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

Date: April 4, 2013

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

Re: Ordinance 27-13 - Rezoning Approximately 26.5 Acres Located on the North Side of Rings Road, Approximately 1,100 Feet West of the Intersection with Eiterman Road From R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Links at Ballantrae PUD) to Establish a 45-Lot Single-Family Detached Residential Development and 7.08 Acres of Open Space. (Case 08-026/PDP/PP)

Summary

Ordinance 27-13 is a request for review and approval of a Rezoning with Preliminary Development Plan from R, Rural District and R-1, Restricted Suburban Residential District to Planned Unit Development District (Links at Ballantrae PUD), and a Preliminary Plat for 26.5 acres to establish a 45-lot, single-family detached residential development with 7.08 acres of open space.

Preliminary Plat

The proposed Preliminary Plat subdivides 26.5 acres of land into 45 single-family lots and 7.08 acres of open space. The plat also provides new right-of-way for Eden Bridge Drive, Alderbrook Drive, Wilford Lane, Cadmore Drive and the future Rings-Cosgray Connector. The Subdivision Regulations require the dedication of 3.05 acres of open space and the proposal contains 7.08 acres of open space.

- Reserve "A" – 0.7 acres along the north side of Rings Road and includes the land needed for the right-of-way needed for the future Rings Cosgray Connector.
- Reserve "B" - 0.6 acres, south of the proposed Rings-Cosgray Connector.
- Reserve "C" - 2.8 acres north of Reserve "A" and includes the stormwater management pond, bikepath and landscaping.
- Reserve "D" - 1 acre in the center of the site and provides a neighborhood park with a play ground, benches, path and bike racks.
- Reserve "E" - 0.04 acres on the east side of the site between Lots 6 and 7 and provides for a bikepath connection to the elementary school.
- Reserve "F" - 1.1 acres in the northeast portion of the site. This reserve also includes a stormwater pond.
- Reserves "G" and "H" - 0.1 and 0.09 acres, respectively, off the entry drive from Marmion Drive. These reserves accommodate buffering from the entry for Lots 19 and 34. Reserve "G" to the north may also include an entry feature.
- Reserve "I" - 0.6 acres, is the setback area between the future Rings-Cosgray Connector and Lot 45.

- Reserves "J" and "K" - 0.03 and 0.02 acres, respectively, off the entry drive from the Rings Cosgray Connector. These reserves accommodate entry features for the neighborhood.

The applicant has worked with the City to identify the appropriate ownership and maintenance responsibilities of the open spaces. Reserves "A", "C", "D", "E", and "I" will be owned and maintained by the City of Dublin. Reserves "B", "F", "G", "H", "J", and "K" will be owned by the City and maintained by the Homeowners Association.

Preliminary Development Plan/Development Text

Site Layout
The proposed plan has 45 single-family lots with 7.08 acres of open space in 11 reserves throughout the site. The site will have two access points, Marmion Drive to the north and the future Rings-Cosgray Connector in the southwest corner. The preliminary development plan connects Rings Road and this connector. A loop street in the center of the site provides access to most lots. Stormwater retention ponds are in the northeast corner and to the southeast.

The proposal includes open space dispersed throughout the development. Most notably there is a one-acre central open space proposed, Reserve "D", with amenities including a playground and large 2.8-acre Reserve "C" to accommodate a bikepath, pond and entry feature. Two smaller reserves are proposed, each off the Marmion Drive entrance, Reserves "G" and "H" and the entrance off the Rings-Cosgray connector to the south, Reserves "J" and "K" for entry features. Reserve "E" at the eastern property line between proposed Lots 6 and 7 allows for a bikepath connection to the Washington Elementary School.

Development Requirements
The applicant has changed the text and plans to limit the permitted lots to 45 as requested by the Planning and Zoning Commission. The 45 lots on 26.5 acres is a density of 1.7 units to the acre. There is no minimum lot size required; however, all lots must be a minimum of 75 feet wide at the building line. Front yard setbacks vary from 25 to 35 feet and required side yards are six feet each with a 25-foot rear yard requirement. A 25-foot tree preservation zone to coincide with the rear yard setbacks is along the rear of Lots 15 through 19 along the northern property line and along the rear of Lots 34 through 44 along the western property line.

Traffic and Access
The preliminary development plan indicates two access points, one off Marmion Drive in Ballantrae to the north and one to Rings Road via the construction of the southern portion of the Rings-Cosgray Connector. The remaining portion of the Rings-Cosgray Connector will be designed and built through a joint effort between the City of Dublin and Edwards Land Company as a requirement of the Ballantrae Development agreement. While the final alignment of the Rings-Cosgray Connector has not been determined, the layout of the portion of the roadway contained within the proposed development has been approved by Engineering and will be constructed with this project.

Owners of the property at 6800 Rings Road have concerns regarding the proposed street location to this lot. Engineering has worked with the applicant to revise the proposed roadway

location to ensure as much buffer as possible while still adhering to proper and safe roadway design. The long-term intersection improvement at Rings and the Rings-Cosgray Connector will likely be located farther to the east, away from this property.

A large loop street in the center of the site surrounds Lots 20 through 33. The applicant has worked with Planning and Engineering to include open space within this area and approved an additional street segment running east-west to make Reserve "D" accessible. The connection to the proposed Rings-Cosgray Connector will be required to have a dedicated left turn lane to Cadmore Drive, and there will be a dedicated left turn lane from the Rings-Cosgray Connector to existing Rings Road.

Currently, Rings Road has 60 feet of right-of-way adjacent to this site. The Thoroughfare Plan requires 70 feet along Rings Road to the future Rings-Cosgray Connector. The applicant is proposing to dedicate Reserve A, which is 0.7 acres located along Rings Road to the City to accommodate the future right-of-way.

Sidewalks
The plan provides pedestrian access to the site from four-foot sidewalks within the proposed development. An eight-foot bikepath is proposed along the west side of Eden Bridge Drive to connect with the path on Marmion Drive. The Subdivision Regulations require that front yard setbacks be a minimum of 35 feet where a bikepath runs through the front yard and the applicant has amended the development text to allow 30-foot front yard setbacks where bikepaths are proposed.

A bikepath meanders through the open space along the Rings-Cosgray Connector and through the central park, which will connect the western bikepath to the east path to the Washington Elementary School site. The applicant should work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission.

Architecture
The proposed development text prohibits blank walls and requires adherence to the Appearance Code. Permitted materials include brick, stone, stucco, wood and cementitious siding that are natural earthtone or warm neutral colors with tans, browns, warm grays preferred. Chimneys may be finished with masonry or stucco. The text requires that 50% of the lots within the development use side-loaded garages.

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 development text requires tree replacement per Code. The plans include a preliminary tree protection plan and it is unclear as to whether existing trees south of the proposed Rings-Cosgray Connector are intended to be preserved. The applicant should work with Planning to maximize tree protection in this area. The plans indicate a tree preservation zone of 25 feet along the western and northern property line.

Utilities and Stormwater Management
Two stormwater retention ponds are proposed. One pond is shown in the southeastern portion of the site located in Reserve "C", while the other pond is shown in the northeastern portion of the site in Reserve "F". The southern pond includes a fountain and the northern pond should include some type of aeration to be approved at the final development plan. Preliminary calculations have been submitted to the City for review. This site will be required to meet the Stormwater Regulations.

There is an eight-inch water line on the north side of Marmion Drive that the applicant will tie into. As part of this connection, the applicant will not be permitted to open cut Marmion Drive. A ten-inch sanitary sewer runs north on the east side of Marmion Drive and connects with a 10-inch sewer on the north side of Ballantrae Place. The applicant should remove the reference in the development text to sanitary sewer service being provided through the church, as this sewer is a private sewer and their utility plan does not reflect this connection.

Recommendation of the Planning and Zoning Commission

On March 7, 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. Condition 1 of the preliminary plat has been addressed and the applicant has revised the text and also plans to fulfill Conditions 1, 2, 8, 9, 11 through 15, and 17 and 18 of the preliminary development plan. Planning and Engineering will work with the applicant at the final development plan stage to address Conditions 3 through 7, and Condition 10.

The applicant has not revised the proposed development text to address Condition 16, requiring each house to have a three-car garage. A letter from the applicant is attached to this memo explaining that, even though each lot is sized to accommodate a three-car garage, the applicant prefers to keep the option of two-car garages for prospective buyers as a marketing tool.

<u>Planning and Zoning Commission Recommendation Conditions</u>

Rezoning/Preliminary Development Plan

1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot;
2) That the development text be revised to reflect open space maintenance as requested by the Director of Parks and Open Space;
3) That the applicant work with Planning to provide buffering within Reserve "B" on the south side of the Rings-Cosgray Connector;
4) That the applicant work with Planning to disperse trees in Reserve "C" away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve "C" rather than the small piles shown;

6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve "F" and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve "D";
7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;
8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;
9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints;
10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
11) That the proposed bikepath in Reserve "C" cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector,
12) That the development text be revised to require a side-loaded garage for Lots 1 and 45 face north;
13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council;
14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC);
15) That the applicant provide a fence along the northern and eastern boundary of the proposed pond in Reserve "F", subject to approval by Planning;
16) That the development text be revised to require each house has a three-car garage;
17) That the development text be revised to remove the reference to sanitary sewer being provided through the church property;
18) That Lot 46 be eliminated from the proposed preliminary development plan and plat

Preliminary Plat

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal

Recommendation

Planning recommends City Council approval of Ordinance 27-13 at the second reading/public hearing on April 22, 2013.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 27-13 *Passed* _____, 20____

AN ORDINANCE REZONING APPROXIMATELY 26.5 ACRES LOCATED ON THE NORTH SIDE OF RINGS ROAD, APPROXIMATELY 1,100 FEET WEST OF THE INTERSECTION WITH EITERMAN ROAD FROM R, RURAL DISTRICT AND R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (LINKS AT BALLANTRAE PUD) TO ESTABLISH A 45-LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT AND 7.08 ACRES OF OPEN SPACE. (CASE 08-026Z/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), 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, including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

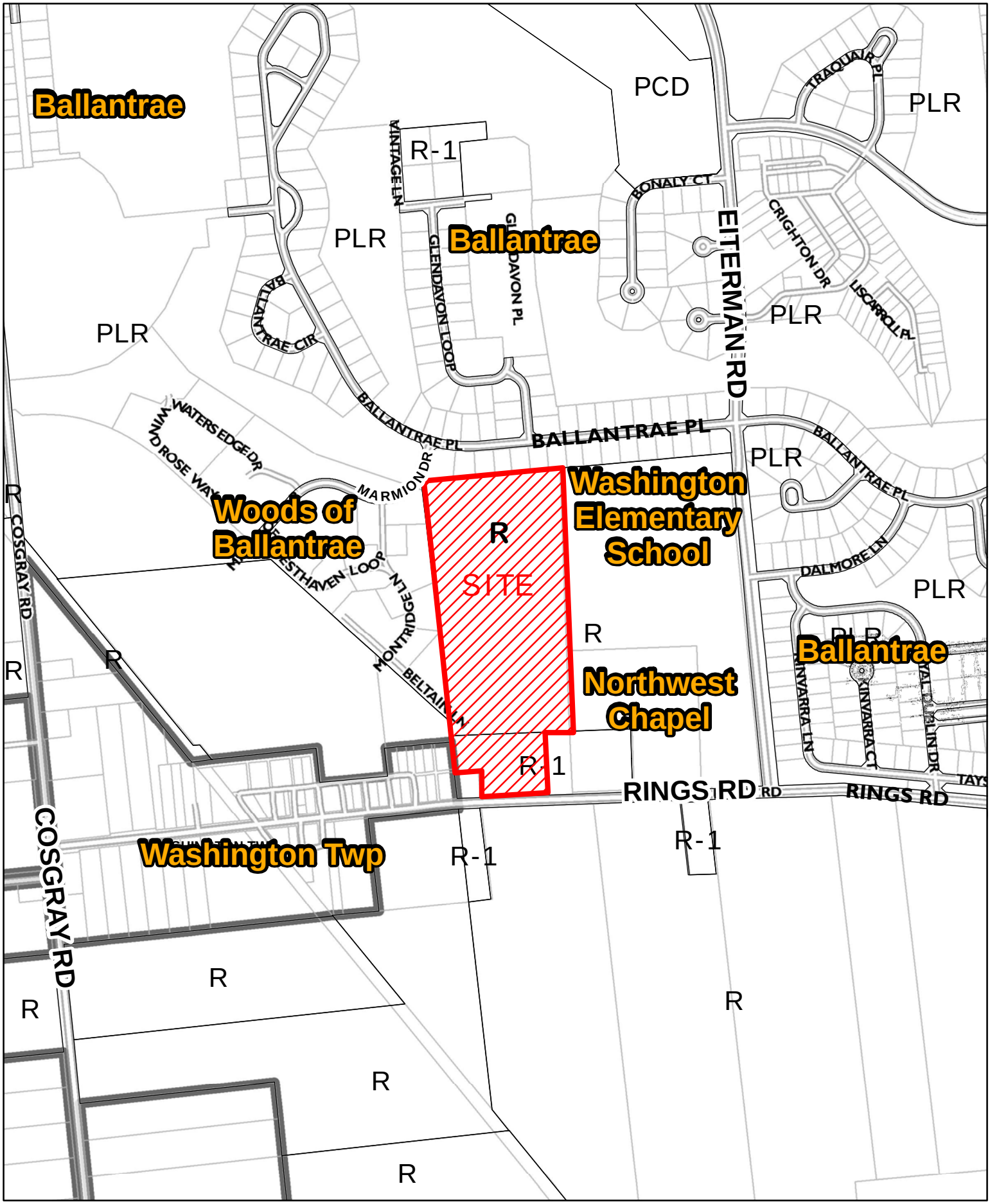
Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2013.

_____
Mayor - Presiding Officer

ATTEST:

_____
Clerk of Council



City of Dublin

08-026Z/PDP/PP
Rezoning/ Preliminary Development Plan/
Preliminary Plat
The Links at Ballantrae
Rings Rd

0 400 800
Feet

N

February 2009

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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153 232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☒ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☒ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ 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): North side of Rings Road west of Eiterman Road	
Tax ID/Parcel Number(s): 274-000019 274-000038	Parcel Size(s) (Acres): 26.499± acres
Existing Land Use/Development: Farm land	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:	
Proposed Land Use/Development: Single family subdivision	
Total acres affected by application: 26.499± acres	

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

Name (Individual or Organization): Ned E. Lare	
Mailing Address: (Street, City, State, Zip Code) 523 Tarkiln Road S.E. Lancaster, OH 43130	
Daytime Telephone: (740) 438-1169	Fax:
Email or Alternate Contact Information:	

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: M/I Homes Inc.	Applicant is also property owner: yes ☐ no ☒
Organization (Owner, Developer, Contractor, etc.): Developer	
Mailing Address: (Street, City, State, Zip Code) 3 Easton Oval, Suite 500, Columbus, OH 43219	
Daytime Telephone: (614) 418-8000	Fax: (614) 418-8030
Email or Alternate Contact Information: Jason Francis - (614) 418-8023	

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: Ben W. Hale, Jr. / c/o Smith & Hale LLC	
Organization (Owner, Developer, Contractor, etc.): Attorney	
Mailing Address: (Street, City, State, Zip Code) 37 West Broad Street, Suite 725, Columbus, OH 43215	
Daytime Telephone: (614) 221-4255	Fax: (614) 221-4409
Email or Alternate Contact Information: Jack Reynolds - (614) 221-4255	

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 _____, the owner, hereby authorize Ben W. Hale, Jr. 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:	Date:

☐ 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 _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process 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 Ben W. Hale, Jr., 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: Ben W. Hale	Date: 3/27/13

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 Ben W. Hale, Jr., 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:	Date: 3/27/13

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

I Ben W. Hale, Jr., 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:	Date: 3/27/13

Subscribed and sworn to before me this 27th day of March, 2013

State of Ohio

County of Franklin

Notary Public

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

FOR OFFICE USE ONLY			
Amount Received: 318	Application No: 08-026	P&Z Date(s): 3.7.13	P&Z Action: Approved
Receipt No: 7488	Map Zone: 4	Date Received: 4/21/08	Received By: CDH
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number: 27-13	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District: R, R1		Requested Zoning District: PUD	

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

I Ned Lare, the owner, hereby authorize Charles Driscoll to act as my applicant/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: Ned Lare Date: 4/17/08

Subscribed and sworn to before me this 17 day of APRIL, 20 08

State of OHIO

County of FRANKLIN Notary Public

NOTARIAL SEAL STATE OF OHIO

Stamp or Seal

WENDY KROMER
Notary Public, State of Ohio
My Commission Expires 11-13-20

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

X. UTILITY DISCLAIMER: The City of The Owner/Applicant acknowledges the approval of this request for rezoning 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.

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

I Charles Driscoll, 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: Charles Driscoll Date: 4/17/08

Subscribed and sworn to before me this 17 day of APRIL, 20 08

State of OHIO

County of FRANKLIN Notary Public

NOTARIAL SEAL STATE OF OHIO

Stamp or Seal

WENDY KROMER
Notary Public, State of Ohio
My Commission Expires 11-13-2011

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: $3180	Application No: 08-026CP/Z	P&Z Date(s):	P&Z Action:
Receipt No: 7488	~~MIS Fee No:~~ Map Zone: 4	Date Received: 4/21/08	Received By: CDH
Type of Request: Concept Plan & Rezoning / Preliminary Dev. Plan			
N, S, E, W (Circle) Side of: Rings Road			
Nearest Intersection: Eiterman Road			
Distance from Nearest Intersection: 1400 feet West			

N 80°50'31" E 764.77'

988.87'

S 5°49'20" E

26.499 ACRES

1590.36'

N 10°34'48" W

438.34

S 5°57'08" E

Northwest Shoal Grace Brethren Church 0.00 Ac

S 83°58'59" W 140.58

364.59'

S 7°44'04" E

132.15'

S 84° W

10°33'43" W 164.79

30.26

S 84° W

358.38'

℄ RINGS ROAD 60'

RECEIVED
APR 21 2008
CITY OF DUBLIN
LAND USE & LONG RANGE PLANNING

FILE COPY

08-036CP/2

PLAT SHOWING SURVEY OF 26.433 ACRE TRACT
IN SURVEY NO. 3453 WASHINGTON TOWNSHIP
FRANKLIN COUNTY OHIO

Scale 1" = 100'

October 19, 1996

Harry L. Greene Reg. Surveyor No. 4053

EXHIBIT A

26.499 ACRES, RINGS ROAD, WASHINGTON TOWNSHIP, FRANKLIN COUNTY OHIO.

Situate in the State of Ohio, County of Franklin, Township of Washington, and being in Lot No. 14, of a subdivision of William Barksdales Virginia Military Survey No. 3453, and being a part of a 102 acre tract, with exceptions, conveyed to Ned E. Lare by Certificate of Transfer of record in Deed Book 3798, Page 456, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a monument box in the centerline of Rings Road at the southwesterly corner of the said 102 acre tract, said monument box also being located at the southwest corner of the 0.50 acre tract conveyed to Frances E. Lare by Warranty Deed as shown of record in Deed Book 3410, Page 624, Recorder's Office, Franklin County, Ohio, thence and along the centerline of Rings Road and along the southerly lineof the said 102 acres and along the southerly line of the 0.50 acre tract, North 84 degrees 00 minutes East, a distance of 132.10 ft. to a railroad spike found at the southeasterly corner of the said 0.50 acre tract, said spike being the TRUE POINT OF BEGINNING of the tract of land herein described;

Thence and along the easterly side of the said 0.50 acre tract, North 10 degrees 33 minutes 43 seconds West, a distance of 164.79 ft. to an iron pin found at the northeast corner of the said 0.50 acre tract;

Thence and along the northerly line of the said 0.50 acre tract, South 84 degrees 00 West, a distance of 132.15 ft. to an iron pin set in the westerly line of the said 102 acre tract, said iron pin also being located at the northwest corner of the said 0.50 acre tract;

Thence and along the westerly line of the said 102 acre tract, North 10 degrees 34 minutes 48 seconds West, a distance of 1590.36 ft. to an iron pin found at the northwest corner of the said 102 acre tract;

Thence and with a northerly line of the said 102 acre tract, North 80 degrees 50 minutes 31 seconds East, a distance of 764.77 ft. to an iron pin found;

Thence South 5 degrees 49 minutes 20 seocnds East, a distance

of 988.87 ft. to an iron pin set at the northwesterly corner of the Northwest Chapel Grace Brethren Church, 10.00 acre tract

Thence South 5 degrees 57 minutes 08 seconds East, a distance of 438.34 ft. to an iron pin found at the northeasterly corner of the L. L. & C. S. Loughery 1.136 acre tract;

Thence and along the northerly line of the said 1.136 acre tract, South 83 degrees 58 minutes 59 seconds West, a distance of 140.58 ft. to an iron pin found at the northwesterly corner of the said 1.136 acre tract;

Thence South 7 degrees 44 minutes 04 seconds East, a distance of 364.59 ft. to a railroad spike found at the southwesterly corner of the said 1.136 acre tract, said spike being located in the centerline of Rings Road;

Thence and along the centerline of Rings Road, South 84 degrees 00 mintues West, a distance of 358.38 ft. to the TRUE POINT OF BEGINNING of the tract of land herein described, containing 26.499 acres, more or less, subject to all legal roadways, easements and restrictive covenants of record.

THE LAND DESCRIBED IN THIS EXHIBIT A COMPROMISES ALL OF AUDITOR'S PARCEL NO. 272-197-9, AS TO THE 3.661 ACRE PARCEL, AND A PORTION OF AUDITOR'S PARCEL NO. 272-25-2 AS TO THE REMAINING ACREAGE.

