

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *MIG*
Date: June 6, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning
Claudia D. Husak, AICP, Planner II

Re: Final Plat-Tartan Ridge, Section 5, Part 2

Summary

This is a request for review and approval of a final plat for 43 single-family lots within Subareas A, C and D-1 of the Tartan Ridge Planned Unit Development. The 26.32-acre site is located north of McKittrick Road and west of Burnett Lane.

Background

The Tartan Ridge rezoning/preliminary development plan was recommended by the Planning and Zoning Commission on February 1, 2007 and approved by City Council on March 19, 2007. Various approvals for final development plans and final plats have since occurred, the most recent of which was Section 5, Part 1 in January of 2013.

Description

The proposed final plat has 43 single-family lots to be developed as Cottage, Court, and Garden Lots, as described by the Tartan Ridge PUD development text. Cottage Lots are clustered and have reduced setback requirements that create a compact, village-like feel. Court Lots are similar to Cottage Lots, but have smaller lot dimensions. The Garden Lots require rear-oriented garages accessed from an alley.

Subarea A

This Subarea includes six Court Lots (Lots 208-213) along the south side of Baronet Boulevard backing up to Reserve "Q" -- a 7.25-acre park. The public road Enfield Trace, paralleling McKittrick Road in the southern portion of the development, will also be extended as part of this proposal. This application completes development of this Subarea.

Subarea C

This proposal includes seven Courts Lots (Lots 214-220) on the north side of Enfield Trace, also backing up to Reserve "Q" and completes development of this Subarea. Reserve "R" is a 4.11-acre open space along the McKittrick Road frontage, south of Enfield Trace. This open space includes existing trees and ponds, as well as the Columbia Gas easement.

Subarea D-1

The permitted lots in this Subarea include Cottage, Court and Garden Lots. Garden Lots, which require alley-accessed rear-loaded garages are permitted in the center of the Subarea to provide a transition from the planned multiple family and commercial area to the west. The first alley-accessed Garden Lot in Subarea D-1 was approved as Section 5, Part 1.

Six Cottage Lots (Lots 221-225) in Subarea D-1 are proposed on the north side of Emmet Row Lane adjacent to the Glacier Ridge Elementary school site. Twenty-five alley-accessed Garden Lots (Lots 183-207) are proposed on the south side of Emmett Row Lane. Several public roads are included in this plat. Benham Way will connect Emmet Row Lane to Baronet Boulevard, which will be extended from east to west to connect with Burnett Lane in the center of the development. The proposal includes 30 lots in Subarea D-1, leaving a maximum of seven lots to be approved.

All proposed lots meet the development requirements outlined in the approved development text. The final development plan includes details for hedge and post requirements. The development text contains residential design standards, including the appearance of the frontage of each lot, all of which applied to Section 5, Part 2.

Recommendation of the Planning and Zoning Commission

Final Plat

The Commission reviewed and recommended approval to City Council of the final plat at the February 21, 2013 meeting with one condition:

- 1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.

This condition has been addressed with this submission.

Final Development Plan

The Planning and Zoning Commission also approved a final development plan with 13 conditions:

- 1) That the diversity matrix be revised to include the alley-accessed lots;
- 2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
- 3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
- 4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve "R";
- 5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
- 6) That the trees on the south side of the pond in Reserve "Q" be surveyed and either protected or replaced, depending on the construction impacts from Enfield Trace;
- 7) That the plan's landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve "R";
- 8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;
- 9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013, based on an inspection to be performed this spring;
- 10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list;

- 11) That the applicant revise the plant list to include "EA – Dwarf Burning Bush";
- 12) That the applicant install decorative pavers on the alley loaded driveways; and,
- 13) That the hedges be placed at least 3 feet off the sidewalk along the frontage of the homes and at least 5 feet off the curb along the landscape island, subject to approval by Planning.

The applicant has addressed Conditions 1, 4 through 8, 10, and 11. Conditions 2, 3 and 12 will be required to be addressed as part of the construction document approval, and Planning will work with the developer to address Conditions 9 and 13 throughout the development of this Section.

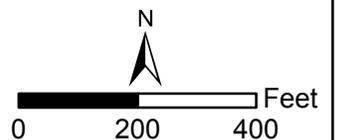
Recommendation

The proposed plat conforms to requirements of the final plat review criteria and Planning recommends City Council approval of the Final Plat for Tartan Ridge, Section 5, Part 2 at the June 10, 2013 City Council meeting.



City of Dublin
Land Use and
Long Range Planning

12-089FDP/FP
Final Development Plan/Final Plat
Tartan Ridge, Section 5 - 2
7610 McKittrick Road





CITY OF DUBLIN.

Land Use and
Long Range Planning
5900 Shier-Rings Road
Dublin, Ohio 43016-1234
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:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.066(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> 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):	
Tax ID/Parcel Number(s): 40004058000 & 390014058000	Parcel Size(s) (Acres): 107.465 Acres
Existing Land Use/Development:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Residential
Total acres affected by application: 26.329 Acres

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

Name (Individual or Organization): Tartan Ridge, LLC	DEC 27 2012
Mailing Address: (Street, City, State, Zip Code) 495 South High Street Columbus, OH 43214	CITY OF DUBLIN PLANNING 12-089 FDP/FP
Daytime Telephone: (614)241-2070	Fax: (614)241-2080
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com	

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

Name: Charles P. Driscoll	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Tartan Ridge, LLC	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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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 _____ 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 _____

Stamp or Seal

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 Charles P. Driscoll <input checked="" type="checkbox"/> , 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: <i>Charles P. Driscoll</i>	Date: 12/15/12

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

I <u>Charles P. Driscoll</u> , 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: <u>Charles P. Driscoll</u>	Date: <u>12/18/12</u>

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

I <u>Charles P. Driscoll</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: <u>12/18/12</u>

Subscribed and sworn to before me this 18th day of DECEMBER, 2012

State of OHIO

County of FRANKLIN

Notary Public Juli M. Ferree



Juli M. Ferree
Notary Public, State of Ohio
Commission Expires 09-26-2017

FOR OFFICE USE ONLY			
Amount Received: <u>2105.00</u>	Application No: <u>12-089</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>23041</u>	Map Zone:	Date Received: <u>12/27/12</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
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:		Requested Zoning District:	
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Tartan Ridge Section 5 Final Plat Application

Attachment A

III. Development Plan Statement

A. Please briefly explain the proposed development:

The Tartan Ridge development seeks to disperse a mix of architecturally diverse residential uses throughout the site in a manner that preserves the natural features of the property and yields generous amounts of open space. There are 43 lots in Section 5 out of 254 lots.

B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:

Sections 1, 2, 3, and 4 are currently being constructed on this property. Section 5 is a continuation of the approved development plan. The proposed development of the site fits in with the character and quality of other nearby recent residential developments. It will also provide retail uses to an area that is currently underserved.

C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards / resolutions such as Conservation Design and the Residential Appearance standards:

The proposed development will increase the Dublin stated goal of promoting high quality residential uses that contribute to and enhance the community's image. The retail uses on the site will considerably broaden the services available to residents in the general area. The development meets most, if not all, of the 10 Land Use Principals that have been adopted for use during the Community Plan update process. The mix of uses and product types makes the use of a Planned District the most comprehensive way to address development standards for this new community. The overall plan contains 40% open space, and bike trails which connect all parts of the community. The architectural standards meet or exceed the Residential Appearance standards.

D. Sewer Facilities:

Public sewer lines have been installed adjacent to this section.

E. Bond Required:

A bond for the construction cost will be submitted prior to recording the plat with the Union County Recorder.

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12-089 FOP/FP

Tartan Ridge Section 5 Final Development Plan Application

Attachment A

III. Development Plan Statement

A. Please briefly explain the proposed development and how the proposal relates to existing development in the vicinity.

The Tartan Ridge development seeks to disperse a mix of architecturally diverse residential uses throughout the site in a manner that preserves the natural features of the property and yields generous amounts of open space. There are 43 lots in Section 5 out of a total 254 lots. Sections 1, 2, 3 and 4 are currently being constructed on this property. Section 5 is a continuation of the approved development plan. The proposed development of the site fits in with the character and quality of other nearby recent residential developments. It will also provide retail uses to an area that is currently underserved.

B. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards / resolutions such as Conservation Design and the Residential Appearance standards:

The proposed development will increase the Dublin stated goal of promoting high quality residential uses that contribute to and enhance the community's image. The retail uses on the site will considerably broaden the services available to residents in the general area. The development meets most, if not all, of the 10 Land Use Principals that have been adopted for use during the Community Plan update process. The mix of uses and product types makes the use of a Planned District the most comprehensive way to address development standards for this new community. The overall plan contains 40% open space, and bike trails which connect all parts of the community. The architectural standards meet or exceed the Residential Appearance standards.

C. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)]:

(1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in [153.053(E)(4)]:

The plan conforms to the approved preliminary development plan.

(2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property:

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12-089 FDP/FP

Bike trails connect all residential areas to the open spaces, retail center, and adjacent properties.

(3) The development has adequate public services and open spaces:

All utilities are available onsite and 40% open space is provided.

(4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code:

The plan preserves over 85% of all tree lines and wooded areas. It also preserves the two existing ponds.

(5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity:

Streetlights will be provided at all entrances onto existing public roads and post lights will be provided at each residence.

(6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation:

There are no subdivision signs in Section 5. All other signs are typical street signs.

(7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate:

The landscaping plan maintains 85% of the existing tree lines. Section 5 is adjacent to three park areas inside Tartan Ridge.

(8) Adequate provision is made for storm drainage within and throughout the site, which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity, which may have jurisdiction over such matters:

A number of large retention ponds are provided throughout the site to meet all storm water retention regulations.

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(9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage:

All of the conditions of rezoning are met in Section 5.

(10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations:

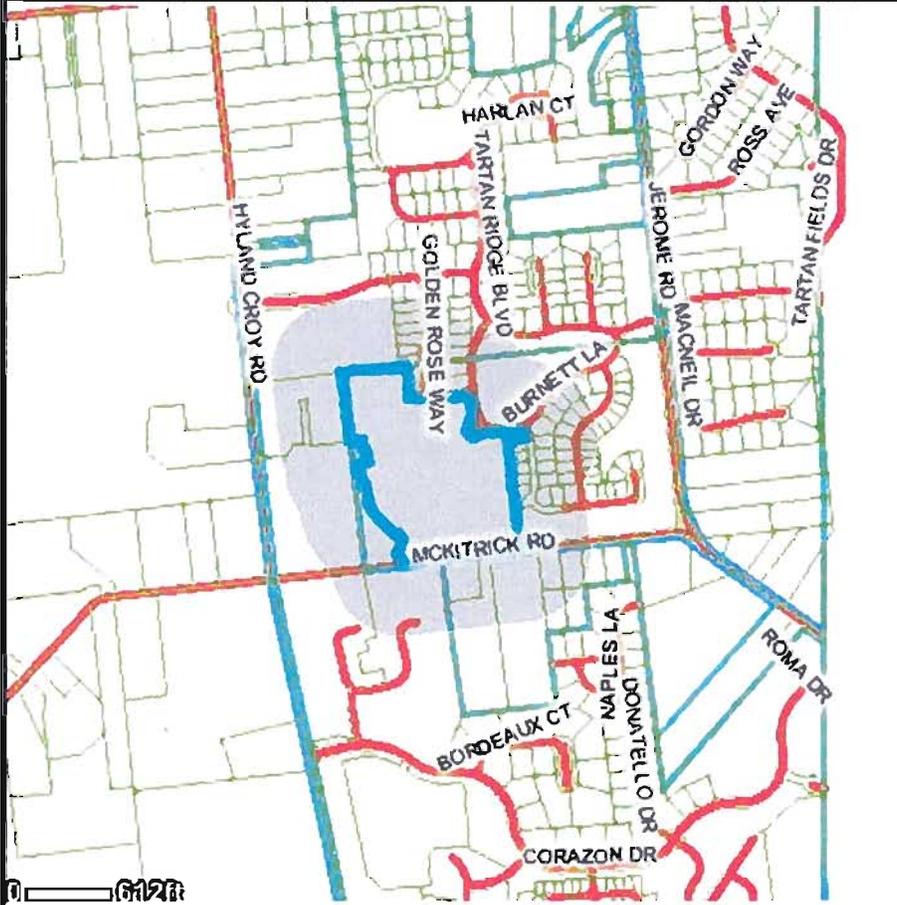
The applicant believes the project to be in compliance with all local, state, and federal laws and regulations.

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12-089 FDP/PP

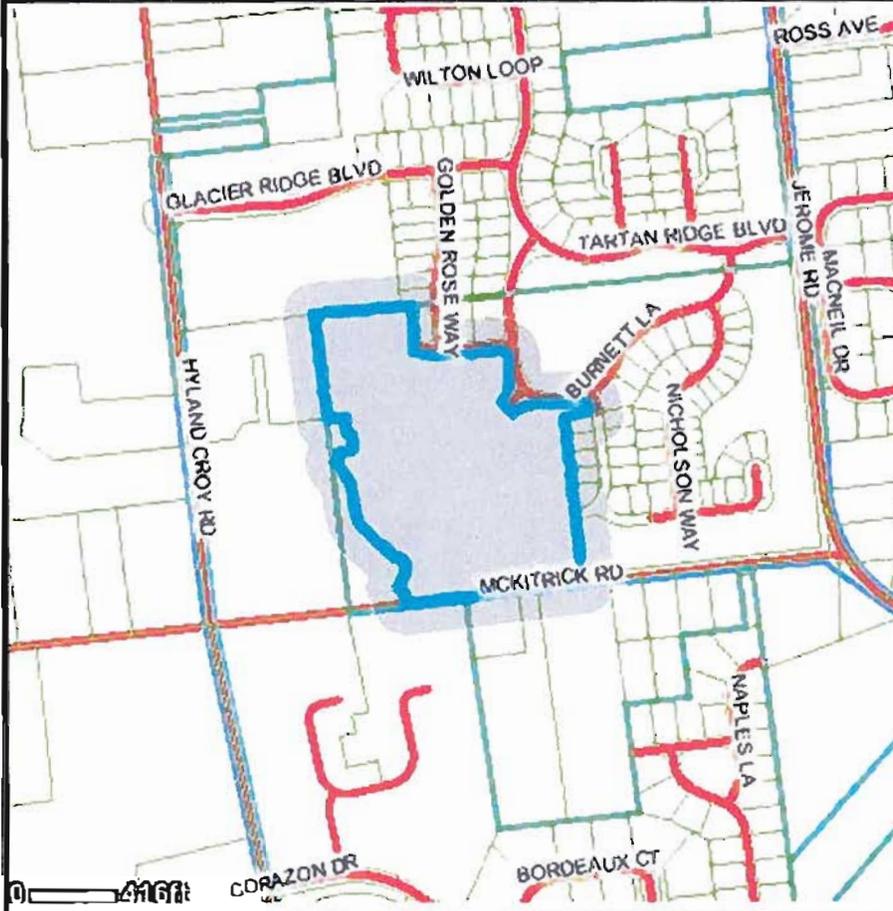
500 Foot Buffer



- Legend**
-  Selected Features
 -  the Buffer
 -  parcels
 -  Municipalities
 -  Township
 -  roads

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150 Foot Buffer



Legend

-  Selected Features
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**Tartan Ridge
Homeowners**

Last Name	First Names	Address	City, State, Zip	Mail1	Mail2	Parcel ID
Arthur	Scott and Angie	7112 Glacier Ridge Blvd	Dublin, OH 43017	7112 Glacier Ridge Blvd.	Dublin, OH 43017	390014058066.00
Bairshot	Greg and Rata	7104 Glacier Ridge Blvd.	Dublin, OH 43017	7104 Glacier Ridge Blvd.	Dublin, OH 43017	390014058065.00
Barney	David and Christine	7115 Glacier Ridge Blvd.	Dublin, OH 43017	7115 Glacier Ridge Blvd	Dublin, OH 43017	390014058072.00
Berke	Kipp and Amy	7147 Wilton Loop	Dublin, OH 43017	7147 Wilton Loop	Dublin, OH 43017	390014058038.00
Berven	Mark and Tammy	9434 Tartan Ridge Blvd.	Dublin, OH 43017	9434 Tartan Ridge Blvd.	Dublin, OH 43017	390014058063.00
Bleeks	Ryan and Angela	9488 Tartan Ridge Ct.	Dublin, OH 43017	9488 Tartan Ridge Ct.	Dublin, OH 43017	390014058006.00
Bullock	Robert and Lesley	7171 Wilton Chase	Dublin, OH 43017	7171 Wilton Chase	Dublin, OH 43017	390014058052.00
Cheng	James and Connie	9569 Alder Glen Court	Dublin, OH 43017	9569 Alder Glen Court	Dublin, OH 43017	390014058027.00
Connelly	Mike and Angela	9246 Golden Rose Way	Dublin, OH 43017	7172 Eventrail Drive	Powell, OH 43065	390014058083.00
Danzic	Michele	9442 Tartan Ridge Blvd	Dublin, OH 43017	6097 Perimeter Lakes Dr	Dublin, OH 43017	390014058035.00
Edin	Joe and Joan	7139 Wilton Loop	Dublin, OH 43017	7139 Wilton Loop	Dublin, OH 43017	390014058039.00
Eleswarapu	Murthy and Sujatha Tippi	7179 Wilton Chase	Dublin, OH 43017	7179 Wilton Chase	Dublin, OH 43017	390014058051.00
Estep	Steve and Amy	9259 Golden Rose Way	Dublin, OH 43017	9259 Golden Rose Way	Dublin, OH 43017	390014058088.00
Fassette	Tim and Jody	6765 Burnett Lane	Dublin, OH 43017	5698 Meehan Rd	Dublin, OH 43016	400014058035.00
Franco	Joseph and Susan DePrisco	9577 Alder Glen Court	Dublin, OH 43017	9577 Alder Glen Court	Dublin, OH 43017	390014058025.00
Giannantonio	Mike and Jamie	9230 Golden Rose Way	Dublin, OH 43017	9230 Golden Rose Way	Dublin, OH 43017	390014058085.00
Gilmore	Erika and Geoff	9533 Tartan Ridge Ct	Dublin, OH 43017	9533 Tartan Ridge Ct	Dublin, OH 43017	390014058011.00
Huddleston	James and Melissa:	9504 Tartan Ridge Ct	Dublin, OH 43017	7100 Cook Rd	Powell, OH 43065	390014058008.00
Joseph	Abc and Elizabeth	9509 Tartan Ridge Court	Dublin, OH 43017	9509 Tartan Ridge Court	Dublin, OH 43017	390014058015.00
Jurich	Mulan and Nicole	7163 Wilton Chase	Dublin, OH 43017	7163 Wilton Chase	Dublin, OH 43017	390014058033.00
Kelser	Chris	9448 Nicholson Way	Dublin, OH 43017	9268 Leith Dr	Dublin, OH 43017	400014058015.00
Ko	Richard and Rebecca	9426 Tartan Ridge Blvd.	Dublin, OH 43017	9426 Tartan Ridge Blvd.	Dublin, OH 43017	390014058062.00
Maglignan	Mike & Debi)	9394 Tartan Ridge Blvd	Dublin, OH 43017	9394 Tartan Ridge Blvd	Dublin, OH 43017	390014058058.00
Marzolf	Kurt and Jennifer	9386 Tartan Ridge Blvd	Dublin, OH 43017	9386 Tartan Ridge Blvd	Dublin, OH 43017	390014058057.00
Mathew	Chris and Nicole	9351 Burnett Lane	Dublin, OH 43017	9351 Burnett Lane	Dublin, OH 43017	390014058078.00
Mehra	Sanjay and Ranju	9525 Tartan Ridge Ct	Dublin, OH 43017	9525 Tartan Ridge Ct	Dublin, OH 43017	390014058012.00
Pahlsson	Sammy and Johanna	9429 Tartan Ridge Blvd	Dublin, OH 43017	9429 Tartan Ridge Blvd.	Dublin, OH 43017	390014058069.00
Sutherland	Juo and Karolina	9402 Tartan Ridge Blvd.	Dublin, OH 43017	9402 Tartan Ridge Blvd.	Dublin, OH 43017	390014058059.00
Upshaw	Steve and Dana	9440 Nicholson Way	Dublin, OH 43017	9440 Nicholson Way	Dublin, OH 43017	400014058016.00
VanHufel	Mark and Kim	9574 Alder Glen Ct.	Dublin, OH 43017	9574 Alder Glen Ct.	Dublin, OH 43017	390014058023.00
VanNorman	John and Michelle	9343 Burnett Lane	Dublin, OH 43017	9343 Burnett Lane	Dublin, OH 43017	400014058043.00
Wiemeyer	Brandon and Jennifer	7152 Glacier Ridge Blvd	Dublin, OH 43017	7152 Glacier Ridge Blvd	Dublin, OH 43017	390014058046.00
Wolf	Richard and Patsy	9464 Nicholson Way	Dublin, OH 43017	9464 Nicholson Way	Dublin, OH 43017	400014058013.00

