging
Stone Pile
Tile Blowout
Concrete Curb & Gutter
Traffice Paint
Swale
Ditch
Gravel
Asphalt
Concrete
Grass
Mulch
Garden
Patio
Wall
Boulder
Boulders
Sand
Deck
Ramp
Column
Door
Well
Wat. Service (Approx.)
Gas Service Approx.
A/C Unit
A/C Units
Spigot
Post
Silo
Brush
Wood Line
Tree Line
Fence Line
Utility Pole
Light Pole
Sign
Mail Box
Flagpole
Fire Hydrant
Water Valve
Water Meter
Water Service
Water Control Valve
Irrigation Control Valve
Electric Meter
Electric Transformer
Electric Marker
Electric Guy
Electric Drop
Electric Pull Box
Electric Pedestal
Electric Outlet
Telephone Closure
Telephone Drop
Telephone Pull Box
Telephone Pedestal
Telephone Pole
Traffic Pull Box
Traffic Control Box
Traffic Signal
Traffic Pole
Traffic Pole w/ Walk
Sprinkler
Cable Television Drop
Cable Television Pedestal
Gas Valve
Gas Service
Gas Meter
Gas Marker
Clean Out
Catch Basin w/Top of Casting Elev.
Curb Inlet w/Top of Casting Elev.
Manhole w/Top of Casting Elev.
Down Spout
Roof Drain
Existing Elev. @ Gutter
Existing Grade Elev.
Spot Elev.
Proposed Elev.
Bollard
Wood Post
Metal Post
Existing Gas Line
Existing Water Line
Existing Underground Electric Line
Existing Overhead Electric Line
Existing Underground Telephone Line
Existing Overhead Telephone Line
Existing Overhead Cable Television Line
Existing Underground Cable Television Line
Existing Index Contour
Existing Intermediate Contour
Existing Fence Line
3/4" I.D. Iron Pipe Found Unless Otherwise Shown.
Zoning Boundary

EXISTING SYMBOLS LEGEND

NOTE:

Utilities shown are part from survey and part from records of respective utility companies and do not necessarily represent all underground utilities adjacent to or upon subject premises.

Easements shown are from the plats of Shannon Park Section 1 & Hemingway Village Section 1 only.

NOTE:

Electric pedestals, electric transformers, lighting system and telephone closures were found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.

Iron Pipe w/Cap Found

(ACAD 2007)
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COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

EXISTING CONDITIONS

5.259 ACRES IN VIRGINIA MILITARY SURVEY NO. 2543

SCALE: 1" = 30'			JOB NO. 12-022	4 / 6
DWN: KLB	CKD: ARD	APRIL 13, 2012		

FITZGERALD ROAD ~ 60'

COFFMAN ROAD ~ 80'

KILLARNEY COURT

Apt.

Silo

Ex. Barn

Silo

Ex. Storage

Ramp

Ex. House

Gazebo

Patio

Shed

Wall

Wall

Wall

Ex. Wall

Traffice Point

N

SCALE: 1" = 30'

0 30 60 90

GRAPHIC SCALE

N 88°7'51" E 659.79'

RESERVE 'B'
0.06 AC.

R/W

28' B/B

R = 40'

PROPOSED 4'
CONCRETE WALK

6

5

4

3

2

1

3.02 AC.

RESERVE 'A'
0.23 AC.

Ex. House

Ex. Deck

Ex. Conc.

Ex. Bikepath

N 3°19'25" E 200.02'

N 3°19'5" W 200.00'

N 88°7'45" W 659.81'

SITE DATA

TOTAL SITE AREA	3.02 ACRES
STREET ACREAGE	0.42 ACRES
WALK ACREAGE	0.06 ACRES
OPEN SPACE	0.29 ACRES
NUMBER OF RESIDENTIAL LOTS	6
NUMBER OF DWELLING UNITS	6
APPROXIMATE BUILDING HEIGHT	35' MAXIMUM
LOT DENSITY	1.99 UNITS / ACRE

SIGNATURES

APPLICANT DATE

PLANNING AND ZONING COMMISSION SECRETARY DATE

PLANNING AND ZONING COMMISSION APPROVAL DATE DATE

CITY COUNCIL APPROVAL DATE DATE

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COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

PRELIMINARY DEVELOPMENT PLAN

ORIG. SHT. SZ. 22"x 34"

SCALE: 1" = 30' | JOB NO. 12-022 | 5/6

DWN:WSM | CKD:JMB | DATE: 2/18/13

FITZGERALD ROAD ~ 60'

COFFMAN ROAD ~ 80'

KILLARNEY COURT

RESERVE 'B'
0.06 AC.

RESERVE 'A'
0.23 AC.

Prop. Detention Basin

Ex. Storage

Silo

Gazebo

Ex. House

Shed

Patio

Ramp

Ex. Deck

Ex. Conc.

Ex. Wall

4' Board Fence

3' Wrought Iron Fence

4' Chain-Link Fence

Ex. 4' Split Rail Fence

Ex. 3' Split Rail Fence

Ex. 6' Stockade Fence

Ex. 4' Picket Fence

Ex. Landscape Timbers

Ex. Tile Blowout

Ex. Stm. MH
Per Plan (Buried)

Ex. Stm. C&G Inlet
TC 889.96'
12" RCP E&W 885.46'

Ex. Stm. C&G Inlet
TC 890.04'
12" RCP W 886.19'

Ex. Stm. CB
TC 888.45'

Ex. Stm. CB
TC 890.44'
F/L 881.24'

Ex. Stm. MH
TC 891.65'
66" NE&W 881.45'
24" SE 884.55'

Ex. Stm. MH
TC 891.74'
24" NW 885.54'
12" S 885.54'

Ex. Stm. MH
TC 892.16'
12" RCP NW 886.51'

Ex. Stm. CB
TC 889.64'
12" E&S
60" NW 882.69'

Ex. Stm. CB
Per Plan

Ex. Stm. CB
TC 889.70'
12" N 886.40'

Ex. Stm. CB
TC 889.48'
66" SW & E 881.78'

Ex. Stm. CB
TC 889.50'
Window 888.97'
Inv. W & NE 882.00'

Ex. Stm. CB
TC 891.33'
12" S 888.78'

Ex. San MH
TC 891.79'
12" PVC SW 875.69'
12" PVC NW 875.84'
8" PVC N 877.69'
15" PVC E 875.89'

Ex. San MH
TC 891.35'
12" PVC
S & NE 875.15'

Ex. San MH
894.65'
12" PVC N 874.53'

Ex. 66" Storm

Ex. 12" Sanitary

Ex. 15" Sanitary
(Bulkhead)

Ex. 12" Storm
Approx.

PROP. 6" WATERLINE

PROP. 8" SANITARY SEWER

PROP. STORM SEWER

PROP. 15' SANITARY EASEMENT

Ex. Gas Service (Approx.)

Wat. Service (Approx.)

Approx. Location of Ex. Septic Tank

Ex. House

Well

Splgot

Post

Ex. Wall

Ramp

G.M.

E.M.

C.O.

F.H.

W.V.

W.M.

Trans.

UG Elec. (Approx. Location)

Possible Location of Underground Telephone. (Shown on Coffman Road Improvement Plans)

Ex. 4" PNP Coating on East Side of Coffman Road

10' Easement
P.B. 53, Pgs. 12 & 13

20' Easement
P.B. 53, Pgs. 12&13

15' Easement
P.B. 54, Pgs. 72 & 73

Easement
P.B. 53, Pgs. 12&13

N 88°7'51" E 659.79'

N 3°19'25" E 200.02'

N 88°7'45" W 859.81'

N 3°19'5" W 200.00'

SCALE: 1" = 30'

0 30 60 90

GRAPHIC SCALE

LEGEND

- 893 — EXISTING CONTOUR
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- LIMITS OF PROPOSED CONCRETE

Bird+Bull Engineers + Surveyors

C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
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WWW.BIRDBULL.COM

COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

PROPOSED UTILITY PLAN

SCALE: 1" = 30'			JOB NO. 12-022	ORIG. SHT. SZ. 22"x 34" 6/6
DWN:WSM	CKD:JMB	DATE: 2/18/13		

H:\Jobs\2012\022\ACAD\dwg\Preliminary Development Plans\12-022 PD Utility Plan.dwg 03/11/2013

REFERENCE BENCHMARK
DESIGNATION: N39RESET

ALUMINUM DISK IN THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF BRAND ROAD BRIDGE WAS 44-2.09 OVER NORTH FORK INDIAN RUN, 0.20 MILES NORTHWEST OF COFFMAN ROAD, 19.5 FEET SOUTH OF THE CENTERLINE OF BRAND ROAD.

ELEV.: 886.766'
(NAVD 88 REFERENCE DATUM)

BENCHMARK #1

NORTH BOLT ON THE FIRE HYDRANT ON THE WEST SIDE OF COFFMAN ROAD, 235'+/- SOUTH OF ADVENTURE DRIVE.

ELEV.: 892.69'

BENCHMARK #2

RAIL ROAD SPIKE IN THE WEST SIDE OF A UTILITY POLE ON THE EAST SIDE OF COFFMAN ROAD, 335'+/- NORTH OF ROSCOMMON ROAD.

ELEV.: 893.11'

FITZGERALD ROAD ~ 60'

COFFMAN ROAD ~ 80'

HEMINGWAY VILLAGE - SECTION 1
P.B. 53, PGS. 12&33

SHANNON PARK - SECTION 1
P.B. 54, PGS. 72&73

KILLARNEY COURT
S 88°7'51" W 413.13'

N 88°7'51" E 659.79'

N 88°7'45" W 659.81'

N 3°19'25" E 200.02'

N 3°19'5" E

N 3°19'5" W 200.00'

RESERVE 'A'
0.23 AC.

RESERVE 'B'
0.06 AC.

LOT 1 (18,431 S.F.) 0.42 AC.
LOT 2 (12,681 S.F.) 0.29 AC.
LOT 3 (12,671 S.F.) 0.29 AC.
LOT 4 (12,096 S.F.) 0.28 AC.
LOT 5 (16,880 S.F.) 0.39 AC.
LOT 6 (17,105 S.F.) 0.39 AC.