RECEIVED
APR 21 2008
08-0266P/2
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

Mike Wallen,Church Administrator
Northwest Chapel
Grace Brethren Church
13680 Robinson Road
Plain City, Ohio 46064

- Smith and Hale LLC
  c/o Ben Hale, Jr. &
  Jack Reynolds
  37 W. Broad Street
  Columbus, OH 430215

- Ned E Lare
  523 Tackiln Rd SE
  Lancaster, OH 43130

David and Wanda Scott
6852 Rings Rd
Dublin, OH 43016

Edward & Mary Liberati
6759 Ballantrae Place
Dublin, OH 43016

Woodlands at Ballantrae
495 South High Street, Ste. 270
Columbus, OH 43215

John C. Carter
6856 Rings Road
Dublin, OH 43016

JWE Development LLC
495 South High Street, Stuite 270
Columbus, OH 43215

TOW Ltd.
495 South High Street, Suite 270
Columbus, OH 43215

Bryan D. & Margaret F. Scott
5251 Cosgray Road
Dublin, OH 43016

Terry A & Deborah M Hofecker
6827 Rings Road
Dublin, OH 43016

Sheila G Lemaster
PO Box 142
Amlin, OH 43002

Alexis L Gosetto
4295 Braunton Road
Dublin, OH 43016

Eric D & Connie R Babbert
6743 Ballantrae Place
Dublin, OH 43016

Mark & Judy A Antal
6783 Ballantrae Place
Dublin, OH 43016

Nicholas P & Stephanie Franklin
6799 Ballantrae Place
Dublin, OH 43016

James R & Kathleen D Lowery
5692 Marmion Drive
Dublin, OH 43016

Richard Depaso
5688 Marmion Drive
Dublin, OH 43015

James P. & Denise M. Haffner
6791 Ballantrae Place
Dublin, OH 43016

Hilliard City School District
Board of Education
5323 Cemetery Road
Hilliard, OH 43026

Raynond Jr. & Amy Alsko
6807 Ballantrae Place
Dublin, OH 43016

Susan Lear
6906 Foresthaven Loop
Dublin, OH 43016

Kang & Miryoung Lee
6775 Ballantrae Place
Dublin, OH 43016

Jay Liggett Tr
6315 Meaghan Drive
Dublin, OH 43016

Donald J Smith
6751 Ballantrae Place
Dublin, OH 43016

Jay M Matthews II
5684 Marmion Drive
Dublin, OH 43016

Northwest Chapel Grace
Brethren Church
6700 Rings Rd
Dublin, OH 43016

Betty Patch
PO Box 156
Amlin, OH 43002

Ruth V Gray
6877 Foresthaven Loop
Dublin, OH 43016

Christy J Clark
6881 Foresthaven Loop
Dublin, OH 43016

Kelly A Sobeck
6885 Foresthaven Loop
Dublin, OH 43016

Brenda L Hein
6889 Foresthaven Loop
Dublin, OH 43016

Karen L & Martin L Matusoff
5672 Montridge Lane
Dublin, OH 43016

Ronald V Rogness
Paula D Ashley Rogness
5668 Montridge Lane
Dublin, OH 43016

Steven M & Ann M Brown
5664 Montridge Lane
Dublin, OH 43016

Robert & Lorraine Buehler
5660 Montridge Lane
Dublin, OH 43016

Roland J & Sandra L Robbins
5630 Montridge Lane
Dublin, OH 43016

Michael J & Leslie Baldzicki
6756 Ballantrae Place
Dublin, OH 43016

Lori Beckworth
5646 Montridge Lane
Dublin, OH 43016

Edward J & Meredith Cahill
6812 Ballantrae Place
Dublin, OH 43016

Joseph A & Susan Catlett
6767 Ballantrae Place
Dublin, OH 43016

Carl & Laura Coles
6735 Ballantrae Place
Dublin, OH 43016

Peter & Wendy Cushine
6764 Ballantrae Place
Dublin, OH 43016

Deborah Eger
6870 Rings Road
Dublin, OH 43016

Randall & Marguerite Hall
6740 Ballantrae Place
Dublin, OH 43016

Jane Eleanor Kesler
5651 Montridge Lane
Dublin, OH 43016

Zhanna Mikulik
5739 Glendavon Place
Dublin, OH 43016

Graham B & Tina Pelle
6788 Ballantrae Place
Dublin, OH 43016

Daniel Rubin
6804 Ballantrae Place
Dublin, OH 43016

Jill Schlotterer
5738 Glendavon Place
Dublin, OH 43016

Bryan D & Margaret F Scott
6844 Rings Road
Dublin, OH 43016

Donald & Patricia Seager
6890 Foresthaven Loop
Dublin, OH 43016

Pirouz & Shahin Shoar
6748 Ballantrae Place
Dublin, OH 43016

Kevin & Bridgitte Sollie
6796 Ballantrae Place
Dublin, OH 43016

Barbara & Tommy Stahl
6820 Ballantrae Place
Dublin, OH 43016

Terry Carter
6856 Rings Road
Dublin, OH 43016

Ronald Mills & Lori Hawkins
6878 Rings Road
Dublin, OH 43016

PROPOSED DEVELOPMENT TEXT

THE LINKS AT BALLANTRAE

As submitted to City Council April 8, 2013

General Project Description:

Site Overview:

The site is presently agricultural land with generally flat and featureless terrain. The site offers little in the way of natural features to add interest, other than several small tree lines. No active streams are present, with existing drainage being achieved through the use of tiles and ditches.

Provision of Utilities:

Sanitary sewer is available to the area through an existing 10" line in the Ballantrae subdivision.

Water is also available through Ballantrae.

Stormwater management for the site will outlet into the Hilliard Elementary School to the east. Stormwater retention will be handled by ponds on the site.

Permitted Uses: single-family homes and open space are the only permitted uses in this development.

General Single-Family Standards:

Homesites for this development are sized at a minimum of 75' in width at the building line.

General Development Standards:

Front Yard Setback:	Varies from 25' to 35' – where a bikepath is located along the front of a lot the setback shall be 30' to 35'.
Side Yard Setback:	6' minimum
Rear Yard Setback:	25'
Maximum Number of Units:	45

Road Standards:

Rights of Way:	50 feet minimum
Pavement Widths:	28 feet minimum

THE LINKS AT BALLANTRAE

As submitted to City Council April 8, 2013

Landscape Standards:

Public Sidewalks:	4' minimum unless noted as bike path
Bike Paths:	8' minimum
Tree Lawns:	9' minimum (except at Marmion Drive due to property line constraints)
Street Trees:	40' to 45' on center (2 ½" caliper)
Fencing:	Per Code
Outdoor Storage:	No prefabricated storage/outbuildings permitted
Mailboxes:	Standard Community design required
Outdoor Lighting:	Post light at driveway
Subdivision Signage:	Neighborhood entry features are permitted at both the north and south entrance to the development. Entry features may include stone monoliths. Each entry feature may include one (1) sign with a maximum sign area of 20 sq. ft.

Architectural Standards:

Minimum Garage Size:	2-car minimum
Side Loaded Garages:	At a minimum 50% of the lots shall utilize side loaded garages throughout the subdivision (side loaded lots shall include corner lots for the purposes of reaching the 50% commitment in this section). (Lots 1 & 45 shall have side loaded garages which face north).
Maximum Height:	35' per Code
Roof Materials:	Dimensional shingles required
Architectural Detailing:	Blank walls prohibited All windows must be trimmed on all four sides of the structure Brick and stone used on the front must be repeated in some form (water table, chimney, corner wrap, etc.) on all remaining sides. The use of brick or stone as a foundation cladding does fulfill the requirement to use brick or stone on all faces of the home.
Exterior Colors:	Natural earthtones; warm, neutral colors; white

General Terms:

Front Yard Setbacks: Setbacks from the dedicated road rights-of-way in the subdivision will vary from 25' to 35' in order to stagger the homesites along the streetscape to add interest and variety (except where a bike path is located along the front of the homes then the setback

shall be 30').

The Architectural Review Committee (ARC) (either created for this subdivision or the existing "Ballantrae" ARC) shall be responsible for the administration of varied setbacks in accordance with the approved text.

Side Yard Setbacks: The minimum side yard setback shall be a total of 12' with the minimum of 6' on one side. Where a side yard is adjacent to a public street, the side yard must adhere to the platted building line.

Tree Preservation Zone: A tree preservation zone shall be established at the rear of lots with significant mature tree stands along the western property line and shall be indicated on the preliminary and final plats. No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone" nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein. Disturbance of any part of the zone be maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of underbrush is acceptable) or in keeping with good forest management practices.

Permitted Materials:

Permitted materials include: Brick, Stone, Stucco, Wood Siding and Cementitious Siding (Hardi-Plank or equivalent).

Architecturally designed homes using all stucco on the exterior may be permitted, subject to the review of the ARC. Appropriate application methods, as well as the use of primary and/or secondary design treatments consistent with the architecture, must be incorporated into the design.

Architectural Detailing:

- The homes built within the subdivision shall comply with the City of Dublin certified code Section 153.190, Residential Appearance Standards.

Architectural Diversity

- The same or similar front elevations shall not be repeated within:

  a. Two (2) lots on either side of subject lot.

  b. Three (3) lots directly across the street from subject lot.

c. Any lot on a cul-de-sac bulb.

- Corner lots apply to both streets on which the home is situated.

Lot Diversity Matrix

Subject Lot #	Influenced Lot #
1	2, 3, 45
2	1, 3, 4, 27, 28, 29
3	1, 2, 4, 5, 27, 28, 29
4	2, 3, 5, 27, 28, 29, 6
5	3, 4, 6, 7, 27, 28, 29
6	4, 5, 7, 8, 42, 43, 44
7	5, 6, 8, 9, 26, 27, 28
8	6, 7, 9, 10, 26, 27, 28
9	7, 8, 10, 11, 25, 26, 27
10	8, 9, 11, 12, 24, 25, 26
11	9, 10, 12, 13, 23, 24, 25
12	10, 11, 13, 14, 22, 23, 24
13	11, 12, 14, 15, 22, 23, 24
14	12, 13, 15, 16, 22, 23
15	13, 14, 16, 17, 21, 22, 23
16	14, 15, 17, 18, 20, 21, 22
17	15, 16, 18, 19, 20, 21, 22
18	16, 17, 19, 34, 20, 21
19	17, 18, 34, 35, 20
20	21, 22, 34, 35, 17, 18, 19
21	20, 35, 22, 16, 17, 18, 15
22	20, 21, 13, 14, 15, 16, 23
23	15, 22, 24, 25, 12, 13, 14
24	22, 23, 25, 26, 10, 11, 12
25	23, 24, 26, 27, 9, 10, 11
26	24, 25, 27, 8, 9, 10
27	26, 5, 6, 7, 8, 28, 29
28	7, 27, 42, 29, 1, 2, 3
29	27, 28, 42, 43, 44, 45
30	29, 31, 32, 38, 39, 40
31	29, 30, 32, 33, 37, 38, 39
32	30, 31, 20, 33, 36, 37, 38
33	18, 20, 31, 32, 35, 36, 37
34	18, 19, 35, 36, 20
35	19, 34, 36, 37, 18, 20, 33
36	34, 35, 37, 38, 20, 32, 33
37	35, 36, 38, 39, 31, 32, 33

38	36, 37, 39, 40, 30, 31, 32
39	37, 38, 40, 41, 29, 30, 31
40	38, 39, 41, 42, 29, 30, 31
41	39, 40, 42, 43, 29, 30
42	40, 41, 43, 44, 28, 29
43	41, 42, 44, 45, 27, 28, 29
44	42, 43, 1, 45, 27, 28, 29
45	43, 44, 1, 2, 27, 28, 29

Colors:

Colors shall be used to "pull together" and provide a sense of visual unification of the exterior materials. Natural earthtones or neutral colors on the warm scale that blend with the natural landscape (tans, browns, warm grays, etc.) are preferred. White is considered an acceptable neutral color.

Chimneys:

No "cantilevered" or "through the wall" chimneys are permitted. All chimneys must be built on an integral foundation using brick or stone on the exterior. Homes constructed using thematic architecture that require all stucco on the exterior, may be permitted to use stucco as a chimney material with ARC approval. Other variations not expressly permitted must be approved by the Planning Commission.

Accessory Structures:

Architecturally designed accessory structures detached from or attached to the main structure or garage within the building footprint and constructed of the same materials as the main structure or garage, may be permitted with ARC approval.

Sidewalks and Street Tree:

Sidewalks with a minimum width of four or eight feet will be installed on both sides of the streets within the single family subdivision to provide for pedestrian traffic depending on whether it is a sidewalk or bike path. The bike paths located in front of homes shall be constructed of concrete with saw cut joints. Street trees will be installed on every lot. An eight foot asphalt bike path will be installed to provide a walking connection to Washington Elementary School and a wooden fence will be erected on either side (north and south sides) of the path from the street to the school property.

Tree Preservation and Replacement:

It is our intent to use reasonable, good-faith efforts to conserve and protect the maximum number of existing trees in the tree stands, fence rows, etc. within the project area. It is to the distinct benefit of the applicant, as well as our future homeowners and the community at large, to

do so:

- The applicant has incorporated existing tree stands, fence row and vegetation into the plan in a manner intended to preserve them where possible.
- Reasonable, good-faith effort, consistent with the plan, shall be made during the site engineering (utilities, roads, drainage, grading, etc.) to avoid the unnecessary removal of trees and to protect critical root zones of trees in and adjacent to the project area.
- Construction activities shall be undertaken in a manner consistent with the protection of existing trees. Protective fencing will be erected and maintained during the entire construction period. Construction vehicles, materials, and spoils will be prohibited within the tree preservation area or the critical root zones of protected trees.
- Trees located in areas where removal will take place may be relocated (if feasible and appropriate) for the use elsewhere on the site.
- Replacement trees will be provided according to the Dublin Code and the replacement plan is provided within the Development Plan documents provided for the proposed subdivision.

Parks/Reserves:

All Parks/Reserves shall be constructed, including fine grading and seeding, prior to dedication to the city and prior to occupancy of the first lot by a homeowner within the respective section. All Reserves will be owned by the City of Dublin and the City will maintain Reserves A, C, D, E and I. The Homeowner's Association will maintain the remaining Reserves and entryway features. A wooden fence shall be erected along the northern and eastern boundary of the Reserve F area and it shall be maintained by the Homeowners Association.

Homeowners Association:

A forced and funded Master Homeowners Association will be formed by the Applicant to provide for the maintenance of certain Reserves, entry features and greenspace/buffer areas.

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TABLE OF CONTENTS

REGIONAL CONTEXT MAP	1
VICINITY MAP	2
EXISTING CONDITIONS	3
PRELIMINARY DEVELOPMENT PLAN	4
UTILITY PLAN	5-6
TREE PRESERVATION PLAN	7
LANDSCAPE PLAN	8-10
PRELIMINARY PLAT	11

THE LINKS AT BALLANTRAE

(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

REGIONAL CONTEXT MAP

PREPARED FOR:

M/I HOMES
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219

PREPARED BY:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE:	JANUARY 4, 2013
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REVISED:	
REVISED:	
REVISED:	

GRAPHIC SCALE

0 250 500 1000

1 inch = 500 feet

NORTH

SHEET 1 | 11

BALLANTRAE

2012-1708

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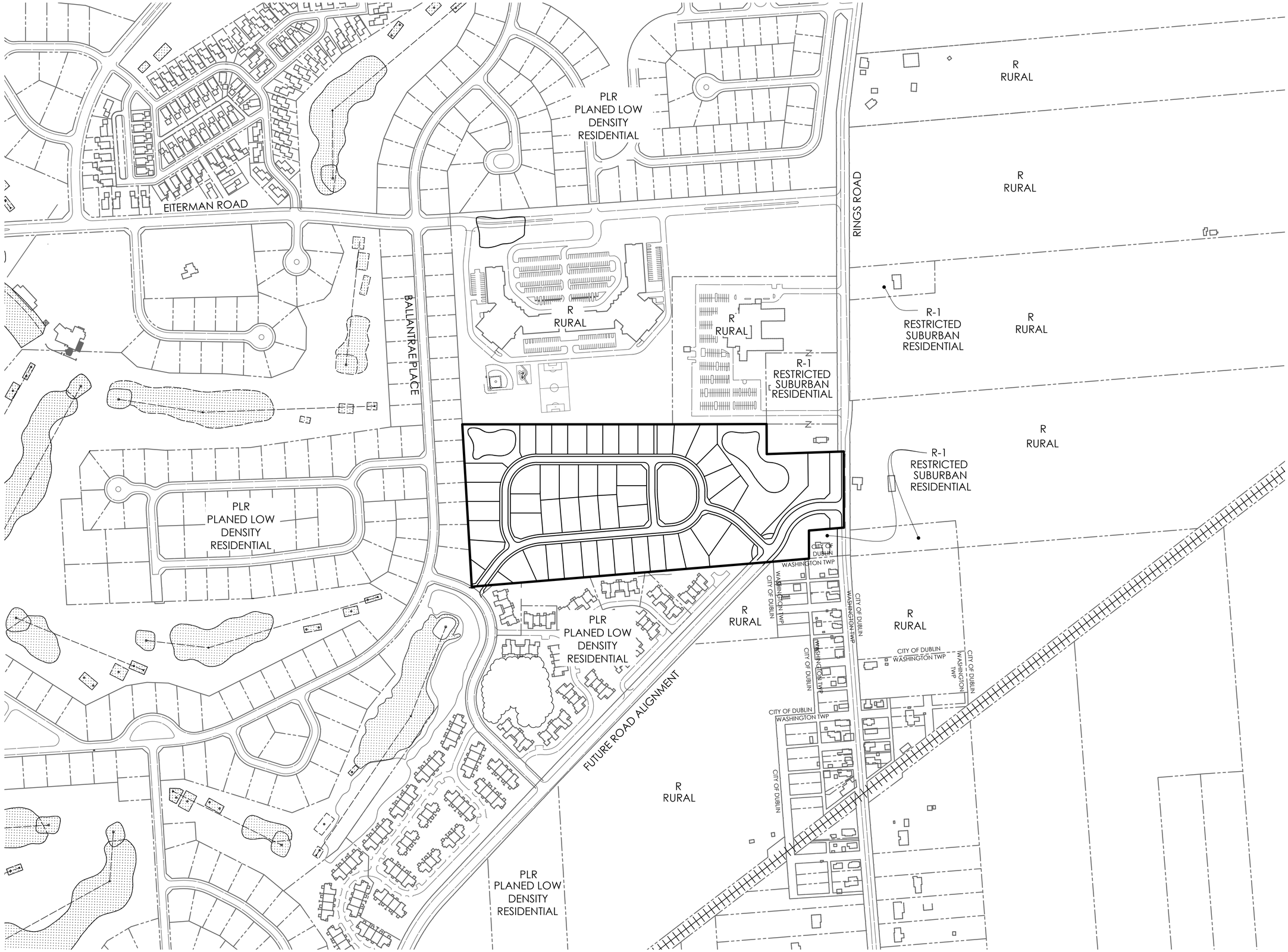

THE LINKS AT BALLANTRAE

(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

VICINITY MAP

PREPARED FOR:

M/I HOMES
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219

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GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

NORTH

SHEET 2 | 11

BALLANTRAE

2012-1708

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THE LINKS AT BALLANTRAE

(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

EXISTING CONDITIONS

PREPARED FOR:

M/I HOMES
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219

PREPARED BY:

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REVISED:	

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

NORTH

BALLANTRAE

SHEET

3 | 11

2012-1708

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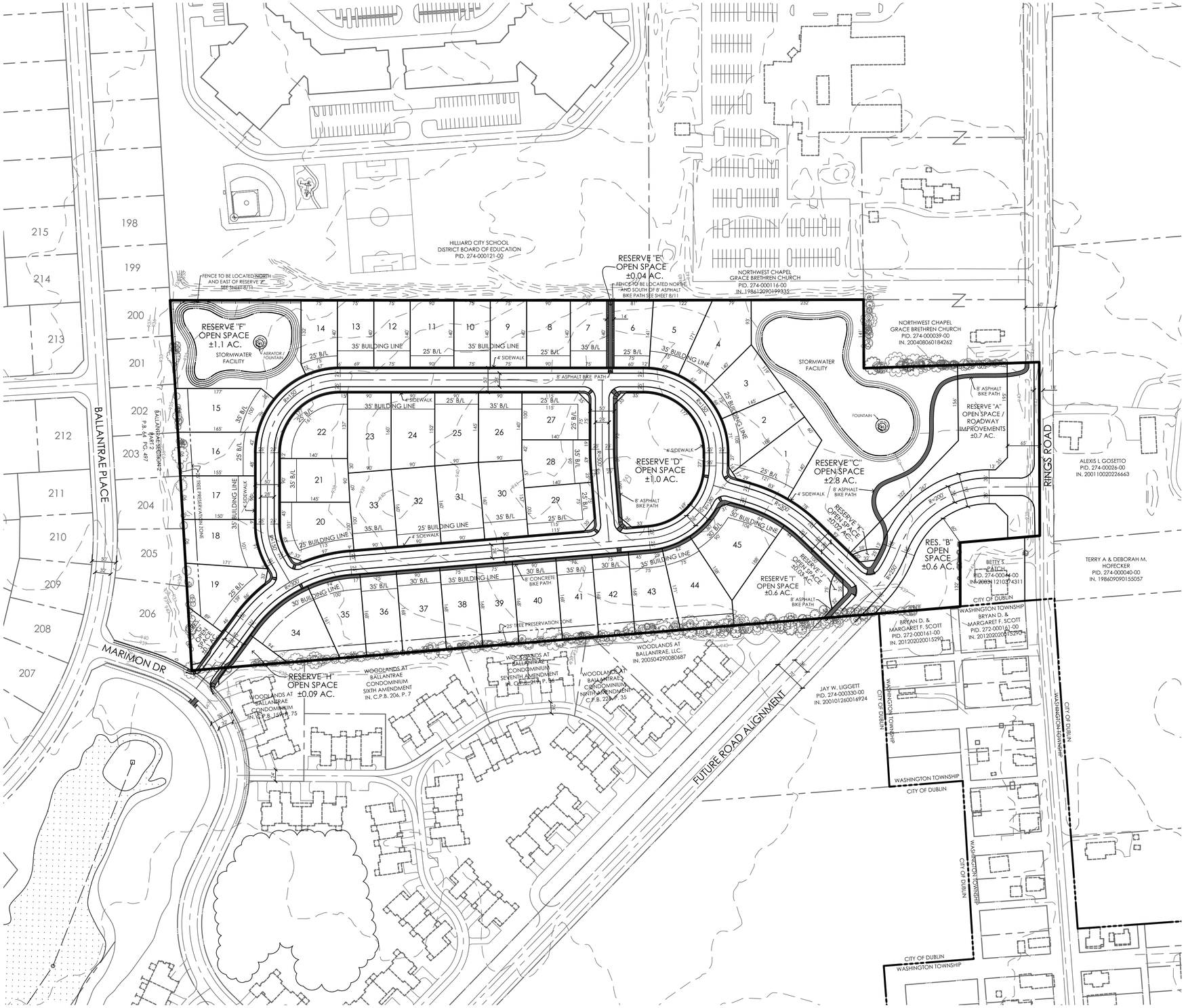

DEVELOPMENT DATA

TOTAL ACREAGE:	±26.5 AC
NUMBER OF LOTS:	45 (75' X 135' MIN.)
GROSS DENSITY:	±1.70 DU/AC
OPEN SPACE REQUIRED:	±3.01 AC
OPEN SPACE PROVIDED:	±7.08 AC
RESERVE "A":	±0.7 AC
RESERVE "B":	±0.6 AC
RESERVE "C":	±2.8 AC
RESERVE "D":	±1.0 AC
RESERVE "E":	±0.04 AC
RESERVE "F":	±1.1 AC
RESERVE "G":	±0.1 AC
RESERVE "H":	±0.09 AC
RESERVE "I":	±0.6 AC
RESERVE "J":	±0.03 AC
RESERVE "K":	±0.02 AC

PROPOSED ZONING: PUD

PERMITTED USES:
SINGLE FAMILY RESIDENCES AND OPEN SPACE.