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PLANNING
11.28.2012

**Tartan Ridge
Homeowners**

Last Name	First Names	Address	City, State, Zip	Mail1	Mail2	Parcel ID
Wong	Yuying and Jenny	9582 Alder Glen Ct.	Dublin, OH 43017	9582 Alder Glen Ct.	Dublin, OH 43017	390014058024.00
Yu	Shawn and Jessie	9222 Golden Rose Way	Dublin, OH 43017	9222 Golden Rose Way	Dublin, OH 43017	400014058045.00
Zamora	Martin and Karrie	9450 Tartan Ridge Blvd.	Dublin, OH 43017	9450 Tartan Ridge Blvd.	Dublin, OH 43017	390014058036.00
Panwar	Rohita	7107 Glacier Ridge Blvd.	Dublin, OH 43017	7107 Glacier Ridge Blvd.	Dublin, OH 43017	390014058073.00
Budzynski	Keith and Lynn	7136 Glacier Ridge Blvd	Dublin, OH 43017	4383 Davidson Run Dr	Hilliard, OH 43026	390014058044.00
Vetter	Frank and Susan	7139 Glacier Ridge Blvd.	Dublin, OH 43017	7139 Glacier Ridge Blvd.	Dublin, OH 43017	390014058087.00
Golda	Richard and Shelley	9354 Tartan Ridge Blvd.	Dublin, OH 43017	6757 Vineyard Haven Loop	Dublin, OH 43016	390014058053.00
Kolp	Robert and Melanie	9520 Tartan Ridge Ct.	Dublin, OH 43017	8614 Tartan Fields Dr	Dublin, OH 43017	390014058010.00
Montfort	Tracy and Kyle	9383 Tartan Ridge Blvd	Dublin, OH 43017	3 Easton Oval Dr	Columbus, OH 43230	390014058074.00
Shao	Geoffrey and Anna	9496 Tartan Ridge Ct.	Dublin, OH 43017	490 Emmaus Dr	Marysville, OH 43040	390014058007.00
Grove	Christopher and Abbey	9512 Tartan Ridge Ct.	Dublin, OH 43017	9512 Tartan Ridge Ct.	Dublin, OH 43017	390014058009.00
Kalmar	Robert and Nina	9517 Tartan Ridge Ct.	Dublin, OH 43017	221 N. Front St, #304	Columbus, OH 43215	390014058014.00
Schultz	Jeffrey and Dana	7116 Wilton Loop	Dublin, OH 43017	2431 Wyncourtney Court	Powell, OH 43065	390014058070.00
Buckles	Scott and Jennifer	7123 Wilton Loop	Dublin, OH 43017	6126 Deerside Dr	Dublin, OH 43017	390014058041.00
Marquard	Thomas and Nila	7124 Wilton Loop	Dublin, OH 43017	5689 Laurel Pine Lane	Dublin, OH 43016	390014058047.00
Ailts	Amy and Derek	7131 Wilton Loop	Dublin, OH 43017	5074 Broxburn Court	Dublin, OH 43017	390014058040.00
Pishotti	Jason and Mary	7140 Wilton Loop	Dublin, OH 43017	552 Acton Rd	Columbus, OH 43214	390014058049.00
Cooper	Gregory and Susan	7148 Wilton Loop	Dublin, OH 43017	7148 Wilton Loop	Dublin, OH 43017	390014058050.00
Slater	Robert and Jackie	9392 Nicholson Way	Dublin, OH 43017	2126 Shawmont Court	Dublin, OH 43016	400014058022.00
Priestland	Jonathan and Heather	6773 Burnett Lane	Dublin, OH 43017	8460 Davington Dr	Dublin, OH 43017	400014058036.00
Flickinger	Michael and Stephanie	6781 Burnett Lane	Dublin, OH 43017	6822 Meadow Oak Dr	Columbus, OH 43235	400014058037.00
Wolf	Richard and Patsy	9464 Nicholson Way	Dublin, OH 43017	9464 Nicholson Way	Dublin, OH 43017	400014058013.00
Barker	John and Sharee	9359 Burnett Lane	Dublin, OH 43017	9359 Burnett Lane	Dublin, OH 43017	390014058077.00
Richards	David and Leah	0 Wilton Chase	Dublin, OH 43017	7964 Hoyrod Court	Dublin, OH 43017	390014058115.00
Masri	Fariid and Judith	7131 Harlan Ct.	Dublin, OH 43017	7061 Cavalry Court	Dublin, OH 43017	390014058102.00
Martin	Michael and Carolyn	7147 Harlan Ct.	Dublin, OH 43017	6036 Glenbar Place	Dublin, OH 43017	390014058100.00
Collins	Jamie and Danielle	7142 Wilton Chase	Dublin, OH 43017	7737 Brandonway Drive	Dublin, OH 43017	390014058113.00
Andreas	Matthew and Gina	7134 Wilton Chase	Dublin, OH 43017	5016 Mount Row	New Albany, OH 43054	390014058112.00
Koos	Adam and Donna	7110 Wilton Chase	Dublin, OH 43017	6121 Craughwell Lane	Dublin, OH 43017	390014058109.00
Keezer	Gregory and Jennifer	7118 Wilton Chase	Dublin, OH 43017	9810 Archer Lane	Dublin, OH 43017	390014058110.00
Denman	Christopher and Andrea	7123 Harlan Court	Dublin, OH 43017	6665 Egg Court, #C	Dublin, OH 43017	390014058103.00
Gibson	John and Sarah	9378 Tartan Ridge Blvd	Dublin, OH 43017	1472 Royal Gold Dr	Columbus, OH 43240	390014058056.00
Kopun	Ravi and Latha	7155 Wilton Chase	Dublin, OH 43017	5478 Asherbrand Lane, #A	Dublin, OH 43017	390014058034.00

**Tartan Ridge
Homeowners**

Last Name	First Names	Address	City, State, Zip	Mail1	Mail2	Parcel ID
Beining	Eric and Jennifer	9545 Alder Glen Ct	Dublin, OH 43017	5586 Casaan Circle	Dublin, OH 43017	390014058030.00
Marr	Ryan and Erin	9553 Alder Glen Ct.	Dublin, OH 43017	9553 Alder Glen Ct.	Dublin, OH 43017	390014058029.00
Pang	Jisheng and Yuying	9582 Alder Glen Ct.	Dublin, OH 43017	9582 Alder Glen Ct.	Dublin, OH 43017	390014058024.00
Jutte	Jason and Joanna	9238 Golden Rose Wy.	Dublin, OH 43017	9238 Golden Rose Wy.	Dublin, OH 43017	390014058084.00
Surapaneru	Nagesh and Sailaja	9243 Golden Rose Wy.	Dublin, OH 43017	9243 Golden Rose Wy.	Dublin, OH 43017	390014058090.00
Zhang	Hong Tang and Peibei Zhang	9367 Burnett Lane	Dublin, OH 43017	9367 Burnett Lane	Dublin, OH 43017	390014058076.00
	Shoppes at Tartan Ridge, LLC	565 Metro Place South, #480	Dublin, OH 43017	565 Metro Place South, #480	Dublin, OH 43017	390014058.002
	Tartan Ridge, LLC	495 South High Street, #150	Columbus, OH 43215	495 South High Street, #150	Columbus, OH 43215	39.0014058.000
	City of Dublin Board of Education	7030 Coffman Road	Dublin, OH 43017	7030 Coffman Road	Dublin, OH 43017	39.0014029.101
	City of Dublin	6665 Coffman Road	Dublin, OH 43017	6665 Coffman Road	Dublin, OH 43017	40.0014058.011
	M/I Homes of Central Ohio	3 Easton Oval, #500	Columbus, OH 43219	3 Easton Oval, #500	Columbus, OH 43219	40.0014058.044

TARTAN RIDGE SECTION 5 PART 2

FINAL PLAT

Situated in the State of Ohio, County of Union, Jerome Township, City of Dublin and in Virginia Military Survey Number 2991, containing 26.328 acres of land, more or less, said 26.328 acres being part of that tract of land conveyed to TARTAN RIDGE, LLC by deed of record in Official Record 714, Page 891, and that tract conveyed to TARTAN RIDGE, LLC by deed of record in Official Record 1024, Page 960, Recorder's Office, Union County, Ohio.

The undersigned, TARTAN RIDGE, LLC, an Ohio limited liability company, by MULTICON INVESTMENT COMPANY, an Ohio corporation, Managing Member, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "TARTAN RIDGE SECTION 5 PART 2" a subdivision containing Lots numbered 183 to 225, both inclusive, and areas designated as Reserve "P", Reserve "Q", Reserve "R", Reserve "S", Reserve "T" and Reserve "U", does hereby accept this plat of same and dedicates to public use, as such, all of McKittrick Road, Enfield Trace, Baronet Boulevard, Brenham Way and Emmet Row Lane (3.789 acres more or less), shown hereon and not heretofore dedicated.

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

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

Approved this _____ Day of _____
20____

Director of Land Use and Long
Range Planning
Dublin, Ohio

Approved this _____ Day of _____
20____

City Engineer,
Dublin, Ohio

Approved this _____ day of _____, 20____, by vote of Council, wherein all of the Road, Trace, Boulevard, Way and Lane dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20____.

Clerk of Council
Dublin, Ohio

Transferred this _____ day of _____,
20____.

Auditor,
Union County, Ohio

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

Recorder,
Union County, Ohio

File No. _____

Plat Book _____, Pages _____

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, Managing Member of TARTAN RIDGE, LLC, has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of: TARTAN RIDGE, LLC
By: MULTICON INVESTMENT COMPANY
Managing Member

By CHARLES P. DRISCOLL,
Vice President

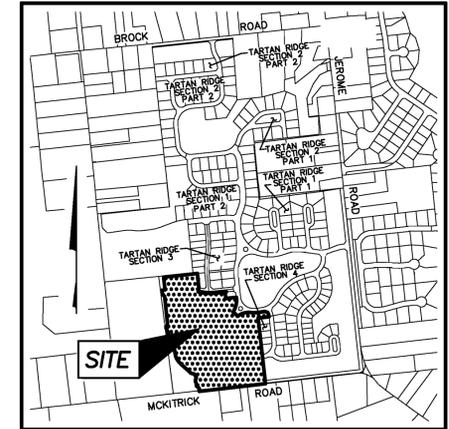
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, managing member of TARTAN RIDGE, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, State of Ohio

Tartan Ridge Section 5 Part 2
is out of parcel numbers:
40-0014058.000 (26.328 Ac.)
Map Number:
137-01-04-002.000



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monuments, including McNeal and FCGS 6648, with a bearing of North 15°07'53" West and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, using Global Positioning System procedures and equipment.

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

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

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

SURVEYED & PLATTED
BY



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

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

By _____ Date _____
Professional Surveyor No. 8250

TARTAN RIDGE SECTION 5 PART 2

NOTE "A" - BUILD ZONE: A part of the facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines.

NOTE "B" - MINIMUM SETBACKS: Zoning regulations for Tartan Ridge Section 5 Part 2 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Garden Lots: Lots 183 to 207
Front As shown hereon
Side Yard 6 feet each side
Rear Yard 12 feet

Court Lots: Lots 208 to 220
Front As shown hereon
Side Yard 6 feet each side
Rear Yard 15/25 feet

Cottage Lots: Lots 221 to 225
Front As shown hereon
Side Yard 6 feet each side
Rear Yard 15/25 feet

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

NOTE "C" - FEMA ZONE: At the time of platting, all of Tartan Ridge Section 5 Part 2 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0018K, with effective date of June 17, 2008.

NOTE "D" - FENCES: No fence may be placed in a "No Build Zone", a "No Disturb Zone" or a "Drainage Easement" area. Fences, where permitted in the Tartan Ridge Section 5 Part 2 subdivision, are subject to the requirements of the approved zoning development text.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Tartan Ridge Section 5 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Tartan Ridge Section 5 Part 2, power is provided by Ohio Edison and telephone service is provided by Verizon North.

NOTE "F" - VEHICULAR ACCESS: No vehicular access is to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "G": As per City of Dublin Zoning Code, all lots within Tartan Ridge Section 5 Part 2 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Tartan Ridge" and the development text.

NOTE "H" - TREE PRESERVATION ZONE: As required by the City of Dublin Zoning Code, 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; provided however that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities, mounding, landscaping and subdivision entrance features. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy vegetation or trees removed shall be replaced with like number and variety, no other 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 or in keeping with good forest management practices.

NOTE "I" - SCHOOL DISTRICT: At the time of platting, all of Tartan Ridge Section 5 Part 2 is in the Dublin City School District.

NOTE "J" - ACREAGE BREAKDOWN:

Total acreage:	26.328 Ac.
Acreage in rights-of-way:	3.789 Ac.
Acreage in Reserve "P", Reserve "Q", Reserve "R", Reserve "S", Reserve "T" and Reserve "U"	12.393 Ac.
Acreage in remaining lots:	10.146 Ac.

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

NOTE "L" - RESERVE "Q", RESERVE "R", RESERVE "S", RESERVE "T" AND RESERVE "U": Reserve "Q", Reserve "R", Reserve "S", Reserve "T" and Reserve "U", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "M" - RESERVE "P": Reserve "P", as designated and delineated hereon, will be owned and maintained by a sub-association comprised of the owners of the fee simple titles to Lots 183 through 207, both inclusive, in Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "N" - VEHICULAR ACCESS - BARONET BOULEVARD: Within the limits shown and specified hereon, Tartan Ridge, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Baronet Boulevard as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Dublin, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

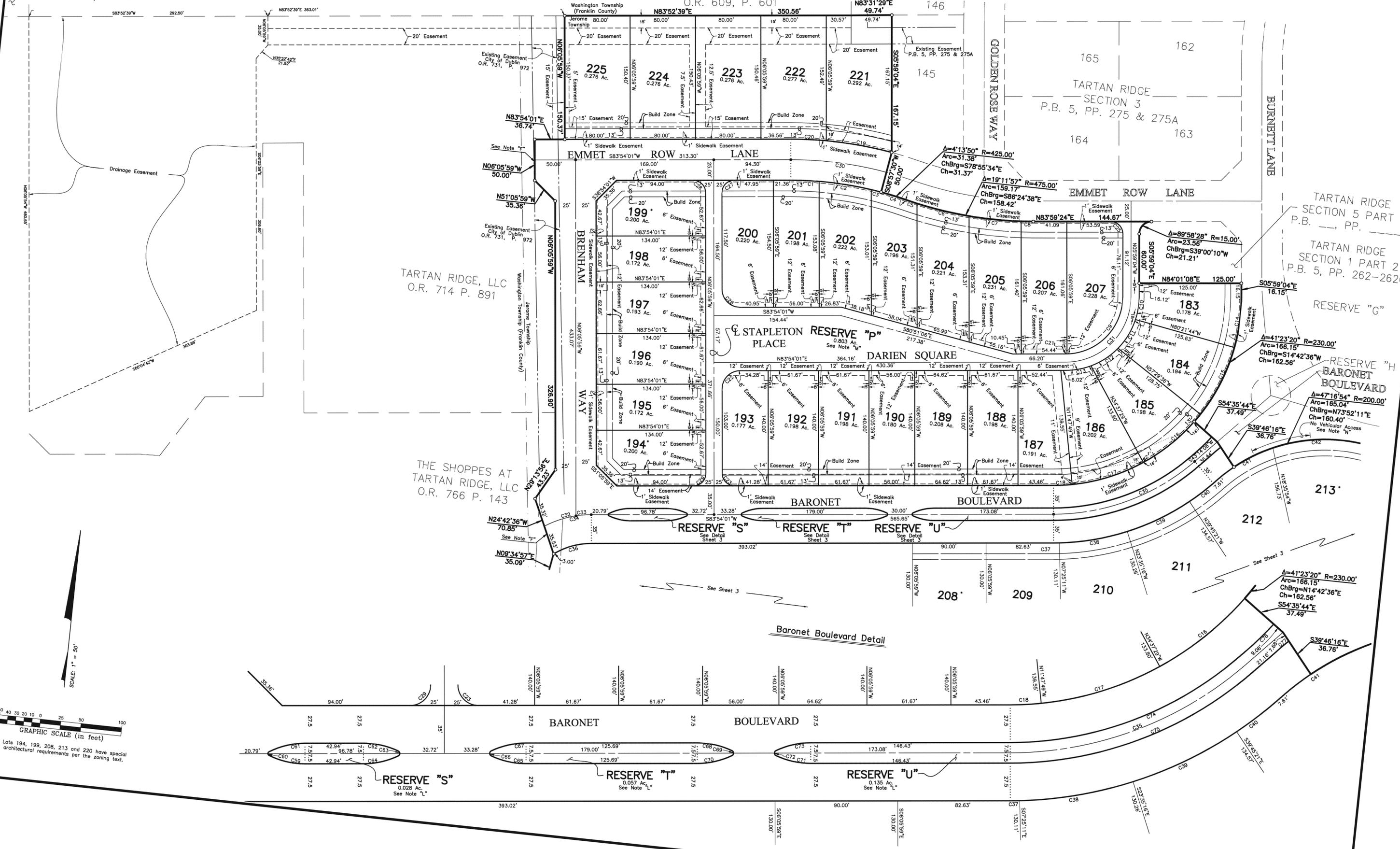
NOTE "O": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat, as deemed necessary by these providers, for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Tartan Ridge Section 5 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

TARTAN RIDGE SECTION 5 PART 2

CITY OF DUBLIN
0.475 AC.
O.R. 687, P. 589

THE BOARD OF EDUCATION OF
THE DUBLIN CITY SCHOOL DISTRICT
O.R. 609, P. 601

Existing Easement
P.B. 5, PP. 275 & 275A
146



TARTAN RIDGE, LLC
O.R. 714 P. 891

THE SHoppes AT
TARTAN RIDGE, LLC
O.R. 766 P. 143

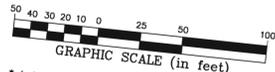
TARTAN RIDGE
SECTION 3
P.B. 5, PP. 275 & 275A

TARTAN RIDGE
SECTION 5 PART 1
P.B. ---, PP. ---

TARTAN RIDGE
SECTION 1 PART 2
P.B. 5, PP. 262-262C

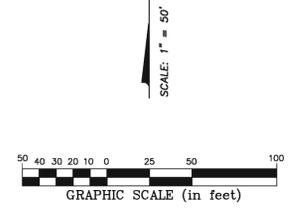
RESERVE "H"
BARONET
BOULEVARD
A=47'16"54" R=200.00'
Arc=165.04'
ChBrg=N73°52'11"E
Ch=160.40'
No Vehicular Access
See Note "N"

A=41'23'20" R=230.00'
Arc=166.15'
ChBrg=N14°42'36"E
Ch=162.56'
S54°35'44"E
37.49'

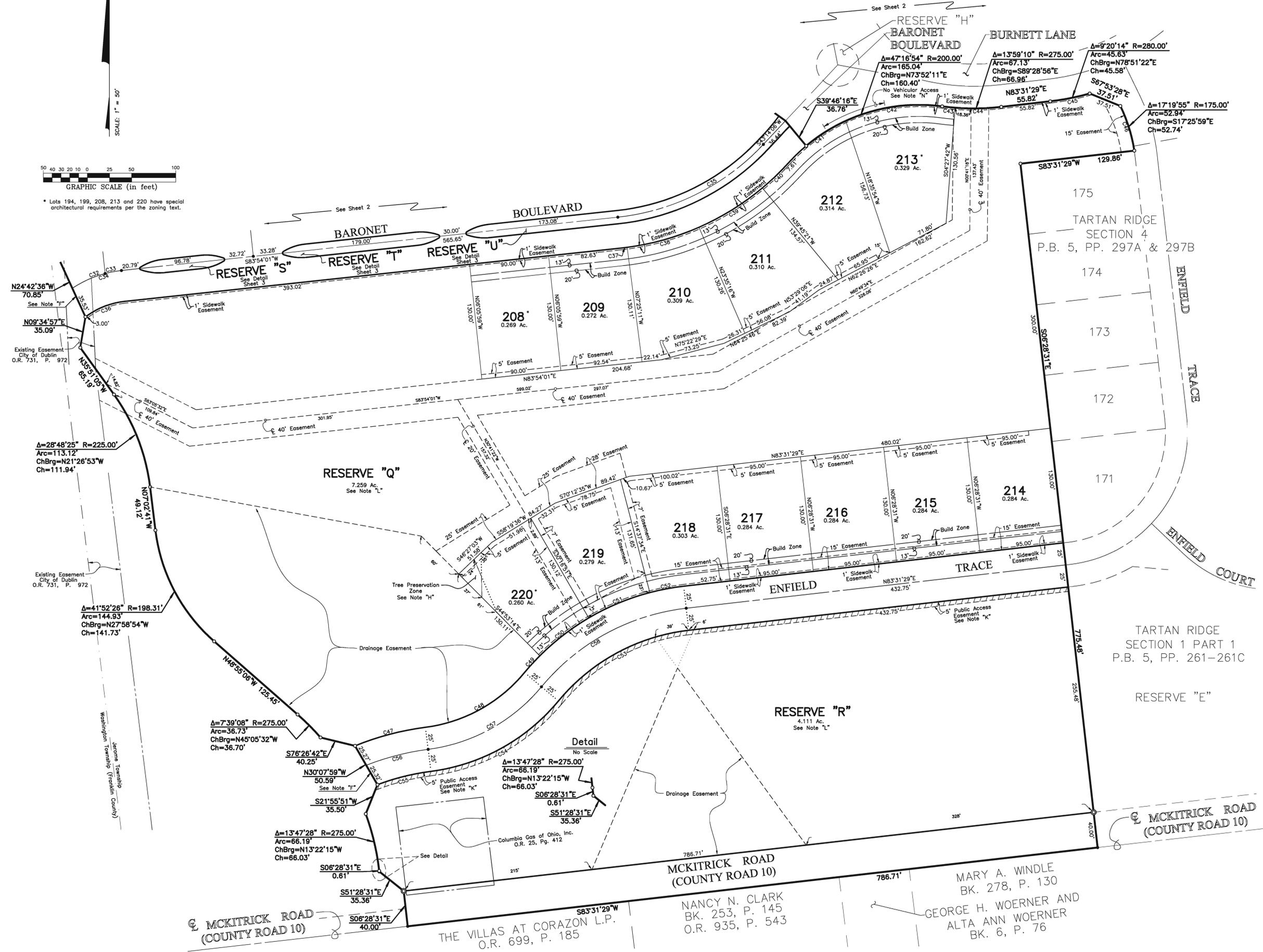


* Lots 194, 199, 208, 213 and 220 have special architectural requirements per the zoning text.