D = 5°11'14"
R = 500.00'
T = 22.65'
A = 45.27'
Ch = 45.25'

D = 11°14'18"
R = 1000.00'
A = 196.15'
Ch = 195.83'
T = 98.39'

S 13°26'26" E 26.50'

8 R4 FRANK A & LINDA L PALUCH
9 R4 HEMINGWAY VILLAGE - SECTION 1 P.B. 53, PGS. 12&33
10 R4 MICHAEL B & JULIE C KAYSER
11 R4 WOODWARD RAYMOND H & PAULA K
12 R4 KENNETH R & LAURA A VICK
13 R4 JEFFREY S & NANCY H BYRON
14 R4 FRANK A & LINDA L PALUCH
15 R4 JAMES G & NANCY J FULLER
R4 COFFMAN COMPANY LTD
R1
PUD SHANNON PARK - SECTION 1 P.B. 54, PGS. 72&73
10 JUSTIN L & ABIGAIL M HEGENDERFER
9 DANIEL J DRAPER SHANNA M DRAPER
8 NEIL A FERRERI CARRIE A FERRERI
7 MARK D SAVAGE LAURA D RAYBURN-SAVAGE
6 BENJAMIN W & CYNTHIA M BAILEY
5 JEFFREY L & ROBBIE D COSBY
4 CHARLES F & SARA JO SPEER
3 JUDY L SHEPHARD
2 ROSE M BALDWIN
1 LOUIS E & BETTY A TIBERI
PUD
SO
R

Ex. House
Ex. Storage
Silo
Gazebo
Shed
Patio
Ramp
Spigot
Wat. Service (Approx.)
3' Wrought Iron Fence
4' Board Fence
4' Chain-Link Fence
T.P. & CATV Ped.
Ex. Wall
Ex. Tile Blowout
Ex. Deck
Ex. Conc.
Well
Approx. Location of Ex. Septic Tank
Ex. House
Ex. 66" Storm
Ex. 15" Sanitary (Bulkhead)
Ex. 12" Storm Approx.
Ex. 12" Sanitary
Ex. San MH TC 891.35' 12" PVC S & NE 875.15'
Ex. San MH TC 891.79' 12" PVC SW 875.69' 12" PVC NW 875.84' 8" PVC N 877.69' 15" PVC E 875.89'
Ex. Stm. CB TC 889.64' 12" E&S 60° NW 882.69'
Ex. Stm. CB Per Plan
Ex. Stm. CB TC 889.96' 12" RCP E&W 885.46'
Ex. Stm. C&G Inlet TC 890.04' 12" RCP W 886.19'
Ex. Stm. CB TC 888.45'
Ex. Stm. CB TC 889.48' 66" SW & E 881.78'
Ex. Stm. CB TC 889.50' Window 888.97' Inv. W & NE 882.00'
Ex. Stm. CB TC 891.33' 12" S 888.78'
Ex. Stm. CB TC 889.70' 12" N 886.40'
Ex. Stm. CB TC 890.44' F/L 881.24'
Ex. Stm. MH TC 891.65' 66" NE&W 881.45' 24" SE 884.55'
Ex. Stm. MH TC 891.74' 24" NW 885.54' 12" S 885.54'
Ex. Stm. MH TC 892.16' 12" RCP NW 886.51'
BENCHMARK #1
Per Plan (Buried)
BENCKMARK #2
2-1/2" Red Oak
2-1/2" Morton Elm
2-1/2" Blaze Maple
PROP. 6" WATERLINE
PROP. 4' SIDEWALK
PROP. 7' SIDEWALK EASEMENT
PROP. 8" SANITARY
PROP. 15' SANITARY EASEMENT
20' BUILDING LINE
25' REAR YARD SETBACK
15' SIDE YARD SETBACK
40' BUILDING LINE
30' Building Setback P.B. 54, Pgs. 72&73
40' Building Setback P.B. 54, Pgs. 72&73
20' Easement P.B. 53, Pgs. 12&13
10' Easement P.B. 53, Pgs. 12 & 13
15' Easement P.B. 54, Pgs. 72 & 73
Ex. 6' Stockade Fence
Ex. 4' Split Rail Fence
Ex. 4" Picket Fence
Ex. Landscape Timbers
Ex. C.O.
Ex. Stm. Easement P.B. 53, Pgs. 12&13
Ex. San Easement P.B. 53, Pgs. 12 & 13
Ex. 66" Storm Easement P.B. 53, Pgs. 12&13
•Possible Location of Underground Telephone, Shown on Coffman Road Improvement Plans)

SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE

OWNER

JACK J. EGGSPUEHLER
20 NORTH STREET
DUBLIN, OHIO 43017

COFFMAN COMPANY, LTD.
20 NORTH STREET
DUBLIN, OHIO 43017

DEVELOPER

DAVIDSON PHILLIPS
4020 VENTURE CT., SUITE D
COLUMBUS, OHIO 43228
(614) 777-9325
CONTACT: CHARLES RUMA

NOTE:
RESERVES A & B (OPEN SPACE) WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE FORCED HOMEOWNER'S ASSOCIATION.

STATE OF OHIO
JAMES M. BARRY
E-52696
REGISTERED PROFESSIONAL ENGINEER

JAMES M. BARRY ~ OHIO ENGINEER E-52696 DATE

Bird+Bull Engineers + Surveyors
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COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

PRELIMINARY PLAT

SCALE: 1" = 30' | ORIG. SHT. SZ. 22"x 34"
DWN:WSM | CKD:JMB | DATE: 2/18/13 | JOB NO. 12-022 | 1/3

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N

SCALE: 1" = 80'

0 80 160 240

GRAPHIC SCALE

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COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

PRELIMINARY PLAT
VICINITY MAP

			ORIG. SHT. SZ. 24"x 36"	
SCALE: 1" = 80'			JOB NO.	2
DWN:WSM	CKD:JMB	DATE: 1/18/13	12-022	3

FITZGERALD ROAD ~ 60'

COFFMAN ROAD ~ 80'

KILLARNEY COURT

Ex. Storage

Silo

Ex. House

Gazebo

Shed

Patio

Ex. Wall

Ex. Deck

Ex. Conc.

Ex. House

Ex. Pine Trees
(TO BE REMOVED)

Ex. Pine Trees
(TO REMAIN)

REMOVE DEAD TREE

TREES DISTURBED DURING CONSTRUCTION TO BE REPLACED WITH WHITE PINE, 5' HEIGHT

TREE PROTECTION FENCING

RESERVE 'A'
0.23 AC.

RESERVE 'B'
0.06 AC.

Ex. 6' Stockade Fence

Ex. 3' Split Rail Fence

Ex. 4' Split Rail Fence

Ex. Landscape Timbers

Ex. 4' Picket Fence

4' Board Fence

4' Chain-Link Fence

3' Wrought Iron Fence

2-1/2" RED OAK

2-1/2" MORTON ELM

2-1/2" BLAZE MAPLE

1

2

3

4

5

6

SCALE: 1" = 30'

0 30 60 90

GRAPHIC SCALE

TREE LEGEND

TREE SYMBOLS DO NOT REPRESENT TRUNK SIZE OR DRIP LINES.

= DECIDUOUS TREE

= EVERGREEN TREE

= DEAD TREE

= SHRUB

= HEDGE

= STUMP

TwT = TWIN TRUNK
TrT = TRIPLE TRUNK
MuT = MULTI TRUNK

AL = ALDER
AP = APPLE
ASH = ASH
BE = BOXELDER
BF = BALSAM FIR
BH = BEECH
BI = BIRCH
BL = BLACK LOCUST
BLO = BLACK OAK
BM = BLACK MAPLE
BO = BUR OAK
BT = BUCKHORN
BW = BASSWOOD
BY = BUCKEYE
CA = CRABAPPLE
CD = CEDAR
CE = CHINESE ELM
CH = CHESTNUT
CHO = CHESTNUT OAK
CHY = CHERRY
CS = CHINESE SUMAE
CT = CATALPA
CW = COTTONWOOD
DW = DOGWOOD
ELM = ELM
FIR = FIR
GINK = GINKO
HAW = HAWTHORN
HB = HACKBERRY
HEM = HEMLOCK
HL = HONEY LOCUST
H = HICKORY
HY = HOLLY H
CH = HORSECHESTNUT
J = JUNIPER
LO = LOCUST
M = MAPLE
MG = MAGNOLIA
MU = MULBERRY
NM = NORWAY MAPLE
OAK = OAK
OO = OSAGE ORANGE
ORN = ORNAMENTAL
PE = PEACH
PL = PLUM
PN = PINE
PO = PIN OAK
PP = POPLAR
PR = PEAR
PTO = POST OAK
PW = PUSSY WILLOW
QA = QUAKING ASPEN
RDB = REDBUD
RM = RED MAPLE
RO = RED OAK
SG = SWEETGUM
SH = SHAGBARK HICKORY
SIM = SILVER MAPLE
SM = SUGAR MAPLE
SO = SCARLET OAK
SP = SPRUCE
SS = SASSAFRAS
SU = SUMAC
SYC = SYCAMORE
TA = THORNAPPLE
TU = TULIP TREE
T = TREE
WAL = WALNUT
WL = WILLOW
WC = WILD CHERRY

TREE COUNT BY SIZE AND CONDITION

	TOTAL	GOOD	FAIR	POOR
6" TO 12"	114	113		1
12" TO 18"	8	8		
18" TO 24"				
24" AND OVER	4	4		

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COFFMAN RESERVE
COFFMAN ROAD
DUBLIN, OHIO 43217

PRELIMINARY PLAT
TREE PRESERVATION PLAN

			ORIG. SHT. SZ. 24"x 34"
SCALE: 1" = 30'		JOB NO.	3
DWN:WSM	CKD:JMB	DATE: 2/18/13	12-022 / 3

H:\Jobs\2012\022\ACAD\dwg\Preliminary Plat\12-022 PP Tree Preservation Plan.dwg 03/11/2013

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

1. Coffman Reserve PUD **Coffman Road**
12-066Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

Proposal:	A new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.
Request:	Review and recommendation of a rezoning and preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.
Owner:	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #1: To approve this Rezoning and Preliminary Development Plan because this proposal complies with all applicable review criteria and the existing development standards, with three conditions:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
2) That the aluminum and vinyl trim not be permitted in the development text;
3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

***** Charles Ruma, Virginia Homes agreed to the above condition.

VOTE: 7 – 0.

RESULT: The Rezoning and Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Joseph Budde	Yes

DRAFT

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

1. Coffman Reserve PUD **Coffman Road**
12-066Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

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Owner:	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards, with two conditions:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and
2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

***** Charles Ruma, Virginia Homes agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

DRAFT

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

FEBRUARY 21, 2013

1. Coffman Reserve PUD **Coffman Road**
12-066Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

Chair Chris Amorose Groomes introduced this application requesting a new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District. She said the Commission will need to make two motions for this application and both components will be forwarded to City Council for final approval.

Claudia Husak presented this application for a proposal that incorporates the existing home as Lot 1 in the PUD and on the preliminary plat. She said the proposed plan shows a new intersection off Coffman Road at the northern portion of the site and a new public road, Killarney Drive, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. She said the road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Killarney Drive should it be developed.

Ms. Husak said the proposal includes 0.29 acre of open space, with Reserve 'A' located between Lots 4 and 5 to provide an area for stormwater management. She said Reserve 'B' is 0.06-acre strip of land to the north of proposed Killarney Drive to preserve existing trees.

Ms. Husak said that Planning is recommending approval of the rezoning with preliminary development plan with the following condition:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk.

Ms. Husak said that Planning is also recommending approval of the rezoning with preliminary plat with the following conditions:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and
2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

Gerry Bird, OHM Advisors, Architects, Engineers, introduced himself, James Barry, Bird & Bull, and Charles Ruma, Virginia Homes.

Ms. Amorose Groomes invited public comments regarding this application. [There was none.]

John Hardt noted that the Commission had received correspondence from a couple of neighbors. He said regarding their concerns, that the City had Noise Ordinances that dictated when work can be performed

on the site. He said another resident was concerned about power interruptions. He asked if power was likely to be interrupted to the existing homes during construction.

Charles Ruma, Virginia Homes, said typically, they will not be losing power in this area for the duration of construction. He said cutting it off for an hour or so would be the extent of what would be needed to make the line extension.