DEVELOPMENT STANDARDS

FRONT YARD SETBACK:	VARIES BETWEEN 25', 30' & 35'
MINIMUM SIDE YARD SETBACK:	6' (TOTAL OF 12')
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

NOTES

1. SEE SHEET 7 FOR EXISTING TREE SURVEY INFORMATION.
2. HYDRANT LOCATIONS TO BE COORDINATED WITH WASHINGTON TOWNSHIP FIRE DEPARTMENT.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) COMMUNITY PANEL NO. 39049C0133K.
4. POST LAMPS WILL BE INSTALLED ON EACH SINGLE FAMILY LOT.
5. RESERVE "A" SHALL REMAIN UNDEVELOPED FOR FUTURE ROADWAY IMPROVEMENTS TO BALLANTRAE PARKWAY AND RINGS ROAD.
6. OPEN SPACES, RESERVES "A", "C", "D", "E" AND "I" SHALL BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN. RESERVES "B", "F", "G", "H", "J" AND "K" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE LINKS AT BALLANTRAE HOMEOWNERS ASSOCIATION. RESERVE "C" AND "F" WILL ALSO PROVIDE THE NECESSARY STORMWATER FACILITIES FOR THE DEVELOPMENT AS SHOWN HEREON.
7. TREE PRESERVATION ZONE: NO BUILDING, STRUCTURE, FENCE, PATIO, RECREATIONAL OR ATHLETIC FACILITY, OR ANY OTHER IMPROVEMENT OF ANY KIND MAY PLACED TEMPORARILY OR PERMANENTLY UPON, IN OR UNDER THE AREA DESIGNATED HEREON AS A "TREE PRESERVATION ZONE" NOR SHALL ANY WORK BE PERFORMED THEREON WHICH WOULD ALTER THE NATURAL STATE OF THE ZONE OR DAMAGE ANY OF THE TREES OR VEGETATION THEREIN. DISTURBANCE OF ANY PART OF THE ZONE BY MAINTENANCE SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO THE ORIGINAL CONDITION. NO TREE OR VEGETATION MAY BE REMOVED FROM THE ZONE EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, DECAYED, OR NOXIOUS TREES AND OTHER VEGETATION OR AS MAY BE REQUIRED FOR CONSERVATION OR AESTHETIC PURPOSES (REMOVAL OF UNDERBRUSH IS ACCEPTABLE) OR IN KEEPING WITH GOOD FOREST MANAGEMENT PRACTICES.
8. THE EIGHT FOOT WIDE BIKE PATH SHALL BE CONCRETE WITH SAWCUT JOINTS IN FRONT OF LOTS 34 THRU 45. IN ALL OTHER LOCATIONS THE BIKE PATH SHALL BE ASPHALT

PLANNING COMMISSION APPROVAL DATE: _____

COUNCIL APPROVAL DATE: _____

PLANNING & ZONING COMMISSION SECRETARY DATE

M/I HOMES OF CENTRAL OHIO DATE

THE LINKS AT BALLANTRAE
(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

SITE PLAN

PREPARED FOR:

M/I HOMES
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219

PREPARED BY:

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REVISED:	

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

NORTH

SHEET 4 | 11

BALLANTRAE 2012-1708

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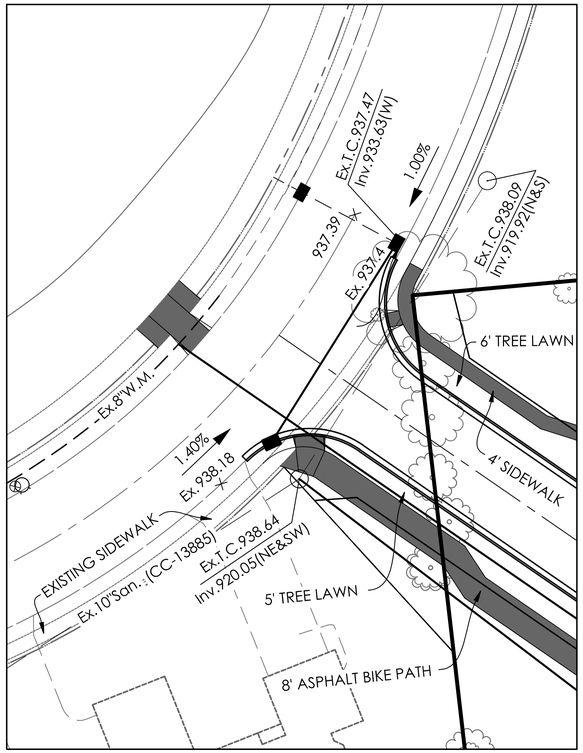
LEGEND:

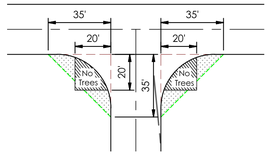
Storm Sewer	— ST — (Storm Manhole, Catch Basin, Curb & Gutter Inlet)
Sanitary Sewer	— SA — (San. Manhole)
Water Line	— W — (Fire Hydrant (F.H.))
Flood Routing	
Street Light Per City of Dublin Standard Construction Drawings SL-01-SL-08	



INTERSECTION ENLARGEMENT

SCALE: 1"=20'

Landscaping and other site appurtenances may be limited in these areas. Visibility must be maintained for the safety of the motoring public.



TYPICAL STREET INTERSECTION SIGHT VISIBILITY TRIANGLE

Not to Scale

THE LINKS AT BALLANTRAE

(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY ENGINEERING PLAN

PREPARED FOR:

M/I HOMES

mihomes.com
3 Easton Oval Loop
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GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

NORTH

BALLANTRAE

SHEET

5 | 11

2012-1708

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LEGEND:

Storm Sewer	— ST — (Storm Manhole, Catch Basin)
Sanitary Sewer	— SA — (San. Manhole)
Water Line	— W — (Fire Hydrant (F.H.))
Flood Routing	
Street Light Per City of Dublin Standard Construction Drawings SL-01-SL-08	

PRELIMINARY STORMWATER MANAGEMENT DATA

Total Site Acreage = 26.5 Ac.
Predeveloped Area = 24.35 Ac
Dublin watersheds: Crammer Ditch, 2440, 2540, 2550

Predevelopment

RCN = 78
TC = 0.69 hr
1-yr runoff = 1.151 ac-ft

Post-development to North Basin

Area = 12.04 Ac.
RCN = 84
TC = 8 Minutes
1-yr runoff = 0.869 ac-ft

Post-development to South Basin

Area = 12.31 Ac.
RCN = 81
TC = 8 Minutes
1-yr runoff = 0.733 ac-ft

Critical Storm Calculation

(1.602 ac-ft - 1.151 ac-ft) / 1.151 ac-ft = 39%, 5-yr critical storm

Allowable Release Rates

1-yr - 5-yr	2.37 cfs
10-yr	3.49 cfs
25-yr	5.85 cfs
50-yr	8.23 cfs
100-yr	9.34 cfs

Water Quality Volume

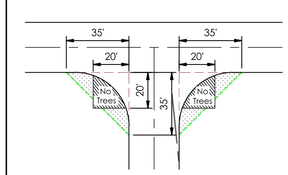
North Basin (Wet Basin)
WQv = 0.293 ac-ft (75% of WQv above normal pool)
South Basin (Wet Basin)
WQv = 0.273 ac-ft (75% of WQv above normal pool)

Required Detention Volume

The estimated volume required to meet the allowable release rates and WQv associated with the project has been calculated to be ± 4.9 ac-ft. (2.3 ac-ft North Basin and 2.6 ac-ft South Basin)

Total Volume Provided = 5.4 Ac.Ft. (2.4 ac-ft North Basin and 3.0 ac-ft South Basin)

Landscaping and other site appurtenances may be limited in these areas. Visibility must be maintained for the safety of the motoring public.



TYPICAL STREET INTERSECTION
SIGHT VISIBILITY TRIANGLE
Not to Scale

THE LINKS AT BALLANTRAE
(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY ENGINEERING PLAN

PREPARED FOR:

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GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

NORTH
BALLANTRAE

SHEET
6 | 11
2012-1708

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Tree #	Species	Size (DBH in inches)	CRZ (Dia. in feet)	Condition
1	~~Walnut (ms)~~	~~36~~	~~72~~	~~Good~~
2	~~Mulberry~~	~~18~~	~~36~~	~~Good~~
3	~~Elm~~	~~14~~	~~28~~	~~Good~~
4	~~Crabapple~~	~~14~~	~~28~~	~~Fair~~
5	~~Walnut~~	~~12~~	~~24~~	~~Good~~
6	Crabapple	6	15	Fair
7	Walnut	8	16	Good
8	Walnut	6	15	Good
9	Crabapple	14	28	Good
10	Crabapple	6	15	Good
11	Walnut	13	26	Good
12	Hackberry	13	26	Good
13	Hackberry	6	15	Good
14	Hackberry	12	24	Good
15	Hackberry	9	18	Good
16	Hackberry (ms)	12	24	Good
17	Hackberry (ms)	36	72	Good
18	Hackberry (ms)	15	30	Good
19	Elm	18	36	Good
20	Elm	6	15	Good
21	Elm (ms)	20	40	Good
22	Walnut	22	44	Good
23	Elm	8	16	Good
24	Hackberry	7	15	Good
25	Crabapple	12	24	Fair
26	Oak (ms)	22	44	Good
27	Hackberry (ms)	18	36	Good
28	Walnut	14	28	Good
29	Oak (ms)	18	36	Good
30	Oak (ms)	6	15	Good
31	Elm	9	18	Good
32	Hackberry (ms)	9	18	Good
33	Hackberry	7	15	Good
34	Hackberry (ms)	7	15	Good
35	Hackberry	12	24	Good
36	Hackberry (ms)	12	24	Good
37	Hackberry	10	20	Good
38	Elm	10	20	Good
39	Elm	7	15	Good
40	Hackberry	11	22	Good
41	Elm	8	16	Good
42	Elm	10	20	Good
43	Hackberry	6	15	Good
44	Hackberry (ms)	6	15	Good
45	Elm	10	20	Good
46	Ash	36	72	Good
47	Ash	14	28	Good
48	Hackberry	7	15	Poor
49	Hackberry	6	15	Good
50	Hackberry	6	15	Good
51	Hackberry	10	20	Good
52	Hackberry	6	15	Good
53	Hackberry	9	18	Good
54	Hackberry (ms)	10	20	Good
55	Hackberry (ms)	18	36	Good
56	Hackberry	9	18	Poor
57	Elm	12	24	Poor
58	Hackberry	10	20	Good
59	Hackberry	9	18	Good
60	Hackberry (ms)	24	48	Good
61	Hackberry	12	24	Good
62	Hackberry	14	28	Good
63	Hackberry (ms)	16	32	Good
64	Hackberry (ms)	24	48	Good
65	Hackberry (ms)	18	36	Good
66	Hackberry (ms)	10	20	Good
67	Hackberry (ms)	10	20	Good
68	Hackberry (ms)	12	24	Good
69	Hackberry	16	32	Good
70	Hackberry	12	24	Good
71	Oak	18	36	Good
72	Hackberry (ms)	14	28	Good
73	Hackberry	18	36	Good
74	Hackberry (ms)	10	20	Good
75	Hackberry (ms)	18	36	Good
76	Hackberry	8	16	Good
77	Hackberry (ms)	48	96	Good
78	Hackberry (ms)	30	60	Good
79	Hackberry (ms)	20	40	Good
80	Hackberry (ms)	18	36	Good
81	Hackberry (ms)	24	48	Good
82	Hackberry (ms)	24	48	Good
83	Hackberry (ms)	10	20	Good
84	Hackberry (ms)	24	48	Good
85	Hackberry (ms)	18	36	Good
86	Crabapple	8	16	Good
87	Hackberry	12	24	Good
88	Hackberry	6	15	Good
89	Hackberry (ms)	24	48	Good
90	Hackberry (ms)	30	60	Good
91	Hackberry (ms)	18	36	Good
92	Crabapple (ms)	14	28	Good
93	Hackberry	12	24	Good
94	Crabapple (ms)	14	28	Good
95	Oak	36	72	Good
96	Hackberry (ms)	24	48	Good
97	Crabapple	18	36	Good
98	Oak	18	36	Good
99	Crabapple (ms)	15	30	Good

Tree #	Species	Size (DBH in inches)	CRZ (Dia. in feet)	Condition
100	Oak	40	80	Good
101	Oak	6	15	Good
102	Oak	8	16	Good
103	Oak	18	36	Good
104	Crabappie	8	16	Fair
105	Cherry	9	18	Fair
106	Osage O. (ms)	36	72	Good
107	Osage O. (ms)	18	36	Good
108	Osage O. (ms)	24	48	Good
109	?? (ms)	36	72	Good
110	Osage O. (ms)	30	60	Good
111	Crabappie	8	16	Good
112	Cherry	10	20	Good
113	?? (ms)	36	72	Good
114	Oak	10	20	Good
115	Ash	18	36	Good
116	Osage Orange	28	56	Good
117	Osage O. (ms)	40	80	Good
118	Crabappie	12	24	Good
119	Crabappie	10	20	Good
120	Maple (ms)	24	48	Good
121	?? (ms)	18	36	Good
122	?? (ms)	18	36	Good
123	Osage Orange	8	16	Good
124	Osage O. (ms)	22	44	Good
125	?? (ms)	18	36	Good
126	?? (ms)	30	60	Good
127	?? (ms)	26	52	Good
128	?? (ms)	30	60	Good
129	?? (ms)	30	60	Good
130	?? (ms)	15	30	Good
131	Elm	18	36	Good
132	?? (ms)	28	56	Good
133	?? (ms)	20	40	Good
134	?? (ms)	36	72	Good
135	??	18	36	Good
136	??	22	44	Good
137	Osage O. (ms)	22	44	Good
138	?? (ms)	18	36	Good
139	Osage Orange	18	36	Good
140	Osage O. (ms)	24	48	Good
141	Osage Orange	12	24	Good
142	Elm	10	20	Good
143	Elm	16	32	Good
144	Osage Orange	24	48	Good
145	Elm	24	48	Good
146	Elm	24	48	Good
147	Elm	15	30	Good
148	Elm	10	20	Good
149	Osage O. (ms)	20	40	Good
150	?? (ms)	20	40	Good
151	Elm	12	24	Good
152	Huckberry	10	20	Good
153	Elm (ms)	24	48	Good
154	Elm	18	36	Good
155	Hackberry	11	22	Good
156	Hackberry	11	22	Good
157	Osage Orange	6	15	Fair
158	Osage Orange	9	18	Fair
159	Osage Orange	10	20	Poor
160	Osage Orange	12	24	Poor
161	Osage Orange	18	36	Poor
162	Osage Orange	20	40	Poor
163	Osage Orange	22	44	Fair
164	Osage Orange	19	38	Fair
165	Osage Orange	19	38	Poor
166	Austrian Pine	10	20	Good
167	Cherry	8	16	Fair
168	Austrian Pine	12	24	Good
169	Austrian Pine	6	15	Good
170	Austrian Pine	12	24	Good
171	Austrian Pine	8	16	Good
172	Austrian Pine	7	15	Good
173	Austrian Pine	7	15	Good
174	Austrian Pine	12	24	Good
~~175~~	~~Norway Spruce~~	~~8~~	~~16~~	~~Good~~
~~176~~	~~Norway Spruce~~	~~9~~	~~18~~	~~Good~~
177	Osage Orange	7	15	Fair
178	Osage Orange (ms)	17	34	Fair
179	Osage Orange	10	20	Fair
180	Osage Orange	10	20	Fair
181	Osage Orange	15	30	Fair
182	Silver Maple	8	16	Fair
183	Elm	7	15	Poor
184	Osage Orange	10	20	Fair
185	Osage Orange	10	20	Fair
186	Osage Orange	12	24	Fair
187	Osage Orange	10	20	Poor
188	Osage Orange (ms)	18	36	Fair
189	Hackberry	12	24	Good
190	Osage Orange	7	15	Fair
191	Osage Orange	9	18	Fair
192	Osage Orange	10	20	Fair
193	Osage Orange	8	16	Fair
194	Hackberry	10	20	Good
195	Silver Maple	7	15	Good
196	Osage Orange	15	30	Fair
197	Osage Orange	24	48	Good
198	Osage Orange	17	34	Fair
199	White Ash	24	48	Fair

Tree #	Species	Size (DBH in inches)	CRZ (Dia. in feet)	Condition
200	Elm	7	15	Fair
201	Elm	9	18	Poor
202	Osage Orange	13	26	Poor
203	Osage Orange	10	20	Poor
204	Osage Orange	18	36	Poor
205	Osage Orange	13	26	Poor
206	Osage Orange	18	36	Poor
207	Osage Orange	15	30	Poor
208	Elm	8	16	Fair
209	Elm	7	15	Fair
210	Osage Orange	18	36	Poor
211	Osage Orange	15	30	Poor
212	Osage Orange	18	36	Poor
213	Osage Orange	20	40	Fair
214	Osage Orange	13	26	Fair
215	Osage Orange	20	40	Fair
216	Osage Orange	8	16	Poor
217	Osage Orange	36	72	Fair
218	Osage Orange	9	18	Fair
219	Osage Orange	15	30	Poor
220	Osage Orange	15	30	Fair
221	Osage Orange	24	48	Poor
222	Osage Orange	36	72	Fair
223	Osage Orange	16	32	Poor
224	Osage Orange	20	40	Fair
225	Osage Orange	47	94	Fair
226	Osage Orange	9	18	Poor
227	Osage Orange	9	18	Poor
228	Osage Orange	28	56	Fair
229	Osage Orange	17	34	Fair
230	Osage Orange	12	24	Poor
231	Osage Orange	18	36	Fair
232	Osage Orange	15	30	Fair
233	Osage Orange	52	104	Fair
234	White Ash	6	15	Good
235	Osage Orange	24	48	Poor
236	Hackberry	7	15	Fair
237	Osage Orange	24	48	Poor
238	Osage Orange	22	44	Fair
239	Osage Orange	38	76	Fair
240	Osage Orange	12	24	Fair
241	Osage Orange	18	36	Poor
242	Mulberry	6	15	Fair
243	Osage Orange	8	15	Poor
244	Osage Orange	18	36	Poor
245	Osage Orange	18	36	Poor
246	Elm	8	16	Poor
247	Osage Orange	16	32	Fair
248	Osage Orange	18	36	Poor
249	Osage Orange	15	30	Poor
250	Osage Orange	36	72	Fair
251	Osage Orange	18	36	Poor
252	Osage Orange	12	24	Poor
253	Osage Orange	13	26	Fair
254	Osage Orange	20	40	Poor
255	Osage Orange	15	30	Fair
256	Osage Orange	20	40	Poor
257	Basswood	14	28	Good
258	Basswood	8	16	Good
259	Basswood	14	28	Good
260	Basswood	11	22	Good
261	Basswood	13	26	Good
262	Basswood	10	20	Good
263	Hawthorn (ms)	30	60	Good
264	Walnut	8	16	Good
265	Walnut	15	30	Good
266	Osage Orange	10	20	Fair
267	Osage Orange	10	20	Fair
268	Hawthorn	11	22	Fair
269	Osage Orange	7	15	Fair
270	Osage Orange	9	18	Good
271	Osage Orange	20	40	Fair
272	Basswood	10	20	Fair
273	Basswood	17	34	Fair
274	Basswood	14	28	Good
275	Basswood	16	32	Good
276	Walnut	13	26	Good
277	Basswood	14	28	Fair
278	Basswood	8	16	Good
279	Basswood	11	22	Good
280	Basswood	9	18	Good
281	Basswood	6	15	Good
282	Basswood	14	28	Good
283	Basswood	13	26	Good
284	Basswood	11	22	Good
285	Elm	36	72	Poor
286	Hackberry	14	28	Good
287	Walnut	25	50	Poor
288	Walnut	10	20	Fair
289	Hackberry	17	34	Fair
290	Hawthorn (ms)	20	40	Good
291	Hawthorn (ms)	20	40	Good
292	Hawthorn	9	18	Fair
293	Hawthorn (ms)	12	24	Fair
294	Hawthorn	11	22	Good
295	Hackberry	12	24	Good
296	Walnut	12	24	Fair
297	Hawthorn	7	15	Fair
298	Hawthorn	10	20	Fair
299	Hawthorn	14	28	Fair
300	White Ash	18	36	Fair
301	White Ash	23	46	Good
302	White Ash	23	46	Fair
303	Hawthorn	14	28	Fair
304	Walnut	9	18	Good

CRITICAL ROOT ZONE(DRIP LINE)

The City of Dublin Code, 153 Land Use, Tree Preservation.
153.141 Definitions
The area inscribed by an imaginary line on the ground beneath a tree having its center point at the center of the trunk of the tree and having a radius equal to one foot for every inch in diameter breast height.

The City of Dublin Code, 153 Land Use, Construction Activities.
153.145(A) Protective Fencing.
The Fencing or other protective barrier must be located a distance from the trunk that equals at a minimum, the distance of the critical root zone or 15' whichever is greater, unless otherwise approved by the planning Director or Designee.

LEGEND

Ex.Tree to be Removed

Ex.Tree to Remain

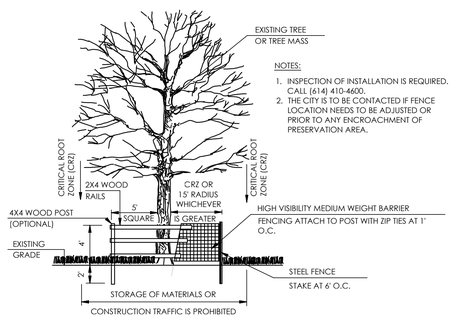
Tree Protection Fence

Total Trees Removed	7
Total Inches Removed	111

Denotes Trees to be Removed

TREE PRESERVATION GENERAL NOTES

1. The owner shall be responsible for the construction, erection and maintenance of temporary fencing around tree preservation areas so that all protected trees shall be preserved. The fencing shall be located a distance from the trunk that equals, at a minimum, the distance of the critical root zone or 15 feet, whichever is greater. Where physical site constraints do not allow for such installation, tree protection locations and methods shall be determined on site, with the consultation of the City of Dublin Landscape Inspector. Call 410-4600 for tree fencing inspection.
2. Fencing shall remain in place and be secured in an upright position during the entire construction period to prevent the impingement of construction vehicles, materials, spoils, and equipment into or upon the tree preservation area.
3. Tree preservation signs, available from the Division of Land Use and Long Range Planning, must be located along the fencing. Any change in protective fencing must be approved by the Director of Land Use and Long Range Planning.
4. The approved tree preservation plan shall be available on the building site before work commences and at all times during construction of the project. The owner shall be responsible for notifying all contractors and utilities.
5. During all phases of construction, all steps to prevent the destruction or damage to protected trees shall be taken. No construction activity, movement and/or placement of equipment, vehicles, materials or spoils storage shall be permitted within the tree preservation area. No excess soil, additional fill, liquids, or construction debris shall be placed within the critical root zone of all trees that are to be preserved.
6. No attachments, including but not limited to ropes, nails, advertising posters, signs, fences, or wires (other than those used for bracing, guying or wrapping) shall be attached to any tree.
7. No gaseous liquids or solid substances which are harmful to trees shall be permitted within the tree preservation area.
8. No fire or heat shall be permitted within the tree preservation area.
9. All utilities, including service lines, shall be installed in accordance with the tree preservation plan.