TARTAN RIDGE SECTION 5 PART 2



* Lots 194, 199, 208, 213 and 220 have special architectural requirements per the zoning text.



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	4°40'32"	425.00'	34.68'	S86°14'17"W
C2	8°41'57"	425.00'	64.53'	N87°04'28"W
C3	1°41'00"	425.00'	12.49'	N81°53'00"W
C4	4°13'50"	425.00'	31.38'	N78°55'34"W
C5	1°46'11"	475.00'	14.67'	S77°41'45"E
C6	7°54'23"	475.00'	65.55'	S82°32'02"E
C7	7°43'28"	475.00'	64.04'	N89°39'03"E
C8	1°47'56"	475.00'	14.91'	N84°53'21"E
C9	8°34'55"	70.00'	108.22'	N38°18'24"E
C10	18°12'45"	90.00'	28.61'	N03°07'18"E
C11	26°14'47"	90.00'	41.23'	N25°21'04"E
C12	25°19'13"	90.00'	39.77'	N51°08'05"E
C13	20°06'20"	90.00'	31.58'	N73°50'51"E
C14	15°37'20"	230.00'	62.71'	N01°49'36"E
C15	22°52'07"	230.00'	91.80'	N21°04'20"E
C16	22°52'07"	230.00'	91.80'	N43°56'27"E
C17	22°49'40"	230.00'	91.64'	N66°47'21"E
C18	5°41'50"	230.00'	22.87'	N81°03'06"E
C19	9°41'40"	475.00'	80.37'	N85°45'50"W
C20	5°29'19"	475.00'	45.50'	S86°38'41"W
C21	11°8'10"	70.00'	1.59'	N83°14'56"E
C22	9°00'00"	22.00'	34.56'	S38°54'01"W
C23	9°00'00"	15.00'	23.56'	S51°05'59"E
C24	9°00'00"	15.00'	23.57'	N50°59'50"W
C25	9°00'00"	15.00'	23.56'	S51°05'59"E
C26	9°00'00"	22.00'	34.56'	S51°05'59"E
C27	9°00'00"	15.00'	23.56'	S38°54'01"W
C28	9°00'00"	15.00'	23.56'	N51°05'59"W
C29	9°00'00"	15.00'	23.56'	N38°54'01"E
C30	15°03'30"	450.00'	118.27'	N88°34'14"W
C31	8°53'05"	80.00'	125.50'	N38°57'28"E
C32	18°44'49"	125.00'	40.90'	S65°55'05"W
C33	8°36'31"	125.00'	18.78'	S79°35'45"W
C34	27°21'20"	125.00'	59.68'	S70°13'21"W
C35	40°39'55"	265.00'	188.08'	N63°34'03"E
C36	28°53'02"	90.00'	45.37'	S69°27'30"W
C37	11°19'12"	300.00'	6.91'	N83°14'25"E
C38	16°10'05"	300.00'	84.66'	N74°29'47"E
C39	16°10'05"	300.00'	84.66'	N58°19'42"E
C40	7°00'34"	300.00'	36.70'	N46°44'23"E
C41	22°12'55"	200.00'	77.55'	S54°20'33"W
C42	32°03'38"	200.00'	111.91'	N81°28'50"E
C43	3°02'56"	275.00'	14.63'	N84°00'50"W
C44	10°56'14"	275.00'	52.49'	N88°59'36"E
C45	9°20'14"	280.00'	45.63'	N78°51'22"E
C46	17°19'55"	175.00'	52.94'	N17°25'59"W
C47	14°46'57"	320.10'	82.59'	S75°19'20"W
C48	42°57'13"	175.00'	131.19'	N61°14'12"E
C49	5°21'10"	275.00'	25.69'	S42°26'11"W
C50	14°36'22"	275.00'	70.10'	S52°24'57"W
C51	15°39'17"	275.00'	75.14'	S67°32'47"W
C52	8°09'03"	275.00'	39.12'	S79°26'57"W
C53	4°34'53"	225.00'	171.86'	S61°38'32"W
C54	42°57'13"	225.00'	168.68'	N61°14'12"E
C55	13°16'37"	270.10'	62.59'	S76°04'30"W
C56	14°05'39"	295.10'	72.59'	S75°39'59"W
C57	42°57'13"	200.00'	149.94'	N61°14'12"E
C58	4°34'53"	250.00'	190.96'	S61°38'32"W
C59	26°17'30"	59.50'	27.30'	S82°57'14"E
C60	12°25'01"	1.50'	3.34'	S06°05'59"E
C61	26°17'30"	59.50'	27.30'	S70°45'16"W
C62	25°09'13"	60.00'	26.34'	N83°31'23"W
C63	12°41'35"	2.00'	4.53'	N06°05'59"W
C64	25°09'13"	60.00'	26.34'	N71°19'25"E
C65	25°09'13"	60.00'	26.34'	S83°31'23"E
C66	12°41'35"	2.00'	4.53'	S06°05'59"E
C67	25°09'13"	60.00'	26.34'	S71°19'25"W
C68	25°09'13"	60.00'	26.34'	N83°31'23"W
C69	12°41'35"	2.00'	4.53'	N06°05'59"W
C70	25°09'13"	60.00'	26.34'	N71°19'25"E
C71	25°09'13"	60.00'	26.34'	N83°31'23"W
C72	12°41'35"	2.00'	4.53'	N06°05'59"W
C73	25°09'13"	60.00'	26.34'	N71°19'25"E
C74	40°39'49"	257.50'	182.75'	N63°34'06"E
C75	40°39'55"	272.51'	193.41'	S63°34'00"W
C76	4°59'42"	164.61'	14.35'	S43°39'53"W
C77	8°13'41"	245.65'	35.28'	N40°47'47"E
C78	8°13'41"	245.65'	35.28'	N40°47'47"E

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

**2. Tartan Ridge, Section 5 Part 2
12-089FDP/FP**

**7610 McKlrick Road
Final Development Plan
Final Plat**

Proposal: Plat and develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development. The 26.32-acre site is located north of McKlrick Road and west of Burnett Lane.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge LLC, Charles Driscoll.

Planning Contact: Claudia D. Husak, AICP, Planner II.

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

MOTION #1: To approve this Final Development Plan because it complies with all applicable review criteria and the existing development standards and approval is recommended with 13 conditions:

- 1) That the diversity matrix be revised to include the alley-accessed lots; and,
- 2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
- 3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
- 4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';
- 5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
- 6) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;
- 7) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';
- 8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulp Trees;
- 9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring;

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

2. Tartan Ridge, Section 5 Part 2 **7610 McKittrick Road**
12-089FDP/FP **Final Development Plan**
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Proposal: Plat and develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development. The 26.32-acre site is located north of McKittrick Road and west of Burnett Lane.
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 Applicant: Tartan Ridge LLC, Charles Driscoll.
 Planning Contact: Claudia D. Husak, AICP, Planner II.
 Contact Information: (614) 410-4675, chusak@dublin.oh.us

- 10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list;
- 11) That the applicant revise the plant list to include "EA – Dwarf Burning Bush";
- 12) That the applicant install decorative pavers on the alley loaded driveways; and
- 13) That the hedges be placed at least 3 feet off the sidewalk along the frontage of the homes and at least 5 feet off the curb along the alley landscape island, subject to approval by Planning.

* Charles Driscoll agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Final Development Plan application was approved.

RECORDED VOTES:

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

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

- 2. Tartan Ridge, Section 5 Part 2** **7610 McKittrick Road**
12-089FDP/FP **Final Development Plan**
Final Plat

Proposal: Plat and develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development. The 26.32-acre site is located north of McKittrick Road and west of Burnett Lane.
 Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.
 Applicant: Tartan Ridge LLC, Charles Driscoll.
 Planning Contact: Claudia D. Husak, AICP, Planner II.
 Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #2: To approve this Final Plat proposal because it complies with all applicable review criteria and the existing development standards and approval is recommended with one condition:

- 1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.

* Charles Driscoll agreed to the above conditions.

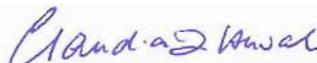
VOTE: 7 - 0.

RESULT: This Final Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Claudia D. Husak, AICP
 Planner II

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

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

Motion #2 and Vote - Preliminary Plat

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

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

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

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

**2. Tartan Ridge, Section 5 Part 2
12-089FDP/FP**

**7610 McKittrick Road
Final Development Plan
Final Plat**

Chair Chris Amorose Groomes said the following application is a request for a plat and to develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development. She said the 26.32-acre site is located north of McKittrick Road and west of Burnett Lane. She said the Commission will need to make two motions for this application and the final plat will be forwarded to City Council for approval and the Commission is the final authority on the final development plan.

Ms. Amorose Groomes swore in those intending speak in regards to this application including Charles Driscoll, Tartan Ridge LLC, and City representatives.

Claudia Husak said that the City Council and the Commission recently approved Tartan Ridge, Section 5, Part 1. She presented the proposed final plat for the site, north of McKittrick Road and east of Hyland-Croy Road continuing several streets within the Tartan Ridge development. She said the area also borders to the north, Glacier Ridge Elementary. She said a temporary detention basin was installed to the far north of the site by the applicant as part of Section 3. She said substantial tree rows are located in the center of the site, as well as along the McKittrick Road frontage there are two existing ponds in the southern portion, and a square 100-foot easement for underground Columbia Gas utilities surrounded by a chain link fence. She presented a map of the Tartan Ridge development showing the northern boundary, Brock Road, and the eastern boundary, Jerome Road. Ms. Husak said that in Section 5, Part 1, one of the first alley lots in Tartan Ridge was developed for a Parade of Homes model home. She said what remains in Tartan Ridge is 24 townhouse units and a commercial use at the corner of McKittrick Road and Hyland-Croy Road. She said there are a few single-family lots still needing to be platted.

Ms. Husak presented the final plat which included different types of lots in different subareas, finishing out development in many of the subareas. She said that there are more regular single family homes in the southern portion, continuing Enfield Trace, a public road going west, and along the school boundary, regular single family homes. She said in the center, within Subarea D-1, alley lots are shown that are required as part of the Tartan Ridge preliminary development plan.

Ms. Husak said that several reserves are being dedicated as part of the development. She said that Reserve 'R' to the south, continues a very large, passive area buffer from McKitrick Road that continues east to Jerome and wraps around. She said a center reserve preserves a tree stand and another reserve area that will not be dedicated to Dublin is a landscape island within the alleys for the alley-loaded homes. Ms. Husak said that landscape medians are on Baronet Boulevard located in the right-of-way, which will be owned by the City. Ms. Husak said that maintenance for all of the reserves are the responsibility of the homeowners association.

Ms. Husak said the final development plan conditions Planning is recommending include tree preservation incorporated in the open spaces, as well as around the existing ponds. She said that the City Forester has asked that within the landscape median for the alleys in which the applicant has incorporated visitor parking, the tree species be switched so as not to be the same as the street trees within that area. She presented a detailed drawing of the gazebo proposed as part of the central reserve near the pond which had a similar look and feel as others in Tartan Ridge. Ms. Husak said that the applicant has been requested to install a ribbon curb which is a flat curb that distinguishes the alley from the lot and aesthetically, gives it a little more separation as well as help prevent the asphalt from crumbling into the grass. She said that around the gas easement, the applicant has been requested to screen and landscape, which they have done. She said however, it should be finished out on the west side as well, thus the condition.

Ms. Husak presented a layout showing the typical alley lot. She said the homes are to be built by M/I Homes that has a similar product in the New Albany area. She said fairly large homes with three-car alley accessed garages to be built on small lots. She said the applicant provided evidence that there is ample room for vehicles to be parked within the driveways, particularly because there is a restriction against parking along Baronet Boulevard to the south. She said that the plan should also note that the alley traffic is one-way.

Ms. Husak said the development text requires the Commission to approve fences for the alley-loaded subarea. She said six-foot tall wrought iron fences are allowed in this area, generally located around the patios.

Ms. Husak said that the applicant has attempted to reconcile with Planning, the tree replacement information. She said many trees have already been planted, but they were not noted as replacement trees. She said that Planning wanted to come out at zero as part of the approval of this development because there are only a few lots left. She said that the applicant is showing trees to be removed generally in this area of the eastern boundary on the final development plan and Planning prefers that they not be removed as part of this section of the plat, and so they are proposing a condition. Ms. Husak said with the tree replacement, Planning wants to ensure that the trees counted in previous sections, especially Parts 1 and 2 that are being shown as replacement trees actually are alive. She said that if Dublin's landscape inspector finds those trees dead or dying in the Spring, that they will need to be replaced to count as replacement trees.

Ms. Husak said that Planning is recommending approval of this Final Development Plan with the following conditions:

- 1) That the diversity matrix be revised to include the alley-accessed lots;
- 2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
- 3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
- 4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';

- 5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
- 6) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;
- 7) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';
- 8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;
- 9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring; and
- 10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list;

Ms. Husak said that Planning is recommending approval of this Final Plat with the following condition:

- 1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.

Charles Driscoll, The Edwards Company, representing the applicant, Tartan Ridge LLC, offered to answer questions.

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

Amy Kramb noted that in the presentation, Ms. Husak said the alley would be one-way, however the Planning Report stated 'It would be marked if it was one-way'.

Mr. Driscoll confirmed that it would be a one-way alley.

Ms. Kramb referred to the drawing that showed the parking. She noted that standard-sized cars would not fit into the driveways of Lots 182, 183, or 184, and however parked, they would be in the setback. She asked if there would be sight issues when backing out of the driveway. She said she was concerned that three cars might not fit lengthwise in the driveways.

Mr. Driscoll said the alley would be one-way coming off Emmet Row. He said that the drawing showed examples of houses to demonstrate that cars would fit with three car garages. He pointed out that most alleys are 12-feet wide and this one is 16-feet wide, so there are four more feet to help the sight distance. He said large trucks could park near the island.

Ms. Kramb said there were a lot of trees along the alley and it seemed tight. She asked if Engineering had considered that.

Ms. Kramb asked if the break in the island on Baronet Boulevard was for U-Turns.

Aaron Stanford said several breaks were provided to allow U-Turns and also for easy emergency vehicle access.

Ms. Kramb asked if there was a problem with the driveway on Lot 182.

Mr. Stanford said Lot 182 will be helped by the setback in that area and with the wider pavement. He said that street trees were limited on those corners to increase the sight distance. He said he did not

think the vision of drivers coming in and out of that area will be blocked by vehicles parked in the driveway for Lot 182.

Ms. Krumb asked if vehicles were allowed to park in the setback as shown on the drawing.

Mr. Stanford said that has an impact on where everything is going to be on the lot as far as the driveways and the buildings.

Victoria Newell asked if there was a bikepath on the street frontage in Reserve 'Q.' She said it looked like the bikepath terminated where the proposed street was and that there was no connection. She asked if a bike path was intended to bypass the pond along the street frontage.

Ms. Husak said yes.

Ms. Newell referred to the Landscape Plan, Sheet L-1.03 and noted that the tree replacement for Section 2, 28 were required, but provided 78. She said also in parentheses, more than once, there is a star. She said she was curious if the 78 was a typo and it was supposed to say 28.

Mr. Driscoll explained that there were 78 counted in Section 2 as replacement trees, but he thought they made a mistake because he asked what happened to the 200 trees he planted. He said they put some of those back.

Warren Fishman referred to the final development text, 'Other types of gates and trellises may be used as long as the style and intent of the feature is maintained'. He said he was concerned that the same material is used and not another material like vinyl.

Mr. Driscoll said there was no vinyl used.

Mr. Fishman asked who owns the alley.

Mr. Driscoll said the 26 alley lot homeowners association would own the alleys. He said it was a private driveway.

Mr. Fishman said he was concerned that in the future, the association would not be able to afford to maintain the alleys. He said in the past, there have been private streets where the homeowners associations requested that their streets be taken over by the City because they cannot afford to maintain them. He said in some cases, the City has been pressured to do so because the streets were falling apart and the neighbors filled the Council Chambers. He said he did not know the best answer because these alleys will not be built to City standards.

Mr. Driscoll said that they were putting a concrete curb on the outside of the five-inch concrete base on the street with three inches of asphalt on top. He said it was not substandard.

Mr. Fishman asked if there was a way to assess for the maintenance if the homeowners association did not have the money to maintain the alleys. He said he realized that the City cannot control the deed, but could the association documents.

Mr. Driscoll said he thought that was standard to assess a portion. He said he would make sure that it is included.

John Hardt asked if the alley would be built to Dublin street standards.

Ms. Husak said the alley would not be built with curb and gutter, and that was why the ribbon curb was requested.

Mr. Stanford said even though it is a private alley there is a requirement that Dublin's strength and durability requirements be met as what would normally be done for a public street, especially with the concrete base added. He said what is different from a public street is that there are no sidewalks or curbs and the width differs in that most of Dublin's streets are wider and two-way. He said the strength and durability would meet Dublin's public street standards.

Mr. Hardt asked if trash service trucks could maneuver through the alley.

Mr. Stanford said truck maneuverability would be a little tough, however the one-way alley helped. He said that the Planning Report stated that with two-way traffic, there would be an issue.

Mr. Fishman noted that there was no parking permitted in the alley.

Mr. Hardt asked if there was any reason to limit traffic from an engineering perspective. He said for example, large moving vans could attempt to use the alley.

Mr. Stanford said there will be vehicles that will not be able to maneuver in the back area. He said it would operate similar to what is seen at Greystone Mews. He said low-boy trailers and larger moving vehicles will have to operate from the perimeter of the site or the public street. He said they will not be able to move easily from the alley.

Mr. Driscoll said there would be no parking in front on the public street.

Richard Taylor asked what the proposed square footage of these homes was.

Mr. Driscoll said they would be a size similar to those in The Lands in New Albany which is 2,500 to 3,500 square feet.

Mr. Taylor recalled the Commission approving Section 3 to remove the alley from the plan. He said then, they were told there was no market for them. He asked what had changed.