Mr. Hardt noted that there was a provision in the proposed development text to modify the tree replacement requirements required by Code. He said that those kinds of modifications are generally sought and sometimes appropriated when there is a heavily wood site and relief from the tree replacement provisions are necessary to avoid some undue hardship. He said this site has plenty of room to plant trees, and there are not that many trees being impacted. He said he was not in favor of the requested modification to the provision in the development text.

Mr. Hardt referred to the development text architectural section and the provisions that allow aluminum and vinyl trim materials on the houses, which he did not support.

Amy Kramb noted that in the Planning Report, it said that trees above 24-inches will get replaced inch-per-inch, but in the text states that trees that measure six inches and larger in caliper will require one replacement tree for every tree.' She said that might be where there is confusion. She said it was not the typical 24-inch language used. She said she did not agree with all trees. Ms. Kramb said at a minimum, it should say 24-inch and larger trees needed the inch-per-inch replacement, however she always preferred smaller than that.

Ms. Kramb asked what would happen to the existing house that will remain if they want to make an addition or change it. She asked if they would have to meet the standard architectural requirements that are in the PUD text or would it default to Code.

Ms. Husak said they would be required to meet the standards of the PUD.

Ms. Kramb said she wanted to make sure that the resident knew that. She asked if that house was currently on well and a septic system, would it be connected to City services as part of this development.

James Barry, Bird & Bull, said the house currently has sewer and sanitary service.

Ms. Husak said that the property also had water service.

Ms. Kramb noted that the plans showed a well and septic system for the existing house.

Mr. Barry said they were old.

Ms. Kramb said that the in text, Street Access and Improvements – Adjacent Properties, it mentioned that there should be no vehicle pedestrian access to adjoining developments, except for a drive access to Lot 1 of Hemmingway Village from the proposed road. She asked where that would be located and would it be a road or just an access to one lot.

Mr. Barry indicated that the two lots north of the proposed road are already platted but they were proposing one driveway access to the contiguous lot that would come off of the proposed road and get one curb cut off of Coffman Road. He said they were eliminating one curb cut off Coffman Road.

Ms. Kramb asked how much maintenance the detention basin would take and if the six houses being forced to fund that in reality could maintain it.

Victoria Newell said she was not in support of the aluminum trim. She said she was also concerned about the detention area and how it would be maintained by the homeowners association.

Mr. Ruma said that they could take the aluminum trim material out of the text. He said that they do not use that material currently and they do not intend to use it. He said that their intention is to build to the Dublin Appearance Code.

Mr. Ruma said regarding maintenance of the dry basin, they are going to have some French drain type systems to keep the bottom dry, some simple natural grasses and some trees throughout the basin. He said regarding maintenance and upkeep, their intention is mowing to take care of the facility. He said the French drain design should alleviate concerns for major maintenance periodically.

Ms. Newell recalled past Commission conversations regarding the issue of dry basins ending up with mud at the bottom of them. She said because this is located in such close proximity to the other residences, aesthetically it needs to be well developed.

Mr. Ruma said it was not their first choice either, but the only other alternative would be to tie into the 66-inch storm sewer that would easily handle the capacity of the subdivision, but the Engineering Department did not want them to tie directly into that facility. He said that would be the cleanest, easiest way to handle the situation.

Richard Taylor commented that the requirement of a detention basin seemed like an undue hardship for a six-lot subdivision. He said if they are trying to make this look like everything else, there is no other retention basin within a mile of that lot.

Ms. Husak explained that was because the surrounding lots were approved and developed prior to Dublin's regulations.

Aaron Stanford said the applicant was trying to meet the Stormwater Code for quality and quantity control and EPA requirements for this site, and for both of those reasons Engineering is seeking some way for them to treat their stormwater. He said for those two reasons, tying in directly without treating the stormwater, from Engineering's standpoint was not an option because it would not meet the intent of the Code. He said that was why they guided the applicants to provide some sort of treatment.

Ms. Amorose Groomes asked if it was not an option because they did not want to do it or because it was impossible.

Mr. Stanford said it would not meet Code because it would not drain the stormwater and there would still be EPA requirements that he felt they could not meet by directly tying into it. He said previous plans seen by Engineering have shown an underground treatment system but because of cost and locations, he thought Engineering and the applicant backed away from that solution. He said that stormwater design is not so much the number of lots they are trying serve, but the number of acres they are disturbing and it has met both Dublin's and EPA thresholds.

Mr. Taylor said that given the size and shape of a couple of the lots, it looked like there might be a way to rearrange this in a different shape and still have six lots.

Mr. Stanford said those were definite options and there had been conversations about the ways that smaller treatment systems could be spread out across the site to lessen some of the impacts, especially visually. He said however, this is the option that was proposed, and it meets the requirements. He

explained there were other ways that they could have this treated and still meet the Codes of Dublin and the EPA requirements, but this is what has been proposed.

Mr. Taylor said he understood about both sets of rules, but as far as Dublin is concerned, we are not treating the water for several hundred houses in this area. He asked what made more economic sense to Virginia Homes to spend more money to build a more elaborate treatment system and to pick up a lot and a house build, or to do this relatively inexpensive method and lose a lot.

Mr. Ruma said if they could put in a treatment facility, tie into the 66-inch storm sewer, and add another lot to the community, it would obviously be more economical and feasible.

Mr. Taylor asked if setting aside cost, would an underground treatment facility satisfy Dublin's Code and the EPA requirements.

Mr. Stanford said it could if it was designed appropriately. He said an issue with the previous design was that they were locating this underground system underneath the pavement and there were issues with maintenance and in the long term getting in there. He said there were maintenance provisions necessary for those types of units. Mr. Stanford said location being an issue, yes, there was a way to go through and look at them and provide that system, but they would not want it located underneath a public roadway.

Mr. Taylor encouraged the applicant to explore that further. He said he would rather see a house than a pond.

Ms. Husak pointed out that Planning's concern is that all of these things affect other things. She said from the start, Planning had a concern about building a home on this lot which is now shown as a reserve with a driveway and sufficient space to do something in the back yard, and tree preservation along the northern property line was a concern. She said this became important causing the road to shift down, causing the lot to get even smaller.

Mr. Taylor said if every option been explored and this was the only one that everyone agreed to, then it is what it is, but if not there is another way to do this that gets another lot, he would not have a problem with exploring that further.

Mr. Hardt said that underground storage facilities, aside from the cost implications, require a significant amount of maintenance. He said he was not sure he was convinced that a six-house homeowners association would have the funds to properly maintain something like that.

Ms. Newell said if they explore that option of looking at other storm drainage that for guidance of a homeowners association, she thought they are going to need some clear written text that describes how they need to maintain them. She said she did not think Reserve 'A' would be readily buildable with a number of constraints. She said she liked the idea of having the open area. Ms. Newell said she thought it could be a nice amenity, but her concern was that it is treated well so that it really is an amenity and it does not just become a dry ditch. Ms. Newell said with additional landscape plantings that can be achieved in a sense that they can accommodate the wet conditions is necessary. She said there should be more than a little grass and some trees.

Mr. Ruma said that they had some tree replacements, so he was sure they could plant some trees there.
Warren Fishman noted that the six lots were isolated. He asked where the bike path system was located.

Ms. Husak said that there is a sidewalk and a bikepath on Coffman Road.

Mr. Fishman asked if the two lots to the north owned by Virginia Homes would be a part of the homeowners association.

Mr. Ruma said they were platted as part of Hemmingway Village and would not participate in this homeowners association.

Mr. Fishman said he was not in favor of another lot, but he saw the frustration with the reserve because with six lots to maintain there would be a high association fee. He said if there was an entrance feature, it would have to be maintained by the association also. He suggested that there be a tabling to see what can be done about the dry basin.

Mr. Ruma said that their options were to tie directly into the storm system, as it exists today, or to come forward with some kind of dry basin. He said they would go on whatever directive the Commission and Engineering Department would like them to pursue. He said they were happy to entertain whatever is best for the City and the development.

Mr. Taylor referred to the Architecture – Trim Materials in the development text, and asked if they agreed to eliminate vinyl as well as aluminum as permitted trim materials.

Mr. Ruma agreed to remove vinyl and aluminum trim materials from the text.

Mr. Taylor said in the same paragraph of the text about trim material, the line about shutters should be removed because it is already in the Appearance Code. He said the only things it should include are things that are in opposition of the Appearance Code. He referred to Plan Approval and asked if Virginia Homes was the developer.

Mr. Ruma confirmed that Virginia Homes would be the developer.

Mr. Taylor asked if there were approved standards in place.

Mr. Ruma said in regards to the product, that there were plan approval standards that would be part of the homeowners association documents.

Mr. Taylor asked when all six lots were sold, will the homeowners association have the responsibility for plan approval for additions and improvements.

Mr. Ruma said yes.

Ms. Amorose Groomes said regarding tree preservation, it seemed like we are very quick to jump into the train of thought that will forgive all of these trees and look the other way, and it has to be over 24-inches for us to think very hard about it. She said that she thought they were deviating too far from what has made our community the Tree City that it is. She said those trees that we have required to be planted in these areas and the fees that have been paid in lieu of trees that are able to get on individual pieces of property has been used as the springboard for the City to plant throughout Dublin. She said if we cannot be green on one specific small place, we at least drive a stake into the ground to make the claim that we are going to be green holistically, and if it will not fit there, we certainly have other places in the City where trees will fit. Ms. Amorose Groomes said historically we have always taken those funds and planted elsewhere if we cannot get them on a specific site. She said that she did not know that we have planted this site to the extent that it can be planted. She said she sees a lot of area behind where the existing barn is located that could use a lot of tree plantings in those areas.

Ms. Amorose Groomes said she was not at all in favor of saying that trees between 6 and 24-inch caliper only count as the 2-inch caliper tree going back in the site. She said she did not see a great tree survey submitted, although the applicant did not have to for the preliminary development plan. She said we certainly had a long way to go on this before it becomes final, but there were 114, 6 to 12-inch trees on this property. She said the numbers add up quickly and we could get into hundreds of inches of tree caliper that are lost fast if we calculate the way in terms of a hardship. Ms. Amorose Groomes said she did not see a great hardship here. She said there were 8 trees that are 12 to 18-inch caliper and 4 that are 24-inch and over, so she was not in favor of abandoning what has made Dublin a Tree City. She said she thought we need to hold to that unless there are very extenuating circumstances, which she did not see here.

Ms. Amorose Groomes referred to the two lots purchased to the north and said she had some hesitation about the reserve being tucked into the back and it really not being an appreciable amenity to many individuals. She asked if there was any way that the stormwater could be stored on the front portion. She said she would like to pursue to see if maybe the stormwater could be handled there. She said she knew it would take a lot time to develop and look into it, but she would like to see that explored. Ms. Amorose Groomes said when there are severe storms and that water raises in the detention basins so quickly and it is tucked back where no one can see it, back in the middle of a neighborhood between two homes and there is little concern about safety.

Ms. Amorose Groomes reiterated that there was a lot of room to put trees on this property. She said she was more in favor of the fee-in-lieu and not forgiving those hundreds of caliper of inches that would be lost in this neighborhood. She said she thought what makes his neighborhood is the tree canopy.