NOTES:

1. INSPECTION OF INSTALLATION IS REQUIRED. CALL (614) 410-4600.
2. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.

TREE PRESERVATION DETAIL
SCALE: NONE

THE LINKS AT BALLANTRAE
(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

TREE PRESERVATION PLAN

PREPARED FOR:

M/I HOMES
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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REVISED:	FEBRUARY 25, 2013
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REVISED:	
REVISED:	
REVISED:	

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

NORTH

BALLANTRAE

SHEET

7 | 11

2012-1708

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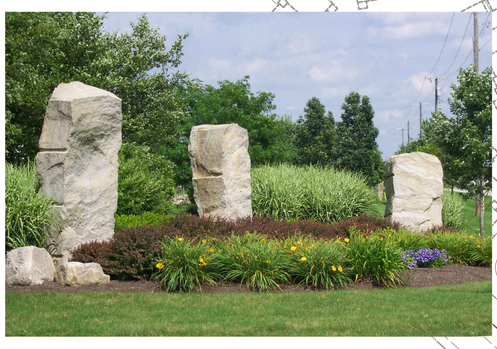
NEIGHBORHOOD PARK

TYPICAL BLACK METAL BENCHES TO BE USED IN RESERVE "D" PARK / TOT LOT.

ENTRY FEATURES



TYPICAL BALLANTRAE STONE MONOLITHS TO BE USED AT NEIGHBORHOOD ENTRIES.

TYPICAL MAILBOX.

HIGHLANDS SANDBLASTED SIGNAGE TECHNIQUE AND CHARACTER TO BE USED FOR THE LINKS ENTRY MONOLITH AT RINGS AND MARMION ROAD. (See Sheet. 9/10)

TYPICAL STREET SIGN

FENCE WITHIN RESERVE "E"

FENCE TO BE CONSTRUCTED WITHIN RESERVE "E" NORTH AND SOUTH OF THE PROPOSED 8' ASPHALT BIKE PATH

RINGS ROAD FRONTAGE

TYPICAL BALLANTRAE MEANDERING BIKE PATH AND LANDSCAPE BEDS TO BE CONTINUED ALONG RINGS ROAD FRONTAGE.

TYPICAL BALLANTRAE CRUMBLING STONE WALLS TO BE USED ALONG RINGS ROAD FRONTAGE.

THE LINKS AT BALLANTRAE

(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

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GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

NORTH

BALLANTRAE

SHEET

8 | 11

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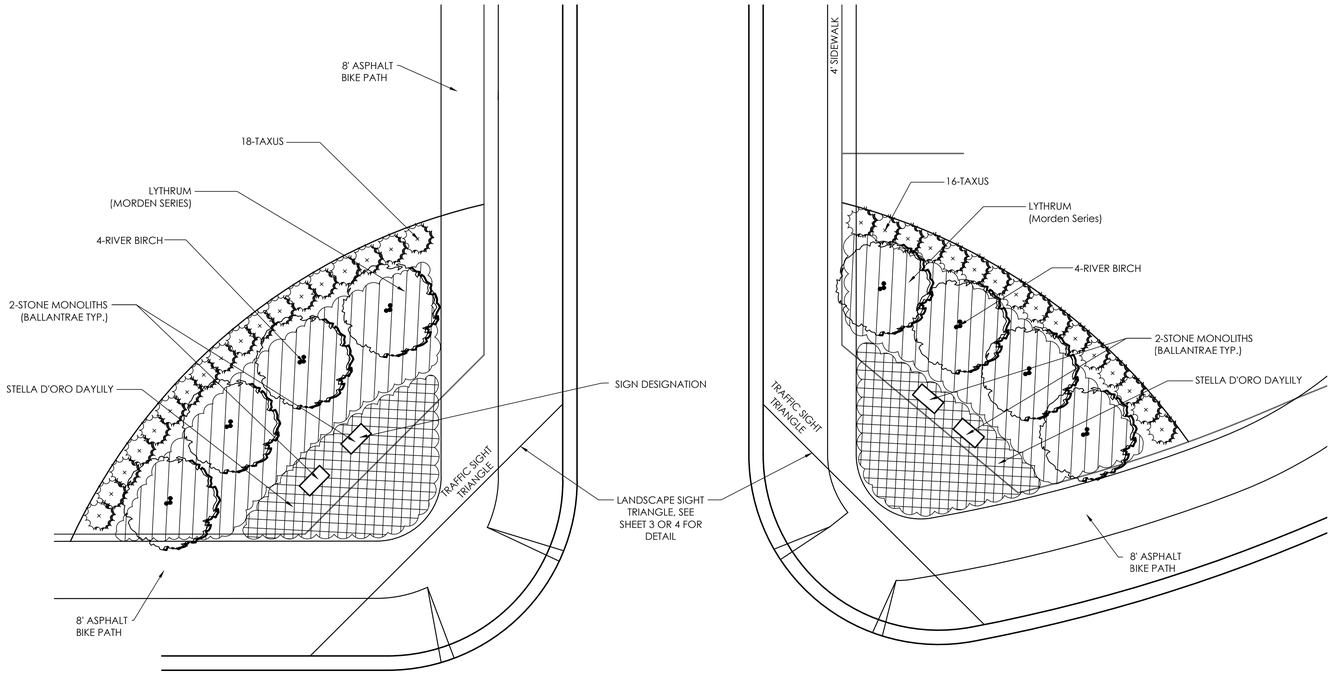


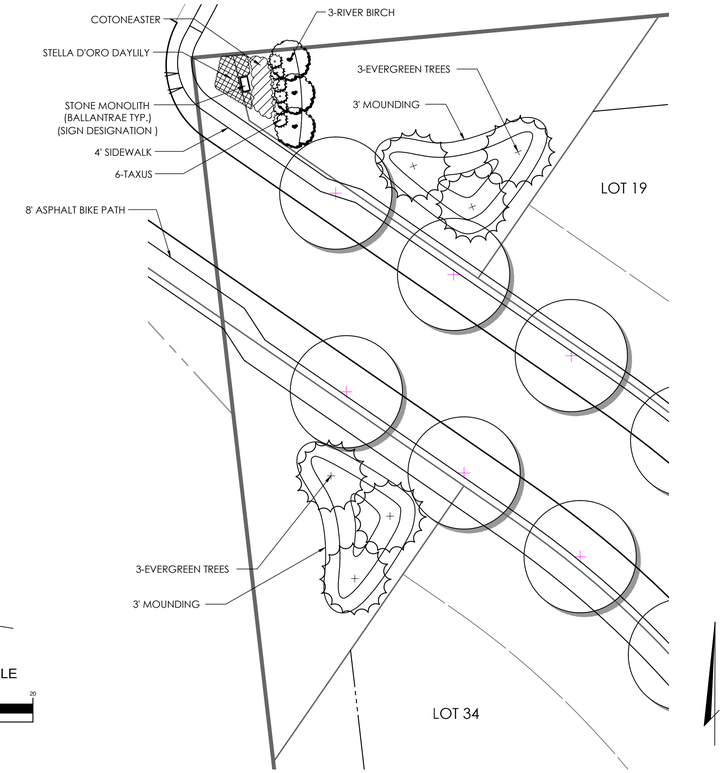
ENTRY PLANTING

SCALE: 1" = 10'

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet



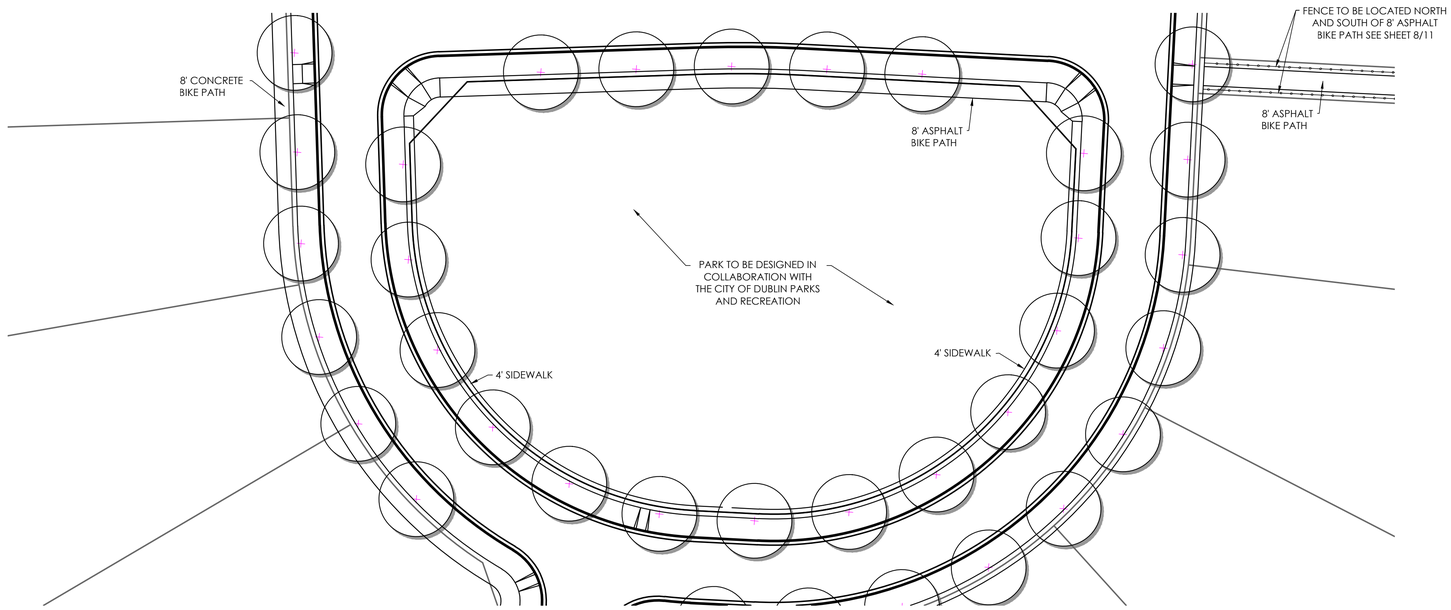
NORTH ENTRY PLANTING

SCALE: 1" = 20'

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet



CENTRAL GREEN

SCALE: 1" = 30'

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

THE LINKS AT BALLANTRAE

(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE ENLARGEMENTS

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NORTH

BALLANTRAE

SHEET

9 | 11

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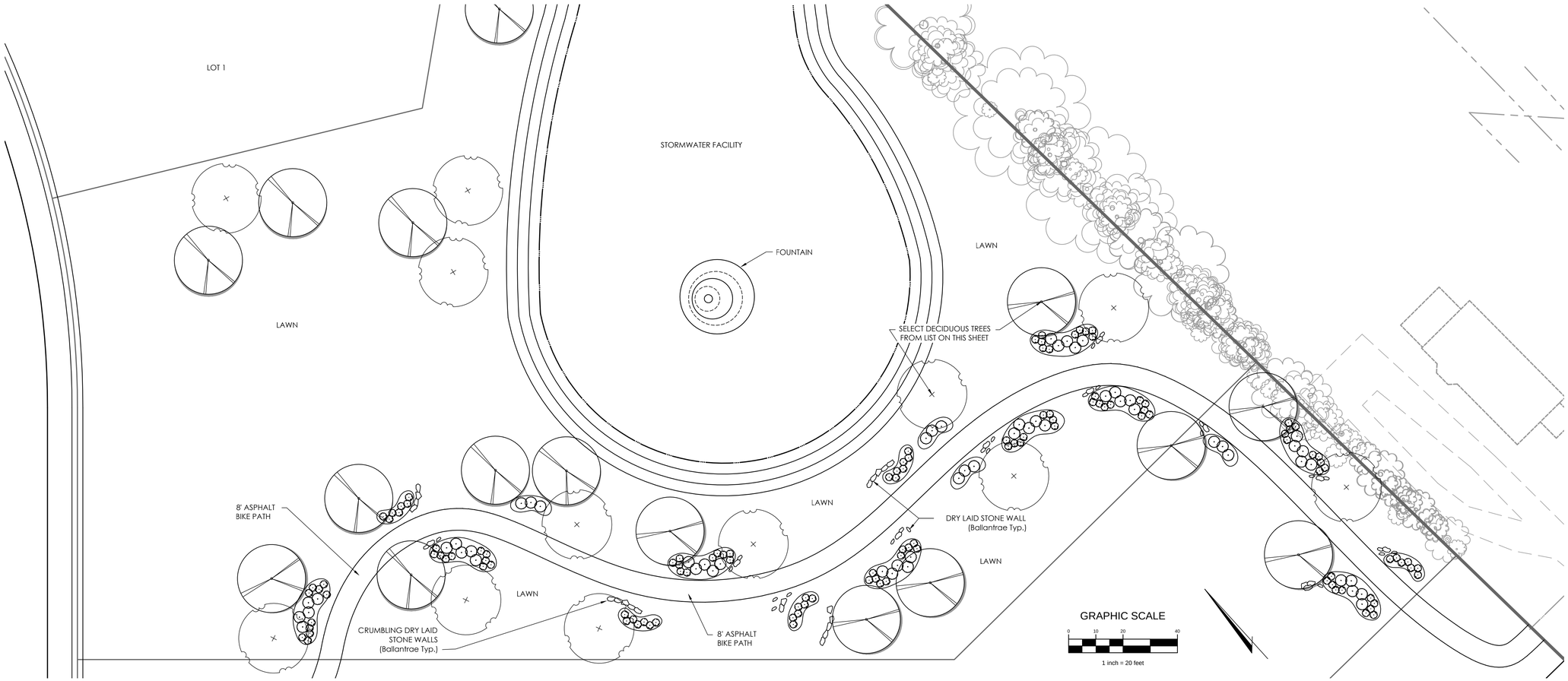
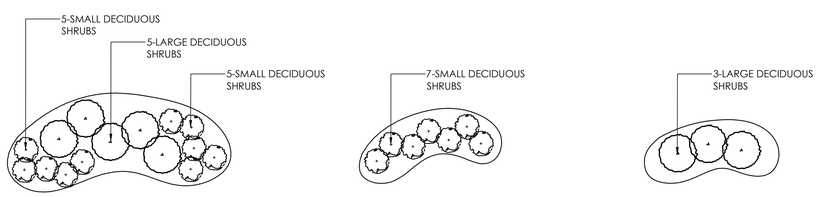


ENTRY PLANTING

SCALE: 1" = 20'



3 TYPICAL BIKE PATH LANDSCAPE ISLANDS

SCALE: 1/8" = 1'

NOTE:
SELECT PLANT MATERIAL FROM ABOVE LIST.
ALL BEDS TO BE MULCHED.

NOTE

THE 22 DECIDUOUS TREES SHOWN HEREON ALONG THE 8' BIKE PATH ARE A MINIMUM OF 2.5 INCH CALIPER TREES WHICH WILL BE APPLIED TOWARDS THE 111 INCHES OF TREE REPLACEMENT (22 X 2.5 INCHES) = 55 CALIPER INCHES

THE REMAINING TREE REPLACEMENT WILL INCLUDE THOSE TREES AS SHOWN ON SHEET 8 OF 11 AROUND THE STORMWATER FACILITIES, SOUTH OF LOT 46 AND IN THE REAR OF LOT 18. THERE ARE A TOTAL OF 23 DECIDUOUS TREES WITH A MINIMUM CALIPER OF 2.5 INCHES (23 X 2.5 INCHES)=57.5 INCHES.

THE TOTAL TREE REPLACEMENT IS 55 INCHES + 57.5 INCHES = 112.5 INCHES.

SUGGESTED PLANT MATERIAL

DECIDUOUS TREES
EMERALD QUEEN NORWAY MAPLE (2.5" CAL)
LEGACY SUGAR MAPLE (2.5" CAL)
RED OAK (2.5" CAL)
CRUSADER HAWTHORNE (2.5" CAL)
SHADBLOW SERVICEBERRY(2.5" CAL)
RIVER BIRCH (2.5" CAL)

EVERGREEN TREES
COLORADO SPRUCE
NORWAY SPRUCE
WHITE SPRUCE

DECIDUOUS SHRUBS
GRO-LOW FRAGRANT SUMAC
ARROWWOOD VIBURNUM
LEATHERLEAF VIBURNUM
RED TWIG DOGWOOD
BUSH ROSE

STREET TREES
PACIFIC SUNSET MAPLE - ALDERBROOK DRIVE
GOLDENRAIN TREE - EDEN BRIDGE DRIVE
RED OAK - CADMORE DRIVE AND WILFORD LANE

THE LINKS AT BALLANTRAE
(LARE PROPERTY)

City of Dublin . Franklin County . Ohio

PRELIMINARY DEVELOPMENT PLAN

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NORTH

BALLANTRAE

SHEET
10|11
2012-1708

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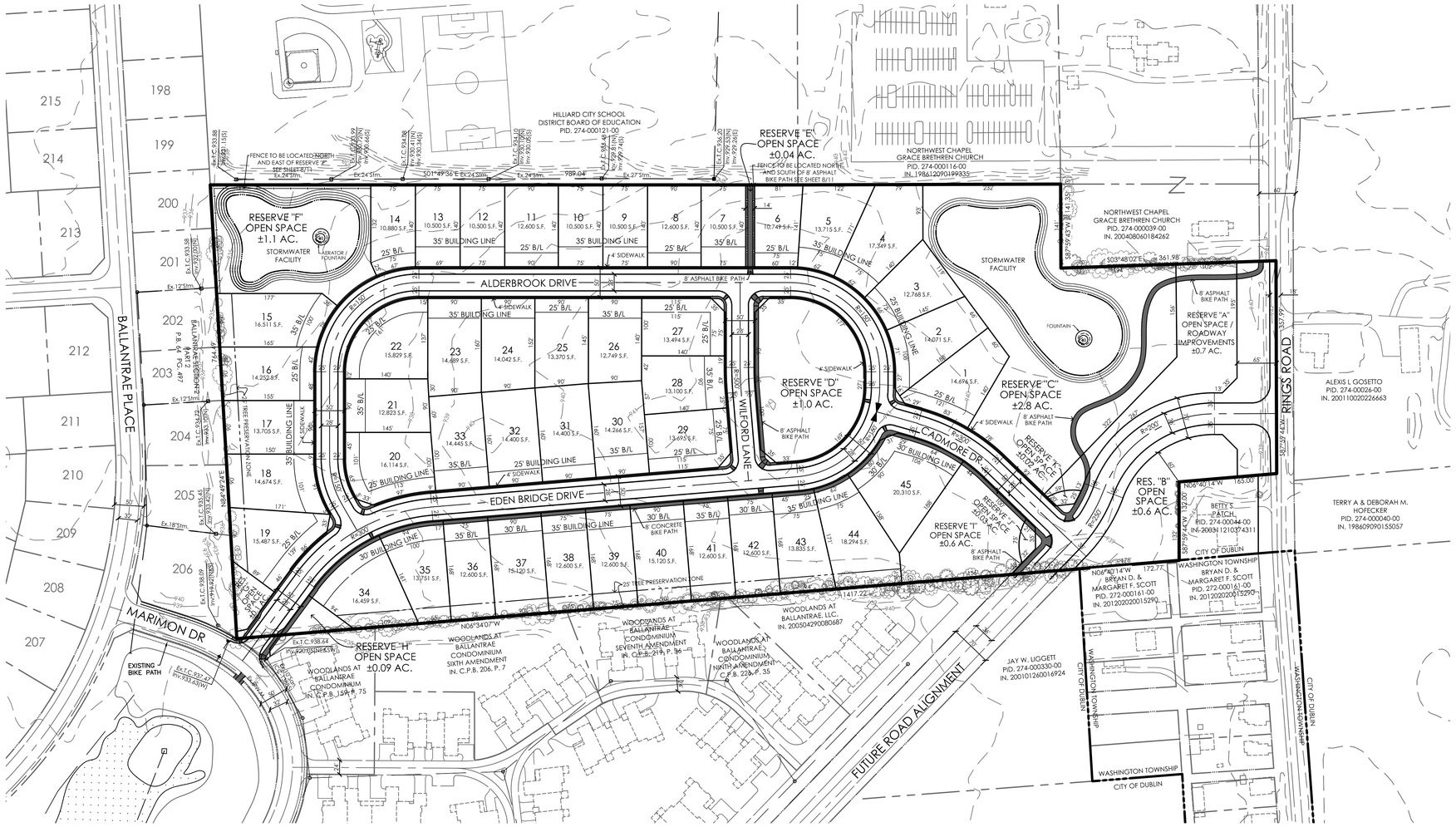
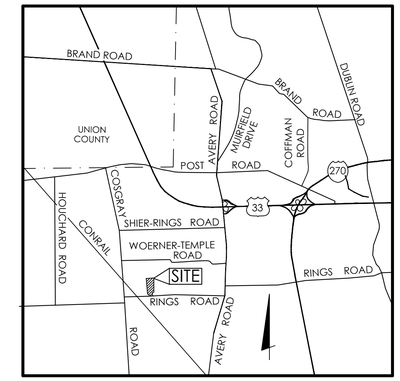




LOCATION MAP
NO SCALE

DEVELOPMENT DATA

TOTAL ACREAGE:	±26.5 AC
NUMBER OF LOTS:	45 (75' X 135' MIN.)
GROSS DENSITY:	±1.70 DU/AC
OPEN SPACE REQUIRED:	±3.01 AC
OPEN SPACE PROVIDED:	±7.08 AC
RESERVE "A":	±0.7 AC
RESERVE "B":	±0.6 AC
RESERVE "C":	±2.8 AC
RESERVE "D":	±1.0 AC
RESERVE "E":	±0.04 AC
RESERVE "F":	±1.1 AC
RESERVE "G":	±0.1 AC
RESERVE "H":	±0.09 AC
RESERVE "I":	±0.6 AC
RESERVE "J":	±0.03 AC
RESERVE "K":	±0.02 AC

PROPOSED ZONING: PUD

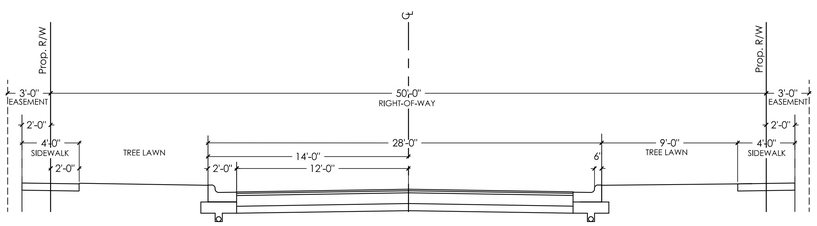
PERMITTED USES:
SINGLE FAMILY RESIDENCES AND OPEN SPACE.