Mr. Driscoll said the economy was better and that they had received an interest in the alley-loaded lots.

Ms. Husak explained that in the section to the north, the alley was an option, and here, the alley is required. She said that Planning would have preferred that the alley remain, but it was an option.

Mr. Driscoll said that when the market went down there was a panic and it was felt safer to do standard single-family houses instead of alleys which were unique.

Mr. Taylor said he shared the concern with the depth of the driveways, but he was also concerned with the aggregate width of the driveways because he saw nothing but asphalt. He asked if for this private street the Driveway Regulations apply.

Ms. Husak said that Dublin does not have driveway standards for alley accessed garages.

Mr. Taylor said he did not know that Code separates where the driveway is located, just that residential driveways shall not be more than 40 percent of the lot width.

Ms. Husak said 'front.'

Mr. Taylor said he did not know if it said 'front'. He said it stated, 'A driveway serving a residential parking area' and under 'Curb Cuts', He said he understood that is probably how it has to happen, but asked if that is in conflict with Code, how is that addressed. He said he found no reference to that in the development text.

Ms. Husak said the Driveway Code was approved in 2007, and this development was approved in 2005.

Mr. Taylor pointed out that the Commission did not have a plan showing driveways originally, but as long as Planning is satisfied that the Commission is covered on that, he is okay with it.

Ms. Husak said that Planning was satisfied with it.

Mr. Fishman said there still would be a lot of asphalt and suggested they could do something decorative such as pavers or stamped concrete for the driveways instead of asphalt. He said otherwise, this will look like a sea of driveways.

Mr. Driscoll said he understood what was being said, but on the other hand, they pulled all these cars and driveways off from where the public sees it. He said the only people that drive back there are the residents who have made the choice to live there. He said that M/I wants to build these and he cannot speak for what materials they have planned for the driveways.

Mr. Fishman said as the developer, he could commit that a more decorative material be used for the driveways.

Ms. Newell suggested that it was a good location to use a drainable paver system on the driveways. She said that the Commission cares about the aesthetics from every direction, not just the street frontage, but what it looks like back to back to other residences and to their own property.

Mr. Driscoll said it was already Cadillac to him with a curb on the alley which hardly anyone else does and trees along the alley. He said he could not deny that there was a lot of driveway surface.

Mr. Fishman said that they want the best for the residents for Dublin and committing to pavers would solve a lot of problems such as drainage.

Ms. Amorose Groomes asked if permeable pavement had been considered since there is a large portion of lot coverage between the rooftop and asphalt.

Mr. Gunderman said that he suspected that the Engineering Department assumed that it would be an impermeable surface.

Ms. Newell said since this was a private drive that the homeowners association had to maintain and that a permeable paver system has to be maintained as well, but she suspected it might have a longer durability. She said in the past, staff researched it as a viable option to get incorporated in areas in Dublin, and given the nature of this development, it is an ideal place that it could be experimented with or entertained.

Mr. Gunderman said that staff had looked into it for certain projects in the past and generally speaking they very much supported it. He said this would probably put it onto a different scale by putting it into a single-family type of unit that they have not had a real discussion on in the past.

Ms. Amorose Groomes said when looking at these tree locations, the Commission on the previous case was discussing a 10-foot lawn panel requirement, and there was no way that these trees would have the ability to survive to maturity given the very limited root zone that they will have. She said looking at the

drawings, she guessed that by the time the driveways get there, there is no place where there will be ten feet in any direction to have a root zone for these trees.

Mr. Fishman reiterated that it would be great to commit to a paver driveway. He said that would solve a lot of problems because the trees would live and it would look great.

Ms. Amorose Groomes asked if Planning looked at the requirement for the 10-foot panel for trees here.

Ms. Kramb pointed out that the Planning Report said that the applicant chose to plant the trees on the alley, but they were not required to do it.

Ms. Amorose Groomes said that any trees planted should be required to live.

Mr. Stanford said that when tree lawns were discussed for the public street side, staff explored whether they should do that in this instance. He said they chose not to for consistency of the street sections because what they are tying into has an already established tree lawn. He said since this was one of the last sections of Tartan Ridge, they opted to keep the standard street sections they have today which is 7 feet on public streets.

Mr. Gunderman said on the alley, there is no sidewalk, and so the trees are not pressed and there is roughly ten feet by five feet on either side of the property line.

Mr. Driscoll said the alley trees would have more room than a normal street tree.

Ms. Amorose Groomes pointed out that the areas for trees between Lots 187 and 188 were very tight.

Ms. Husak explained that those were not the final locations for the lot trees.

Mr. Fishman said he would support this application with a paver driveway which would break up the asphalt.

Mr. Driscoll said these lots were 55 to 60 feet wide, the driveway is 24 to 27 feet, and there could be 50 feet between the driveways so there was more grass than the Commission imagined from the drawing.

Ms. Amorose Groomes said some of the lots were roomy and some were tight, depending upon what house is built on what lot.

Mr. Hardt referred to the exhibit and asked if the intention was to have a three-car driveway and three-car garage on every lot.

Mr. Driscoll said that was the intention.

Mr. Fishman reiterated that pavers on the driveways would solve a lot of problems.

Mr. Driscoll agreed to do paver driveways. He pointed out that they were only 20 feet long.

Ms. Amorose Groomes said she disagreed that 6 to 24-inches should be only be replaced tree for tree. She said although a lot of trees had been planted, there was still a lot of room for beautiful trees to happen in this development as a whole. She said that they would not get them all on this piece of property, but there is plenty of room.

Ms. Husak said that the Tree Waiver had been approved as part of the development text.

Mr. Gunderman explained that this was a final development plan and the rules were established at the preliminary development stage.

Ms. Amorose Groomes referred to the Landscape Plan Sheet, L-2.01 where the shrubs, labeled 'EA' were listed around the center island. She noted that the Plant List, L-4.01 there is no EA on the plant material list. She said that burning bush should be added to the list of plant materials. Ms. Amorose Groomes on the same sheet, noted for the hedge, the only shrubs listed were 5–6-foot Norway spruce, which is not a shrub but an evergreen. She asked if the hedge detail is really for the euonymus alatus.

Mr. Driscoll said there were several different hedges proposed. He said they propose one for each street.

Ms. Husak said that Sheet L-3.01 had been in every final development plan thus far, and the only change is the type of hedge in the plant list according to which street the final development plan is including.

Ms. Husak said L-3.01, in the plant material list box, it said 'green velvet boxwood' and the street name is required. She said that each final development plan, as they have been approved has included that box and the street that is in the final development plan. She confirmed that burning bush and boxwood hedges were proposed for these streets. She said they would be the same plants in the previous sections that included the streets.

Ms. Amorose Groomes commented that the sidewalk and hedge detail on Item 4 showed the hedge being planted two feet to the center of the shrub, off of the back of the sidewalk. She said that it also said to maintain a one-foot clearance between sidewalk and the base of the hedge. She said if burning bushes are planted two feet off of the sidewalk and a foot clearance is needed, that is only 12 inches of that hedge which is not maintainable. She said it might be planted okay at that time, but as it grows, there is no way that it is going to be maintained in that space.

Mr. Driscoll asked if she was saying that the burning bush hedge should be planted back farther.

Ms. Amorose Groomes said yes, because there is only 12 inches of room to grow. She said if they were planted 24 inches off the back of the sidewalk, it will infringe upon that in very short order.

Mr. Driscoll asked if the solution was to plant them 3 feet off.

Ms. Amorose Groomes said it would be nice if they were 4 feet off the back, and even if initially, there was a mow strip in front of them between the sidewalk and the plant beds. She said as proposed, there would not be any room to shovel snow or use yard equipment.

Mr. Driscoll agreed.

Ms. Amorose Groomes referred to Sheet L-2 (Darien Square enlargement of the parking areas) and said she thought it would be very difficult, particularly in snow events to have anywhere to put any plant material unless the hedges are backed-off at least 5 feet from the back of the curb because it was getting very tight. She said it would be a challenge when it snows period with what they are going to do with all of that material and still keep it passable if there is a 4 to 6-inch snow. She suggested the ones on the radii on either end could be backed up to create storage space.

Mr. Driscoll asked if 5 feet was the right distance.

Ms. Amorose Groomes said she thought that would be good.

Mr. Driscoll said he thought moving them back another foot would not be obvious to everybody, but if they go back three feet and the streets have already been started, it would look funny.

Ms. Amorose Groomes said that the five feet really pertained on the Island for snow protection purposes. She said that the three added conditions are as follows:

- 11) That the applicant revise the plant list;
- 12) That the applicant install decorative pavers in the alley loaded driveways;
- 13) That the hedges be placed at least three feet off the sidewalk along the frontage of the homes, and at least five feet off the curb alley along the landscaped island, subject to approval by Planning.

Ms. Amorose Groomes requested two motions.

Motion #1 - Final Development Plan

Mr. Fishman moved to approve this Final Development Plan because it complies with all applicable review criteria and the existing development standards and approval is recommended with 13 conditions:

- 1) That the diversity matrix be revised to include the alley-accessed lots;
- 2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
- 3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
- 4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';
- 5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
- 6) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction Impacts from Enfield Trace;
- 7) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';
- 8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulp Trees;
- 9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring;
- 10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list;
- 11) That the applicant revises the plant list to include "EA-Dwarf Burning Bush";
- 12) That the applicant install decorative pavers on the alley loaded driveways;
- 13) That the hedges be placed at least 3 feet off the sidewalk along the frontage of the homes and at least 5 feet off the curb along the alley landscape island, subject to approval by Planning.

Charles Driscoll, Tartan Ridge, LLC, agreed to the conditions.

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

Motion #2 - Final Plat

Mr. Fishman moved to recommend approval of this Final Plat because it complies with all applicable review criteria and the existing development standards and approval is recommended with one condition:

- 1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.

Charles Driscoll, Tartan Ridge, LLC, agreed to the condition.

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

Ms. Amorose Groomes called a short recess at 8:36 p.m.

**3. BSC Office Residential District – Vrable Skilled Nursing
13-002 FDP/FP**

**4500 John Shields Parkway
Final Development Plan/Final Plat**

Chair Chris Amorose Groomes introduced this application requesting a new 131,455-square-foot skilled nursing facility with associated site improvements on 6.34-acres on the south side of Tuller Road, 375 feet west of the intersection with Riverside Drive. She said the Commission will need to make two motions for this application. She said the final plat will be forwarded to City Council for approval and the Commission is the final authority on the final development plan.

Ms. Amorose Groomes swore in those intending speak in regards to this application including James Muckle, Vrable Healthcare Companies, 3248 Henderson Road, Columbus, Ohio, James Michael Milligan, JMM Architects, (4685 Larwell Drive, Columbus, Ohio), Linda Menerey, EMH&T, (5500 New Albany Road, Columbus, Ohio), and Ben W. Hale, Jr., Smith and Hale, (37 West Broad Street Columbus, Ohio), representing the applicant, Allan Vrable, Vrable Healthcare Companies, 3248 West Henderson Road, Columbus, Ohio), and City representatives.

Jennifer Rauch presented this final development plan and final plat application and stated the Planning and Zoning Commission recommended approval of the preliminary development plan and preliminary plat in January, 2012 with City Council approval in February, 2012. She said site features include significant grading and topography with a change of 32 feet across the site. Ms. Rauch said there are trees located on the perimeter of the site will be removed as part of the roadway improvements and a large cottonwood tree located in the center of the site that will be removed with the building and site construction. She said the final plat portion of this application is to create one lot for the development of the nursing care center and also the dedication of right-of-way for two new public streets. She said proposed Mooney Street will run north and south on the west side of the site, and proposed John Shields Parkway will run east and west on the south side. Ms. Rauch said there was some minor dedication at the intersection of Tuller Road and Tuller Ridge Drive.

Ms. Rauch said Planning is recommending approval of the Final Plat with one condition:

- 1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

Ms. Rauch said the proposed final development plan is very similar to the preliminary development plan with an increase in square footage due to internal modifications. She said the skilled nursing center is located in the center of the site with the main building entrance and covered drop-off area located on John Shields Parkway. She said an additional covered drop-off area and turnaround is located on the southeast corner of the site with parking for visitors located along the John Shields Parkway frontage. Ms. Rauch said an access point will lead out onto Mooney Street. She said to the rear of the building, there is an additional entrance on Tuller Road and a secondary building entrance is located to the

Planning Report

Thursday, February 21, 2013

Tartan Ridge - Section 5, Part 2

Case Summary

Agenda Item	2
Case Number	12-089FDP/FP
Site Location	7610 McKittrick Road The 26.32-acre site is located north of McKittrick Road and west of Burnett Lane.
Proposal	Plat and develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development.
Requests	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050. Review and recommendation to City Council for a <u>final plat</u> under the provisions of Chapter 152, Subdivision Regulations.
Applicant	Charles Driscoll, Tartan Ridge LLC.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with conditions. Final Development Plan: Approval with 10 conditions. Final Plat: Approval with 1 condition.

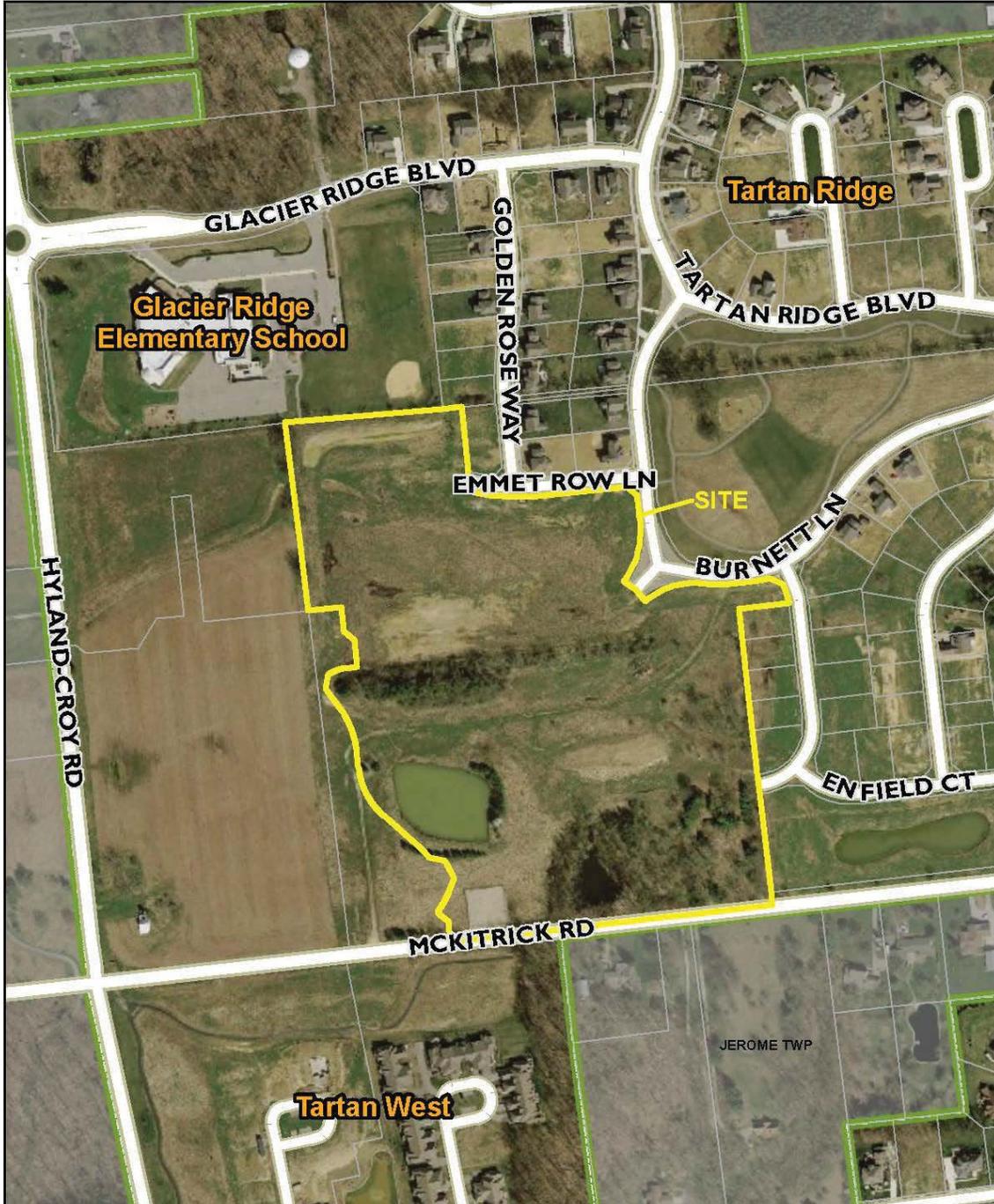
Approval with Conditions – Final Development Plan

- 1) That the diversity matrix be revised to include the alley-accessed lots;
- 2) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;
- 3) That the plans be revised to include one-way traffic restriction notes for designated alley segments;
- 4) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';
- 5) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;
- 6) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;

- 7) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';
- 8) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;
- 9) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring; and,
- 10) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list.

Approval with 1 Condition – Final Plat

- 1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.



Facts	
Site Area	26.32 acres in Union County
Zoning	PUD, Planned Unit Development District (Tartan Ridge PUD), which allows mix of residential and commercial uses; no commercial has been approved. The site includes portions of Subarea A, C and D-1.
Surrounding Zoning	<p>North: Single-family homes in Section 3, developed by M/I Homes also zoned PUD, and the Glacier Ridge Elementary School, zoned R, Rural District</p> <p>East: 9.5-acre central park, across Burnett Lane</p> <p>South: Condominiums within the Tartan West development across McKitrick Road, zoned PUD</p> <p>West: Undeveloped land within Tartan Ridge, Subarea F</p>
Site Features	Irregularly shaped site stretches approximately 1,300 feet north from McKitirck Road. There is a temporary detention basin along the northern site boundary that was approved when Tartan Ridge, Section 3 was approved in 2009. An evergreen tree row runs west to east in the center of the site and there are two ponds and a clustering of trees in the southern portion. There is a 100 foot square Columbia Gas easement in the southwestern portion of the site with driveway access off McKitrick Road. A concrete pad and six-foot chain link fence are located within the easement securing underground equipment.
History	<p><u>City Council</u></p> <p>January 14, 2013 Section 5, Part 1 final plat (1 lot)</p> <p>May 21, 2012 Section 4 final plat approved (12 lots)</p> <p> Section 2, Part 2 final plat approved (17 lots)</p> <p> Section 2, Part 3 final plat approved (15 lots)</p> <p>September 12, 2011 Section 2, Part 1 final plat approved (14 lots)</p> <p>September 13, 2010 Revised final plat approved for lot 160 in Section 3</p> <p>October 19, 2009 Section 3 final plat approved (26 lots)</p> <p>June 18, 2007 Section 1 final plat approved (98 lots)</p> <p>March 19, 2007 Rezoning with preliminary development plan approved</p> <p><u>Planning and Zoning Commission</u></p> <p>December 6, 2012 Section 5, Part 1 final plat recommended for approval and final development plan approved</p> <p>June 23, 2011 Section 4 final plat recommended for approval and final development plan approved</p> <p>August 19, 2010 Section 3, Lot 160 revised plat recommended for approval and amended final development plan approved</p> <p>September 17, 2009 Section 3 final plat recommended for approval and final development plan approved</p> <p>September 18, 2008 Amended final development plan for changes to the architecture requirements of the development text tabled</p> <p>April 3, 2008 Section 2 final development plan/final plat approved</p>

Facts

May 17, 2007	Section 1 final development plan/final plat approved
February 1, 2007	Rezoning/preliminary development plan recommended for approval

Development Context

The Tartan Ridge PUD permits 246 single-family units, 24 townhouse units, approximately 68,500 square feet of commercial space, and 69.14 acres of open space.

Subarea A is 94.87 acres, covering a majority of the Tartan Ridge plan in the northern, eastern and central portion of the development. Subarea A is approved for a maximum of 103 units with the following lot types and minimums:

Estate Lot:	8 units minimum
Manor Lots:	56 units minimum
Park Lot:	8 units minimum
Court Lot:	no minimum

So far, 47 units have been approved with Section 1, 46 units with Section 2. This proposal includes six units (all Court Lots) completing development in Subarea A with a total of 99 units.

Subarea C is 42.18 acres in the southeast portion of Tartan Ridge. Subarea C is approved for a maximum of 52 units with the following lot types and minimums:

Village Lot:	5 units minimum
Cottage Lot:	6 units minimum
Court Lot:	35 units minimum

Thirty units have been approved with Section 1 and 12 units with Section 4. This proposal includes seven units completing development in Subarea C with a total of 49 units.