Mr. Ruma said that 95 percent of the trees were going to remain and that they all were on the back perimeter of the property. He said there would be minimal tree removal.

Ms. Amorose Groomes said that without an actual tree survey, she could not count the number of trees. She said they might be able to get every caliper inch that they are removing back on the site. She said she did not want to throw this in and then have the chain saws appear. She said the 20-inch tree would only cost a 2.5-inch tree to put back and that makes them easy to cut down.

Mr. Barry said the property owner had planted almost the entire perimeter of this property 20 years ago with pine trees. He said the intent was to have a mature buffer for the adjoining neighbors and that the property that would be developed internal to the site. He said their intent was to preserve that perimeter of trees. He said what they are really impacting here are three beautiful pine trees towards the front, but after going back and forth with the staff on moving the road and that they had an existing house they had to work around with everything else, it became the best option to locate the road in this location and lose the three big trees, but their intent is to maintain the hundreds of pine trees surrounding the site.

Mr. Barry said that they looked at several other options, even offsite for a detention basin, including the lot to the north. He said they had a 66-inch storm sewer that crossed diagonally on the adjacent site to the north, so if because that is such a large storm sewer and it cuts diagonally, it limits their ability to put a house on that, a detention basin, and everything else that is needed.

Ms. Amorose Groomes asked how diagonally the storm sewer crossed the property.

Mr. Ruma indicated where it slanted toward the northeast. He said the 66-inch storm sewer was close to the surface, so they get to the basin by gravity and then from the basin to the pipe, and they did not have the clearances to cross anything.

Mr. Ruma said another potential option is if an easement could be granted on the lot to the north for a storage basin. He said it was not needed under pavement and could be under a grassed area adjacent to the road with a small easement could be accommodated. He said however, they would have to have a waiver on capacity to do that.

Ms. Amorose Groomes said with respect to the trees, she saw that they will lose the three large evergreens there, but there is room for replacements.

Ms. Amorose Groomes invited public comments regarding this application.

Nancy Byron, 7056 Fitzgerald Road, said that the rear of her property abutted Lot 6. She said there was an existing storm sewer in her backyard. She said before the meeting it was not a concern. She said she spoke with Mr. Ruma who assured her that the plan was to make the drainage good enough on this development that the dry detention would stay dry most of the time and that it was there essentially to absorb a 100-year flood. She said her concern was that without houses in the field now, their backyard is soaked down toward the field and then the field soaks down toward her yard. She said as it is now, it is good design because there is not a lot of runoff. Ms. Byron said during heavy rains in the Spring they will get standing water in their backyard because the storm sewer cannot handle all of it. She said that was an issue she was worried about and she was very relieved to see that some drainage towards the back of the site was built into the plan. Ms. Byron said if it is moved towards the front, she was concerned that the asphalt and couple of houses' runoff will be running in her yard. She said she hoped that would be considered because her property is unusually sloped down.

Ms. Byron pointed out that if drainage is being considered near the street by Coffman with the proximity of the lot to the high school, there are many students that walk past that area that it might become an attractive nuisance or could be asking for trouble if it does become more of a pond than a dry basin.

Ms. Byron said she was happy when Mr. Ruma had told her that the existing pine trees that line the property would remain. She said she had alerted him that a few of them are dead or dying that probably would need to be taken care of at some time, but the thought of losing those would be very concerning to her as well. She asked if it was written anywhere that those perimeter pines would all stay for buffering except for the few discussed near the front. Ms. Byron said if it was possible to plant additional trees or even to re-grade some of that back area so if there is some runoff, it will not run into her yard that would be wonderful. She said if mounding between the pines would help keep the drainage in the field area, she would be willing to plant something to make it attractive.

Ms. Amorose Groomes said that the developer would be responsible for handling all their stormwater regardless of where the detention basin is located. She said the requirement will be upon them to get the water to the detention basin, so it is not terribly important where the basin is located because their job is to get the water to the basin. She explained that once this proceeds through the process, it will have to receive approval from the Engineering Department, and part of the standards is that they do not create water runoff onto adjacent properties. She said that the developer will have to prove that they are handling and capturing all of their own stormwater and dispersing it appropriately so that it does not come in the direction of the existing homes. She said that normally it is found that stormwater management is better after the development than it was before.

Ms. Byron said she was concerned that wildlife will be displaced into their yards when the construction begins. She said she had suggested to Mr. Ruma premeditated pre-construction trapping to eliminate and relocate those animals before they come into the existing yards. She said there were many, more destructive animals than field mice in this area.

Ms. Amorose Groomes said that typically did not fall under the Commission's domain.

Ms. Newell said the destructive rodents are in her neighborhood as well as all others and she did not think they would be getting worse with this development or go away.

Ms. Amorose Groomes encouraged the developer to work with the neighbors to do whatever they can to mitigate the impact on the wildlife.

Mike Kayser, 7080 Fitzgerald Road, asked if the dry detention basin would look similar to the one at Asherton by the pond. He said it now has trees grown up in it and mud almost level with the ground.

Ms. Amorose Groomes said that the problem was that these basins are built to become detention basins, meaning that they only detain the water for a short period before it is sent on its way. She said over the course of time, all of the perforated drain tile and all of that which takes the water away become silted and rodents build homes and then water is retained instead of sent away. She said that they are designed to detain and now they are retaining and there is really no good way to take care of them. She said detention basins not constructed properly turn into retention basins and that is when we have big problems. Ms. Amorose Groomes said there was a great detention basin in front of Bailey Elementary along Dublin Road that functioned fantastically. She said at Jerome High School, their detention basin has not been dry since the day it was constructed. She said that the Commission is trying to figure out how these things can be designed properly so that it serves as a detention basin and that was the concern with this application.

Mr. Kayser said he understood that if a house goes where the sewer line crosses diagonally on Lots 1, 2, and 3 in the future, it would be close to Coffman Road and not abutting his backyard.

Ms. Amorose Groomes said according to the drawings, the sewer had a 20-foot easement and there would be at least 8-foot setbacks from the property lines. She said it would be very difficult to get a house in the circle, but it has yet to be determined.

Bill Crecelius, 7088 Fitzgerald Road, asked if the lot behind his east property line would be developed.

Ms. Amorose Groomes said no information had been provided in this application of what is going to happen there.

Mr. Ruma said the two existing lots are about 200 feet in depth, they were platted as part of Hemingway Village in 1979, and they have never been built. He said their intention was to build a similar product on all lots.

Mr. Crecelius asked what would be the price range of the homes and what the exteriors would look like.

Mr. Ruma said for the record, their intent was to build product that is 2,400 to 3,500-square-feet in size ranging in price from $375,000 to $450,000. He said they all will be pre-sold homes with probably a spec home or two. He said their intent is to pre-sell these homes and the options will be determined by the customer.

Ms. Amorose Groomes invited additional comments regarding this application. [There was none.]

Motion #1 and Vote -Rezoning with Preliminary Development Plan

Mr. Taylor moved to approve this Rezoning and Final Development Plan because this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with three conditions:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
2) That the aluminum and vinyl trim not be permitted in the development text;
3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

Charles Ruma, representing the owner, Jack Eggspuehler, agreed to the conditions.

Ms. Newell seconded the motion. The vote was as follows: Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Motion #2 and Vote - Preliminary Plat

Mr. Taylor moved to approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with two conditions:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and,
2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

Charles Ruma, representing the owner, Jack Eggspuehler, agreed to the conditions.

Mr. Fishman seconded the motion. The vote was as follows: Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

RECEIVED

FEB 15 2013

CITY OF DUBLIN
PLANNING

5330 Roscommon Road
Dublin, OH 43017
February 14, 2013

City of Dublin
Planning & Zoning Commission
5800 Shier Rings Road
Dublin, OH 43016

Dear Members of the Commission:

This letter is to express our concerns regarding the proposal to construct six homes on Coffman Road (Coffman Reserve PUD, 12-066Z/PDP/PP).

We have lived in our home on Roscommon Road for 32 years and have made many improvements to our property, including an in-ground pool and surrounding outdoor living space in our back yard. Because this new development will back up to our property, our concerns primarily focus on the length of construction, i.e., beginning and completion dates, as well as daily start and stop times. We have serious concerns regarding the noise and dust created by this construction and its impact on our family's use of our outdoor area.

Currently, a storage building is situated directly behind our home, and we assume this will be demolished. We have questions about any plans for appropriate landscape screening in this area to provide a buffer between our home and any new construction.

Ours is an established neighborhood, and although a new subdivision at this point in time will inevitably cause some disruption, we are hopeful it can be held to a minimum. We are not opposed to new neighbors, but want to be assured that our property and neighborhood is protected.

I will be at the meeting on February 21st, and hope to hear answers to our concerns.

Sincerely,

Charles F. Speer

Charles F. Speer

Resident Correspondence (Coffman Reserve)

2/7/13

Neighbors are concerned with noise, utility disruptions and workers using Roscommon as overflow parking for cars, trucks and machinery. Will the city look into how utilities can be run to this property? Can they enforce construction times? I did call the builder, myself, and talked to him. He was nice and answered my questions. But the neighbors around the field are nervous.

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

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

City of Dublin Planning and Zoning Commission

Planning Report

Thursday, February 21, 2013

Coffman Reserve

Case Summary

Agenda Item	1
Case Number	12-066Z/PDP/PP
Site Location	Coffman Road West side of Coffman Road, approximately 300 feet north of the intersection with Roscommon Road.
Proposal	Rezoning for a Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.
Applicant	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact	Claudia D. Husak, AICP, Planner II | (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation to City Council of a rezoning with preliminary development plan under the Planned District provisions of Zoning Code Section 153.050. Review and recommendation to City Council of a preliminary plat under the provisions of Chapter 152, Subdivision Regulations.
Planning Recommendation	***Approval of the rezoning with preliminary development plan with 1 condition; and Approval of the preliminary plat with 2 conditions.*** Based on Planning's analysis, the proposal meets the Community Plan designation for this site and the applicable review criteria for a Planned Development.
Conditions	Rezoning with Preliminary Development Plan 1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk. Preliminary Plat 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and, 2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

City of Dublin Land Use and Long Range Planning	12-066Z/PDP/PP Zoning/Preliminary Development Plan/Preliminary Plat Coffman Reserve PUD Coffman Road	N Feet 0 200 400

Facts

Site Area	3.02 acres, in two parcels
Zoning	R-1, Restricted Suburban Residential District
Surrounding Zoning and Uses	North and West: R-4, Suburban Residential District, Hemingway Village subdivision South: PUD, Planned Unit Development District, Shannon Village and Shannon Park subdivision East: SO, Suburban Office and Institutional District, Dublin City Schools Administration building
Site Features	• Frontage: Coffman Road - 200 feet. • General: Rectangular, flat site developed with a single family home in the eastern portion, a storage building with a gravel driveway off Coffman Road in the southern portion behind the house. • Vegetation: Mature evergreen trees mostly along the site boundaries and a mix of deciduous and evergreen trees close to the home.
Site History	The parcels were annexed into the City of Dublin in 1973 and Dublin zoning was established as part of an area rezoning in 2003. There have been no other applications for development on the site.
Neighborhood Contact	At the request of Planning the applicant attempted to contact neighborhood representatives. Most recently, the applicant mailed a letter to adjacent residents offering to answer any questions regarding the proposal. An email regarding concerns about the potential impact of construction activity on nearby residents was sent to a Planning and Zoning Commissioner. (Correspondence included in packet materials).
Community Plan	Future Land Use: The Future Land Use Map identifies this site as *Residential-Medium Density*, the same classification as the surrounding area on the west side of Coffman Road. This classification is a residential pattern that characterizes most of Dublin's residential pattern. The permitted density is 1 to 2 units per acre. There are 6 lots proposed on 3 acres for a density of 2 units per acre

Details — Rezoning with Preliminary Development Plan

Process	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. This development text establishes a new Planned Unit Development District (Coffman Reserve) with a development text that applies to these 3.02 acres for a total of six lots, one of which incorporates the existing home.
Plan Overview	The rezoning with preliminary development plan includes: • Rezoning the 3.02-acre site from R-1, Restricted Suburban Residential District to a PUD, Planned Unit Development District. • Establishing a new development text with requirements for a single-family detached residential development with 6 lots and 0.29-acre of open space.