DEVELOPMENT STANDARDS

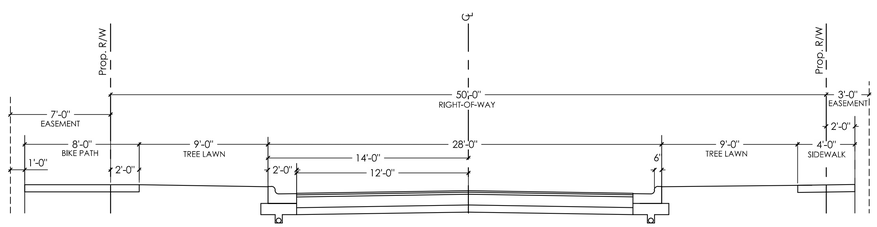
FRONT YARD SETBACK:	VARIES 25', 30' & 35'
MINIMUM SIDE YARD SETBACK:	6' (TOTAL OF 12')
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

NOTES

1. SEE SHEET 7 FOR EXISTING TREE SURVEY INFORMATION.
2. HYDRANT LOCATIONS TO BE COORDINATED WITH WASHINGTON TOWNSHIP FIRE DEPARTMENT.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) COMMUNITY PANEL NO. 39049C0133K.
4. POST LAMPS WILL BE INSTALLED ON EACH SINGLE FAMILY LOT.
5. RESERVE "A" SHALL REMAIN UNDEVELOPED FOR FUTURE ROADWAY IMPROVEMENTS TO BALLANTRAE PARKWAY AND RINGS ROAD.
6. OPEN SPACES, RESERVES "A", "C", "D", "E" AND "I" SHALL BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN. RESERVES "B", "F", "G", "H", "J" AND "K" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE LINKS AT BALLANTRAE HOMEOWNERS ASSOCIATION. RESERVE "C" AND "F" WILL ALSO PROVIDE THE NECESSARY STORMWATER FACILITIES FOR THE DEVELOPMENT AS SHOWN HEREON.
7. TREE PRESERVATION ZONE: NO BUILDING, STRUCTURE, FENCE, PATIO, RECREATIONAL OR ATHLETIC FACILITY, OR ANY OTHER IMPROVEMENT OF ANY KIND MAY PLACED TEMPORARILY OR PERMANENTLY UPON, IN OR UNDER THE AREA DESIGNATED HEREON AS A "TREE PRESERVATION ZONE" NOR SHALL ANY WORK BE PERFORMED THEREON WHICH WOULD ALTER THE NATURAL STATE OF THE ZONE OR DAMAGE ANY OF THE TREES OR VEGETATION THEREIN. DISTURBANCE OF ANY PART OF THE ZONE BY MAINTENANCE SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO THE ORIGINAL CONDITION. NO TREE OR VEGETATION MAY BE REMOVED FROM THE ZONE EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, DECAYED, OR NOXIOUS TREES AND OTHER VEGETATION OR AS MAY BE REQUIRED FOR CONSERVATION OR AESTHETIC PURPOSES (REMOVAL OF UNDERBRUSH IS ACCEPTABLE) OR IN KEEPING WITH GOOD FOREST MANAGEMENT PRACTICES.
8. THE EIGHT FOOT WIDE BIKE PATH SHALL BE CONCRETE WITH SAWCUT JOINTS IN FRONT OF LOTS 34 THRU 45. IN ALL OTHER LOCATIONS THE BIKE PATH SHALL BE ASPHALT



TYPICAL STREET SECTION
(WITH SIDEWALK)
NO SCALE



TYPICAL STREET SECTION
(WITH BIKE PATH)
NO SCALE

BENCHMARKS

EAST BOLD OF FIRE HYDRANT ON THE WEST SIDE OF MARMION DRIVE, 70'± SOUTH OF BALLANTRAE PLACE. ELEV. 940.74

CHISELED SQUARE ON THE NORTHEAST CORNER OF A CATCH BASIN, 320'± SOUTH OF THE NORTHEAST PROPERTY CORNER, 10'± EAST OF THE EAST PROPERTY LINE. ELEV. 934.09

CHISELED SQUARE ON THE NORTHEAST CORNER OF A CATCH BASIN, 845'± SOUTH OF THE NORTHEAST PROPERTY CORNER, 10'± EAST OF THE EAST PROPERTY LINE. ELEV. 936.19

THE LINKS AT BALLANTRAE

(LARE PROPERTY)
SITUATED IN VIRGINIA MILITARY SURVEY NO. 3453,
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

PRELIMINARY PLAT

PREPARED FOR:

M/I HOMES
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE:	FEBRUARY 8, 2013
REVISED:	FEBRUARY 25, 2013
REVISED:	FEBRUARY 28, 2013
REVISED:	MARCH 21, 2013
REVISED:	
REVISED:	
REVISED:	

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

NORTH
BALLANTRAE

SHEET
11 11
2012-1708

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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

MARCH 7, 2013

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

1. Links at Ballantrae **Rings Road West of Eiterman**
08-026Z/PDP/PP **Rezoning/Preliminary Development Plan/Preliminary Plat**

Proposal:	A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District.
Request:	Review and recommendation of a rezoning with 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*.
Applicant:	Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #1: To recommend approval to City Council for this Rezoning with Preliminary Development Plan because this proposal complies with the rezoning/preliminary development plan review criteria and the existing development standards within the area, with 18 conditions:

1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot;
2) That the development text be revised to reflect open space maintenance as requested by the Director of Parks and Open Space;
3) That the applicant work with Planning to provide buffering within Reserve 'B' on the south side of the Rings-Cosgray Connector.
4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown;
6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D';
7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;
8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;
9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints;
10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector,

DRAFT

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Planning Contact:	Claudia D. Husak, AICP, Planner II.
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12) That the development text be revised to require a side-loaded garage for Lots 1 and 45 face north;
13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council;
14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC);
15) That the applicant provide a fence along the northern and eastern boundary of the proposed pond in Reserve 'F', subject to approval by Planning;
16) That the development text be revised to require each house has a three-car garage;
17) That the development text be revised to remove the reference to sanitary sewer being provided through the church property;
18) That Lot 46 be eliminated from the proposed preliminary development plan and plat

***** Ben Hale agreed to the above conditions.

VOTE: 6 – 0.

RESULT: The Rezoning with Preliminary Development Plan application was approved.

RECORDED VOTES:

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

DRAFT

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 7, 2013

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

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08-026Z/PDP/PP **Rezoning/Preliminary Development Plan/Preliminary Plat**

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Request:	Review and recommendation of a rezoning with 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*.
Applicant:	Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To recommend approval to City Council for this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with one condition:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.

***** Ben Hale agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Preliminary Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

DRAFT

1. Links at Ballantrae **Rings Road West of Eiterman**
08-026Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

Chair Chris Amorose Groomes introduced this application requesting a subdivision of 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District, located on the north side of Rings Road, approximately 1,100 feet west of Eiterman Road. She said the Commission will need to make two motions on this application, and both components will be forwarded to City Council for final approval. Ms. Amorose Groomes determined that a full presentation was not necessary for this consent agenda item.

Claudia Husak said that when this 2006 application was first reviewed by the Commission in 2008 there were concerns about the street layout, cut through traffic, and open space arrangements. Ms. Husak said the 26.5-acre site is located on the north side of Rings Road, just south of Ballantrae. She said to the west is the Woodlands of Ballantrae multi-family condominium project that still has a phase to finish and to the north are single family homes within Ballantrae and to the east is the Washington Elementary School and the Northwest Chapel Grace Brethren Church. Ms. Husak said the Community Plan shows this site as a Mixed Residential Use with Low Density, which would allow maximum density of three units per acre. Ms. Husak said the Commission and Planning have looked at this from a more comprehensive view and determined that this Mixed Residential with the incorporation of different types of housing on a 26-acre site is really not practicable, and looking at it with Ballantrae in mind, that it would meet the Community Plan since there is a definite mix of housing units and types within Ballantrae.

Ms. Husak presented the proposed preliminary development plan which incorporates a portion of the Rings Road Cosgray Connector future roadway that would connect Rings Road to Cosgray Road to the west, with the main access point off that connector and connecting through Marmon Drive, which is the main access point for the condominiums through Ballantrae. She said the loop road in the center allows for sizable open space and they are able to provide a one-acre neighborhood park. She said 46 lots are proposed on 26 acres for a density of 1.7 units per acre. Ms. Husak said that two wet ponds are proposed, and Planning has requested that the applicant include an aerator in the northern pond which is not shown on the submitted plans and some additional landscaping around the edge of the pond. She said a bikepath connection is proposed along the property boundary with the school, and the applicant should be working with the schools to extend the path where they want it to be located. She said another bikepath is proposed on the western edge of the street that goes from both access points through the site. Ms. Husak explained that the Subdivision Regulations require there be a 35-foot setback for bikepaths along the front of homes. She said that Planning is asking that the applicant address that because some of the homes along the bikepath have a 25-foot to 35-foot setback. She said that Planning also wants to make sure that the bikepath is constructed of concrete. Ms. Husak said a third bikepath is proposed along Rings Road and the Cosgray Rings connector and Planning is asking that the applicant have the crossing located at the intersection rather than farther up into the development.

Ms. Husak said that Planning as been contacted by the Patch family who has concerns about how close the proposed road will be to their home. She said that the applicant and the Patch family also have contacted the Engineering Department about the situation. She said there is some opportunity to move the roadway a little away from their home, so the applicant has been requested to work with them to look at the distance a little more. Ms. Husak said that Planning is asking in a condition for the applicant to provide an additional buffer for the small open space to the north of the Patch residence and along the western edge of the road.

Ms. Husak said that Planning is also asking that if Lot 46 located at the entrance were to have a side-loaded garage, that the garage face north so that the garage will not viewed coming into the

development. She said that applicant has committed to require 50 percent of the garages within the development to be side-loaded on the 75-foot to 90-foot lots which are adequately sized to allow their design.

Ms. Husak highlighted the areas shown as reserves on the preliminary plat. She said that they are all intended to be dedicated to the City. She said larger reserves are included on the south side where the stormwater management pond is proposed and a reserve which will allow the future roadway connection. Ms. Husak said there is a very small reserve proposed between Lots 6 and 7. Ms. Husak said there was some confusion about the maintenance of the open spaces, and Planning had proposed Condition 2, that the development text addresses maintenance and requires that all of the reserves be maintained by the homeowners association.

Ms. Husak said the open space details submitted with this application were more for the final development plan. She said the conditions on them were mostly to make sure that at the final development plan stage they are addressed. She explained that they typically do not require that much detail at this stage. Ms. Husak said specifically, Planning is asking that the center open space hedge treatment be continued around the back to allow some privacy for the homes that front onto the open space. She said stone piles are proposed along that open space and bike path which Planning wants to be more of a lawn treatment as opposed to small piles of stones to make it more natural looking as though the path was punched through the stones rather than piles appeared. Ms. Husak said that Planning is asking that the applicant work with them on spacing because there are concerns about tree spacing in the southern main entry feature and the northern and southern open spaces.

Ms. Husak said that Planning is recommending approval of this Preliminary Development Plan with the fourteen conditions that are detailed in the Planning Report:

1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot;
2) That the development text be revised to state *all* reserves are maintained by the HOA;
3) That the applicant work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector;
4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown;
6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D';
7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;
8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;
9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints;
10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector;
12) That the development text be revised to require a side-loaded garage for Lot 46 face north;
13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council; and,

14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC);

She said that Planning would prefer that Condition 2, 'That the development text be revised to state all reserves are maintained by the HOA' be eliminated. She said the currently, the text states that certain reserves are maintained by the HOA, and that can be worked out through the platting process with the Parks and Open Space Director.

Ms. Husak said that Planning is also recommending approval of the Preliminary Plat with the condition that they do any kind of technical adjustment to the plat prior to submittal to City Council.

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.

Ms. Husak said that Planning does want the applicant to try to work with Ballantrae and their association to be able to become part of that association because they have architectural review built into their association which works well. She said they are demanding high quality, and Planning would like to see that here as well, and if that is not possible, the language for architectural review included in the development text needs work.

Ben W. Hale, Jr., Smith and Hale, (37 West Broad Street, Columbus, Ohio); representing Jason Francis, M/I Homes, said by not including the church parking lot, it improved this plan substantially because it allowed them to increase the front open space and park. He said that they had contacted the Ballantrae association about joining. He said it depended upon whether or not the City is going to maintain the open space because their projection would be that their fees here would be higher. Mr. Hale said they will continue to talk to the Ballantrae association. He said they have also been in contact with the school who are asking that their facilities people to make sure that where the walkway is proposed is the best place in terms of connecting it with the existing walkways on the school property. Mr. Hale said that they have agreed to put the walkway wherever the school wants it along the border. Mr. Hale said that they also had contacted the Patch family and the Engineering Department regarding increasing the distance and having a tighter radius, which was fine.

Mr. Hale said it was not a condition, but they also contacted several neighbors along the northern border and one of the things they were asked to do was to put a fence along the border of the pond, along their border, and along the school's border. He said they have agreed to install a wooden board-on-board fence with a cross in the center or a fence approved by Planning and would like to have that added as a condition. Mr. Hale said the same type fence would be added along both sides of the path where it goes to the school to provide a good separation from the path and have a good demarcation between it and the school.

Mr. Hale said the design, landscaping, entry feature, stone walls, building materials, and houses will be comparable to those in Ballantrae.

Ms. Amorose Groomes invited public comments in regards to this case.

David Patch, (1 Miranova Place, Columbus, Ohio), said he was not opposed to this development, but he wanted to make sure that if this is approved, that will still be working with them to relocate the road. He asked if there would be landscaping or trees that would block the view of the traffic from his mother's house. He said he thought the Master Plan was to have Amlin have some rural character or village setting. Mr. Patch said he did not think that the busy road that will have a rural character. He said it was going to be a pretty busy intersection. He pointed out that there was an Amlin sign located at his mother's fencerow, and he suggested that if Amlin is to be preserved as Old Dublin was, we should try to

make it something special there and not have such a busy road there. He said moving the road to the east would be helpful.

Mr. Patch said he did not see the proposed roundabout location shown on the drawings. He pointed out that sometimes, like on Emerald Parkway, the roadway is torn up after the beautiful trees and mounds are planted. He said that could be avoided by planting something to the side.

Mr. Patch said he also did not see the proposed roadway layout anywhere.

Ms. Amorose Groomes explained that the layout of the proposed roadway and roundabout will not be part of this application. She said that they would be done by the City through their Capital Improvements Project process.
Mr. Patch said that when they were annexed into the City, they were told that they would get Dublin water and sewer connections. He said he did not know if with this plan, if they will still get them.

Mr. Patch asked how the sidewalks along Rings Road would be incorporated.

Ms. Amorose Groomes noted that it looked like the Patch property was the last in the City going west. She said therefore, whatever happens from there on is not going to be dependent on the Commission or this community.

Mr. Patch pointed out that there was already an overlay for Amlin.

Ms. Amorose Groomes explained that those were just planning thoughts if Amlin wanted to be annexed into the City of Dublin, but that would be incumbent upon any individual property owner that chose to be annexed into the City, because they cannot be forced to do that.

Mr. Patch said that they were in Dublin.

Ms. Amorose Groomes confirmed that the Patch residence was located in Dublin.

Mr. Patch asked if there was any kind of bikepath or sidewalk planned in front of his mother's house or up to her property line.

Aaron Stanford said regarding the roundabout, originally in 2008 when EMH&T preliminarily designed this site, the area on southern edge of the property, south of the pond, with a roundabout so that long term, there would be room and this development could be planned around that future intersection to handle that traffic. He explained that was why the City reserve was shown. He said the final layout of a roundabout will be shared with the Commission and Mr. Patch. He explained it was shown for future expansion to make sure that it fits and not have to come back and tear up something recently done with the development.

Ms. Amorose Groomes asked if there were any indication when a roundabout there might be appropriate.

Mr. Stanford said that information was not available now. He said likely, what he would see happening is that the connector roadway design from Rings Road to Cosgray Road which is now beginning is a larger project in the Five Year CIP, scheduled for construction in 2016. He said the intersection improvement will be looked at and they will look at pedestrian path connections. Mr. Stanford said that this development is well timed because that will come behind it.

Ms. Amorose Groomes asked if the City was willing to make the commitment to locate the road in the most proper place that it possibly can.

Mr. Stanford said that there is going to be an interim condition for the roadway connection which is what is being presented today. He said the subdivision will construct a small stub or a portion of that connector down to Rings Road where what will be seen in the interim condition is a roadway that comes down south and there will be a stop, controlled 'T' intersection. He said coming from the south, you will stop at Rings Road. Mr. Stanford said a condition that came about with the discussion with Mr. Patch was that there is the ability with the alignment there to work as best as they can to align that so that it is located farther to the east. He said he thought two the things get the roadway away from the existing residence and provide additional area if they want to plan or install landscaping.

Mike Wallen, (13680 Robinson Road, Plain City, Ohio) Church Administrator, Northwest Chapel Grace Brethren Church, (6700 Rings Road, Dublin, Ohio), said that he had not heard that a roundabout might potentially be located there. He said in fact, if the 'Notice' sign had not been placed by the road, they would not have known that there was a zoning hearing. He said the church was not contacted about this application. Mr. Wallen said that the applicant had been providing information to them. He said that the church is supportive of this development, however disappointed that there was an agreement where the church could purchase additional land, and they were told that the City said that they could not do that.

Mr. Wallen said regarding the proposed roundabout, he was not sure what he thought about it. He said they purchased and built the church 25 years ago when there was nothing but farmland in the area and now they are surrounded with development. He said moving the road to the east would make a lot of sense to relieve some tension as it relates to the concerns of what Mr. Patch had. He said the house on the corner of the church property is a missionary house used for small gatherings and for incidental, short-term living quarters for missionaries, interns, and things of that nature. He said they owned a couple of properties to the east and a City-required mound, and if a roundabout is done, they would want to work with the City to decide how to remove the mound and could they have egress and ingress as it relates to that particular property.

Mr. Wallen said the pond proposed on the south end will be exciting, which is good, but the church property back there is very low, and he was concerned. He said they already have ducks and geese certain times of the year there, and if it is not done properly, all of the church's back yard of that property will be flooded. He said that he potentially wanted to work with the applicant to see if there is not something that the church can do in terms of drainage or something to make sure that they do not lose half of their property there.

Ms. Amorose Groomes suggested that Mr. Wallen and Mr. Stanford should exchange information. She explained that this was the rezoning and preliminary development stage, and things were subject to change from this point forward. She said that the Engineering Department had not looked at this as hard as they will when it comes to the final development stage.

Mr. Wallen said that the church had a septic tank, and did not have water and sewage services. He recalled that originally, in 2008, it was discussed that the church was going to provide the services all the way through. He said the church connected with Hilliard City Schools systems when they built the Washington Elementary School, but the church's property on the corner to the east does not have water and sewer services.

Ms. Amorose Groomes asked if the water and sewer would come from the Rings Road direction.

Mr. Wallen said he believed it would come west from Eiterman Road or Rings Road.

Ms. Amorose Groomes asked if there were any other public comments regarding this application. [There was none.]

Warren Fishman said he was concerned about the association since there were potentially only 45 lots. He said the Commission's experience for many years has been that when there is a small association like this and there is a park with play equipment and so on, it is very tough for them to support that kind of maintenance. He said he would like the applicant to make sure that they join the Ballantrae forced homeowners association, not only for design review, but also for future maintenance of the play equipment. He noted that a recent trend had been that the association owned the property and the City maintained it, but it had never been that way in the past.

Mr. Fishman recalled that years ago, Fred Hahn and he talked about what a practical sized park would be for the City to support, and Mr. Hahn said it would be about 3.8-acres. Mr. Fishman said this park around one-acre would not be practical for the City to support. He said he would not support this development if the association just included these houses and not those at Ballantrae.

Mr. Fishman asked if all the houses had three-car garages.

Mr. Hale said that at the price point of over $400,000, most of the homeowners will opt for three-car garages, but that was not a requirement. He said however, they have required that at least half of the houses do it.

Mr. Fishman noted that he did not see any single family houses in Ballantrae without three-car garages, although the condominiums had two-car garages. He said to maintain the standards, but also a $500,000 house with a two-car garage will have inevitably have toys and things stored and so the cars will be parked on the street. He said he would like to see a three-car garage as a requirement.

Mr. Fishman referred to Lot 46 and said it needed to be eliminated so that a nice entrance and open space can be provided with room for whatever is going to be done when moving the roads and bike paths. He said he had noticed that in the last couple of developments, the developers have pushed for the lots close to the street, and the ones that are built are terrible because you see the side of the house with usually no windows and stucco or siding on the street, instead of having a lovely entrance to the subdivision. He said that the back of the property was fine because there are houses around it and it is a different character completely. He reiterated that he would not be supportive of this preliminary development plan if Lot 46 remains. He said if the three lots next to the open space were eliminated, there could be a nice sized park in this development.

Mr. Hale said the one-acre open space in the center is south of Wilford Lane. He said the other open space was about six acres. He said that neither Mr. Fishman nor he had the ability to force themselves on the association, but the fear was that their dues will be higher than the Ballantrae homeowners association. He said if the City should take over the maintenance of the six-acre open space, then from a financial point of view, it would be in Ballantrae's best interest to let them join because they actually would make money because they would not have to maintain very much and maybe only the one-acre. He said he thought whether they join Ballantrae homeowners association would depend if Mr. Hahn agreed to maintain it. Mr. Hale said if Mr. Hahn did, it would be a no-brainer to join Ballantrae, but if he did not, it they will probably see it as a burden. Mr. Hale said that they have contacted the Ballantrae homeowners association and offered to join them.

Mr. Fishman said he was just asking that the maintenance responsibility of the park that contains play equipment be resolved. He reiterated that Lot 46 should be eliminated and that three car garages should be required in the development.

Joe Budde said he agreed that Lot 46 should be eliminated.

Victoria Newell asked what the play surface area was in the proposed playground.

Mr. Hale said that they had not designed it yet, as it was a final development plan issue.

Ms. Newell said she would become concerned if just mulch chips were used for the surface of the play area.

Mr. Hale said that if told what material was wanted, they would make sure that it was used.

Ms. Newell said not enough detail about the play area had been provided at this time to decide what material should be used.
Mr. Hale said that requiring a three-car garage was no problem, because at this price point, all homeowners will want that.

Mr. Fishman asked that it be a condition.

Ms. Newell as if the point at which the road curb cut is shown on the plan entering onto Rings Roads, next to the Patch property, is per the City's desire at this time.

Mr. Stanford said it was the City's desired location. He said that it provides the City maximum spacing from the Rings Road connection, and thinking long term, to locate that future intersection as far away as possible.

Ms. Newell noted that the right-of-way was right at the corner of the Patch property line, and she could not see that as a desirable condition for any resident in the City of Dublin.

Mr. Stanford said he thought the good news was that as you get farther down to the south and on the corner on Rings Road with the Patch property, there is where the City has the flexibility to realign or reconfigure some of the road alignment. He said the point where there is a small window, is the western edge of the property where the Cosgray connector pushes through, because just to the north is the Woodlands of Ballantrae condominiums and the existing parcel to the south. He said that is a fixed point as far as roadway alignment goes, but as they get farther to the south, and closer to the Patch property, the City does have some flexibility.

Ms. Newell said other than her concerns previously mentioned; overall she liked this development, landscaping amenities, and things that were included in the meeting packet.