Subarea D-1 is 16.74 acres in the west central portion of Tartan Ridge. The Subarea is approved for a maximum of 47 units with the following lot types and minimum number of units:

Cottage Lot:	9 units minimum
Court Lot:	5 units minimum
Garden Lot:	21 units minimum

Nine units have been approved in Subarea D-1 in Section 3, south of Glacier Ridge Boulevard, along the school's eastern boundary. One lot was recently approved as Tartan Ridge, Section 5, Part 1 for a model for the alley-accessed homes. This proposal includes 30 units within Subarea D-1 and five additional units to be approved at a later date for a total of 45 units.

Details	Final Development Plan
Process	<p>The final development plan conforms to and provides a detailed refinement of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.</p>
Subarea A (Lots 208-213)	<p>This Subarea includes 95 acres in the northern and western portion of the site and accommodates a maximum of 103 lots, with a combination of Estate, Manor, Park and Garden lots. A majority of lots within this Subarea have been approved with previous Sections. This proposal includes six Court lots (Lots 208-213) are along the south side of Baronet Boulevard. The lots back up to Reserve 'Q', a 7.25-acre park. The public road Enfield Trace will also be extended as part of this proposal paralleling McKittrick Road in the southern portion of the development. This application completes development of this Subarea.</p>
Subarea C (Lots 214-220)	<p>This Subarea includes 42 acres in the southeast portion of the site, and permits a maximum of 52 lots. Village, Cottage and Court lots are permitted. The layout of this Subarea is more compact and clusters smaller lots near open space. This proposal includes seven Courts lots (Lots 214-220) in Subarea C on the north side of Enfield Trace, also backing up to Reserve 'Q'. nd completes development of this Subarea.</p> <p>Reserve 'R', 4.11-acre open space is shown along the McKittrick Road frontage, south of Enfield Trace. This open space includes existing trees and ponds, as well as the Columbia Gas easement.</p>
Subarea D-1 (Lots 183-207 and Lots 221-225)	<p>This Subarea is located in the central and western portion of the site and includes 47 lots on 16.74 acres. The lots in this Subarea include Cottage, Court lots and Garden lots in the center of the Subarea, which have alley-accessed rear-loaded garages provide a transition from the multiple family and commercial area to the west. Nine Cottage lots in Subarea D-1 built by M/I Homes were platted as part of Section 3. In December 2012, the Commission approved the platting and development for the first alley accessed Garden lot in Subarea D-1 with Section 5, Part 1. The text characterizes this Subarea as a transitional area between the neighborhood commercial and the townhouses to the west and south, and the large lot development to the north.</p> <p>Six Cottage lots (Lots 221-225) in Subarea D-1 are proposed on the north side Emmet Row Lane adjacent to the Glacier Ridge Elementary school site.</p> <p>Twenty five Garden lots (Lots 183-207) are proposed on the south side of Emmett Row Lane. The lots will be alley accessed by the private alleys Stapleton Place and Darien Square. Along the east side of these lots, Benham Way, a public road connects Emmet Row Lane to Baronet Boulevard, a public road which will be extended from east to west to connect with Burnett Lane in the center portion of the development.</p> <p>The proposal includes a total of 30 lots in Subarea D-1, leaving a maximum of seven lots to be approved.</p>

Details

Final Development Plan

Lots Types

Different types of lots are permitted within the Tartan Ridge development to create diversity in housing by varying lot sizes and setbacks and restricting garage location and orientation. This proposal includes three of the seven permitted lot types: Cottage, Court and Garden Lots.

Cottage Lots (221 through 225). The minimum lot depth for these lots is 120 feet, and a maximum width between 75 and 85 feet measured at the building line. The front setback requirement is 13 to 20 feet from the right-of-way with a minimum side yard of six feet. A 25-foot rear yard setback can be reduced to 15 feet if a garage (attached or detached) is located behind the home. Permitted garages for these lots are all street-loaded with front, side, court and rear garage orientations. The maximum lot coverage is 50 percent.

Court Lots (Lots 208 through 220). The minimum lot depth for these lots is 120 feet with a minimum width of 55 feet, per the approved development text. The text requires a front yard setback between 13 and 20 feet and a side yard setback of six feet. A 25-foot rear-yard setback is required with the provision that the rear yard can be reduce to 15 feet if a garage is located to the rear of the home. The maximum allowable lot coverage for these lots is 70 percent.

Garden Lots (Lots 183 through 199). The text requires a minimum lot depth of 110 feet, minimum width of 45 feet, front yard setback between 13 and 20 feet, side yard setback of 6 feet, and rear yard setback of 12 feet. Maximum lot coverage is 70 percent. Garden lots require rear-oriented garages accessed from an alley.

Traffic and Access

In compliance with the preliminary plan, the plan indicates a portion of Baronet Boulevard with a landscaped median. This feature will restrict turning movement to and from driveways and parking will not be permitted on the median portions of the roadway. Baronet Boulevard intersects Burnett Lane at a traffic circle for intersection control that will allow U-turns, reducing the impact of the median street to the future residents.

The plan includes a single-loaded street, Enfield Trace, in the southern portion of the site and around the neighborhood park, which obscures the rear view of homes along Baronet Boulevard. Enfield Trace will end in a turnaround as part of this development and be fully extended to intersect with a north-south road serving the commercial portion of Tartan Ridge when it develops. Other public streets included in this proposal are the extension of Emmet Row Lane and the new road, Brenham Way.

The proposed final development plan includes the private alleys, Stapleton Place and Darien Square, to serve the lots in this portion of Subarea D-1. Planning has worked with the applicant to ensure adequate driveway depth for these alley-loaded homes to provide for parking. There are also six parking spaces proposed within the landscape island on Darien Square. The private alleys have 16 feet of pavement located within a 20-foot access easement. Planning and Engineering strongly encouraged the applicant to use a wider section of pavement as refuse collection, and possibly mail delivery will occur in these areas and maneuvering in this area could be very difficult with the limited pavement proposed. In addition,

Details	Final Development Plan
Traffic and Access	<p>alleys observed on field trips received positive feedback from Commissioners were characterized by wider pavement sections, ribbon curbs and extensive landscaping.</p> <p>Planning recommends the applicant install ribbon curb along the pavement edge of the alleys and install additional landscaping to the rear of the alley lots. No parking is permitted in the travel way of the alleys and the plans should note if they are intended for one-way traffic.</p>
Architecture	<p>The text states that the same or similar front elevation and/or color treatment can not be repeated for any home for lots: 1) two lots on either side; 2) directly across the street from; or 3) within one home on either side of the home directly across the street from the subject home (referred to as the "area of influence"). The text further states that diversity requirements do not apply if a themed community with a specific architectural style is proposed. Themes must be reviewed and approved by the Planning and Zoning Commission. The diversity matrix submitted by the applicant does not include the alley-accessed lots and must be revised as diversity requirements will apply unless a theme is approved.</p> <p>The development text denotes Lots 194, 199, 208, 213, and 220 as Special Lot that requires special architectural attention to the prominent façades by the Architectural Review Committee. Architecture for Tartan Ridge is reviewed and approved by an Architectural Review Committee, which includes a City representative.</p>
Open Space	<p><i>Reserve 'Q'</i>: This 7.259-acre reserve is located between homes fronting on Baronet Boulevard and Enfield Trace and includes and large existing pond and several stands of existing trees. The reserve will include a bikepath running east to west and a gazebo.</p> <p><i>Reserve 'R'</i>: This 4.111-acre reserve is passive open space primarily comprised of the 200-foot scenic setback along McKitrick Road connecting to Reserve 'L', and that open space along McKitrick Road which was platted as part of Section 1. An existing pond surrounded by evergreen trees is in the open space with the intent to leave the area as natural as possible. The applicant provided a bikepath along the south side of Enfield Trace with Reserve 'L' in a location that addresses a condition from the rezoning that the location of the path be sensitive to existing natural features and be sited more centrally within the setback along McKitrick Road. The applicant should provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown.</p> <p>The applicant has provided a Sugar Maples and Norway Spruce screen around the fence for the Columbia Gas easement to soften its appearance from nearby homes. The landscaping should extend along the western boundary of the fence.</p> <p><i>Reserves 'S', 'T', and 'U'</i>: These reserves are landscape islands within Baronet Boulevard. The islands are landscaped with deciduous and ornamental trees.</p> <p>All reserves will be owned by the City and maintained by the homeowners association.</p> <p><i>Reserve 'P'</i>: This 0.803-acre reserve is the landscape island within the alleys and</p>

Details	Final Development Plan
	<p>the applicant has included curbing around and landscaping within this reserve. Plant material consists of trees and shrubs. This reserve will be owned by a sub-homeowners association of the owners of Lots 182-207.</p>
<p>Street Trees</p>	<p>The development text addresses spacing, size and grouping of street trees. This plan includes street trees for Emmet Row Lane, Brenham Way, Baronet Boulevard, Enfield Trace and the alleys. Sugar Maples and Moraine Sweetgum along Emmet Row Lane continue the street tree species diversification established in previous Sections, as approved by the City Forester. Similarly, street trees along Enfield Trace continue to be Sawtooth Oak and Bald Cypress. Brenham Way has a single species, Skyline Honeylocust. Baronet Boulevard has Dawn Redwood as the street tree and Japanese Tree Lilac and Ginko within the boulevard landscape islands along with Allegheny Serviceberry.</p> <p>The applicant has included Tulip Trees and dwarf burning bush within the alley landscape island. Though not required by Code, the applicant has included street trees along the alleys. Tulip Trees and Silver Linden will be the street trees for Stapleton Place and Darien Square. The City Forester has requested that the trees within the landscape island not be the same as the street trees and requests Japanese Tree Lilac instead of the proposed Tulip Trees.</p>
<p>Tree Preservation</p>	<p>The site contains several well-defined, heavily wooded areas. The text indicates an intent to preserve as many trees as possible and that trees 6 inches to 24 inches will be replaced on a tree for tree basis, with all trees over 24 inches being replaced inch for inch. Throughout the development of this project, Planning and the applicant have monitored the replacement requirements in the different sections to use replacement trees from one section in another.</p> <p>The tree inventory shows removal of 42 trees between six and 24 inches in good or fair condition and 311 inches of trees larger than 24 inches for a replacement requirement of 167 trees. The plan adds 38 replacement trees to the site and the applicant has updated the development-wide tree replacement summary reconciling trees added to previous Sections. Ninety trees not originally shown as replacement trees in Sections 1 and 2 have been added to the tree replacement analysis. As a result, all required trees will have been replaced with the approval and development of this Section.</p> <p>Planning questions whether all trees shown as previously replaced in Sections 1 and 2 to be counted for replacement trees in Section 5 are in good condition and conditions the applicant replace dead and dying trees in Section 1 and 2 by November 30, 2013 as indicated from an inspection to be performed this spring.</p> <p>In addition, protected trees #947 and 952 through 968 west of Lot 225 appear to be salvageable and should not be removed with this phase. Planning also requests that the applicant relocate storm structure #3 out of the critical root zones of protected trees in the area.</p>

Details	Final Development Plan
	<p>There are several existing trees on the south side of the pond in Reserve 'Q'. These trees need to be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace.</p> <p>The applicant will also be required to revise the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, and to remove statements regarding tree replacement credits in the legend and the plant list.</p>
Hedges	<p>The approved development text requires that a hedgerow, located along the front of all residential lots, be installed at a minimum height of 18 to 24 inches and maintained at not more than 30 inches. The applicant has indicated that the homeowners association will be responsible for the maintenance of the hedges.</p> <p>The hedge material for Emmet Row Lane, Brenham Way and Enfield Trace is green velvet boxwood and dwarf burning bush for Burnett Lane and Baronet Boulevard.</p>
Gates and Gateposts	<p>The text requires either a gate or gateposts at the front of each lot at the end of the brick sidewalk and integrated with the landscape hedge. The plan includes a sampling of gates, posts, as well as arbors and trellises as an illustration of the intended design character. Allowed materials include wood, stone, brick, and wrought iron. Other types of gates, posts, and trellises may be used as long as the style and intent of this feature is maintained.</p>
Fences	<p>The development text allows six-foot fences within the buildable area of Garden lots within Subarea D-1 to enclose the rear courtyard of homes. The fences must complement the architectural style of the home and requires approval from the Planning and Zoning Commission. The applicant has provided three types of wrought-iron fences. This fence approval will also apply to previously approved Tartan Ridge, Section 5, Part 1, fulfilling Condition #2 of the approval.</p>
Private Sidewalks	<p>Brick sidewalks are required from the front door to the public sidewalk. The plan includes samples of brick pavers to illustrate styles. The brick should match or complement the primary material of the house. Other brick pavers may be used as long as the style and intent is maintained.</p>
Utilities	<p>Public sanitary sewer installed with Tartan Ridge Section 1 which will serve portions of this development. This, in conjunction with the proposed sanitary sewer infrastructure, will provide adequate service to all proposed lots. .</p> <p>Over 2400 feet of new public water main and 7 new hydrants are proposed to ensure that adequate water supply for domestic and fire fighting purposes are provided.</p>
Stormwater	<p>To meet the requirements of the City of Dublin's Stormwater and Stream Protection requirements, the plan proposes to use the temporary stormwater retention basin along Hyland Croy Road within the 200-foot scenic setback. The preliminary development shows extensive ponds and landscaping along this road frontage to</p>

Details	Final Development Plan
	<p>serve the development. The applicant is proposing to install the northernmost portion of the stormwater management pond at this time to serve this proposal and previously approved Sections.</p> <p>Engineering and Planning urged the applicant to install the full pond with this development for aesthetic and construction reasons, however, the applicant prefers to only provide stormwater management for what is necessary to meet Code. The applicant has cited ownership issues and uncertainties in the final layout of the remaining development for the desired delay in the finished design and landscaping of the pond and Hyland Croy Road open space treatment. The landscape plan includes a mixture of evergreen trees and large shrubs along the northern and western boundary of the basin.</p> <p>A preliminary stormwater report has been submitted that demonstrates that this basin, in conjunction with the other storm sewer infrastructure proposed will meet stormwater design requirements. Additionally, a drainage easement is provided that encompasses the areas of the detention basin and the associated stormwater structures.</p>

Analysis	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
<p>1) <i>Consistency with the approved preliminary development plan.</i></p> <p>Condition 1</p>	<p>Criterion met with Condition: This proposal is consistent with the requirements of the proposed preliminary development plan. The diversity matrix submitted by the applicant does not include the alley-accessed lots and must be revised as diversity requirements will apply unless a theme is approved.</p>
<p>2) <i>Traffic and pedestrian safety</i></p> <p>Conditions 2 & 3</p>	<p>Criterion met with Conditions: The proposal provides safe vehicular and pedestrian circulation, except as noted below. The applicant has provided an exhibit indicating adequate driveway depth to accommodate parking.</p> <p>Planning recommends the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley and to provide the high quality aesthetic desired based on previous comments. Based on the proposed pavement width the alleys will be limited to one-way traffic and the plans should be revised to include this restriction.</p>
<p>3) <i>Public services and open space</i></p> <p>Condition 4</p>	<p>Criterion met with Condition: The proposal has all necessary public services and several open space reserves are included in the plans. The applicant should provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R'.</p>

Analysis	Final Development Plan
<p>4) <i>Natural features and resources</i></p> <p>Conditions 4 & 5</p>	<p>Criterion met with Conditions: The applicant has included a Tree Preservation the final plat to the rear of Lot 220. While preservation is impacted by grading activities, Planning recommends that the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area.</p> <p>There are several existing trees on the south side of the pond in Reserve 'Q', which need to be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace.</p>
<p>5) <i>Lighting</i></p>	<p>Not applicable.</p>
<p>6) <i>Signs</i></p>	<p>Not applicable.</p>
<p>7) <i>Landscaping</i></p> <p>Conditions 6 - 10</p>	<p>Criterion met with Conditions: The applicant has worked with Planning to address concerns about adequate landscaping. The plans show a landscape screen around the fence for the Columbia Gas easement in Reserve 'R' to soften its appearance from nearby homes. The landscaping should extend along the western boundary of the fence.</p> <p>The City Forester has requested that the trees within the landscape island not be the same as the street trees and requests Japanese Tree Lilac instead of the proposed Tulip Trees. The applicant will be required to replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring.</p> <p>The applicant will also be required to revise the landscape plans to indicate Tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list.</p>
<p>8) <i>Stormwater Management</i></p>	<p>Criterion met: Stormwater management for this development will comply with the Code.</p>
<p>9) <i>Phases</i></p>	<p>Not applicable.</p>
<p>10) <i>Other laws & regulations</i></p>	<p>Criterion met: The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.</p>

Recommendation	Final Development Plan
<p>Approval</p>	<p>In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval of this request with ten conditions.</p>
<p><i>Conditions</i></p>	<p>11) That the diversity matrix be revised to include the alley-accessed lots; 12) That the applicant install ribbon curb along the pavement edge of the alleys to clearly delineate the edge of the alley;</p>

Recommendation	Final Development Plan
	<p>13) That the plans be revised to include one-way traffic restriction notes for designated alley segments;</p> <p>14) That the applicant provide a bikepath along the south side of Enfield Trace instead of the sidewalk shown along the northern edge of Reserve 'R';</p> <p>15) That the applicant not remove protected trees #947 and 952 through 968 west of Lot 225 as part of this proposal and work with Planning and Engineering to relocate storm structure #3 out of the critical root zones of protected trees in the area;</p> <p>16) That the trees on the south side of the pond in Reserve 'Q', be surveyed and either protected or replaced depending on the construction impacts from Enfield Trace;</p> <p>17) That the plans landscaping extend along the western boundary of the fence around the Columbia Gas easement in Reserve 'R';</p> <p>18) That the trees within the alley landscape island be revised to Japanese Tree Lilac instead of the proposed Tulip Trees;</p> <p>19) That the applicant replace any trees found dead or dying in Sections 1 and 2, indicated as replacement trees, by November 30, 2013 based on an inspection to be performed this spring;</p> <p>20) That the applicant revises the landscape plans to indicate tree protection fencing on the north side of the proposed sewer and grading work west of Lot 225, remove statements regarding tree replacement credits in the legend and the plant list.</p>

Details	Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.
Plat Overview	The final plat is for Lots 183 through 225 of the Tartan Ridge development. The plat contains the right-of-way for McKitirck Road, Enfield Trace, Baronet Boulevard, Brenham Way, and Emmet Row Lane. The plat also contains Reserves 'P', 'Q', 'R', 'S', 'T' and 'U'.
Plat Notes	The plat includes notes describing the type of lot and development standards. It should also include a note regarding lots with special architectural requirements.

Analysis	Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.