Details	**Rezoning with Preliminary Development Plan**
Layout	The proposal incorporates the existing home as Lot 1 in the PUD and on the preliminary plat. The proposed plan shows a new intersection off Coffman Road at the northern portion of the site. A new public road, Killarney Drive, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. The road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Killarney Drive should it be developed. The proposal includes 0.29 acre of open space. Reserve 'A' is located between Lots 4 and 5 and will provide an area for stormwater management. Reserve 'B' is 0.06-acre strip of land to the north of proposed Killarney Drive to preserve existing trees.
Development Text	The proposed preliminary development plan includes detailed requirements for zoning and development.
Permitted Uses	Single-family detached homes, open spaces and related park features.
Density and Lot Sizes	The applicant has indicated this proposal is intended to mirror the development pattern of the surrounding neighborhoods. Lots are required to be a minimum of 11,200 square feet with a minimum depth of 100 feet and minimum width of 85 feet at the building line.
Setbacks	Coffman Road requires a setback of 40 feet, which is reflected in the proposed development text. The text requires minimum setbacks of 20 feet for front yards, 25 feet for rear yards, and 6 feet for side yards.
Traffic and Access	Access is provided by Killarney Court, a new public road intersecting Coffman Road and terminating in a cul-de-sac in the west portion of the site. The road will have a 50-foot right-of-way and pavement width of 28 feet. The road bends to the south at the west end and offsets the pavement in the right-of-way to address a concern raised by Planning about tree preservation along the north border.
Traffic Study	A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. The study recommends that no additional roadway improvements are necessary to accommodate this development. The development is anticipated to generate 14 total vehicle trips in the AM peak and 8 in the PM peak. An existing two-way-left turn lane striped on Coffman Road will facilitate vehicles turning into the development from the south.
Sidewalks	A four-foot, public sidewalk is proposed along all street frontages, except as waived in the proposed development text where homes do not front the street. The sidewalk will extend along the frontage of Lot 6 and terminate at the driveway for this lot. The proposed text also requires a three-foot private sidewalk from the front door to the driveway.

Details	Rezoning with Preliminary Development Plan
Tree Lawn	The Zoning Code requires a minimum seven-foot tree lawn while the proposed development text requires a minimum three-foot tree lawn. The City Engineer has recently requested that nine-foot wide tree lawns be designed to allow more room for trees to grow and less interference with the sidewalk. To accommodate the wider tree lawns, the sidewalk should move toward the lot and a wider sidewalk easement be dedicated. The development text should be revised to require a nine-foot tree lawn.
Parking	On-street parking will be allowed on the north side of the street opposite of the water line and fire hydrants. It should be noted that due to limited maneuvering space and proposed driveway locations, that parking will likely be restricted within the cul-de-sac bulb.
Architecture	The development text describes the general character of the development as one- and two-story homes and requires adherence to the Residential Appearance Code unless otherwise stated. Permitted materials include brick, stone, wood, stucco and fiber cement siding. Trim materials permitted are wood, vinyl, EIFS, copper or fiber cement products. Colors are required to be natural and/or warm neutral colors. High-chroma colors are not permitted. The text stipulates that chimneys have to be finished with masonry. Same or similar front elevations cannot be repeated on either side of a lot or on any lot on the cul-de-sac.
Tree Preservation	The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The applicant is proposing a tree waiver in the development text, which has generally been approved by City Council. Specifically, the applicant is requesting that tree replacement be permitted on a tree-for-tree basis for trees between six and 24 inches. Trees larger than 24 inches would be replaced inch-for-inch per Code. The preliminary tree preservation plan shows 121 trees measuring 6 to 24 inches and four trees measuring 24 inches and above, all in good condition. No removal information is shown at this time; however a note on the plan states that disturbed trees north of the proposed road will be replaced with white pines, which are not permitted to be counted as replacement trees. The applicant has made efforts to maximize tree preservation with this proposal by locating the road as much to the south of the tree line as possible and proposing a reserve for tree preservation.

Details	**Rezoning with Preliminary Development Plan**
Open Space and Landscaping	The proposed plan includes 0.29 acre of open space and the development text states that this open space will be owned by the City and maintained by a forced and funded homeowners association. The applicant will be responsible for the landscaping of the open space areas, where appropriate. Reserve 'A' between Lots 4 and 5 will include a dry detention basin, which will slope approximately three feet to the bottom of the basin. Planning has noted the concerns of the Commission to the applicant regarding dry detention and a need for appropriate high quality landscaping. The text the basin will be landscaped with deciduous trees, with ornamental tree accents and deciduous shrubs in a naturalized manner. Several tress and shrub species are listed as options for this landscaping, including Bald Cypress, London Plane Tree, River Birch, Allegheny Serviceberry ad Winterking Hawthorne. All final landscape details will be required at the final development plan stage. The City typically requires amenities be provided in open spaces that are largely within required setbacks. The development text states that benches will be provided along the banks of the basin. The proposed text also states entry features are permitted for the development.
Stormwater and Utilities	This development connects to public water through an extension of a public water main, including new fire hydrants, to the existing 16-inch water main located along the western edge of Coffman Road. The development will also construct new sanitary sewer mains and services to serve the proposed lots that will connect to an existing 12-inch main that bisects the site. New storm structures, pipes and a detention basin will be constructed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations.. The detention basin will direct the stormwater into the 66-inch storm sewer located to the north of the site.

Analysis	**Rezoning with Preliminary Development Plan**
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1. Consistency with Dublin Zoning Code	**Criterion met:** This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text.
2. Conformance with adopted Plans	**Criterion met:** The uses and density proposed for this site are consistent with the Future Land Use designation and meet the intended residential character.
3. Advancement of general welfare and orderly development	**Criterion met:** This proposal conforms to the Community Plan and is compatible with the surrounding residential development.
4. Effects on adjacent uses	**Criterion met:** The proposal will safeguard the value of property within and adjacent to the area.

Analysis	**Rezoning with Preliminary Development Plan**
5. Adequacy of open space for residential development	**Criterion met:** There is 0.029 acre of open space provided within this development and the maintenance responsibility of the open space is appropriately that of the homeowners association. The development text contains requirements for the landscape design of a naturalized area within the open space.
6. Protection of natural features and resources	**Criterion met:** The applicant has worked with Planning and Engineering to find an appropriate solution for the desire to have adequate stormwater management. The plan also retains the existing tree buffer area along the rear of lots.
7. Adequate infrastructure	**Criterion met:** With the proposed improvements installed, the site will have access to adequate utilities.
8. Traffic and pedestrian safety Condition 1	**Criterion met with Conditions:** The applicant has provided a traffic analysis, which accounts for the proposed future development. The Zoning Code requires a minimum seven-foot tree lawn and the proposed development text requires a minimum three-foot tree lawn. The City Engineer has recently requested that wider tree lawns be incorporated into new development. Code requires tree lawns to be seven feet wide and the City Engineer is requesting nine-foot wide tree lawns to allow more room for trees to grow and less interference with the sidewalk. To accommodate the wider tree lawns, the sidewalk should move toward the lot and a wider sidewalk easement should be dedicated. The development text should be revised to require a nine-foot tree lawn.
9. Coordination & integration of building & site relationships	**Criterion met:** The proposal maintains the existing development patterns of surrounding developments.
10. Development layout and intensity	**Criterion met:** The proposed plans contribute to the orderly development of this site, including proposed uses, setbacks, and density.
11. Stormwater management	**Criterion met:** Adequate provision is made for stormwater management.
12. Community benefit	**Criterion met:** The development text outlines all applicable development requirements for this project.
13. Design and appearance	**Criterion met:** The proposal outlines high-quality building materials and architectural design standards within the proposed development text.
14. Development phasing	**Criterion met:** This is a single phase project.
15. Adequacy of public services	**Criterion met:** There are adequate services for the proposed development.
16. Infrastructure contributions	**Criterion met:** No contributions are required as part of this proposal.

Recommendation	**Rezoning with Preliminary Development Plan**
Approval	In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval with one condition is recommended.
Conditions	1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk.

Details	**Preliminary Plat**
Plat Overview	The proposed preliminary plat subdivides 3.02 of land into six single-family lots and 0.29 acre of open space. The plat also provides right-of-way for Killarney Drive. The preliminary plat correctly shows all setback requirements.
Open Space	The Zoning Code requires the dedication of 0.39 acre of open space and the proposal contains 0.29 acre of open space. • Reserve "A" is 0.23 acre located between Lots 4 and 5 on the south side of the site, with a detention basin, landscaping and benches proposed. • Reserve "B" is 0.06 acre located along the northern site boundary adjacent to the right-of-way and incorporates the existing evergreen trees. The development text indicates that the open space areas will be owned by the City of Dublin and maintained by a forced and funded homeowners association. The preliminary plat should include this information. The applicant will be required to pay a fee in lieu of dedicating 0.1 acre of required parkland.

Analysis	**Preliminary Plat**
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) *Plat Information and Construction Requirements* Condition 1	**Criterion met with Condition:** This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including reflecting open space ownership and maintenance responsibilities.
2) *Street, Sidewalk, and Bike path Standards*	**Criterion met:** Street widths, grades, curvatures, and intersection signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are required on both sides of all public streets in compliance with City construction standards, except as specifically waived in the development text.
3) Utilities	**Criterion met:** The applicant will be required to update the final plat to include easements for all installed public utilities and required drainage easements around the detention basins.

Analysis	**Preliminary Plat**
4) *Open Space Requirements* Condition 2	**Criterion met with Condition:** The applicant will be required to pay a fee in lieu of dedicating all required open space.

Recommendation	**Preliminary Plat**
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions.
Conditions	1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and, 2) That the applicant pay a fee in lieu of dedicating 0.1 acre of open space.