Amy Kramb referred to the Planning Report mentioning about sharing the sanitary sewer with the church, and text modifications had been made, but there was no condition regarding striking that on the front page of the proposed development text under Sanitary Sewer, 'That there is the eight-inch line on the church property'. She said since there are other minor modifications, that should probably be removed.

Ms. Kramb said in regards to Lot 46, she thought it seemed off-balanced being located there. She said she thought it would look better without it because it would align Lots 1 and 45 as the entrance.

John Hardt said most of the issues and concerns mentioned were items that he looked forward to being addressed with the final development plan. He said that he was okay with this preliminary development plan. He said at the final development plan stage, the termination of the Cosgray-Rings Road connector was something he would be curious about how it is resolved so that the City does not end up with a broken asphalt road that ends at the property line.

Ms. Amorose Groomes said that she agreed that Lot 46 was probably out of place. She said if she scaled off on the landscape drawings submitted, it looks like there is a ten-foot lawn panel between the roadways and the sidewalks and according to the drawings, the trees are planted about two feet off the sidewalks. Ms. Amorose Groomes said that the landscape drawings submitted at the final development stage should show clearly that the trees are set in the middle of the lawn panels. She said she agreed with the condition about getting the trees away from the paths. She said there is plenty of room so there is no sense in crowding them, particularly through the park areas.

Ms. Husak said that for the Rezoning with Preliminary Development Plan, Condition 2 listed in the Planning Report, 'That the development text be revised to state *all* reserves are maintained by the HOA', should be removed because Planning needs to speak to the Parks Director about the maintenance.

Ms. Amorose Groomes suggested instead to revise the Planning Report Condition 2.

Ms. Amorose Groomes said it seemed like there was support for the removal of Lot 46 which might change Condition 3 with the buffering that would be required.

Ms. Husak agreed to amend Condition 3 as listed in the Planning Report.

Ms. Amorose Groomes pointed out that there would be that opportunity at the time of the final development plan and that the Commission would review the final plat. She said that the Commission would see more landscape details and things at the final development plan stage and they will make sure that at least they get some buffers, and once it is known where the road is going to be, they can speak more intelligently to what kind of landscape might be appropriate in that space.

Ms. Husak referred to Condition 12 in the Planning Report, 'That the development text be revised to require a side-loaded garage for Lot 46 face north', and she asked if they should do that for both Lots 1 and 45 at the entrance.

Ms. Amorose Groomes agreed.

Motion # 1 and Vote - Rezoning with Preliminary Development Plan

Mr. Fishman moved to approve this Rezoning with Preliminary Development Plan because this proposal complies with all applicable review criteria and the existing development standards, with 18 conditions:

1) That the development text be revised to allow a 30-foot front yard setback where bike paths are proposed along the lot;
2) That the development text be revised to reflect open space maintenance as requested by the Director of Parks and Open Space;
3) That the applicant work with Planning to provide buffering within Reserve 'B' on the south side of the Rings-Cosgray Connector.
4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bike path edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown;
6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D';
7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;

8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;
9) The applicant will be required to update the plans to reflect the bike paths in front of proposed lots be concrete in material with saw cut joints;
10) That the applicant work with the Hilliard City School District to coordinate the proposed bike path connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
11) That the proposed bike path in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector,
12) That the development text be revised to require a side-loaded garage for Lots 1 and 45 face north;
13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council;
14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC);
15) That the applicant provide a fence along the northern and eastern boundary of the proposed pond in Reserve 'F', subject to approval by Planning;
16) That the development text be revised to require each house has a three-car garage;
17) That the development text be revised to remove the reference to sanitary sewer being provided through the church property; and
18) That Lot 46 be eliminated from the proposed preliminary development plan and plat.

Mr. Hale, representing Jason Francis, M/I Homes, agreed to the conditions.

Mr. Budde seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Mr. Budde, yes; and Mr. Fishman, yes. (Approved 6 – 0.)

Motion #2 and Vote - Preliminary Plat

Ms. Kramb moved to approve this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with one condition:

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.

Mr. Hale, representing Jason Francis, M/I Homes, agreed to the conditions.

Mr. Hardt seconded the motion. The vote was as follows: Mr. Budde, yes; Mr. Fishman, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Ms. Kramb, yes. (Approved 6 – 0.)

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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, March 7, 2013

Links at Ballantrae

Case Summary

Agenda Item	1
Case Number	08-026Z/PDP/PP
Site Location	North side of Rings Road, approximately 1,100 feet west of Eiterman Road.
Proposal	A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District.
Applicant	Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale.
Case Manager	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 Sections 152.015 – 152.022 of the Subdivision Regulations.
Planning Recommendation	Approval of the rezoning with preliminary development plan with 14 conditions; and Approval of the preliminary plat with 1 condition. 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

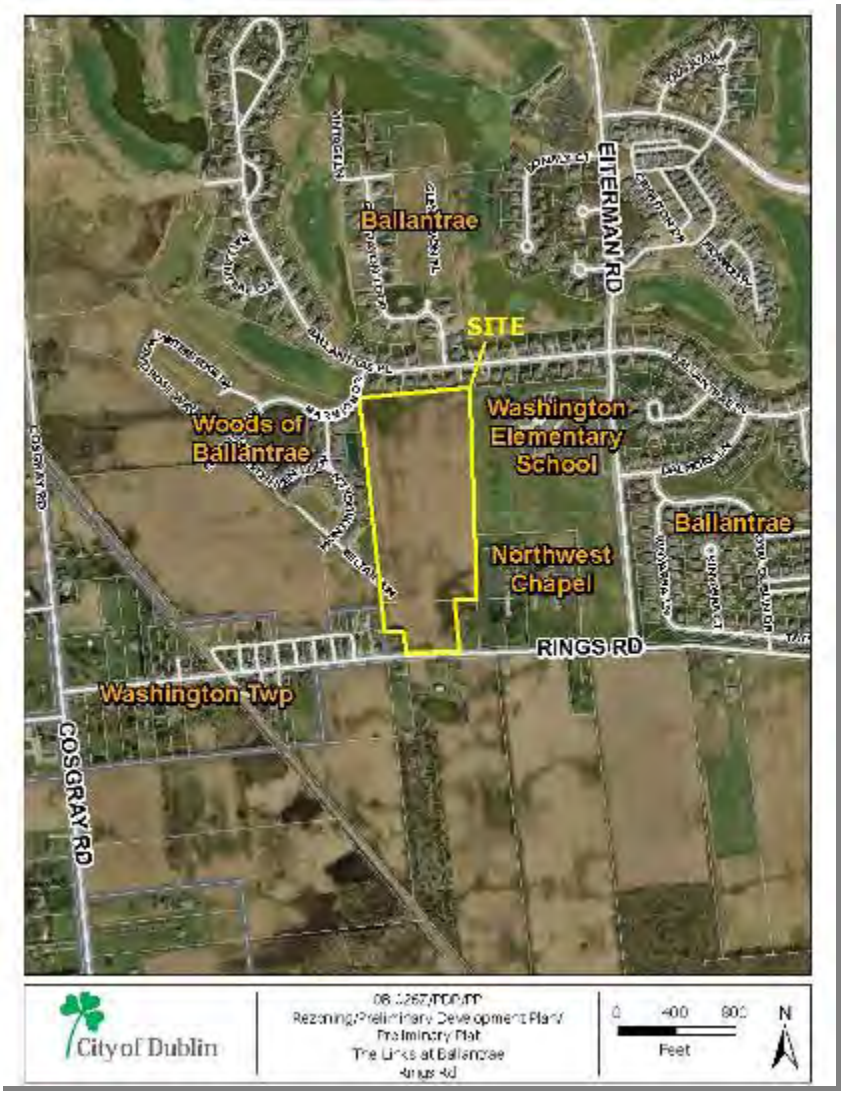
Rezoning with Preliminary Development Plan

1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot;
2) That the development text be revised to state *all* reserves are maintained by the HOA;
3) That the applicant work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector;
4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries;
5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown;
6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D';
7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear;
8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design;

9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints;
10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission;
11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector;
12) That the development text be revised to require a side-loaded garage for Lot 46 face north;
13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council;
14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC); and,

<u>Preliminary Plat</u>

1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.



Facts

Site Area	26.5 acres, in two parcels.
Zoning	Southern parcel: R-1, Restricted Suburban Residential District, Northern parcel: R, Rural District.
Surrounding Zoning and Uses	East: R, Rural District, Washington Elementary School and Northwest Chapel Grace Brethren Church North: PLR, Planned Low Density Residential District, Ballantrae subdivision West: PLR, Woodlands of Ballantrae condominiums South: Larger lot residential parcels, zoned R and R-1.
Site Features	General: Undeveloped site in two parcels. Frontage: Rings Road - 360 feet, parcel extends north 1,400 feet. Vegetation: Mature trees particularly in the northern portion of the site and in fence rows along the east boundary. Features: Relatively flat with a mature tree rows located along the western, northern, and southeastern site boundaries.
Case Background	The Planning and Zoning Commission informally reviewed this proposal at a work session on February 7, 2008 and provided feedback regarding the layout of the site, the range of housing types within the development, and the importance of high-quality architecture and diverse building materials. The Commission also recommended that the green space be made more accessible to the future residents of the subdivision. The applicant revised the proposal and requested review and approval of a rezoning with preliminary development plan and preliminary plat on September 19, 2008. The applicant addressed the Commission's comments regarding open space and the general layout of the development. However, there were concerns noted by Planning and Engineering regarding the incorporation of parking for the adjacent church into the plan, the maneuverability of proposed roads and a lack of creative site design. The Commission tabled the application, as requested by the applicant.
Neighborhood Contact	The applicant has contacted adjacent residents by letter and spoken to the Patch family, who own land immediately adjacent to the new road connection, the Rings-Cosgray connector. Their major concern is the proposed Rings-Cosgray Connector location near their lot just north of Rings Road. Engineering wants to work with the applicant to move the road to the east to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design.
Community Plan	*Future Land Use:* The 2007 Community Plan classifies this site as *Low Density Mixed Residential*, which is intended to transition from existing single-family neighborhoods and incorporate a variety of single-family and multi-family housing types. The provision of a mix of housing types allows for greater housing choices for all age groups. The site is part of the Southwest Area Plan which identifies a need for coordinated development along Rings Road to provide adequate transition of land uses and necessary transportation improvements. The Plan calls for residential development to provide a clear transition between traditional neighborhood design and the surrounding area. It also emphasizes regional greenway connectivity, pedestrian access, and a broad range of housing options.

Facts

	Given the adjacency of this proposal to the large Ballantrae development, which includes several different types of housing units, and the Commission's previous positive comments regarding the proposed use, the proposal fits within the surrounding neighborhood context. Density: The Future Land Use Plan calls for a maximum density of 3 dwelling units per acre. The 46 lots on 26.5 acres, in a typical single family development pattern, equals 1.74 units per acre.

Update

Revisions	The applicant reengaged Planning and Engineering in 2012 to continue with this proposal. The plan was updated to include more 90-foot lots to allow side-loaded garages. Parking for the adjacent church was eliminated. The revised plan includes tree preservation zones along the northern and western property line and the road layout was revised to address previous concerns.

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 proposal establishes a new Planned Unit Development District (Links at Ballantrae) with a development text that applies to these 26.5 acres.
Plan Overview	The rezoning with preliminary development plan includes: • Rezoning the 26.5-acre site from R, Rural District, and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District. • Establishing a new development text with requirements for 46 lot single family detached residential development and +/- 6.83 acres of open space.
Layout	The proposed plan has 46 single-family lots with 6.83 acres of open space in nine reserves throughout the site. The site will have two access points, Marmion Drive to the north and the future Rings-Cosgray Connector in the southwest corner. The preliminary development plan connects Rings Road and this connector. A loop street in the center of the site provides access to most lots. Stormwater retention ponds are in the northeast corner and to the southeast. The proposal includes 6.83 acres of open space dispersed throughout the development. Most notably there is a one-acre central open space proposed, Reserve 'D', with amenities including a playground and large 2.8-acre Reserve 'C' to accommodate a bikepath, pond and entry feature. Two smaller reserves are proposed off the Marmion Drive entrance, Reserves 'G' and 'H'. Reserve 'E' at the eastern property line between proposed Lots 6 and 7 allows for a bikepath connection to the Washington Elementary School.
Development Text	The proposed preliminary development plan includes specific requirements that address the zoning and development details for this PUD.
Permitted Uses	The development text permits single-family homes and open spaces.

Details	**Rezoning with Preliminary Development Plan**
Density and Setbacks	The 46 lots on 26.5 acres is a density of 1.74 units to the acre. There is no minimum lot size required; however, all lots must be a minimum of 75 feet wide at the building line. Front yard setbacks vary from 25 to 35 feet and required side yards are six feet each with a 25-foot rear yard requirement. A 25-foot tree preservation zone to coincide with the rear yard setbacks is along the rear of Lots 15 through 19 along the northern property line and along the rear of Lots 34 through 46 along the western property line. The Community Plan does not require any specific setbacks from Rings Road or the Rings-Cosgray Connector. There is a 100-foot setback provided from Lot 46 to the right-of-way of the future connector.
Traffic and Access	The preliminary development plan indicates two access points, one off Marmion Drive in Ballantrae to the north and one to Rings Road via the construction of the southern portion of the Rings-Cosgray Connector. The remaining portion of the Rings-Cosgray Connector will be designed and built through a joint effort between the City of Dublin and Edwards Land Company as a requirement of the Ballantrae Development agreement. While the final alignment of the Rings-Cosgray Connector has not been determined, the layout of the portion of the roadway contained within the proposed development has been approved by Engineering and will be constructed with this project. Owners of 6800 Rings Road have concerns regarding the proposed street location to this lot. Engineering will work with the applicant to revise the proposed roadway location to ensure as much buffer as possible while still adhering to proper and safe roadway design. The long term intersection improvement at Rings and the Rings-Cosgray Connector will likely be located farther to the east, away from this property. A large loop street in the center of the site surrounds Lots 20 through 33. The applicant has worked with Planning and Engineering to include open space within this area and approved an additional street segment running east-west to make Reserve 'D' accessible. No additional off-site traffic improvements are necessary with the additional traffic that this development would generate. The connection to the proposed Rings-Cosgray Connector will be required to have a dedicated left turn lane to Cadmore Drive, and there will be a dedicated left turn lane from the Rings-Cosgray Connector to existing Rings Road. Currently, Rings Road has 60 feet of right-of-way adjacent to this site. The Thoroughfare Plan requires 70 feet along Rings Road to the future Rings-Cosgray Connector. The applicant is proposing to dedicate Reserve A, which is 1.1 acres located along Rings Road to the City to accommodate the future right-of-way. Engineering has requested that additional land be dedicated to the City along the southern boundary of the site to accommodate any future improvements at the Rings Road intersection with the Rings-Cosgray Connector. The applicant will be required to dedicate 70 feet of right-of-way for this portion of the Rings-Cosgray Connector. On-street parking will be allowed on one side of the street opposite the waterline and fire hydrants throughout the streets internal to the development.

Details	**Rezoning with Preliminary Development Plan**
Sidewalk and Bikepath	The plan provides pedestrian access to the site from four-foot sidewalks within the proposed development. An eight-foot bikepath is proposed along the western north-south street to connect with the path on Marmion Drive. The Subdivision Regulations require that front yard setbacks be a minimum of 35 feet where a bikepath runs through the front yard. Proposed Lots 34, 35, 37, 40, 42, 45 and 46 do not meet this requirement. However, the Subdivision Regulations require staggered building setbacks and Planning prefers the proposed setbacks are retained and the development text be amended to allow 30-foot front yard setbacks where bikepaths are proposed. The applicant will also be required to update the plans to reflect concrete with sawcut joints for the bikepath in front of proposed lots. A bikepath meanders through the open space along the Rings-Cosgray Connector and through the central park, which will connect the western bikepath to the east path to the Washington Elementary School site. The applicant should work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission. Additionally, the proposed bikepath in Reserve 'C' should cross the proposed entry street, Cadmore Drive, at the intersection with the new Rings-Cosgray Connector, not at midblock as shown.
Architecture	The proposed development text prohibits blank walls and requires adherence to the Appearance Code. Permitted materials include brick, stone, stucco, wood and cementitious siding that are natural earthtone or warm neutral colors with tans, browns, warm grays preferred. Chimneys may be finished with masonry or stucco. The text requires that 50% of the lots within the development use side-loaded garages. The text should also require that the garage for Lot 46, adjacent to the Rings-Cosgray Connector face north. The text requires windows, with four-sided trim on all elevations. The applicant should work with Planning to address lot diversity in the development text and provide a matrix prior to scheduling review by City Council. The text requires architectural approval by an Architectural Review Committee (ARC); however, does not require such a committee be established. Planning prefers that this development be incorporated into the larger Ballantrae neighborhood, which has an established ARC. If not feasible, the text needs to be revised to address specifics for architectural review.
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 development text requires tree replacement per Code. The plans include a preliminary tree protection plan and it is unclear as to whether existing trees south of the proposed Rings-Cosgray Connector are intended to be preserved. The applicant should work with Planning to maximize tree protection in this area. The plans indicate a tree preservation zone of 25 feet along the western and northern property line.

Details	**Rezoning with Preliminary Development Plan**
Open Space and Landscaping	The plan includes 6.83 acres of open space and the development text states that this open space will be owned by the City and that *certain* reserves will be maintained by the HOA. The text should be revised to state that *all* reserves are maintained by the HOA. The preliminary development plan includes street trees and buffering for lots at the Marmion Drive entry. The applicant should work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector. The applicant should also work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F'. The applicant has included many landscape details typically required only at the final development plan stage. The proposed entry features indicated on the preliminary plan include a mixture of evergreen, deciduous and perennial plantings, in addition to the stone monoliths, which will match the entry features used throughout Ballantrae. Planning is concerned about tree spacing in Reserve 'C' and requires that the applicant disperse the trees away from the bikepath edge toward the center of the reserve. Planning has similar concerns about the number and spacing of the River Birch at the entries. Additionally, details regarding the dry laid stone walls will be required at the final development plan and Planning prefers that applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown. The central open space should be designed to continue the taxus hedge and ornamental trees behind the benches and bike racks. While not required at this stage, the plans provide street tree species and the City Forester requests that Pacific Sunset Maple be substituted for the Aristocrat Pear proposed. The applicant has included a nine-foot tree lawn requirement in the development text and on the plans.
Stormwater and Utilities	Two stormwater retention ponds are proposed. One pond is shown in the southeastern portion of the site located in Reserve 'C', while the other pond is shown in the northeastern portion of the site in Reserve 'F'. The southern pond includes a fountain and the northern pond should include some type of aeration to be approved at the final development plan. Preliminary calculations have been submitted to the City for review. This site will be required to meet the Stormwater Regulations. There is an eight-inch water line on the north side of Marmion Drive that the applicant will tie into. As part of this connection, the applicant will not be permitted to open cut Marmion Drive. A ten-inch sanitary sewer that runs north on the east side of Marmion Drive and connects with a 10-inch sewer on the north side of Ballantrae Place. The applicant should remove the reference in the development text to sanitary sewer service being provided through the church, as this sewer is a private sewer and their utility plan does not reflect this connection.

Analysis — Rezoning with Preliminary Development Plan

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. Zoning Code Condition 1	**Criterion met with Conditions:** This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text. The development text should allow a 30-foot front yard setback where bikepaths are proposed along the lot.
2. Adopted Plans	**Criterion met:** The uses and density proposed for this site are consistent with the Future Land Use designation of the Community Plan.
3. General welfare and orderly development	**Criterion met:** This proposal conforms to the Community Plan and is compatible with the surrounding residential development.
4. Adjacent uses	**Criterion met with Condition:** The proposal is appropriately located in the city and will safeguard the value of property within and adjacent to the area. The road connection between Rings Road into the adjacent neighborhood has been planned since the approval of the adjacent subdivision, Ballantrae.
5. Open space Conditions 2-7	**Criterion met with Conditions:** The open space is adequate for residential development and the maintenance responsibility of the open space is intended to be that of the Homeowners Association. The development text should be revised to state *all* reserves are maintained by the HOA. The applicant should work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector. The applicant should work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries. Additionally, details regarding the dry laid stone walls will be required at the final development plan and Planning prefers that the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown. The applicant should also work with Planning to add landscaping around the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D'. While not required to be shown at this stage, the plans provide street tree species and the City Forester requests that Pacific Sunset Maple be substituted for the Aristocrat Pear proposed.
6. Natural features and resources	**Criterion met:** The proposal includes a tree preservation zone along the west and north property line and the appropriate language for the zone in the development text.

Analysis	**Rezoning with Preliminary Development Plan**
7. Infrastructure	**Criterion met:** The preliminary development plan indicates adequate access to utilities. Additionally, sufficient reserve area to accommodate future traffic improvements has been provided in the southern portion of the site.
8. Traffic and pedestrian safety Conditions 8-12	**Criterion met with Conditions:** The plans provide adequate and safe pedestrian and vehicular connectivity for the site. The applicant should work with Engineering to revise the proposed roadway location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design. The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints. The applicant should work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission. Additionally, the proposed bikepath in Reserve 'C' should cross the proposed entry street, Cadmore Drive, at the intersection with the new Rings-Cosgray Connector, not at midblock as shown.
9. Building & site relationships	**Criterion met:** The proposal maintains the existing development patterns of surrounding developments. While the proposed lots are slightly larger than lots in the adjacent subdivisions, setbacks are similar and the Build Zone requirement will pull buildings closer to the road and farther from the rear lot line, which will minimize the effect on adjacent residents.
10. 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 Conditions 12-14	**Criterion met with Conditions:** The proposal outlines building materials and architectural design standards within the proposed development text, which reflects what was approved in the Ballantrae development text. The applicant should work with Planning to address lot diversity in the development text and provide a matrix prior to scheduling review by City Council. The text requires architectural approval by an Architectural Review Committee (ARC); however, does not require such a committee be established. The text needs to be revised to address architectural review. The text should also require that the garage for Lot 46, adjacent to the Rings-Cosgray Connector face north.
14. Phasing	**Criterion met:** This is a single phase development.
15. Public services	**Criterion met:** There are adequate services for the proposed development. The applicant should remove the reference in the development text to sanitary sewer service being provided through the church, as this sewer is a private sewer and their utility plan does not reflect this connection.

Analysis	**Rezoning with Preliminary Development Plan**
16. Infrastructure contributions	**Criterion met:** The applicant has coordinated with Engineering to design the portion of the future roadway connection between Rings Road and Cosgray Road from existing Rings Road to the western property boundary that will be constructed with this development. The provision of land within Reserve 'A' will adequately address anticipated traffic improvements in this area.