Analysis	Final Plat
<p>1) <i>Plat Information and Construction Requirements</i></p> <p>Condition 1</p>	<p>Criterion met with Condition: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat, except as noted. Several lots within this portion of Tartan Ridge are designated as Special Lots and require additional architectural elements. While the applicable lots are indicated with a star on the plat, there should also be a note explaining what the star indicates.</p> <p>A Construction Bond will be required for the public infrastructure that will be installed with this project. The value of this bond is based on the approved cost of construction. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.</p>
<p>2) <i>Street, Sidewalk, and Bikepath</i></p>	<p>Criterion met: Street widths, grades, curvatures, intersections, and signs comply with the appropriate Code sections. Sidewalks or multi-use paths are required on both sides of all public streets in compliance with City construction standards.</p>
<p>3) <i>Utilities</i></p>	<p>Criterion met: This plat establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards</p>
<p>4) <i>Open Space</i></p>	<p>Criterion met: Open space dedication has been fulfilled with previous sections.</p>

Recommendation	
<p>Approval</p>	<p>This proposal complies with the review criteria and approval of this request is recommended with one condition.</p>
<p>Condition</p>	<p>1) That any technical adjustments be made to the plat prior to submission to City Council, including noting specific architectural requirements for Lots 194, 199, 208, 213, and 220.</p>

FINAL DEVELOPMENT PLAN CRITERIA

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

FINAL PLAT

Review Criteria

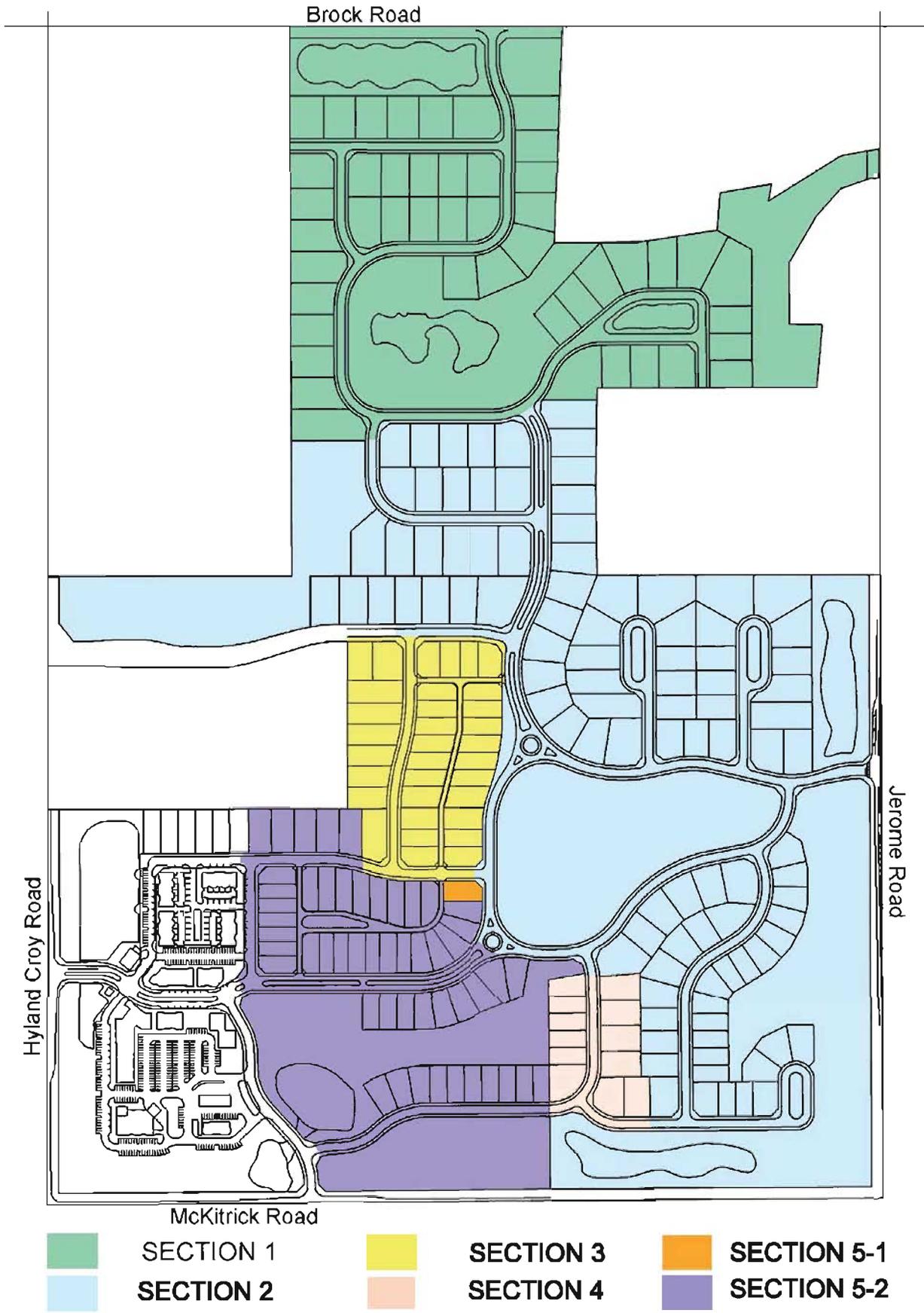
The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

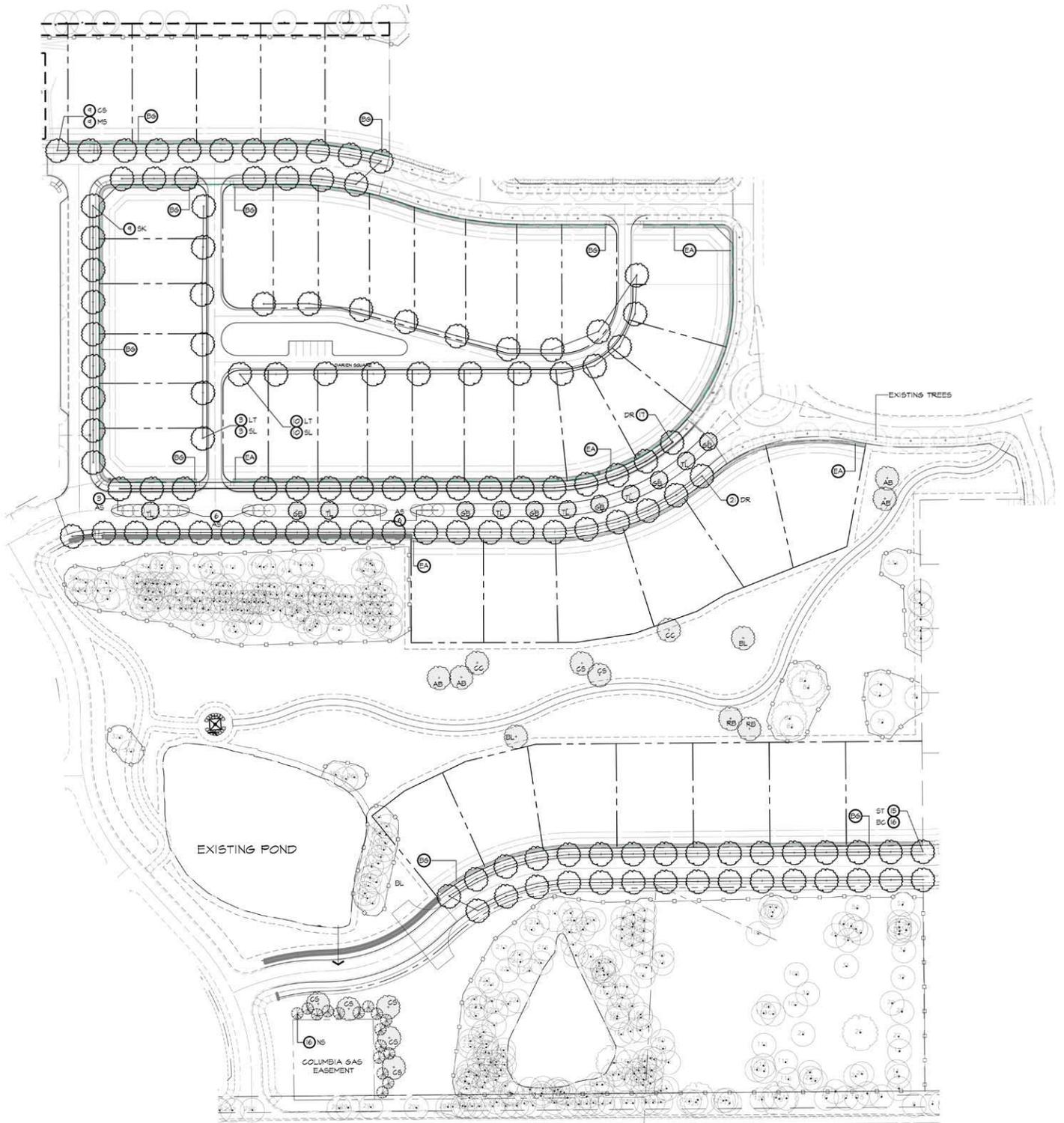
In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

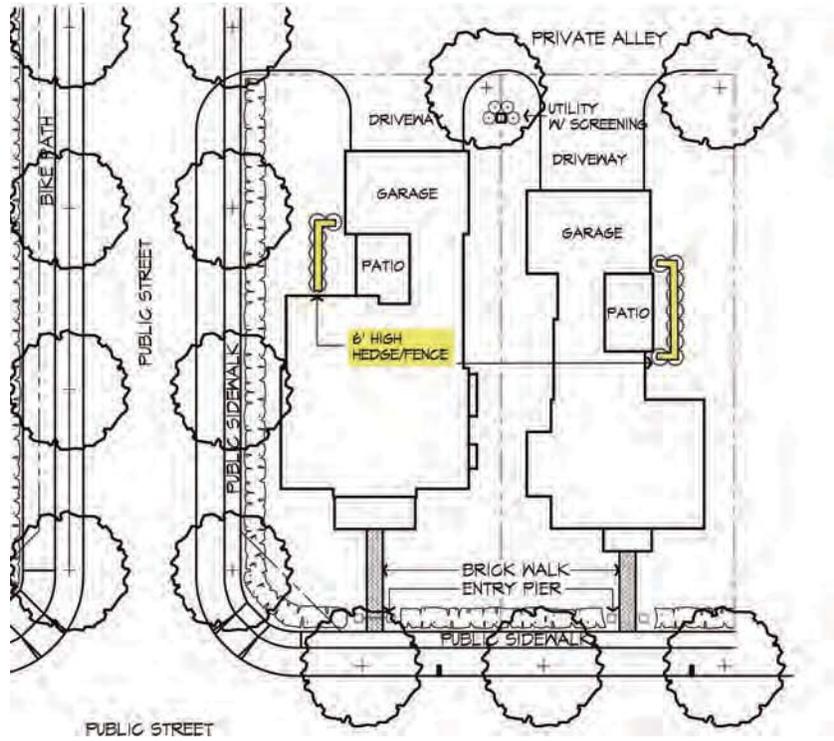
Proposed Section 5-2 - Tartan Ridge



Proposed Final Development Plan



Proposed Fence Detail



3' - 6' AMERISTAR ECHELON PLUS MAJESTIC FENCE - 3 RAIL / NO RINGS



3' - 6' AMERISTAR ECHELON PLUS MAJESTIC FENCE - 4 RAIL WITH RINGS



3' - 6' AMERISTAR ECHELON PLUS MAJESTIC FENCE - 3 RAIL WITH RINGS

5 PATIO ENCLOSURE FENCE SAMPLES (LOTS 182-207)

NTS



Proposed Final Plat



APPROVED DEVELOPMENT TEXT

VIII. SUB-AREA C DEVELOPMENT STANDARDS

VIII. SUBAREA C

A. Description: Subarea C shall be located in the south-central portion of the site, just to the north of McKittrick Road. It shall consist of approximately 42.18 acres. This subarea is to contain intermediately-sized lots clustered around expansive areas of open space. Street trees along the scenic roadways in this Subarea are proposed be planted in a more informal setting to compliment the open space system.



B. Permitted Uses; Lot Types:

1. Permitted uses shall include single-family detached homes.
2. Permitted lot types:
 - a. Village Lots
 - b. Cottage Lots
 - c. Court Lots

C. Number of Units: The maximum number of dwelling units in Subarea C shall be fifty-two (52). Of this total, the following minimum numbers of each lot/unit type shall be developed:

Village Lots: 5 units
Cottage Lots: 6 units
Court Lots: 35 units

D. Lot Dimensions; Setbacks; Garage Types: The following standards shall apply to each permitted lot type in Subarea C:

1. Village Lots: Village Lots are subject to all of the same standards as Park Lots, except that on Village Lots front-facing garages are permitted. These lots are subject to the following standards:

- a. Lot width: Minimum of eighty-five (85) feet but less than ninety-five (95) feet at the building line
- b. Lot Depth: Minimum of one hundred twenty-five (125) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty-five (25) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of seven (7) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be fifty percent (50%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/accessory front oriented
 - iii. Street loaded/side oriented
 - iv. Street loaded/court oriented
 - v. Street loaded/rear located

2. Cottage Lots: Cottage Lots are clustered and shall have reduced setback requirements in order to create a compact, village-like feel. These lots are subject to the following standards:

- a. Lot width: Minimum of seventy-five (75) feet but less than eighty-five (85) feet at the building

APPROVED DEVELOPMENT TEXT

VIII. SUB-AREA C GENERAL DEVELOPMENT STANDARDS

- line
- b. Lot Depth: Minimum of one hundred twenty (120) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of six (6) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be fifty percent (50%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/side oriented
 - iii. Street loaded/court oriented
 - iv. Street loaded/rear located
 - v. Street loaded/accessory front oriented

3. Court Lots: Court Lots are clustered near open spaces and shall have reduced setback requirements that, just like Cottage Lots, are intended to create a compact, village-like feel. Court Lots differ from Cottage Lots due to their smaller dimensions and restrictions on the types of allowable garages. These lots are subject to the following standards:

- a. Lot width: Minimum of fifty-five (55) feet at the building line
- b. Lot Depth: Minimum of one hundred twenty (120) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of six (6) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be seventy percent (70%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/court oriented
 - iii. Street loaded/rear located
 - iv. Street loaded/side oriented

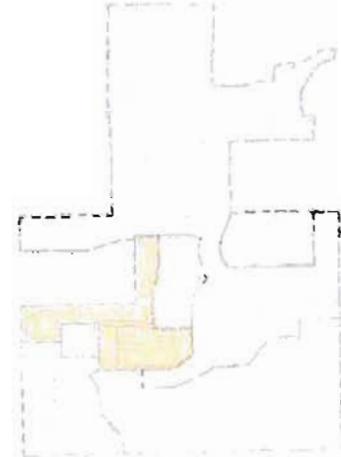
E. McKittrick Road and Brock Road Setbacks: The minimum building and pavement setbacks from the rights-of-way along McKittrick Road and Brock Road shall be two hundred (200) feet.

APPROVED DEVELOPMENT TEXT

IX. SUB-AREA D-1 DEVELOPMENT STANDARDS

IX. SUBAREA D-1

A. Description: Subarea D-1 shall be located in the central portion of the site and shall be a transitional area between neighborhood commercial and townhome uses to the west and larger-lot development to the east. It shall consist of approximately 16.74 acres. This subarea is to contain intermediately-sized single-family homes adjacent to the elementary school site to the west as well as single-family homes with garage access from private alleys to the rear. Street trees along the scenic roadways in this Subarea are proposed be planted in a more informal setting to compliment the open space system.



B. Permitted Uses; Lot Types:

1. Permitted uses shall include single-family detached homes.
2. Permitted lot types:
 - a. Cottage Lots
 - b. Court Lots
 - c. Garden Lots

C. Number of Units: Number of Units: The maximum number of dwelling units in Subarea D-1 shall be forty-seven (47). Of this total, the following minimum numbers of each lot/unit type shall be developed:

Cottage Lots: 9 units
Court Lots: 5 units
Garden Lots: 21 units

D. Lot Dimensions; Setbacks; Garage Types: The following standards shall apply to each permitted lot type in Subarea D-1:

1. Cottage Lots: Cottage Lots are clustered and shall have reduced setback requirements in order to create a compact, village-like feel. These lots are subject to the following standards:

- a. Lot width: Minimum of seventy-five (75) feet but less than eighty-five (85) feet at the building line
- b. Lot Depth: Minimum of one hundred twenty (120) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of six (6) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be fifty percent (50%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/side oriented
 - iii. Street loaded/court oriented
 - iv. Street loaded/rear located
 - v. Street loaded/accessory front oriented

2. Court Lots: Court Lots are clustered near open spaces and shall have reduced setback requirements that, just like Cottage Lots, are intended to create a compact, village-like feel. Court Lots differ from Cottage Lots due to their smaller dimensions and restrictions on the types of allowable garages. These lots are subject to the following standards:

APPROVED DEVELOPMENT TEXT

IX. SUB-AREA D-1 DEVELOPMENT STANDARDS

- a. Lot width: Minimum of fifty-five (55) feet at the building line
- b. Lot Depth: Minimum of one hundred twenty (120) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
- e. Side Yard Setback: Minimum of six (6) feet
- f. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
- g. Lot Coverage: The maximum lot coverage shall be seventy percent (70%)
- h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
 - i. Street loaded/front oriented
 - ii. Street loaded/court oriented
 - iii. Street loaded/rear located
 - iv. Street loaded/side oriented

3. Garden Lots: Garden Lots are reminiscent of traditional neighborhood development and shall feature rear-oriented garages that are loaded from private alleys to the rear. Garden Lots shall allow for a variety of lot widths but shall in all cases be subject to reduced setback requirements. These lots are subject to the following standards:

- a. Lot width: Minimum of forty-five (45) feet but less than seventy-five (75) feet at the building line
- b. Lot Depth: Minimum of one hundred ten (110) feet
- c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
- d. Rear Yard Setback: Minimum of twelve (12) feet
- e. Side Yard Setback: Minimum of six (6) feet
- f. Lot Coverage: The maximum lot coverage shall be seventy percent (70%)
- g. Permitted garages: (see Section V(E)(6) for definitions of each garage type):
 1. Alley loaded/rear oriented
- i. Fences: Decorative fencing or hedges with a maximum height of six (6) feet shall be permitted within the buildable area of each Garden Lot to enclose the courtyard to the rear of the home. Such fences shall be of a color that is complimentary to the architecture of the home. A palette of the allowable fencing to be used in these locations shall be provided for review and approval by the Planning Commission at the time of any final development plan that includes Garden Lots.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

January 14, 2013

Page 2

Held

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and he appreciates the support of City Council, the City Manager, and the administration at the Police Division. He attends ceremonies in Washington, D.C. each year, which honor the fallen officers killed in the line of duty. A number of years ago he served as President of the International Conference of Police Chaplains. During his time as President, he was provided with a certain number of Presidential recognition awards that he could give out during his term and after his term ended. He saved a few for an occasion such as this, and he presented one to Chief von Eckartsberg in recognition of his support over the years. He also presented an award to City Council in recognition of the support they give to him in this mission of caring for police officers throughout the country.

On behalf of Council, Mayor Lecklider thanked Officer Ricca for his service to Dublin and to the country through his military service.

He thanked Sergeant Hungler for his generous sharing of this special award with City Council and for his service over many years, which reflects very positively on the Dublin community.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road noted that:

1. The Nestle' Company, who requested free fiber optic access from the City, has been engaged in an aggressive bottled water program around the world. The significance of this is that the "losers" will be the poor who cannot afford water. He did a Google search of Nestle and discovered their masthead statement – "Nestle' is the world's foremost nutrition, health and wellness company. Our focus is on responsible nutrition, promoting health and wellness." In probing further, he discovered that Nestle' is the largest water bottling company in the country, and had some lawsuits filed against them for this product. One of the lawsuits in Connecticut was reportedly settled for \$10 million. He urged Council members to do a Google search on this topic. He believes that the City should not grant Nestle' free access to fiber optics. He will bring up this topic again in the future.
2. He believes that the City might benefit from a debate between himself and Mr. Dring, Executive Director of the Convention Bureau about the richest flowering of this City. He gathers that the DCVB would like to "carpet" the City with things Irish throughout the stores, and go all out to market the City as Irish. He would love to engage in a debate with him. He will continue this topic next time.

Mayor Lecklider noted that a member of the public had previously raised some questions about Nestle' and Nestle' offered a rebuttal regarding the issues. He added that everything read on Google or other media cannot be completely relied upon. Perhaps Nestle' may have a rebuttal to these issues. A lawsuit is a matter of a public record, and there could be a variety of reasons that an international company would settle a lawsuit for \$10 million. He is not aware of the specific circumstances.

Mr. Maurer added that water is the new oil. Whatever the charges against Nestle' are, the consequence is that the sufferers around the world will be the poor people who will not be able to afford to buy water.

CONSENT AGENDA

Mayor Lecklider noted that six items are proposed for action on the consent agenda. He asked whether any Council member requests removal of an item for further consideration under the regular agenda.

Hearing none, Mayor Lecklider moved approval of actions requested for the six items as proposed on the consent agenda.

Vice Mayor Salay seconded the motion.

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

1. Approval of Regular Meeting Minutes of December 10, 2012

2. Notice to Legislative Authority re New D5 liquor permit for J. Liu of Dublin, Inc. dba Scioto Room, 38 W. Bridge Street

- 3. Notice to Legislative Authority re New D51 and D6 liquor permits for American Multi Cinema, Inc., dba AMC Theatres, 6700 Village Parkway**

- 4. Notice to Legislative Authority re Transfer of TREX D1 liquor permit from Tamarkin Co., dba Kingsdale Market District 6515, 3061 Kingsdale Center, Upper Arlington, OH to Tamarkin Co., dba Giant Eagle 6520, 6700 Perimeter Loop Road, Dublin, OH**

- 5. Approval of Final Plat – Tartan Ridge, Section 5-1 (Case 12-080FDP/FP)**

- 6. Ordinance 02-13 (Introduction/first reading)**
 Adopting the 2013 Residential Code of Ohio, With Modifications, as the Dublin Residential Code. (Second reading/public hearing January 28, 2013 Council meeting)

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 74-12

Amending Section 2 (Wage & Salary Structure/Administration) of Ordinance No. 73-06 ("Compensation Plan for Non-Union Personnel").