REZONING/PRELIMINARY DEVELOPMENT PLAN

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

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

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic

accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;

11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

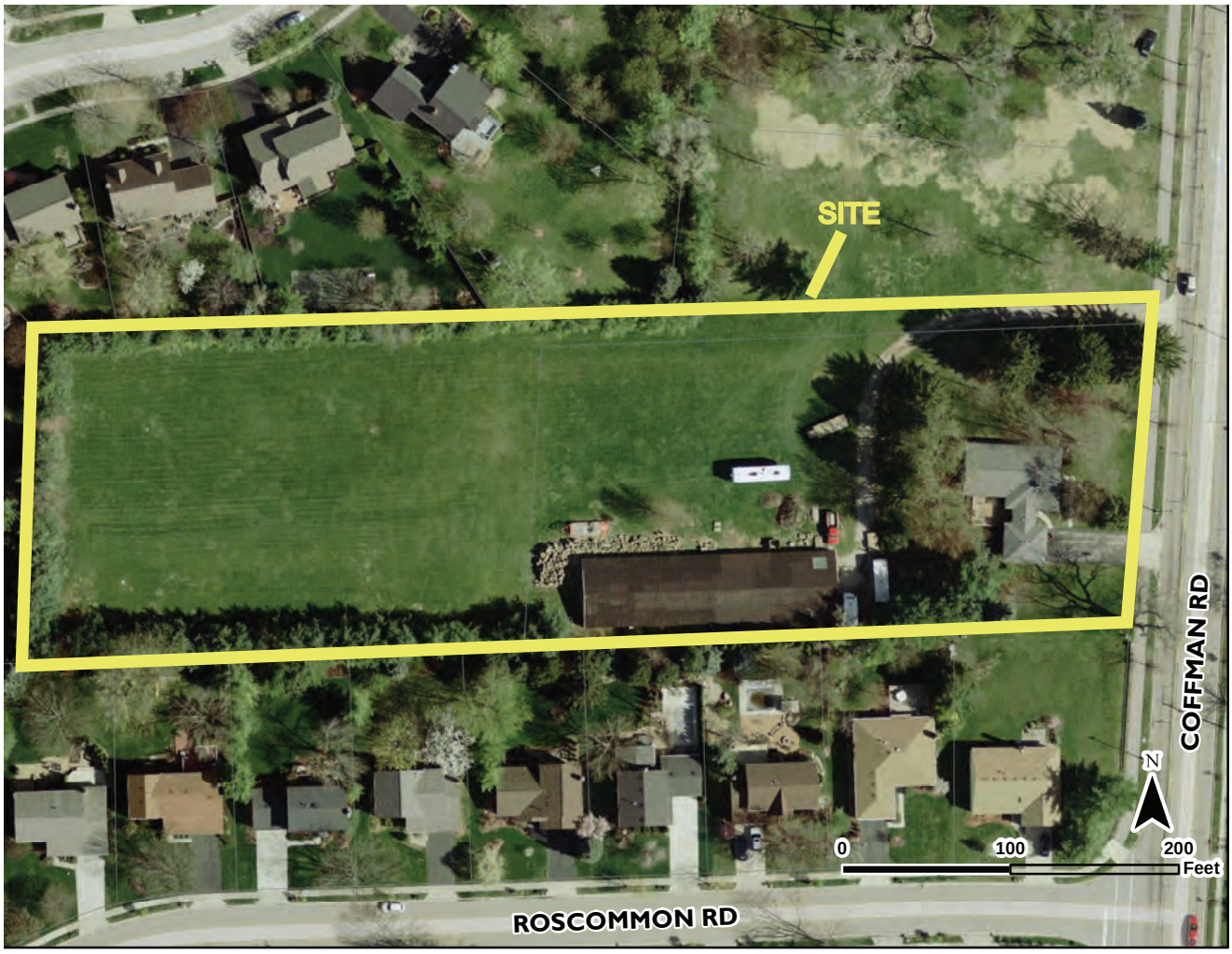
PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:
In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.

Existing Site Conditions



N

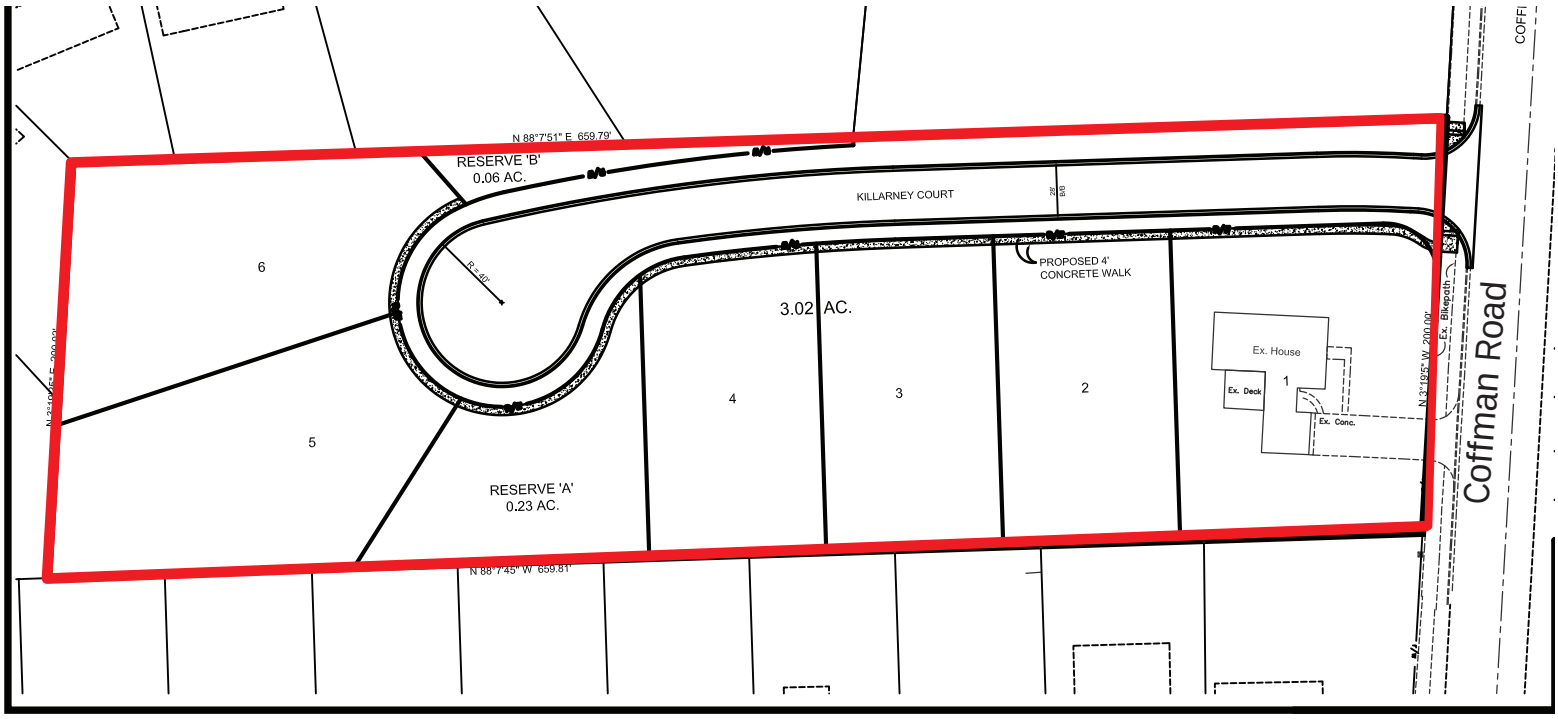
Future Land Use
According to Community Plan

N

Residential Medium Density

Public Institutional/Civic

Proposed Preliminary Development Plan



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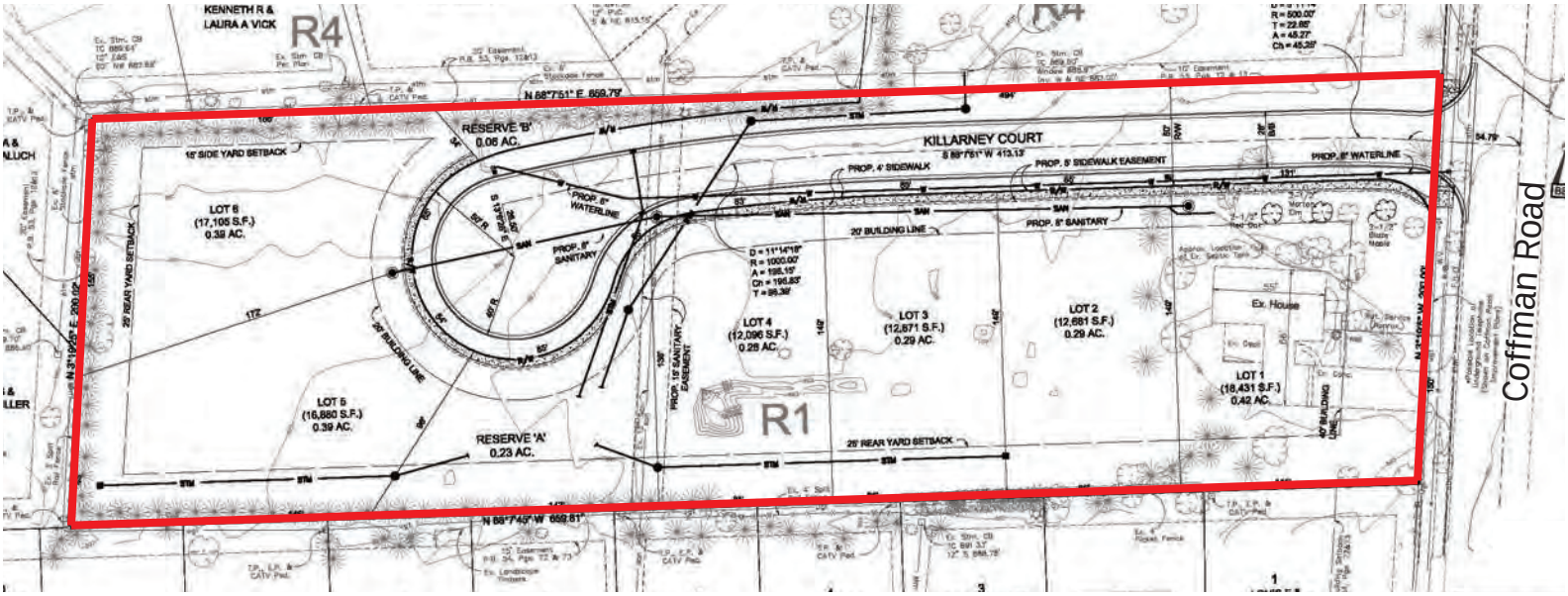
Proposed Preliminary Plat