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 14 conditions is recommended.
Conditions	1) That the development text be revised to allow a 30-foot front yard setback where bikepaths are proposed along the lot; 2) That the development text be revised to state *all* reserves are maintained by the HOA; 3) That the applicant work with Planning to also provide buffering along Lot 46 and within Reserve 'B' on the south side of the Rings-Cosgray Connector. 4) That the applicant work with Planning to disperse trees in Reserve 'C' away from the bikepath edge toward the center of the reserve and reduce the number and tight spacing of the River Birch at the entries; 5) That the applicant incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'C' rather than the small piles shown; 6) That the applicant work with Planning to add landscaping around and aeration within the stormwater pond in Reserve 'F' and continue the taxus hedge and ornamental trees behind the benches and bike racks in Reserve 'D'; 7) That the Pacific Sunset Maple be substituted for the proposed Aristocrat Pear; 8) That the applicant work with Engineering to revise the proposed Rings-Cosgray Connector location to ensure an adequate buffer from 6800 Rings Road while adhering to proper and safe roadway design; 9) The applicant will be required to update the plans to reflect the bikepaths in front of proposed lots be concrete in material with sawcut joints; 10) That the applicant work with the Hilliard City School District to coordinate the proposed bikepath connection and provide written evidence of acceptance of the location from the District with the final development plan submission; 11) That the proposed bikepath in Reserve 'C' cross proposed Cadmore Drive at the intersection with the new Rings-Cosgray Connector, 12) That the development text be revised to require a side-loaded garage for Lot 46 face north; 13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council; and 14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC).

Details	**Preliminary Plat**
Plat Overview	The proposed preliminary plat subdivides 26.5 of land into 46 single-family lots and 8.64 acres of open space. The plat also provides rights-of-way for Eden Bridge Drive, Alderbrook Drive, Wilford Lane, Cadmore Drive and the future Rings-Cosgray Connector. The preliminary plat correctly shows all setback requirements. All other information required by the Subdivision Regulations is provided in the proposed preliminary plat.
Open Space	The Zoning Code requires the dedication of 3.05 acres of open space and the proposal contains 6.83 acres of open space. • Reserve "A" - 1.1 acres along the north side of Rings Road and includes the land needed for the right-of-way needed for the future Rings Cosgray Connector. • Reserve "B" - 0.3 acres, south of the proposed Rings-Cosgray Connector. • Reserve "C" - 2.8 acres north of Reserve 'A' and includes the stormwater management pond, bikepath and landscaping. • Reserve 'D' - 1 acre in the center of the site and provides a neighborhood park with a play ground, benches, path and bikeracks. • Reserve 'E' - 0.04 acres on the east side of the site between Lots 6 and 7 and provides for a bikepath connection to the elementary school. • Reserve 'F' - 1.1 acres in the northeast portion of the site. This reserve also includes a stormwater pond. • Reserves 'G' and 'H' - 0.1 and 0.09 acres, respectively, off the entry drive from Marmion Drive. These reserves accommodate buffering from the entry for Lots 19 and 34. Reserve 'G' to the north may also include an entry feature. • Reserve 'I' - 0.3 acres, is the setback area between the future Rings-Cosgray Connector and Lot 46. The plat indicates that the open space areas will be owned by the City of Dublin and maintained by a forced/funded homeowners association.

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.
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 provided on both sides of all public streets in compliance with City construction standards.

Analysis	**Preliminary Plat**
3) Utilities	**Criterion met:** Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	**Criterion met:** The plat meets the open space requirement.

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 one condition.
Condition	1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal

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

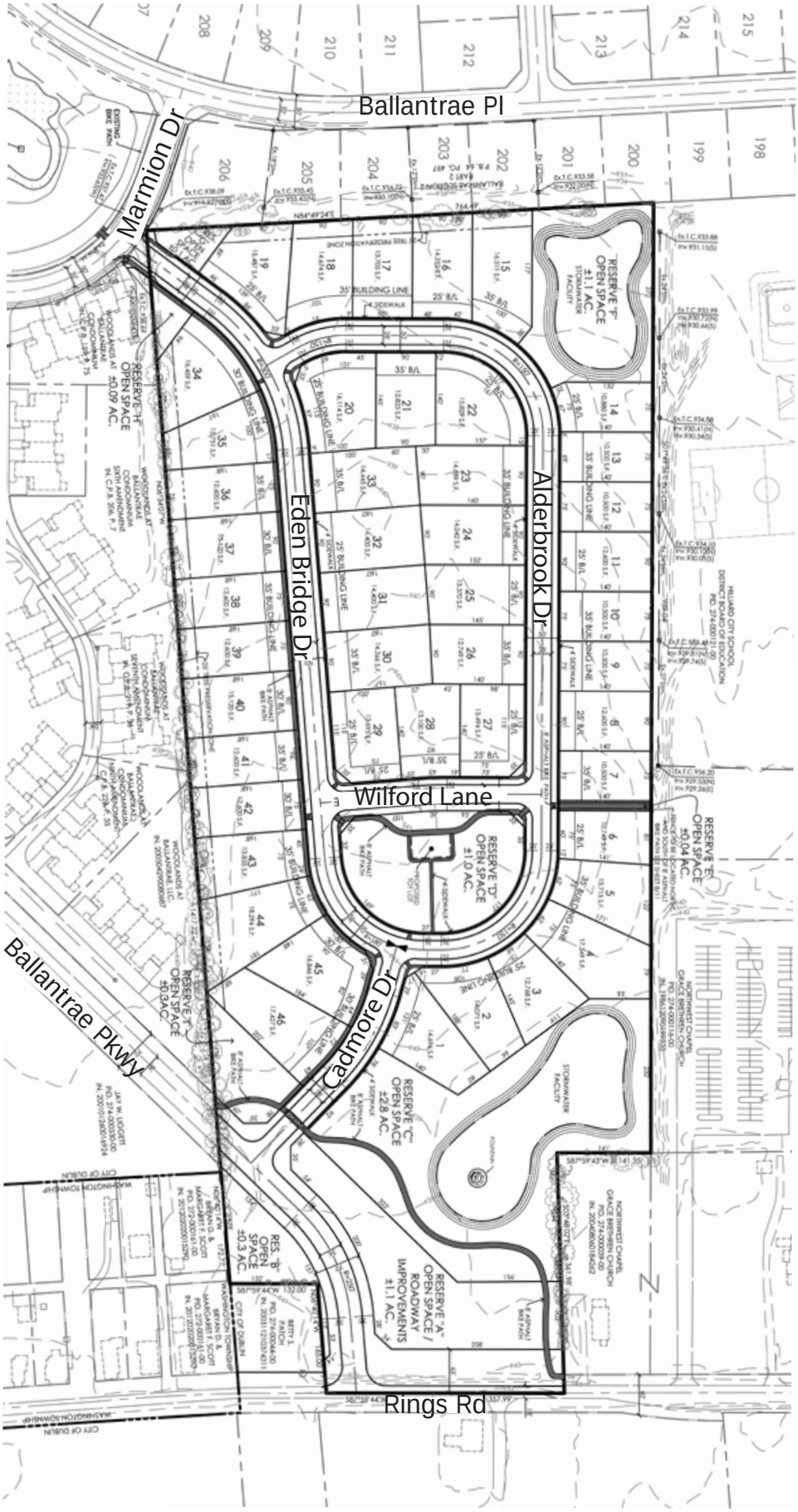
If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting 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.

Proposed Preliminary Plan



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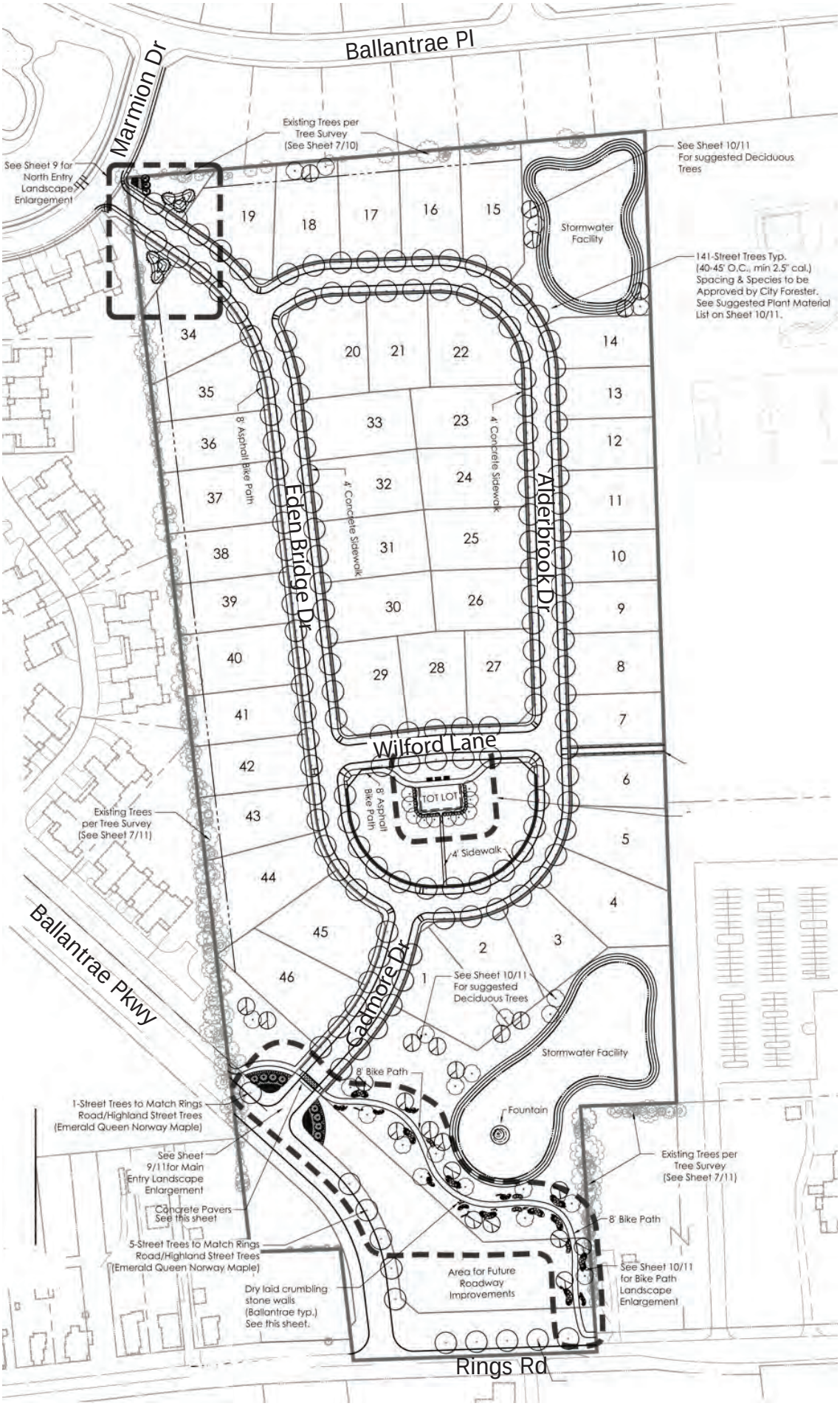
Proposed Preliminary Landscape Plan



PROPOSED DEVELOPMENT TEXT

As submitted to the Planning and Zoning Commission 3/7/13

The Links at Ballantrae
Development Text

General Project Description:

Site Overview:

The site is presently agricultural land with generally flat and featureless terrain. The site offers little in the way of natural features to add interest, other than several small tree lines. No active streams are present, with existing drainage being achieved through the use of tiles and ditches.

Provision of Utilities:

Sanitary sewer is available to the area through an existing 10" line in the Ballantrae subdivision and an existing 8" line on the Church property to the east.

Water is also available through Ballantrae.

Stormwater management for the site will outlet into the Hilliard Elementary School to the east. Stormwater retention will be handled by ponds on the site.

Permitted Uses: single-family homes and open space are the only permitted uses in this development.

General Single-Family Standards:

Homesites for this development are sized at a minimum of 75' in width at the building line.

General Development Standards:

Front Yard Setback:	Varies (25' to 35')
Side Yard Setback:	6' minimum
Rear Yard Setback:	25'
Maximum Number of Units:	46

Road Standards:

Rights of Way:	50 feet minimum
Pavement Widths:	28 feet minimum

PROPOSED DEVELOPMENT TEXT

As submitted to the Planning and Zoning Commission 3/7/13

Landscape Standards:

Public Sidewalks:	4' minimum unless noted as bike path
Bike Paths:	8' minimum
Tree Lawns:	9' minimum (except at Marmion Drive due to property line constraints)
Street Trees:	40' to 45' on center (2 ½" caliper)
Fencing:	Per Code
Outdoor Storage:	No prefabricated storage/outbuildings permitted
Mailboxes:	Standard Community design required
Outdoor Lighting:	Post light at driveway
Subdivision Signage:	Neighborhood entry features are permitted at both the north and south entrance to the development. Entry features may include stone monoliths. Each entry feature may include one (1) sign with a maximum sign area of 20 sq. ft.

Architectural Standards:

Minimum Garage Size:	2-car minimum
Side Loaded Garages:	At a minimum 50% of the lots shall utilize side loaded garages throughout the subdivision (side loaded lots shall include corner lots for the purposes of reaching the 50% commitment in this section).
Maximum Height:	35' per Code
Roof Materials:	Dimensional shingles required
Architectural Detailing:	Blank walls prohibited All windows must be trimmed on all four sides of the structure Brick and stone used on the front must be repeated in some form (water table, chimney, corner wrap, etc.) on all remaining sides. The use of brick or stone as a foundation cladding does fulfill the requirement to use brick or stone on all faces of the home.
Exterior Colors:	Natural earthtones; warm, neutral colors; white

General Terms:

Front Yard Setbacks: Setbacks from the dedicated road rights-of-way in the subdivision will vary from 25' to 35' in order to stagger the homesites along the streetscape to add interest and variety.

PROPOSED DEVELOPMENT TEXT

As submitted to the Planning and Zoning Commission 3/7/13

The Architectural Review Committee (ARC) shall be responsible for the administration of varied setbacks in accordance with the approved text.

Side Yard Setbacks: The minimum side yard setback shall be a total of 12' with the minimum of 6' on one side. Where a side yard is adjacent to a public street, the side yard must adhere to the platted building line.

Tree Preservation Zone: A tree preservation zone shall be established at the rear of lots with significant mature tree stands along the western property line and shall be indicated on the preliminary and final plats. No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone" nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein. Disturbance of any part of the zone be maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of underbrush is acceptable) or in keeping with good forest management practices.

Permitted Materials:

Permitted materials include: Brick, Stone, Stucco, Wood Siding and Cementitious Siding (Hardi-Plank or equivalent).

Architecturally designed homes using all stucco on the exterior may be permitted, subject to the review of the ARC. Appropriate application methods, as well as the use of primary and/or secondary design treatments consistent with the architecture, must be incorporated into the design.

Architectural Detailing:

- The homes built within the subdivision shall comply with the City of Dublin certified code Section 153.190, Residential Appearance Standards.

Colors:

Colors shall be used to "pull together" and provide a sense of visual unification of the exterior materials. Natural earthtones or neutral colors on the warm scale that blend with the natural landscape (tans, browns, warm grays, etc.) are preferred. White is considered an acceptable neutral color.

PROPOSED DEVELOPMENT TEXT

As submitted to the Planning and Zoning Commission 3/7/13

Chimneys:

No "cantilevered" or "through the wall" chimneys are permitted. All chimneys must be built on an integral foundation using brick or stone on the exterior. Homes constructed using thematic architecture that require all stucco on the exterior, may be permitted to use stucco as a chimney material with ARC approval. Other variations not expressly permitted must be approved by the Planning Commission.

Accessory Structures:

Architecturally designed accessory structures detached from or attached to the main structure or garage within the building footprint and constructed of the same materials as the main structure or garage, may be permitted with ARC approval.

Sidewalks and Street Tree:

Sidewalks with a minimum width of four or bikepaths with a minimum of eight feet will be installed on both sides of the streets within the single family subdivision to provide for pedestrian traffic. Street trees will be installed on every lot. An eight foot asphalt bike path will be installed between lots 6 and 7 to provide a walking connection to Washington Elementary School and a fence will be erected on either side (north and south sides) of the path from the street to the school property.

Tree Preservation and Replacement:

It is our intent to use reasonable, good-faith efforts to conserve and protect the maximum number of existing trees in the tree stands, fence rows, etc. within the project area. It is to the distinct benefit of the applicant, as well as our future homeowners and the community at large, to do so:

- The applicant has incorporated existing tree stands, fence row and vegetation into the plan in a manner intended to preserve them where possible.
- Reasonable, good-faith effort, consistent with the plan, shall be made during the site engineering (utilities, roads, drainage, grading, etc.) to avoid the unnecessary removal of trees and to protect critical root zones of trees in and adjacent to the project area.
- Construction activities shall be undertaken in a manner consistent with the protection of existing trees. Protective fencing will be erected and maintained during the entire construction period. Construction vehicles, materials, and spoils will be prohibited within the tree preservation area or the critical root zones of protected trees.
- Trees located in areas where removal will take place may be relocated (if feasible and appropriate) for the use elsewhere on the site.
- Replacement trees will be provided according to the Dublin Code and the replacement plan is provided within the Development Plan documents provided for the proposed subdivision.

PROPOSED DEVELOPMENT TEXT

As submitted to the Planning and Zoning Commission 3/7/13

Parks/Reserves:

All Parks/Reserves shall be constructed, including fine grading and seeding, prior to dedication to the city and prior to occupancy of the first lot by a homeowner within the respective section. All Reserves will be owned by the City of Dublin and maintained by the Homeowner's Association.

Homeowners Association:

A forced and funded Master Homeowners Association will be formed by the developer to provide for the maintenance of certain Reserves, entry features and greenspace/buffer areas.

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2/25/13 F:Docs/s&htext/2013

CITY OF DUBLIN.
Land Use and
Long Range Planning
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 18, 2008

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

5. Links at Ballantrae — **Rings Road West of Eiterman**
08-026CP/Z — **Concept Plan**
Rezoning/Preliminary Development Plan

Proposal:	A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District, located on the north side of Rings Road, approximately 1,100 feet west of Eiterman Road.
Request:	Review and recommendation of approval to City Council of a concept plan and a rezoning/preliminary development plan under the Planned District provisions of Code Section 153.050.
Applicant:	Charles Driscoll; represented by Ben W. Hale, Smith and Hale.
Planning Contacts:	Rachel E. Swisher, Planner and Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4600, rswisher@dublin.oh.us and jrauch@dublin.oh.us

MOTION: To table this Concept Plan and Rezoning/Preliminary Development Plan application.

* Ben W. Hale, Jr., Smith and Hale, on behalf of the applicant, agreed to the tabling.

VOTE: 6 – 0.

RESULT: This Concept Plan and Rezoning/Preliminary Development Plan application was tabled in order to address overall site design including internal vehicular circulation, lot widths and configuration, and architectural requirements.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

08-026Z/PDP/PP
Rezoning/Preliminary Development Plan/Preliminary Plat
The Links at Ballantrae
Rings Rd

Motion and Vote
Mr. Zimmerman made the motion to table this Amended Final Development Plan. Mr. Taylor seconded. The vote was as follows: Mr. Freimann, yes; Mr. Walter, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; and Mr. Zimmerman, yes. (Tabled 6 – 0.)

5. Links at Ballantrae **Rings Road West of Eiterman**
08-026CP/Z **Concept Plan**
Rezoning/Preliminary Development Plan

Jennifer Rauch presented this request for a review and recommendation of a Concept Plan and Rezoning/Preliminary Development Plan on a 26-acre site consisting of two parcels zoned R, Rural District and R-1, Restricted Suburban Residential District, located north of Rings Road and southeast of Marmion Drive, which connects to the Woodlands of Ballantrae in the northwest corner and the single-family portions of Ballantrae to the north. She said Washington Elementary is located to the east of the site and Grace Brethren Church is located to the southeast, as well as single-family larger lots located west and south of the site.

Ms. Rauch said within the Community Plan, this site is classified as Low Density Mixed Residential which is identified as an area of transition to single-family and incorporates a mix of housing types to allow for a variety of house choices for potential residents. She said the site is also located within the Southwest Area Plan which identifies the same design principles. Ms. Rauch said the Thoroughfare Plan indicates a future roadway that provides a connection between Cosgray and Rings Roads and provides access to this site. She said the Preliminary Development Plan provides a portion of this connector, but its final alignment of the entire roadway has not been determined. She explained that the portion necessary to connect this site to Rings Road will be constructed should this project be approved.

Ms. Rauch said the proposal includes 46 single-family units, and 7.3 acres of open space, with a stormwater retention pond proposed in the southeastern portion of the site. Ms. Rauch said an area in the eastern portion of the site is proposed for a future parking lot for Grace Brethren Church. She said 70- to 90-foot wide lots are proposed along Links Drive which runs north and south through the development, as well as lots along Windover Loop which circles around the large open space in the center and Edenbridge Court, a cul-de-sac located in the northern portion of the site. Ms. Rauch said the proposed lots have 25- to 35-foot front yard setbacks, and 15-foot No Disturb Zones along the western and northern border of certain lots to preserve existing trees. She said open space is provided within six reserves including a 1.3-acre neighborhood park, and sidewalk and bike path connections are provided throughout the site which connect to the Ballantrae subdivision, as well as the public street system. Ms. Rauch said adequate utilities are provided for the site.

Ms. Rauch said the proposal was reviewed by the Commission at a February work session, and the proposed lot widths and typical suburban design remain unchanged. She said the Commission discussed this site in the larger context of Ballantrae and expressed that the site could meet the intent of the Community Plan; however, the Future Land Use Map does not address it in the larger context, but identifies this site as mixed residential. Ms. Rauch said in addition at the work session, there was also discussion about the accessibility of the proposed open space. She said the applicant has reconfigured the open space which is more centrally

located and accessible to residents and the pond was moved to the south, but some of the open space is still limited to the eastern lots.
Ms. Rauch reported that the proposed development text requires that design elements and details be repeated on all building elevations, including a requirement that brick and stone when used on the front elevation be repeated on the other sides and that additional architectural detail is provided along the Rings Road frontage. She said the proposed building materials will be similar to Ballantrae, including brick, stone, stucco, and cemetitious siding in a natural earthtone theme.

Ms. Rauch said it was Planning's opinion that the proposal is inconsistent with the recommendations of the Community Plan and the Future Land Use Map with regard to providing a transition and a mix of housing types. She pointed out that the Community Plan stresses the importance of incorporating a greater degree of housing variety within this site and providing different lot sizes, incorporating a transition between the single-family and the multi-family. She presented photographs of examples of the difference between this proposed development and what is meant by mixed housing and transitional development. She explained that Ballantrae provides housing types in segregated small pockets, with each type of housing provided in its own section or phase. She said the Ballantrae architecture is very monochromatic and uses similar colors and materials. Ms. Rauch said this proposed project would further this segregated design with the provision of only single-family units. She gave Franklin, Tennessee as an example of a development that provided a true mix and integration of housing, integrated blocks with a mix of lot type sizes and housing options on the same street which helped to create a very cohesive neighborhood. She said even with the variety, it included great architecture and an integrated streetscape that was designed house-by-house, as opposed to section-by-section. Ms. Rauch said Planning recommends a broader range of housing options be provided in order to provide greater lot width and housing types, and mixing multi-family houses within this site.

Ms. Rauch said with regard to traffic and access, Planning and the Engineering department are concerned that the proposed layout of Links Drive, running north and south, encourages cut-through traffic from Ballantrae through the site to Rings Road and would like modifications to be made to address these potential traffic concerns.