Ms. Grigsby stated that this legislation includes adjustments to the pay ranges for non-bargaining unit employees. If approved, it will be in effect from January 2013 through the end of 2014. The same review process used in recent years has been utilized, including a market study done each two years by consultant Martha Solano. A meeting was held today with supervisors to review the information. The memo also includes information about the deletion of a position for 2013, two new positions in the 2013 operating budget and the slotting of those two positions in the pay grades. Ms. Solano is present to respond to any questions relating to the methodology or review of the data in preparation of this document. Ms. Grigsby noted that the last time there was an increase in the pay ranges was following the 2008 review, and it was effective for the 2009-2010 pay ranges. The review completed in 2010 indicated no need for adjustment, and so it has been four years since an adjustment was made to the pay ranges.

Ms. Chinnici-Zuercher stated that, given the economic situation over the past few years, she was interested in the percent increase in general terms being recommended. However, given the fact that there was no increase in pay ranges for 2010-2011, it may be a contributing factor to the proposed increases in the pay ranges being higher than what she anticipated. Government jobs have decreased in number in the state and the region, and so she would have anticipated no increase in salary ranges. However, she is aware that much of the discussion has been comprehensive, and included benefits and salary levels.

Ms. Grigsby responded that, as noted in the memo, the various positions in the compensation plan experienced different adjustments in the market survey. There are several classifications where there is not an adjustment proposed to the pay ranges. The information is strictly based upon market data that considers two-thirds public sector information and one-third private sector information. It is a broad review of positions that are similar to the positions listed in the City's compensation plan. For the pay grade with a range adjustment of four percent, over the last four years it would average one percent per year.

Mr. Keenan asked if the majority of the review work for this system took place several years ago.

Ms. Grigsby responded that in 2004-2005, the compensation plan was reviewed, including adjustments to pay ranges. At that time, it was determined that a market study should be undertaken every two years. The City has done this since the implementation of this system in 2006.

Wallace Maurer, 7451 Dublin Road:

1. Asked for a breakdown of union and non-union personnel in the City.



City of Dublin

**Land Use and Long
Range Planning**
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Dublin, Ohio 43016-1236
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fax 614.410.4747
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

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

**4. Tartan Ridge, Section 5-1
12-080FDP/FP**

**9327 Burnett Lane
Final Development Plan
Final Plat**

Proposal: Plat and develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. The site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge LLC, Charles Driscoll.

Planning Contact: Claudia D. Husak, AICP, Planner II.

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

MOTION#1: To approve this Final Development Plan application because it complies with all applicable review criteria and the existing development standards, with 2 conditions:

- 1) That the applicant revise the hedge installation graphic to reflect alley accessed lots prior to scheduling the plat for City Council review; and
- 2) That any fence for Lot 182 be selected from an architecturally appropriate palette to be approved by the Planning and Zoning Commission as part of the final development plan approval for the remaining alley lots.

*Charles Driscoll, agreed to the above conditions by consent.

VOTE: 7 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

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



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

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

4. Tartan Ridge, Section 5-1 12-080FDP/FP 9327 Burnett Lane Final Development Plan Final Plat

Proposal: Plat and develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. The site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Tartan Ridge LLC, Charles Driscoll.

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 Final Plat application because it complies with all applicable review criteria and the existing development standards.

VOTE: 7 – 0.

RESULT: This Final Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Claudia D. Husak, AICP
 Planner II

Motion #2 and Vote

Mr. Taylor moved to approve this Final Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with five conditions:

- 1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning;
- 2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application;
- 3) That the elevations be revised to replace the gable returns with a more appropriate style;
- 4) That the site plan be revised to increase the size of the landscape Island to one parking space to the west along the parking area to the north of the building; and
- 5) That the sea green junipers on the north side of the site be replaced with wintergem boxwood.

Mr. Ghidotti, agreed to the above conditions.

Ms. Newell seconded the motion.

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

Ms. Amorose Groomes said she wanted to thank the applicant's team for taking seriously their comments at the informal review and were able to get both the rezoning/preliminary development plan and the final development plan done, so hopefully it is a net gain. Mr. Ghidotti thanked the commission for their time and effort and apologized for the sloppiness in the text and that is not how they operate and he accepted responsibility for them and said it will not happen next time.

**4. Tartan Ridge, Section 5-1
12-080FDP/FP**

**9327 Burnett Lane
Final Development Plan
Final Plat**

Ms. Amorose Groomes introduced this application to develop one single-family alley lot within Subarea D1 of the Tartan Ridge Planned Unit Development. She said the site is located at the southwest corner of the intersection of Emmet Row Lane and Burnett Lane. She said this application will require two votes. She said the Commission is the final authority on the final development plan and City Council will have to approve the final plat. She swore in those intending to address the Commission on this case, including the applicant, Charles Driscoll.

Ms. Amorose Groomes said they do not need a presentation and asked if there were anyone from the general public that would like to speak with respect to this application. [There were none.]

Final Development Plan - Motion and Vote

Mr. Taylor moved to approve the Final Development Plan because it complies with all applicable review criteria and the existing development standards, with 2 conditions:

- 1) That the applicant revise the hedge installation graphic to reflect alley accessed lots prior to scheduling the plat for City Council review; and
- 2) That any fence for Lot 182 be selected from an architecturally appropriate palette to be approved by the Planning and Zoning Commission as part of the final development plan approval for the remaining alley lots.

Mr. Hardt seconded the motion.

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

Final Plat – Motion and Vote

Mr. Taylor moved to recommend approval to City Council for this Final Plat application because it complies with all applicable review criteria and the existing development standards.

Mr. Fishman seconded the motion.

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

Commission Roundtable

Mr. Taylor said he was concerned that when they have a preliminary and a final development plan of the same thing before them he preferred not to see that combination, but when he looked at the Perimeter project he realized this kind of project was appropriate because they had a good description of the project in the concept stage. Ms. Amorose Groomes said it was appropriate because they had a cooperative applicant.

Mr. Taylor said there wasn't much of a leap from the concept stage to the preliminary development plan, so he didn't have a problem with it and he wanted to reiterate whenever appropriate and possible they would prefer to see those as two different applications. Ms. Husak said that is not always in their control depending on the applicant.

Mr. Hardt said they have seen it in the past with new developments where the preliminary and rezoning and the final development all comes through and give them heartburn, but this case tonight was a modification to a preliminary plan that was previously approved and felt more digestible and was more appropriate.

Ms. Amorose Groomes said she was asked a procedural question about how it is determined how the roll is called on a vote. Ms. Readler said the person who makes the motion is last. Ms. Rogers said it is randomly called from the list each time with the person who made the motion and the seconded person are last. Ms. Readler said the order of the roll call should always be different because they would never want someone to always know the order.

Ms. Amorose Groomes asked if there were any other comments. [There were none.] She adjourned the meeting at 8:40 p.m.

As approved by the Planning and Zoning Commission on January 3, 2013.

RECORD OF PROCEEDINGS

Held

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Mr. Gerber noted that the City dealt with the trash pickup issue effectively with another area - Craughwell Village. He recalls it was related to the service contract. Perhaps something similar should occur in this center.

Mr. McCash stated that the residents encourage the City to ensure the property management company is working to diligently enforce these provisions with whomever is performing their trash collection, snow plowing, roof maintenance, grease hood/ducts clean-up, etc. Everyone was aware of the restricted hours agreement, but it has not been conveyed or enforced by the property management company. Therefore, the residents have no option but to contact Council or City staff.

Mayor Lecklider stated that this requirement of the provider of the service should be included in every service contract. If the property management receives a complaint, the contract should be terminated.

Ms. Chinnici-Zuercher stated that, in addition to Ms. Tangeman sharing this direction with the property owner, the City could also send a letter reiterating each of these points and the information that it will be enforced.

Council requested the Clerk to read the motion on the floor.

The clerk read the motion: "To direct staff to notify the property owner to ensure 'No Parking/Vehicles Will Be Towed' signage is posted within 60 days, enforcement to begin immediately thereafter."

Mr. Keenan noted that the signs were also to cite the Code reference.

Council concurred with the addition.

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

Mr. Langworthy clarified that Code enforcement by staff is not solely complaint driven; staff regularly conducts patrols and always has done so.

CONSENT AGENDA

Mayor Lecklider noted that seven items are proposed for action on the consent agenda. He asked whether any Council Member requests removal of an item for further consideration under the regular agenda.

Hearing none, Mayor Lecklider moved approval of actions requested for the seven items as proposed on the consent agenda.

Mr. Gerber seconded the motion.

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

1. Minutes of May 7, 2012 Council Meeting

2. Ordinance 36-12 (Introduction/first reading)

Adopting the Proposed Tax Budget for Fiscal Year 2013. (Second reading/public hearing June 4 Council meeting)

3. Ordinance 37-12 (Introduction/first reading)

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.172 Acres, More or Less, Fee Simple Interest (with 0.084 Acres as Present Road Occupied), and a Combined a 0.031 Acres, More or Less, Temporary Construction Easement from Iacovetta Properties, Ltd. (Emerald Parkway - Phase 8) (Second reading/public hearing June 4 Council meeting)

4. Ordinance 38-12 (Introduction/first reading)

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 2.0 Acres, More or Less, Fee Simple Interest from Mary M. Seay and Charles J. Pethel. (Emerald Parkway - Phase 8) (Second reading/public hearing June 4 Council meeting)

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

May 21, 2012

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Held

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5. Tartan Ridge - Section 2, Part 2 - Final Plat
6. Tartan Ridge - Section 2, Part 3 - Final Plat
7. Tartan Ridge - Section 4 - Final Plat

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 35-12

Rezoning Approximately 0.91 Acres, on the East Side of Avery-Muirfield Drive Approximately 500 Feet North of the Intersection with Tara Hill Drive, from PUD, Planned Unit Development District (Indian Run Meadows Commercial) to PUD, Planned Unit Development District (Indian Run Meadows Commercial Revised) to Revise the Development Text to Permit up to 1,680 Square Feet of Outdoor Patio Area in Front of an Existing Restaurant (Mary Kelley's) within the Shoppes at Athenry Shopping Center.

(Case 12-0172/PDP/FDP)

Ms. Husak stated that, in addition to the discussion that has occurred this evening, the applicant also has plans to address the concerns raised at the last Council meeting regarding the existing patio at the shopping center. The applicant has committed to including a section of fence at the northern end of the existing patio to discourage any serving for patio patrons to occur through that space. The Code requires a gate at one of the two exits, and that gate is to be located on the south side. Staff recommends approval of the amendment to the development text to allow this patio with those changes.

Jill Tangeman, Vorys, Sater, Seymour and Pease, 52 E. Gay Street, attorney for the applicant stated that, following the last Council meeting, she and Mr. McCash met and further discussed closing off the existing patio, the installation of the gate at the south end and the fence at the northern end. No further revisions occurred. It is her understanding that Mr. McCash is in agreement with those revisions.

Tom McCash, 55 S. High Street, representative for the residents, stated that the residents are in support of this provision. Obviously, there has been a long history related to the Conditional Uses. The residents have consistently argued that this was not a Permitted Use and that a rezoning was required. The applicant has now done so and addressed some of the residents' concerns through that rezoning process, including switching the gate to a fence at that location to avoid a potential, additional negative impact on the residents. In the spirit of balancing the interests, the residents have agreed to support this rezoning. It is hoped that in the future, the other issues discussed tonight are also addressed, and that this commercial development and the neighbors can co-exist in harmony.

Vote on the Ordinance: Mr. Keenan, yes; Mr. Relner, yes; Mrs. Borng, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Salay, yes; Mr. Gerber, yes; Mayor Lecklдер, yes.

INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS

Resolution 28-12

Appointing a Member to an Unexpired Term on the Personnel Board of Review.

Vice Mayor Salay requested that this legislation be postponed to the June 4 Council meeting.

There was no objection to this postponement.

OTHER

- Branding Update

Ms. Grigsby stated that the information on branding, which was provided in Council packets, describes in general what is being done citywide. This is a coordinated effort with Economic Development, influencing the information and material that is provided, and the language and words used to describe the City's districts and projects. Staff has also been working with a firm to help identify some of the issues that need to be considered from a local, state and international perspective. An update on these efforts



CITY OF DUBLIN.

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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 23, 2011

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

**2. Tartan Ridge PUD, Subarea C, Section 4, Lots 171-181 Enfield Trace and Enfield Court
11-030FDP/FP Final Development Plan/Final Plat**

Proposal: Plat and develop 11 single-family lots within Subarea C of the Tartan Ridge Planned Unit Development. The site is located on the north side of Enfield Court, and along the east and west sides of Enfield Trace at the intersection with Burnett Lane.

Request: Review and approval of a final development plan under the provisions of Zoning Code Section 153.050 and a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Charles P. Driscoll, Tartan Ridge, LLC.

Planning Contacts: Claudia D. Husak, AICP, Planner II.

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

MOTION #1: To approve this Final Development Plan because it complies with the development text, the applicable review criteria and the existing development standards within the area.

VOTE: 7 - 0.

RESULT: This Final Development Plan was approved.

Mr. Vrable said four years ago he was told this would be a great location for health care. He said there is an entry point and exit point to every neighborhood. He said for this site to be functional it cannot be drawn up to the street.

Mr. Taylor said he is interested in what happen between the applicant and staff. He asked if there was encouragement from staff to push the building towards the Bridge Street Corridor vision. He said the adopted vision plan specifically suggests that parking should be under the building.

Mr. Vrable said there was a constructive dialog and this is the resolution. He said underground parking for long term care would be a nightmare.

Mr. Hale said the applicant will take the comments into consideration. He said originally Tuller Road was going to sweep through this site. He said this site will provide money to help with infrastructure.

Mr. Taylor said when the Stratford project was being considered there was no context for this area; it was that project which was one of the genesis points for the Bridge Street Corridor Project. He said the final building was far more appropriate for what we are hoping to see in this area now. He said this building does not look like it meets the Code which is being considered. He said he hopes staff will push hard for the buildings near the street with less parking on the outside.

Ms. Noble-Fladling said there have been several meetings about seeing something different for the site. She said staff discussed bringing the building closer to the road, taking considerations to parking and eliminating the basin. She said we discussed creating another road connection going north to south.

Ms. Amorose Groomes said she would like to see the primary facade be stone. She said there will need to be some retaining materials as stacked stone. She we need to work hard to get you our vision of the street network and then we can discuss the situation of the building at that point. She said she would not be opposed to the building being taller and would like to see a roof garden. She thanked the applicant and staff for their presentations.

**2. Tartan Ridge PUD, Subarea C, Section 4, Lots 171-181
11-030FDP/FP**

**Enfield Trace and Enfield Court
Final Development Plan/Final Plat**

Chris Amorose Groomes introduced the Final Development Plan with Final Plat which involves the platting and development of 11 single family lots within Subarea C of the Tartan Ridge planned unit development. She said this site is located on the north side of Enfield Court and along the east and west sides of Enfield Trace at the intersection with Burnett Lane. She said the application consists of two components the final development plan and the final plat. She said there will need to be two motions and the final plat will go to City Council for the final decision. She said the Commission has the final authority on the final development application.

Ms. Amorose Groomes said a presentation was not necessary. She swore in those intending to testify in regard to this case including the applicant and City representatives.

Ms. Amorose Groomes asked if anyone would like to speak in respect to the application. [There were no comments.]

Motion #1 and Vote – Final Development Plan

Mr. Taylor made the motion to approve Final Development Plan because it complies with the development texts, the applicable review criteria and the existing development standards within the area. Mr. Zimmerman seconded. The vote was as follows: Mr. Zimmerman, yes; Ms. Krumb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Hardt, yes; Mr. Taylor, yes and Mr. Budde, yes. (Approved 7 – 0.)

Ms. Amorose Groomes said the final plat has three conditions

- 1) That the plat notes be revised to include special architectural requirements for Lots 171, 175 and 180;
- 2) That the plat assign front and side yards to Lots 171 and 180; and
- 3) That all technical plat information be corrected prior to submitting the plat to City Council for review, subject to approval by Planning and Engineering

Charles Driscoll, Tartan Ridge Associates. Mr. Driscoll said he agrees to the conditions.

Motion #2 and Vote – Final Plat

Mr. Taylor made the motion to approve Final Plat because it meets the applicable Subdivision Regulations with three conditions. Mr. Zimmerman seconded. The vote was as follows: Mr. Zimmerman, yes; Ms. Krumb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Hardt, yes; Mr. Taylor, yes and Mr. Budde, yes. (Approved 7 – 0.)

**3. Chakeres Wheatley Puckett PUD, Atrium II, Alcatel Lucent
11-033AFDP**

**5475 Rings Road
Amended Final Development Plan**

Ms. Amorose Groomes introduced the Amended Final Development Plan for a wall sign for a tenant located in north building of the Atrium II office complex within the Chakeres Wheatley Puckett Planned Unit Development. The site is located on south side of Rings Road at the intersection of Atrium Parkway. She said the Commission has final authority on an Amended Final Development Plan application. She swore in those intending to testify in regard to this application.

Jennifer Rauch said the application is for the Alcatel Lucent tenant within the Atrium II office complex. She said the site is located on the south side of Rings Road, east of Interstate 270 and surrounded by office uses to the north, south and east. She said the site contains two buildings which are connected by a glass atrium; totaling 300,000 square feet, the buildings operate and are addressed independently. She said there are two large parking areas to the front and rear of the building. She said access to the site is provided off Rings Road with a right in and right out and a northern entrance drive and southern entrance drive off Atrium Parkway.

Ms. Rauch said the site is a Planned District and has an approved development text with specific sign provisions, including three ground signs permitted along Rings Road and Atrium Parkway. She said one ground sign and one wall sign are permitted along Interstate 270 frontage. She said the wall sign is the subject of this application. She said on the agenda we are reviewing text changes for the overall sign plan for the office complex. She said this particular tenant will occupy the building before the sign plan and text changes would get through the review process.

Ms. Rauch said the wall sign is provided for within the development text, but the specific provisions would default to the Zoning Code which would permit 300 square feet for a wall sign with individual channel letters of one color. She said the applicant is proposing an approximately

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

Vote on the Ordinance: Mr. McCash, yes; Vice Mayor Lecklider, yes; Mr. Reiner, yes; Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes

Ordinance 14-07

Requesting Approval to Change the Name of Scherers Place to Laser Lane in the City of Dublin, Ohio

Ms. Brautigam stated that staff is requesting Council postpone this ordinance. Staff had devised a name, but in checking with Franklin County, it was already in use. Staff will bring a proposal back on April 9.

Mr. McCash moved to postpone this item until April 9.

Mr. Reiner seconded the motion.

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

Ordinance 15-07

Accepting the Updated Estimated Average Per Acre Value of Land for Park Fees in Lieu of Land Dedication.

Mr. Hahn stated there are no changes subsequent to the first reading.

Wallace Maurer, 7451 Dublin Road stated that in Exhibit B, page 2, paragraph 2, line 5, the word "principals" should be "principles."

Vote on the Ordinance: Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes; Mrs. Boring, yes.

Ordinance 16-07

Rezoning Approximately 189.57 Acres Located North of the Intersection of Hyland-Croy and McKittrick Roads, Bordered to the East by Jerome Road and to the North by Brock Road, From R, Rural, To PUD, Planned Unit Development District. (Tartan Ridge - 9756 Hyland-Croy Road - Case No. 05-183Z)

Ms. Husak stated that this ordinance was introduced at the March 5th Council meeting. This presentation will focus on the changes the applicant has made in response to the discussion at the prior meeting. The plan for this development includes various housing types, large open spaces and a limited commercial area in the southwest corner of the site. The housing consists of seven different single-family home types and 24 townhouse units in four buildings. Active parks are proposed throughout the site and passive open spaces are primarily located along the scenic road setbacks. The neighborhood commercial area proposed consists of 68,500 square feet of space that could be utilized for office, retail and restaurant space. In discussion of the commercial area, Council identified the following issues: (1) the importance of this area to be pedestrian oriented and accessible to bicycles; (2) the proposed location of the gas station; and (3) development text language requiring night sky preservation. Council also discussed the potential viability of the neighborhood commercial area.

The applicant has submitted a revised development text that addresses the issues.