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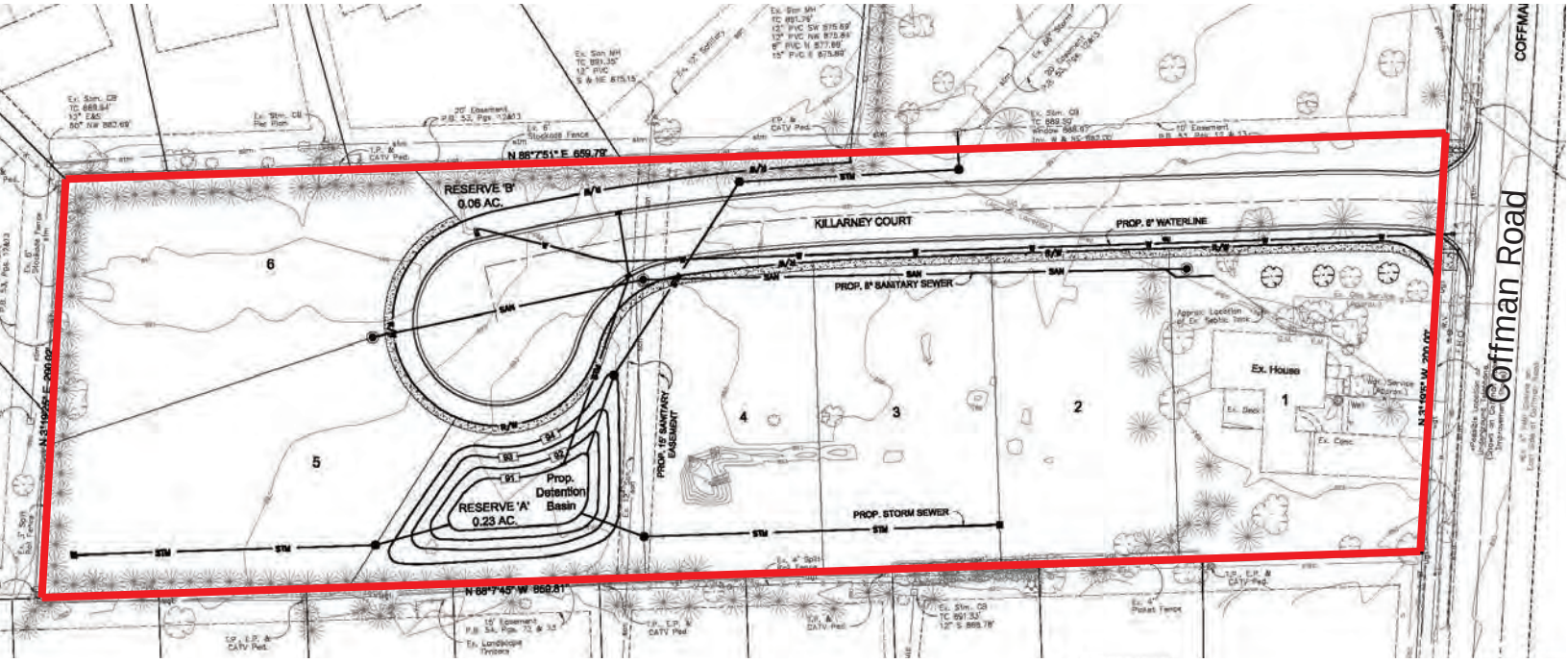
Proposed Utility Plan



N

DEVELOPMENT OVERVIEW

Project Description

This parcel lies between Hemingway Village Section 1 and Shannon Park Section 1. The proposed development creates five new lots with an additional lot defined for an existing house. The lot sizes meet or exceed those of both contiguous subdivisions.

Location and Size

- The site is located completely within the City of Dublin and Franklin County.
- The 3.02 acre site is located on the west side of Coffman Road, 525± feet south of the intersection of Adventure Drive and Coffman Road. The site is situated adjacent to Hemingway Village Section 1 and Shannon Park Section 1, located between these two developments.
- There is approximately 200 feet of frontage along Coffman Road.
- The site measures approximately 660 feet deep.

Existing Conditions and Character

- The site is rectangular and mostly grassed. There are pine trees located along the north, west and south property lines. An existing house and storage building are located on the site. The existing house will remain, but the storage building will be razed.
- The site is located in the North Fork Indian Run Watershed. The site generally drains from south to north.
- The site is generally flat and there are no steep slopes on the site.

Existing and Proposed Land Uses

- The Dublin Community Plan – Existing Land Use Map designates the site as being part of a residential medium density area (1-2 du/ac.).
- Surrounding land uses include: single family detached residential (Hemingway Village, Shannon Park), public institutional (Dublin City Schools Administration Building, Dublin Coffman High School) uses in the surrounding incorporated areas.
- Proposed land use is residential.
- The proposal is to develop the tract with 6 single-family lots for a gross density of 1.99 units per acre.

Provision of Utilities

General

- All utilities, including sanitary sewer, water, telephone, electric, and gas are available at the site.
- All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.

Sanitary Sewer

- Sanitary sewer for this development will be provided from an existing 12" sanitary sewer that crosses the site in a north /south direction.
- A new sanitary sewer line will be run parallel to the street, in front of the homes to provide service. The sewer will be extended east to the lot for the existing building and will intercept the existing service line that currently serves the existing structure.

Water

- An existing 12-inch water main along the west side of Coffman Road should be adequate to provide the required domestic and fire protection needs for this development.
- A public water main will be constructed along the proposed street.

Storm Water – Existing

- The site generally drains from south to north towards an existing 60-inch storm sewer system.
- The site drains towards various catch basins that are all served by the 60-inch storm sewer.
- The predominant soil type is Milton Silt Loam, a Type C soil, corresponding to a pre-developed runoff curve number of 74.

Storm Water – Post Developed

- Storm water management will be provided through the use of an on-site detention basin for storm water management and water quality treatment.
- Curb and gutter inlets will be provided within the proposed roadway to accommodate the roadway runoff. Catch basins will be placed in the rear yards to capture the overlot drainage, or water will be directed to the existing catch basins located near the south, west and east property lines.

Access and Circulation

- Vehicular access to the site will be from a single access point on Coffman Road. The proposed roadway will be a cul-de-sac drive to allow for traffic to turn around and exit at the entrance location.

DEVELOPMENT STANDARDS

Development Standards

Basic development standards are addressed in this narrative regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

Permitted Uses

Permitted uses shall include the following:

A. Single-Family detached homes.
B. Open Spaces and related park features.

Density

A maximum of 6 residential homes shall be permitted in this PUD.

Lot Standards

Single family homes in this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types.:

A. Fee Simple Lots
    1. Lot Size
        a. Lot Area: 11,200 square feet minimum
        b. Lot Width at the building line: 85 feet minimum
        c. Lot Depth: 100 feet minimum.
    2. Lot Setbacks
        a. Front Yard: The front yard setback will be 20 feet from the right of way, as shown on the preliminary plat.
        b. Rear Yard: There shall be a minimum rear yard setback of 25 feet.
        c. Side Yard: There shall be a minimum side yard of 6 feet, provided that there shall be a minimum of 12 feet total side yard per lot.
        d. Coffman Road: 40 feet minimum.
    3. Lot Coverage
        a. The maximum lot coverage shall be 45%.

Street Access and/or Improvements

A. Access
    1. Coffman Road
        a. A new intersection shall be provided.

2. Adjacent Properties
    a. There shall be no vehicular or pedestrian access to the adjoining developments Hemingway Village Section 1 or Shannon Park Section 1, except for a drive access to Lot 1 of Hemingway Village from the proposed road to avoid another access onto Coffman Road.

Street Standards

A. Public Streets
    1. Right-of-Way Width: 50 feet minimum
    2. Pavement Width: 28 feet minimum, as measured from back of curb to back of curb
    3. Drive Lanes: Two (2)
    4. Parking Lanes: Parking shall be permitted on one side of public streets internal to the PUD opposite the waterline and hydrants.
    5. Tree Lawn: May vary based on existing vegetation and proposed sidewalks, but shall be no less than 3 feet wide.
    6. Sidewalk: 4 feet wide minimum; sidewalks shall be concrete. No sidewalk is required where it does not front a single family lot.

B. Private Sidewalks
    1. A minimum 3 foot wide sidewalk shall be required for every residence. This private walk shall extend from the front door to the driveway.

Utilities

A. Design and Construction
    1. All utilities shall be designed and constructed to meet the standards of the City of Dublin.

B. Location
    1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

Storm Water Management

A. Design and Construction
    1. Storm water management will be provided on site in a detention basin located within the development. Water quality will also be provided in this basin.
    2. Detention basin plantings will consist of deciduous tree canopies, ornamental tree accents, and deciduous shrub plant masses in a naturalized manor. The deciduous trees will likely be a mixture of Bald Cypress, London Plane Tree, and River Birch. The ornamental trees will likely consist of Allegheny Serviceberry and Winterking Hawthorne. The deciduous shrubs will likely be groups of Northern Bayberry and Winterberry. The shrub masses will be located near the perimeter of the basin with the deciduous trees and ornamental trees being located randomly throughout the basin. In addition, some benches will be located along the banks of the basin to allow residents to enjoy the open space.

Tree Preservation, Removal and Replacement

A. Tree Preservation
    1. It is the intent of the developer to preserve as many good and fair condition trees as possible on the site. Every effort will be made to preserve existing trees in good and fair condition where practicable. Any trees 6 inches of caliper or greater in good or fair condition removed during development of the site or home lots shall be accounted for on the Tree Replacement Plan.

B. Tree Replacement Plan
    1. If approved by City Council, tree replacement shall be as defined below:
        a. Existing trees removed that measure 6 inches and larger in caliper, in good or fair condition, shall be replaced tree for tree, one replacement tree for every tree removed in good or fair condition.
        b. Replacement trees shall have a minimum caliper size of 2-1/2 inches and may include evergreen species.
        c. The developer shall be responsible for the replacement of all subject trees affected due to the development of the site.
        d. All site required tree replacement must be completed prior to the issuance of the first building permit or within 6 months, due to unfavorable weather conditions.
        e. All individual lot tree replacements must be completed prior to issuance of an occupancy permit or within 6 months, due to unfavorable weather conditions.

Open Space

0.29 acres of open space will be provided on the site and include the detention basin and a reserve along the north side of the street, past Lot 1 of Hemingway Village. The open space required for this project is 0.316 acres. A fee will be paid by the developer for the shortage in open space. The open space will be owned by the City of Dublin and maintained by the forced homeowners association.

Architecture

A. General Character
    1. The character of the development shall be single-family homes with a variety of 2 or 3 car garages that will adhere to the City of Dublin Residential Appearance Standards Code.

B. Permitted Building Height
    1. Maximum height of 35 feet, as measured per the Dublin Code.

C. Permitted Exterior Materials
    1. Siding Materials
        a. The exterior siding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.

2. Trim Materials
    a. Wood, vinyl, aluminum, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.
3. Roofing Materials
    a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.

D. Permitted Exterior Colors
1. Siding Colors
    a. Natural earth tones and/or warm neutral colors, including white.
    b. High-chroma colors are not permitted.
2. Trim Colors
    a. Natural earth tones and/or warm neutral colors, including white.
    b. Complementary or contrasting to siding siding color.
3. Roofing Colors
    a. Roofing colors shall be from the color range of natural materials: such as, but not limited to wood shakes and black.
    b. High-chroma colors are not permitted.

E. Architectural Elements
4. Four-sided Architecture
    a. Dublin Residential Appearance Code will be adhered to throughout the entire subdivision unless otherwise stated herein.
5. Chimneys
    a. Cantilevered or through-the-wall chimneys are not permitted.
    b. All chimneys shall be built on an integral foundation.
    c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
6. Garages
    a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
    b. Side loaded garages are encouraged.

F. Architectural Diversity
7. The same or similar front elevations shall not be repeated within:
    a. Two lots on either side of subject lot.
    b. Any lot on a cul-de-sac bulb.

G. Plan Approval
8. The Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

Landscaping

A. Entry Features
1. Entry features may include integrated project signage, landscaping, and irrigation.
2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.