Ms. Rauch said Washington Township Fire Department has reviewed the proposed plans, and determined that maneuverability is possible for emergency vehicles around this cul-de-sac; however, parking would need to be restricted on both sides of the street. She said while this works, this restriction can become an enforcement issue and also, is not practical for residents wanting to park on the street.

Ms. Rauch said while the proposed site layout maximizes the number of units on the site, Planning and the Engineering department recommend that the site be redesigned to eliminate the long street segment and the monotonous layout of the proposed lots along the western access drive. She said Planning also recommends that the open space be redistributed to be more accessible to the residents on the western portion of the site. She said, in Planning's opinion, the proposal lacks creativity in layout and design, which results in a typical suburban subdivision. Ms. Rauch said the future parking expansion for the church is also inconsistent with the Future Land Use Map and Planning recommends it be eliminated as well.

Ms. Rauch summarized that Planning would like a greater degree of housing diversity. She said this site provides a great opportunity to transition between the existing single-family and multi-family in the area. Ms. Rauch reiterated that this proposal was inconsistent with the Future Land Use Map and lacks the integrative quality that the Community Plan sets for this site. Ms. Rauch said in Planning's opinion, disapproval of this project is recommended.

Ben W. Hale, Jr., representing the applicant, Charles Driscoll, said they believed that they had done exactly what the Commission told them to do at the Work Session. He said the open space was moved and more diversity in lot sizes was provided.

Linda Menerey, EMH&T, compared the plan presented at the Work Session and the revised plan. She explained that in order to provide adequate space for roundabout at the intersection with Rings Road they have allocated a large reserve area to accommodate this future improvement. Ms. Menery said the distribution of lot widths included 45 percent of 70-feet wide lots, 10 percent of 80-feet wide lots, and the remainder of the lots was 90 feet wide to provide variation in the lot theme. She said they did not think this was inconsistent or out of character with what was happening in the surrounding neighborhood. She said they also did not see cut-through traffic as an issue.

Ms. Menerey referred to the comment in the Planning Report about the monotony of the lots on the western side and some concern about the units backing up into the Woodlands at Ballantrae. She said there are two large detention ponds, two large open spaces and an existing tree row for those lots on the western side. She said there is only one, four-unit building from the Woodlands development that directly backs up to the proposed lots on the western side. Ms. Menery summarized that the architecture would be consistent with the standards in Ballantrae, the lot widths were varied, the green space was brought to the front, and the future roundabout was accommodated. She said the applicant felt comfortable with the proposal, based on the direction received at the Work Session.

Mr. Zimmerman invited those in the audience who wished to speak in regards to this case to come forward.

Minister Terry Hoffecker, 6827 Rings Road, of the Grace Brethren Church, commended the applicant for addressing his concerns and said that there appeared to be a good faith effort to have a road alignment that did not adversely affect the value of the residential properties in the southwest corner, and connecting Rings Road. Mr. Hoffecker explained that there was a misunderstanding about the church's plan for the property. He said the church planned to use the area for green space, and not a parking lot.

David Patch, 6940 Rings Road, stated that his mother lived at 6800 Rings Road, and they were originally concerned with the design of the previous plan and the effect it would have had on his mother's property. He thanked the applicant for changing the design to limit the adverse effect to the property. He said they were concerned about potential well and drainage problems that may occur as this property develops.

Flite Freimann said he was not in favor of moving the pond from the northeast area to the southeast corner. He said the ingress and egress were improvements to the original plan. He said he was concerned about the cul-de-sac at the northernmost edge of the property, because the

parking would be too tight. Mr. Freimann said he was less concerned than Planning about cut-through traffic. He said a stop sign at the corner would be appropriate. He said that 70-foot wide lots seemed very narrow and he was concerned about ensuring the architectural integrity and design within the proposed development.

Mr. Freimann said he was not comfortable with the development text. He said wanted to see more information about the architectural styles and types of buildings included. He said the proposed language requiring *natural earth tones and neutral colors* was not enough, and stated that the architectural details listed in the development text needed to be expanded. Mr. Freimann said the applicant has done a good job of trying to meet the Commission's intent with the property, but the proposal needs a little more work.

Ms. Amorose Groomes echoed Mr. Freimann's comments. She agreed that the applicant followed the direction given by the Commission, with the exception of the text. She said she concerned this proposal as a new phase of an existing development with some variety. She stated that she would like the Ballantrae text to apply to this development as well. She said the applicant needs to design the site to allow parking on the cul-de- sac. She suggested a stop sign along Links Drive would provide traffic calming if the proposed road became a cut-through street.

Ms. Rauch clarified that the development text was almost identical to other sections of Ballantrae. She added that the architecture in this text was also very similar to that of Ballantrae in that there are no architectural elevations provided for single-family.

Kevin Walter said he agreed with everything said with the exception of Links Drive North and South, especially if a roundabout is planned at Rings Road because he said he could see it becoming one of the primary entrances to Ballantrae from the south. He said this road design needed to be reworked, as well as the northern cul-de-sac. Mr. Walter suggested meandering Links Drive through the site, which may require the elimination of a lot or two.

Mr. Walter said the use of the church parcel needs to be included in the text. Ms. Rauch said a final development plan will be need to be submitted for the church site.

Mr. Walter said he did not want the City to spend money in the future for traffic calming when there is the opportunity right now to do something about it. Mr. Walter said he was concerned about Links Drive and the potential for high speed north/south traffic on the road. He said it needs to be meandered.

Mr. Freimann said if the road is going to be a thoroughfare, then it ought to be widened to let people drive down it. He said if they do not want it to be a thoroughfare, then they needed to do everything to stop traffic.

Mr. Gunderman said if this is going to be treated as a little neighborhood area, he thought the street should be redesigned so that it does not encourage either the speed or the cut-through traffic. He said a traffic study has been conducted for the site, but it does not address the internal street layout.

Mr. Walter and Ms. Amorose Groomes asked to hear the details of the traffic study.

Aaron Stanford, Civil Engineer, said the traffic study identified the proposed connections with existing roadways and other off-site intersections. He said it does not identify or study whether or not traffic calming would be needed. He said the anticipated volumes on the roadway are available. He said the road classification was a local roadway and not a major thoroughfare. Mr. Stanford said Engineering's opinion was that with some minor modifications, the layout could be improved to reduce the chance for cut-through traffic. He said directional spreads at the intersections were available.

Ms. Amorose Groomes asked what the traffic volume was on that road. Mr. Stanford said the traffic study indicates that the proposed development would be expected to generate 510 vehicle trips per day. He said there is not a break down of what the cut-through traffic would be, but typically it is assumed to be 20 percent of the traffic. Mr. Stanford stated that he would also anticipate that the amount of cut-through traffic would be reduced once the Rings-Cosgray Connector was completed. He said the traffic volumes would be studied on opening day, which is anticipated in 2009 and then again in ten years.

Mr. Walter and Ms. Amorose Groomes agreed that the cul-de-sac issue on the north had to be resolved and redesigned.

Mr. Fishman agreed that the parking issue needed to be addressed. He said neighborhoods should not be built without parking on one or both sides of the street. Mr. Fishman noted that the proposed water feature only benefits nine lots. He suggested the entrance drive be aligned and the water feature be moved across the road, which would allow the neighborhood a view of the water feature, not just the church and nine lots. He suggested moving some lots to the other side of the street.

Mr. Fishman said the applicant misunderstood the Commission's direction regarding providing a variety of lot sizes, because he anticipated this would result in fewer lots. Ms. Menery said four lots were dropped. Mr. Fishman said not enough lots were dropped. He asked for the proposed density of the subdivision. Ms. Menery replied that the gross density is 1.8 dwelling units per acre. Ms. Rauch said the Community Plan permitted a maximum of 3.0.

Mr. Fishman said the lot widths should not be less than 80-feet, which encourage side-loaded garages. He agreed that the cul-de-sac needed to be designed to allow on-street parking and to ensure future residents do not come to the Commission complaining about the lack of parking in front of their houses. He suggested that a few lots be eliminated to improve the road.

Mr. Walter stated that he supported this proposal as another part of the overall Ballantrae development. He said this point needed to be "officially" resolved. He said he did not think there should be mixed housing stock within these lots.

Mr. Taylor said he had nothing to add to the Commissioners' comments.

Mr. Zimmerman said the cul-de-sac needed to be modified to ensure the fire department has adequate maneuverability of the site.

Ms. Menerey pointed out that a diagram had been included in the packets which Fire Marshall Alan Perkins had reviewed. She said it would not take a redesign of that whole area, but simply

creating a larger cul-de-sac design and eliminating the open space in the center to facilitate parking. She said she did not believe they would lose lots.
Mr. Fishman asked if green space would be lost as Ms. Menery proposed. Ms. Menery said that reserve would be lost and there would be a cul-de-sac with a little green in the middle. Mr. Fishman said he would rather see a couple of lots removed than to lose green space.

Mr. Zimmerman pointed out that there is a difference between computerization models and actually driving a fire truck on a cul-de-sac.

Fire Marshall Alan Perkins, Washington Township Fire Department, said there were narrow streets constructed in Ballantrae before the current Fire Code, and they are difficult to navigate, particularly if there are cars on them. He said the State Fire Code requires a minimum width of 20 feet and if a car is parked, it becomes an obstruction to the minimum width requirement. He said cul-de-sacs will work, but there is also a provision built into the Dublin Fire Code that restricts cars parked on the loop of a cul-de-sac, unless the radius is a certain width. He said the AutoTurn computer program is used as an alternative to prevent unnecessary pavement, but sometimes it does not work. Fire Marshall Perkins explained that sometimes he must make a judgment call that their largest ladder truck will not have trouble making a turn.

Mr. Walter asked Fire Marshall Perkins for his opinion on this proposed layout. Fire Marshall Perkins said the current Fire Code prohibits parking on either side when streets are 20 to 26 feet wide, or permits parking on only one side of streets 26 to 32 feet wide. He said as proposed, this cul-de-sac with parking does not permit maneuverability.

Ms. Amorose Groomes asked that the Commissioners recall the resident parking issue they reviewed for Greystone Mews. She said the cul-de-sac design needs to allow for on-street parking.

Mr. Fishman reiterated that when the Commissioners said to vary the lots, he thought they were going to see different kinds of housing, not 70, 80, and 90-foot lots. He said the street configuration needed to be redone.

Ms. Menery explained that the suggested pond location on the west side of the street was not the best location because the flood routing had to connect with the school on the east side of the site. She said some creative engineering would be necessary.

Mr. Fishman clarified that he was only concerned about the visibility of the pond.

Mr. Walter said the street network needs to be reworked in order to handle the fire safety issue, and since they are doing that, the pond location should be considered as well.

Mr. Zimmerman said if this application were approved by the Commission, Planning had suggested nine conditions. He said the applicant should review those conditions to make sure they are hitting the highlights because it was important to him.

Mr. Hale agreed to table this Concept Plan/Rezoning/Development Plan application.

Motion and Vote
Mr. Zimmerman made the motion to table this Concept Plan application. Mr. Fishman seconded the motion.

Ms. Rauch confirmed that the general consensus of the Commissioners was that the single-family use was okay. The Commissioners agreed.

Mr. Gunderman said the project had always had a number of 70-foot lots, and he thought they were going to be front-loaded garages, and he asked if the Commissioners agreed with that. Mr. Fishman asked the Commissioners if they agreed with him that the lots should be large enough to encourage side-loading garages. Mr. Walter and Ms. Amorose said they did not agree with Mr. Fishman. Ms. Amorose said side-loaded garages could be encouraged on the 90-foot lots now being proposed.

Mr. Gunderman confirmed that a general mix of lot sizes as proposed now was okay. Ms. Amorose Groomes said as proposed, the plan provides housing diversity. Mr. Taylor indicated that he had no problem with front loading garages on the narrower lots.

Mr. Zimmerman concluded the discussion by verifying that there were no other questions.

The vote was as follows: Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Fishman, yes; Mr. Freimann, yes; and Mr. Zimmerman, yes. (Tabled 6 – 0.)

6. Code Amendments – Architectural Review Board **Code Amendments**
07-096ADM **Administrative Request**

Gary Gunderman presented this Administrative Request for modifications to Code Sections 153.170 through 153.187 to amend the review standards and processes for the Architectural Review Board. He said the Architectural Review Board has reviewed and approved these amendments. He said most of the important changes include reorganizing a number of sections, the addition of standards, and clarifying procedures missing from the current Code. Mr. Gunderman said a new section was added for matters of administrative discretion that was modeled after the planned district section of the Code.

Mr. Gunderman said the organizational standard regarding the Board Order requirements is new. He said there were no changes regarding the items that were reviewed by the Board, but application requirements were clearly outlined. He said much of the language added to the Code was borrowed from the *Historic Dublin Design Guidelines*.

Kevin Walter referred to the *Board Order Review Process - Administrative Modifications* section and asked if it was modeled after the review process and the power that the Director has with respect to the COIC.

Mr. Gunderman said the process is similar to the Administrative Modifications section within the planned district ordinance.

Mr. Walter confirmed that these were administrative modifications to applications that have been reviewed and approved by the Board.

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PLANNING AND ZONING COMMISSION
WORKSESSION
RECORD OF DISCUSSION

FEBRUARY 7, 2008

4. Lare Tract/Links at Ballantrae — **Rings Road**
Application No. 08-005INF — **Informal Review**

Proposal:	A 50-lot subdivision for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District, located on the north side of Rings Road, approximately 1,100 feet west of Eiterman Road.
Request:	Informal review of a potential future rezoning application.
Applicant:	Charles Driscoll, The Edwards Land Company.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

RESULT: The Planning and Zoning Commission discussed the proposed layout of the site and expressed a desire for a variation in lot widths to accommodate a wider range of single-family housing types, as well as the need for high quality architecture and diversity in building materials. The Commission discussed the location of the proposed open space and recommended the green space be more accessible and not located at the rear of the lots. Concerns regarding the location and safety of the proposed retention pond were also discussed. The applicant was also encouraged to meet with the surrounding property owners.

STAFF CERTIFICATION

Jennifer Rauch

Jennifer M. Rauch, AICP
Planner II

08-026Z/PDP/PP
Rezoning/Preliminary Development Plan/Preliminary Plat
The Links at Ballantrae
Rings Rd

Are Commission members comfortable with potentially approving this deviation from Code by allowing the sign to be three feet from the northern property line and if not, are there alternative options for relocating the sign to be in compliance with Code?

Is the new playground layout consistent with the approved final development plan, and is the additional equipment proposed appropriate?

Andy English, 5890 Newcomer Road, Columbus, said they met with Planning to decide the best location for the sign.

Charlie Driscoll, The Edwards Company, said they owned the property to the north and they had no objections to the sign location proposed closer to their property line.

Mr. Zimmerman said he did not have much of a problem relocating the sign. He asked if when the sign was relocated, it will have an affect on the tenant to the north who will eventually use the driveway. Ms. Husak said most likely the tenant to the north is going to have frontage on Emerald Parkway where there should be room for the sign. Mr. Zimmerman said he had no problem with the new playground layout or additional equipment.

Mr. Saneholtz suggested a shared sign be considered instead of having two signs within 20 feet.

Kevin Walter asked why, procedurally this was before the Commission. Ms. Husak said it was an instance where Planning when considering an Administrative Approval felt the setback not meeting Code was not something they could approve. Mr. Walter said this was an issue for the applicant and Planning to work on and bring an application forward to the Commission. He did not think it should be discussed at a work session.

Mr. Fishman said this was something that Mr. Driscoll needed to be aware of since they controlled the property to the north so it did not come back in the future as an issue.

Ms. Amorose Groomes said she wanted to put Mr. Driscoll on notice that he did not mind the proposed sign location and that it would have to be a coordinated sign and location.

Mr. Zimmerman called a five-minute break at 8:05 p.m. before proceeding to the next case.

4. Lare Tract/Links at Ballantrae **Rings Road**
Application No. 08-005INF **Informal Review**
WORK SESSION

Jennifer Rauch presented this request for an informal review of a proposed residential development before submittal of a concept plan and rezoning/preliminary development plan application for a residential subdivision of 50 single-family lots on a 26.5-acre site. The site is located on the north side of Rings Road, approximately 1,000 feet west of the intersection with Eiterman Road, west of the new Washington Elementary School and south of the Ballantrae subdivision.

08-026Z/PDP/PP
Rezoning/Preliminary Development Plan/Preliminary Plat
The Links at Ballantrae
Rings Rd

Ms. Rauch said Planning and the applicant are requesting the Commissioners provide comments and input regarding three points. [The discussion and the Commissioners' comments and input follow each point provided.]

Ben Hale, Jr., attorney said he represented the applicant, Charlie Driscoll, Edwards Land Company. He said the adjacent church has expressed an interest to purchase some of the land included in this site, for additional parking. He said there were several options available for the design and layout of this development.

Linda Menerey, EMH&T reviewed the proposed site plan. She said they were flexible about where the open space is located.

Betty Patch, 6800 Rings Road, said she was an adjacent neighbor and was concerned with water and sewer because when they were first annexed, they were told they would get Dublin water, and they have not, so they are still on well water. She asked if this development would provide water. She said she was in favor of this development.

Terry Hofecker, 6827 Rings Road, said he was in favor of the development, but hoped there would be some thought put to where a road would be located. He also requested that the neighbors be provided advanced notification of all future meetings.

Mr. Zimmerman explained that this was an informal discussion to provide input as to what the Commission would like to see. He said this is only the first phase and it is a new process.

Mr. Driscoll said if the development results in Ms. Patch's well to go dry, they will provide a new well or provide a connection to public water.

Is the proposed layout and site design consistent with the Future Land Use Map designation and the design principles within the 2007 Community Plan?

Mr. Zimmerman said originally, the Community Plan looked at 3 du/ac per acre for a mix. He said these are 70-foot lots with a 140-foot depth. He said this was a mix from the rest of Ballantrae, going from 3 du/ac to 1.88 du/ac so that worked for him. He said the layout is good with the open space and the pond. Mr. Zimmerman asked if the pond could be constructed with a gradual slope and not a dramatic drop-off. He was satisfied with the access points. He said he thought it was a pretty good layout and a good transition from the Woodlands of Ballantrae to these homes.

Mr. Fishman said all retention ponds in the City are gradually graded. He said his biggest concern for him was four-side architecture. Mr. Fishman expressed that he thought there should be some special attention paid to architecture since these are smaller lots.

Mr. Walter noted that the applicant had stated that because they control Ballantrae and would control this parcel, that they can connect the two.

Ms. Rauch clarified that this development was not in Ballantrae and it did not have to follow the same regulations.

Mr. Hale clarified that he was talking about the inclusion of this parcel into Ballantrae as a homeowners association with deed restrictions.

Ms. Amorose Groomes said this site layout and design is okay with perhaps some modifications.

Mr. Freimann was concerned about the safety of the pond and suggested safety precautions be taken. Regarding the egress and ingress on Rings Road, he suggested a softer approach instead of the 90 degree turn.

Is the location of the proposed open space appropriate and accessible as required by the planned district regulations?

Mr. Walter said he did not like the open space behind the units on the south. He suggested that the center island in the middle be turned into open space, redirect the road and create lots that would have been provided in the central area. He said that would break it up to create a park-like setting in the middle and get the open space into the neighborhood rather than behind four houses. However, it would require an extension of a roadway network. He said otherwise, he was in support of it. [Mr. Walter provided a drawing of his proposal to Mr. Langworthy.]

Ms. Amorose Groomes said making a green area in the center seemed to make sense if it would work. She agreed that it would be nice to have a 'village green' kind of setting.

Should a mix of housing types as called for in the Community Plan be encouraged, if so what types of units are appropriate?

Mr. Walter said creating this works in a mixed-use sense, so he was okay with it.

Ms. Amorose Groomes said she was okay with the housing types proposed. She said she thought it was advantageous to this piece of property to be incorporated into the Ballantrae deed restrictions. Mr. Zimmerman asked if it was better to have this project with Ballantrae, including the homeowners association and deed restrictions. Mr. Fishman understood that if it was not Ballantrae, Planning could make sure that the next developer writes a text that is similar to Ballantrae's.

Ms. Amorose said the only difficulty would be maintaining those green spaces which would be financially burdensome for a smaller development. She said things might be better taken care of on a larger scale. Mr. Zimmerman said the open space and development had a nice, look and feel to it, so if this project could be incorporated into Ballantrae, it would look a little better.

Mr. Langworthy said the best part about Ballantrae was that many of the open spaces are available to a wide range of lots. He said Mr. Walter's idea about the 'village green' provides a lot more accessible open space to the rest of the people.

Mr. Saneholtz suggested a mix of lot widths would encourage a mix of housing types. He noted most of the lots here were 70 feet wide, and he encouraged some variation in lot widths. He said he did not feel there was any effort and creativity in the layout. He also suggested varying the housing and siding color.

Ms. Rauch said the intent of the Community Plan was that there would be some variation.

Charlie Driscoll, Edwards Land Company, said parts of Ballantrae are themed and in parts, the product is varied. He asked if the Commissioners preferred this part to be themed or a variety.

Mr. Saneholtz and Mr. Freimann preferred variety in the lots and housing type.

Mr. Walter said he thought if there is a consistent lot size, he preferred themed and if there is a variation then variety. Mr. Zimmerman agreed with Mr. Walter.

5. Holiday Inn Express **5490-5500 Tuttle Crossing Boulevard**
Application No. 08-006FDP **Final Development Plan**
WORK SESSION

Flite Freimann reported that he was the attorney for the Efficiency Suites of America Hotel which was located directly to the west of this proposed establishment for an ongoing litigation matter. He said he was not their retained representative or the corporate representative and he anticipated that the purpose of his representation would be completed by the time that this Final Development Plan should come before the Commission for action. He added that neither he nor his client believed that he had a conflict at this time. Mr. Zimmerman noted that Jennifer Readler indicated that she agreed that there was no conflict of interest present.

Jennifer Rauch presented this work session item, a request for an informal review of a proposed final development plan for a hotel with associated site improvements. She said Commission input is being requested regarding the proposed site layout, design, architecture, stone material color, and the location of the internally illuminated entry sign(s) and design.

Linda Menerey, EMH&T provided history for this site which was part of the original Tuttle Crossing Corridor zoning in the late 1990s. She said these were all separate parcels, and then the homeowners came together and put together the plan. Ms. Menerey said that the Zoning Text asked for parcels being developed jointly and this was a combination of three parcels.

Ms. Menerey said Tuttle Crossing Boulevard will carry a lot of traffic as it moves westbound and there are already plans in place for the construction and expansion of Tuttle Crossing Boulevard. She said when it is in its final stage, it will have a median which will limit this site in terms of access. She said the existing hotel to the west had a commitment that it needed to provide access through the eastern end of the parking lot to allow connectivity there. She said the property owner to the east of this site, in Columbus had also agreed to provide access. Therefore, she said there was full vehicular connectivity. She said they are trying to provide for some pedestrian connectivity. She said in addition, with the Tuttle Crossing expansion, the bikepath will be extended across the entire frontage.