3. All entry features will be owned and maintained by the forced homeowners association.

B. Street Trees
   1. Street trees will be installed in accordance with the City of Dublin Code. Final location shall be determined by the City Forester. No street trees shall be required where existing trees are preserved along the north side of the proposed new road.

C. Fencing
   1. All fencing shall be per City of Dublin Code.
   2. Additional fencing standards and details may be presented and approved during Final Development Plan phase.

Homeowners Association

A. All residential property owners within the Coffman Reserve PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded with the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

Vote on the motion: Mr. Reiner, yes; Mrs. Boring, yes; Mr. Lecklider, yes; Mayor McCash, yes; Mr. Kranstuber, yes; Ms. Chinnici-Zuercher, yes.

Ordinance 84-03
Establishing Dublin Zoning for 26 Parcels Comprising an Area of Approximately 112 Acres, as Annexed from Washington Township in 1966 and 1973, Generally on the South Side of Brand Road, East of Coffman Road, and West of Dublin Road, as R-1, Restricted Suburban Residential District and LI, Limited Industrial District (Case No. 03-073Z - Post Road/Avery Road to I-270 Rezoning).
Ordinance 85-03
Establishing Dublin Zoning for 12 Parcels Comprising an Area of Approximately 83 Acres, as Annexed from Washington Township in 1965, 1973, 1980, and 1988, Generally on the South Side of Brand Road, East of Coffman Road, and West of Dublin Road, as R-1, Restricted Suburban Residential District and R, Rural District (Case No. 03-072Z - Coffman Road to Dublin Road, between Brand Road and I-270).
Ordinance 86-03
Establishing Dublin Zoning for 13 Parcels Comprising an Area of Approximately 24 Acres, as Annexed from Washington Township in 1973, Generally on the South Side of Brand Road, West of Coffman Road, as R-1, Restricted Suburban Residential District (Case No. 03-071Z - Coffman Road/Brand Road).
Ordinance 87-03
Establishing Dublin Zoning for 18 Parcels Comprising an Area of Approximately 150 Acres, as Annexed from Washington and Jerome Townships in 1973 and 1999, Generally on the North Side of Post Road, between Hyland-Croy and Muirfield Drive, as R-1, Restricted Suburban Residential District and R, Rural District (Case No. 03-070Z - Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road).
Ms. Chinnici-Zuercher introduced Ordinances 84-03, 85-03, 86-03 and 87-03 and moved referral to the Planning & Zoning Commission.
Mr. Lecklider seconded the motion.
Vote on the motion: Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Mayor McCash, yes; Mr. Reiner, yes; Mr. Lecklider, yes.

OTHER
Requests for waiver of requirement to connect to water system
Ms. Grigsby stated that on April 7, Council reviewed a number of requests for waiver of connection requirements to water and sewer. Staff was directed to seek additional information and perform on-site review for three of the properties and reports the following:

- Jack D. Walters, 4434 Bellaire Avenue

Ms. Grigsby reported that Mr. Walters attended the April meeting and expressed concern about limestone conditions. Staff looked at the site and was not certain that the limestone would present any problems. Staff therefore requested that Mr. Walters obtain a quote. The actual cost to install the line and pay the connection fees was less than what staff had projected. Staff does not believe there is sufficient support to justify granting a waiver in this case. This has been communicated to Mr. Walters, and he does not have an issue with this recommendation.
Mrs. Boring asked what happened with the issue of the landmark tree on this property.
Ms. Grigsby stated that when staff reviewed the site, it was determined that the installation would not impact that tree.
Mr. Kranstuber moved to deny the waiver request for 4434 Bellaire Avenue.
Mr. Reiner seconded the motion.
Vote on the motion: Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mrs. Boring, yes; Mr. Kranstuber, yes.

- Jack Walters, 7652 Dublin Road

Ms. Grigsby stated that the concern with this site is the location of the tap, crossing the neighbor's property to install the line, and the sinkhole issue. Staff had previously recommended a three-year waiver for this property, but based upon investigation is now recommending a five-year waiver for this site.
Mrs. Boring stated that in five years, the cost of connection might be higher.
Ms. Grigsby responded per Council's policy adopted April 7, the property owner is required to pay the Dublin tap fee by the end of 2003 in conjunction with the granting of

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 18, 2003

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

4. **Area Rezoning 03-071Z – Coffman Road/Brand Road**
Location: 13 parcels comprising an area of approximately 24 acres, as annexed from Washington Township in 1973, generally on the south side of Brand Road, west of Coffman Road.
Existing Zoning: Washington Township Districts.
Request: Review and approval of an ordinance to establish Dublin R-1, Restricted Suburban Residential District.
Property Owners: Floyd and Patricia Bostic, 7143 Coffman Road; Kristan Swingle, 5281 Brand Road; Jack and Joan Eggspuehler, 7027 Coffman Road; Coffman Company, Ltd., 20 North Street; Bin-Ming and Lin L. Hwang, 5615 Brand Road; Michael Wade, 5775 Brand Road; Michael and Susan Eger, 5545 Brand Road; Richard Coulter, 5740 Brand Road; Michael and Judith Teets, 5805 Brand Road; James and Angela Haley, 5705 Brand Road; James Kesterson, 5777 Brand Road; Lawrence and Susan Clemente, 5675 Brand Road; and Washington Township Board of Trustees, 5825 Brand Road. The above addresses are all located within Dublin, Ohio, unless otherwise noted.
Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.
Staff Contact: Anne Wanner, Planner.

MOTION: To approve this area rezoning because it will apply an appropriate Dublin zone, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan.

VOTE: 7-0.

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

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; and Mr. Ritchie, yes. (Approved 6-0.)

3. Area Rezoning 03-070Z – Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road

Anne Wanner said this area includes 150 acres and estate lots on Avery Road, parts of Avery Park and the Trabue Nature Preserve, and several churches. She said these pockets were not part of an adjacent zoning plan, and R-1, Restricted Suburban Residential District is proposed for most parcels. R, Rural District is proposed for the agricultural piece east of Post Preserve.

Ms. Wanner said this application involves the Humbert property, on which there is a pending PUD request. If the Humbert property is rezoned first, staff will withdraw it from this case. A few residents attended the informational meeting. Several church representatives called her. This is consistent with the Community Plan and staff recommends approval.

Mr. Gerber moved for approval of this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan, provided that the Freshwater/Humbert tract of 5.26 acres (File No. 03-092CP) will be deleted from this ordinance if it has been approved by City Council prior to this case moving forward. Mr. Zimmerman seconded, and the vote was: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

4. Area Rezoning 03-071Z – Coffman Road/Brand Road

Anne Wanner said this area involves estate lots, mostly along the south side of Brand Road, and to the west of Coffman Road. One lot is north of Brand Road. She said this is a request for R-1, Restricted Suburban Residential District, the same as the zoning map has shown for years. She said several owners attended the informational meeting, and she has spoken to several on the phone. Ms. Wanner said staff is recommending approval of this housekeeping matter.

Mr. Saneholtz made the motion to approve this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan. Mr. Ritchie seconded, and the vote was: Mr. Gerber, yes; Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Sprague, yes; Mr. Messineo, yes; Mr. Ritchie, yes; and Mr. Saneholtz, yes. (Approved 7-0.)

5. Area Rezoning 03-072Z – Coffman Road to Dublin Road, between Brand Road and I-270

Anne Wanner said this involves estate lots on the south side of Brand Road and the west side of Dublin Road plus Coffman High School. It requests R-1, Restricted Suburban Residential District for most of the land. The high school is to be R, Rural, to reflect the historic zoning map. She showed slides. She said very few attended the informational meeting. She has spoken to one owner plus Ralph Feasel from Dublin Schools. She said staff recommends approval.

However, this rezoning has not taken place yet, so there is no need to change the basic recommendation from P&Z to approve the ordinances as submitted.

He noted that Ordinance 66-03 or the Buckner property is located in the middle of the Muirfield area. It is an old farmstead and is proposed to change to the R-1 classification. In the township zoning class, it was listed as an FR1. Because the City did not have a comparable zoning, staff selected an R-1 zoning as the long-existing zoning maps had indicated such. Although staff reviewed all of these in public meetings, Mr. Buckner, the property owner did not have a full understanding of the change. Mr. Buckner and his son met with staff today and have indicated their preference for an R-Rural classification. There are many similarities between the R-Rural and R-1 classifications. Both require 40,000 square feet for a single family home. Using the rural classification on this property would limit them in terms of the number of lots they could create, should they want to use the zoning classification in place. Mr. Buckner indicated a desire to retain the ability to keep some horses on the property, and therefore prefers the R-Rural category. Staff does not see a problem with changing this. Council could by motion amend Ordinance 66-03 to change these two parcels from the proposed R-1 classification to the R-Rural classification.
Mr. Reiner moved to amend Ordinance 66-03 to provide an R-Rural zoning for the two parcels under discussion.
Mrs. Boring seconded the motion.
Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Kranstuber, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mayor McCash, yes; Mrs. Boring, yes.
Mr Gunderman noted that Planning Commission, by a vote of 7-0, recommended approval of the other four ordinances.

Mayor McCash noted that two speakers have signed in to testify on this ordinance, Mr. Buckner and his son.
They were present in the audience and declined to speak, indicating their satisfaction with Council's motion to amend.

Vote on the Ordinance as amended: Mr. Lecklider, yes; Ms. Salay, yes; Mr. Kranstuber, yes; Mrs. Boring, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes.

Ordinance 84-03
Establishing Dublin Zoning for 26 Parcels Comprising an Area of Approximately 112 Acres, As Annexed from Washington Township in 1966 and 1973, Located Generally Along the North and South Sides of Post Road, Between Avery-Muirfield Drive and SR 161/I-270, as R-1, Restricted Suburban Residential District and LI, Limited Industrial District. (Case No. 03-073Z – Post Road/Avery Road to I-270 Rezoning)
Vote on the Ordinance: Mr. Reiner, yes; Mr. Kranstuber, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mayor McCash, yes; Mr. Lecklider, yes.

Ordinance 85-03
Establishing Dublin Zoning for 12 Parcels Comprising an Area of Approximately 88 Acres, as Annexed from Washington Township in 1965, 1973, 1980 and 1988, Located Generally on the South Side of Brand Road, East of Coffman Road and West of Dublin Road, as R-1, Restricted Suburban Residential District and R, Rural District. (Case No. 03-072Z – Coffman Road to Dublin Road, Between Brand Road and I-270)
Vote on the Ordinance: Mr. Lecklider, yes; Mr. Reiner, yes; Mayor McCash, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Ms. Salay, yes.

Ordinance 86-03
Establishing Dublin Zoning for 13 Parcels Comprising an Area of Approximately 24 Acres, as Annexed from Washington Township in 1973, Located Generally on the South Side of Brand Road, West of Coffman Road, as R-1, Restricted Suburban Residential District. (Case No. 03-071Z – Coffman Road/Brand Road)
Vote on the Ordinance: Mr. Kranstuber, yes; Mrs. Boring, yes; Mayor McCash, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes.

Ordinance 87-03
Establishing Dublin Zoning for 18 Parcels Comprising an Area of Approximately 150 Acres, as Annexed from Washington and Jerome Townships in 1973 and 1999,