1. The conditional use language on page 46 has been revised to include language stating that the gas station/convenience store will be located in the area depicted in the preliminary development plan, which is located along Hyland-Croy Road with a 200-foot setback.
2. The text has also been revised to require a minimum number of bicycle parking spaces, based on the number of parking spaces provided for vehicles.
3. The language regarding lighting requirements was also changed, deleting a reference to the Dublin Lighting Guidelines to state that night sky preservation is required. Planning will continue to work with the applicant to devise a lighting plan for this location, which is near homes and the Metro Park. That will be finalized during the final development plan phase.

The applicant is prepared tonight to address the viability of the neighborhood commercial proposal. At their February 1 meeting, the Planning and Zoning Commission voted to recommend approval of the rezoning with 11 conditions, which are noted in the Record of Action for that meeting.

Ben Hale, Jr., representative for the applicant stated that Charlie Driscoll, Edwards Land Company, is present to respond to Council's questions. Also present is Robin Lorms, a commercial consultant hired by the applicant to ensure that the proposed commercial area is a viable commercial development. One of the factors Mr. Lorms considered is the amount of available commercial area west of the river. As part of that, he reviewed vacancy rates. Out of 1,300,000 plus square feet, he found 2,000 square feet of vacant space, which translates into an occupancy rate of 99.973%. Essentially, there is 100 percent occupancy of commercial space. Mr. Lorms has accumulated some statistics, which should help Council to understand that this would be a very viable and successful commercial development.

Robin Lorms, principal with Integrity Resources, Crown Park Court stated that he has been asked to render an opinion regarding the potential viability of a proposed retail development at Hyland-Croy and McKittrick Road. Their practice specializes in retail development, market analysis and market research. One of the first steps they took was to review the occupancy levels of shopping centers west of the Scioto River to determine the supply/demand relationship. They focused on community and neighborhood type of developments, including: Avery Square with Kroger, Perimeter Square with Giant Eagle, the Shoppes at Athenry, Shawnee Square, Northbridge Village Square and Karris Square. During the first round of analysis, all the space was occupied except one store. Subsequently, a bigger space became available in the Perimeter Square and another in Avery Square. The overall market is 98 percent occupied, which is very good. A healthy ratio would be 93-94 percent occupied. They then reviewed some demographic studies within the following polygon: Post Road on the south, Hyland-Croy Road to the west, Brock Road to the north and the Scioto River to the east. Within those borders, there are approximately 26,000 people. A healthy ratio of retail space is around 28 square feet per capita. That calculates to a need for approximately 800,000 square feet of retail space. They then evaluated the content of the shopping centers and discovered that Dublin is far below the recommended commercial space. He described several existing examples of 800,000 square feet of retail. In the western section of the City, there was no retail planned between the existing retail at Avery Road and Post Road and that planned for Jerome Village. That area is experiencing tremendous population growth, and additional growth is planned. His conclusions were that this site is not only viable, it would also enhance the quality of life for the existing developments and those proposed.

Mr. Reiner inquired if Mr. Lorms made any observations in regard to the east side of the river.

Mr. Lorms responded that he has looked at different submarkets in Franklin county --one is the east side of the river and the Sawmill Corridor. That area has a vacancy rate of 13 percent. However, the Dublin Village Center is included in that database and is a center that is no longer viable. The Village Square is also at risk, maybe a couple of others. When those are eliminated from the equation, the occupancy is in the low 90th percentile. Some of those developments should be subjected to an adaptive re-use study at some point in time.

Mr. Keenan stated that although reviewing that particular area may not have been the initial charge to Mr. Lorms, it is interesting to hear his opinion regarding Dublin Village Center. This situation is part of the reason for Council's reticence to approve additional retail development.

Mr. Lorms stated that Dublin is a beautiful community; it is well-planned. People in the retail business, especially those from out of town, notice immediately the visibility and signage that H.H. Gregg and Whole Foods have. Those are the necessary fundamentals for retail. The problem with Dublin Village Center is that, although aesthetically it is pleasing, there is no visibility.

Mrs. Boring stated that when Michael's was forced to leave that center, they did not want to leave that location.

Mr. Keenan responded that he was interested in hearing the views of someone who is well known for their expertise in the area of retail development.

Vice Mayor Lecklider inquired his views about Perimeter Center, which is virtually full, although it is situated behind gas stations, banks and fast food restaurants. In addition, there is no signage for it on Avery-Muirfield Road. Why is this so successful?

Mr. Lorms responded that it is due to the issue pointed out tonight – there is pent-up demand for retail on the western side of the river.

Vice Mayor Lecklider stated that it is not then entirely a signage-related issue.

Mr. Lorms responded that it is part of it. There is an anchor tenant, Giant Eagle, which is a draw to the center. There is also a regular, sustainable patronage of customers who live in that area and shop in that area. The Sawmill Corridor is a regional location, with customers coming from Upper Arlington, Worthington and beyond. Anchor tenants in the Sawmill Corridor demand and receive a lot of visibility and signage. The retail at Avery Road and Post Road is a community center.

Mrs. Boring stated that there are many communities that do not have extensive signage, yet they have a draw to regional centers. For example, in Raleigh, North Carolina, the Lowe's store has poor visibility, yet good business volume.

Mayor Chinnici-Zuercher inquired if Mr. Lorms' formula takes into account the type of commercial development. Presumably, it is not based entirely on square footage and population but dependent upon a business that is of sufficient interest to the residents. Mr. Lorms responded that is absolutely true. It is analogous to the hotel industry. For example, a healthy occupancy rate for hotels is 70 percent. If an interchange study is conducted and the results indicate that the hotels have a 60 percent occupancy, the conclusion could be that there is not enough demand for another hotel. However, if all of those hotels are an older format hotel, three to four newer format hotels could come in and achieve a 90 percent occupancy. It is the same with a retail business. The right retail, right configuration and right mix of tenants can achieve great success in an area with 15 percent vacancy. It is possible to build a new center and achieve 100 percent occupancy because the other retail is not meeting the market demand.

Mayor Chinnici-Zuercher stated that Council's concern is with having another center with issues such as the Dublin Village Center.

Mr. Hale stated that is a legitimate concern. If this Tartan Ridge center is built, will it take tenants from another center and leave that center empty?

Mr. Lorms stated that is a valid concern. If there is a market with 500,000 square feet of space of which 100,000 square feet is vacant, and the trade area can be defined concisely, the vacancy is probably due to over supply. Adding more generic space could present a problem, unless it was for a very unique product or a missing niche. In the subject case, there is no space and everything is full. The simple formula is if the supply is full and the demand is growing, if the space is well done, well designed, and well located in the midst of existing population, then from whom would the new retail extract business? In this case, there is no other retail in the area.

Mrs. Boring stated that she does not understand how the Sawmill Road regional retail relates to this discussion. Aside from that, she does not want to see any retail drawn away from the community retail area located at Post and Avery Roads, even though some customers may need to drive more than a few minutes to access it. If three additional retail centers are added to the equation – Jerome Village, Oak Park and Tartan Ridge – how do the numbers compare?

Mr. Lorms stated that even with three additional retail centers added to the database, with the population growth anticipated, the City will continue to be under-supplied. He clarified that with the Sawmill Road example, he was attempting to respond to the distance factor – the distance between Henderson and Reed roads to Powell retail would equate to the distance between Jerome Village and the Avery/Post Road retail.

Mr. Hale stated that the applicant has been working with staff on a final development plan for a portion of this site; that should be completed within a few days. The first phase will be built around the park because it is exceptionally important to the development and extends to the school. A road will be constructed and extended to the school

Kimberly Clavin, 7667 Brock Road, Dublin stated that most of her points are recorded in the public comments section of the Planning and Zoning Commission minutes. However, she would like to emphasize the following points:

- (1) The entryway. It would make more sense to line up the Tartan Ridge entryway to make it fully aligned with Jerome Village. The present location isn't feasible, as there is only 530 feet between the two – not enough for two left turn lanes. Vehicles will be at risk for a collision. They requested that the plan be revised to address that, but it remains unchanged in the plan before Council.
- (2) Water. There are drainage tiles throughout the field where they plan to build upon. When they presented their concerns at the Planning and Zoning Commission meeting, the developer indicated that they were aware of the issue and had some plans to address the issue. However, the residents have not seen any plans and are concerned. The developer did indicate that if any of the neighboring properties were impacted in the future with water problems, they would remedy those situations. But the neighbors are not comfortable with that statement. How long would it take before evidence of a problem is seen, and then how much longer to address it? Presently, following a rain, there is a lot of standing water in that field. In addition, part of that water is septic. There are 15 neighboring homes on septic systems and wells, and some of the systems are leaking. There will be some water purification needs. She had heard that the stormwater drain-off is intended to drain into the pond, but it would not be wise to have septic water draining into the ponds.
- (3) Utilities. No utilities have been planned for the 15 homes in that vicinity, which currently have well and septic systems. They would be interested in tapping into City water/sewer lines.
- (4) Retail. At the Commission meeting, the residents inquired why the retail is being planned for the southwest corner, rather than the southeast. The neighbors want to preserve the look of Glacier Ridge Metro Park, which is one of natural beauty. Coming over the crest of the road on Hyland-Croy in front of Glacier Ridge, one sees Glacier Ridge on the left and now will see retail on the right. It would be more appropriate to place the retail on Jerome Road. The plans are to widen both Hyland-Croy and Jerome Roads to 80 feet, so they would be able to handle a similar amount of traffic volume.
- (5) Convenience store. Surely, the Tartan Ridge people are not happy about the proposed convenience store immediately across the street from large, expensive single-family homes. In addition, two other retail centers are already planned for this area. Jerome Village has an entire city planned, with a significant amount of retail. There is no need for retail on this corner immediately across from the Metro Park. The residents want to preserve the natural look of the area.
- (6) What are the plans to eliminate the "eye sores" – the water towers, construction dumpsters, etc.

She noted that the revisions to the retail area seem to indicate that the parking has been changed to make it more parking friendly. That is much appreciated.

Mr. Reiner inquired about the leech fields and septic systems. Did the applicant purchase the back portions of the properties? Is that why the leech fields are protruding into the applicant's property?

Ms. Clavin responded that her neighbor would be able to respond to that.

Greg Theodore, 7651 Brock Road stated that all the stormwater run-off in that area flows to Brock Road, and most of it across his back field. The proposed entry to this development from Brock Road is along the edge of his front yard. The developer plans to take part of his yard for that entryway. Unfortunately, this land is part of the flow path. There are two major retention sites for all of that area along Hyland-Croy Road. Last week, the field was a river. All the leech beds in that area drain into the water flow and into that field – right into the proposed entryway from Brock Road.

Mr. Reiner stated that, hopefully, the ground is absorbing it.

Mr. Theodore responded that it typically does, but when the ground is frozen, the water coming from the leech beds flows across the ground.

Mayor Chinnici-Zuercher stated that it is her understanding the issues were addressed at the Planning and Zoning Commission meeting, but she would like Mr. Hale to respond, as they seem to be significant.

Mr. Hale stated that they had a private meeting with the residents, which their engineer attended. They also had meetings with the Union County Engineer. As a result, the plans for the access road have been lined up with the Jerome Village entryway. Also, they have evaluated the site carefully in context with the surrounding area, and their engineer has identified two inlets that are bringing in the water. He has also calculated the volume of water flow, and the pipes are being sized sufficiently to pick the water up and transport it into the pond system at the same rate as occurs today. The neighborhood meeting was very beneficial. The residents were able to sensitize the developer to some things they believed were occurring on their properties. Their engineer has preliminarily reviewed that drainage and has assured the developer and the residents that the pipes will be sized sufficiently to remove the water at a reasonable rate. In compliance with the Dublin Code, they will also clean the stormwater before it is released from their site.

Mr. Reiner stated that this is a tiled farm field, which appears to have functioned well for the farmers. Does the developer intend to intercept that water along the property line with a swale system?

Mr. Hale responded that their engineers have identified two inlets that are the source of the problem, and according to the topography maps, they appear to be the only cause. However, the neighbors have stated that they believe the water is coming from more than those two inlets. Therefore, the developer has agreed to investigate that question further. Regardless, there will be sufficient storage on the site to hold that water, and they believe they have sized the pipes sufficiently to remove the water. If not, they will increase their size. Although their preliminary development plan indicates that they will be able to handle the water runoff, they are required to complete a full stormwater review in conjunction with the final development plan.

Mayor Chinnici-Zuercher referred to the neighbors' request to tap in to the City water and sewer lines. Will this be set up so that they can tap in, if they so choose?

Mr. Hale responded that with the water tank located in this area, there is sufficient capacity. They have informed the neighbors that the first step for them would be to annex to the City of Dublin. They have offered to facilitate that for the residents at no cost. If all the neighbors would agree to the annexation, the developer will take care of the costs of the annexation application on a one-time only basis. If annexed, they would be able to tap into the City's water and sewer lines.

Mr. Reiner inquired if the developer has addressed the effluent issue. The water is "sheeting" toward this new subdivision and it is carrying effluent. How would the City's water purification requirements address the effluent?

Mr. Hale stated that there are some water issues on the individual properties. They anticipate the problems will improve with the over-sized pipes. Presently, some of the water is being blocked from draining. Sheet flowing is a sign of a back-up. Hopefully, their septic systems are functioning, but the residents would be welcome to tap in upon annexation. However, their studies do not indicate that they are receiving much effluent. Most of the houses are set far back from their property lines. In addition, there are intervening ponds that help to clean it.

Mr. Reiner stated that the stormwater management of this plan is extremely important. When these houses are constructed, the developer should pay particular attention to the plans. Council does not want to have the residents coming to the City in 5-7 years with complaints of water ponding in their yards.

Mr. Hale agreed. However, there are clearly broken tiles on the site that appear to have been broken for some period of time.

Mayor Chinnici-Zuercher clarified that the Oak Park retail will be comprised of small shops, similar to the plans for this development. She is not aware of any big box type retail planned in Jerome Village. Perhaps that is located on a site much further south, where a property owner is interested in pursuing zoning for big box retail through Jerome Township.

Mr. Hale responded that another big box retail development has been zoned to the west of US 33, north of Post Road on the Skilken property. Jerome Village has a portion of big box retail in addition to the neighborhood retail, but it is a long distance from the Tartan Ridge development.

Mayor Chinnici-Zuercher stated that she did not have the map in her materials that shows the driveway realignment.

Ms. Husak stated that Council received the same packet that was provided to the Planning and Zoning Commission in regard to the preliminary development plan. The plan that Mr. Hale referred to was shared with Planning staff in conjunction with the final development plan that they have been working on. It is not part of these materials. Ms. Husak added that the realignment was addressed by Condition #7 in the Record of Action, regarding "access coordination."

Mr. McCash requested clarification regarding the phasing of Subarea F. The intention is to create some sort of architectural edge for Subarea E, the other townhome component. However, as it reads, the gas station and the coffee shop could be built there and it would create the necessary architectural edge. Or is the intent actually to develop the two buildings that are closer to the entry?

Mr. Hale stated that it is the intent. It would be unusual to build it all at one time, unless there were tenants, but most of the infrastructure would be constructed up front. Mr. McCash stated that he recognizes that, but the text reads that the gas station, coffee shop and other components on the northeast corner would be built, but the adjoining Subarea E retail may not be built for several years down the road. At that point in time, there could be issues with the property owners when that is submitted for final development plan approval. The intention was to build the retail along with the residential structures, but that is not reflected in the text on page 50, paragraph M. The coffee shop and car wash have no direct connection to any of the residential components there from a buffering standpoint.

Mr. Hale stated that what they were trying to convey is that by committing to 32,500 square feet, they were making a substantial commitment for the first phase. The question is in regard to how much architecture is necessary to make it a reality for the residents; 32,500 square feet of building development should be sufficient.

Mr. McCash noted they could then have a CVS and a gas station.

He noted that the concern is to avoid having the retail back up against the residential area, such as the "Shoppes at Athenry" situation.

Mr. Hale responded that he discussed that situation with Mr. Driscoll, and he has indicated that he would be willing to agree that the townhomes would not be constructed until the first phase of the commercial component has been built.

Mrs. Boring inquired about the square footage of the Shoppes at River Ridge

Ms. Husak responded that it is 105,000 square feet.

Mrs. Boring inquired the square footage of the Mary Kelley's area.

Ms. Husak responded that it is approximately 40,000 square feet, which includes the UDF and the daycare center.

Mrs. Boring inquired the number of miles between the Jerome Village shopping center and the proposed retail center.

Ms. Husak responded that they are approximately five miles apart.

Mr. Hale noted that the Union County Engineer has indicated that the first step for them is to build a roundabout at Brock Road and Hyland Croy and they will build Jerome Road to the north. They will initiate the development on the south end.

Mrs. Boring inquired the distance between this shopping center and Oak Park.

Ms. Husak responded that it is approximately one mile apart

Mr. Reiner inquired if this development is essentially what Council observed in the field trip to Franklin, Tennessee.

Ms. Husak responded that much of the development standards for the Westhaven development in Franklin were developer driven. Staff consulted the Westhaven booklets to determine what they did to achieve those architectural results, but the booklets did not include much detail. These development standards, on the other hand, have been meticulously created to require architectural detail to a level not previously seen. It should achieve the same results that were observed in Franklin.

Mrs. Boring inquired if there are alleys in this development.

Ms. Husak responded affirmatively.

Mrs. Boring stated that Ms. Salay is not present this evening, but at the last meeting she had inquired about the landscaping requirements for alleys to achieve the results observed in Franklin.

Ms. Husak stated that staff noted the concerns expressed by Council on that field trip, and they attempted to address those details thoroughly in the final development plan – fencing locations, mailbox locations, how areas are landscaped, the length of driveways, etc.

Mrs. Boring stated that if those requirements are not included in the development text, they may not occur. For example, if it is not stated that the alleyways must achieve a certain landscaping level, it will not occur.

Mr. Hale suggested that could be added as a condition.

Mrs. Boring requested appropriate language for such a condition.

Mr. Hale suggested that it could state that the alley design, landscaping and fencing be enhanced and subject to staff and Planning Commission's final review.

Mr. Keenan stated that he had received several inquiries about the service station, specifically, the screening of the gas pumps.

Mr. Hale responded that the service station would be totally interior to the site with a 200-foot setback from McKittrick Road. There is a substantial landscaped island in that location, and there are trees along the street. This use will be exceptionally well landscaped, but the most effective screening is the fact that it is interior to the site. In addition, this is a small, six-pump operation.

Vice Mayor Lecklider stated that he is very supportive of this plan. He is hopeful that the architectural style will be a "break through" for this community and Central Ohio. However, the retail component does concern him. He requested clarification of Mr. McCash's concern regarding a CVS store on the corner.

Mr. McCash responded that his earlier understanding was that the corner building would have a retail component of a coffee shop, but he realizes it is more of a size appropriate for a CVS.

Mr. Hale responded Mr. McCash is recalling a building of approximately 10,000 square feet that would have a lake view.

Mr. McCash stated that his recollection was that the corner building was to be a coffee shop, as he specifically expressed a concern that the corner building not be a pharmacy or gas station. It seems that will now occur.

Vice Mayor Lecklider states that he wants to be certain he understands the text. The text precludes drive-throughs for a restaurant, but does not preclude a drive-through in connection with a pharmacy or a dry cleaner. Therefore, the text does permit a major pharmacy on this corner, including a drive-through.

Mr. Hale responded that is correct. However, the drive-through component would require a conditional use. It is a prohibited use for a restaurant and therefore, restaurant drive-throughs.

Vice Mayor Lecklider stated that at any other location he would be less opposed to a pharmacy location, but there is a beautiful Metro Park located immediately to the west of this site. The image of a major retail pharmacy on that southwest corner with a small gas station to the interior does not seem to complement the park, in which the City has made a very substantial investment. Regardless of what type of architecture is used or how well it is landscaped, he does not like this component of the plan.

Mr. McCash stated that these pharmacy buildings typically have no windows, so it will be yet another building with black or white spandoglass windows. It defeats the architectural attempts.

Vice Mayor Lecklider stated that he observes other locations in the vicinity where the residents would have easy access to gasoline. He believes there is a gas station at US 33 and SR 42. The proposed interchange at Mitchell-DeWitt provides another opportunity for a gas station. In summary, there are several other options for gas stations, and a gas station in this location does not fit the character of the area.

Ms. Husak stated that it is consistent with the Land Use Principles, regarding "providing neighborhood services in convenient locations." They had heard from some neighbors that there was a need for a gas station in this area. The retail space on the corner could

be a pharmacy or a small-scale grocery store, but 20,000 square feet is the maximum area any tenant can have in this center. Different uses could be accommodated there.

Mr. Hale stated that they would like to believe it will be a mix of uses that people want and will come to the center to use. This is a small, crossroads type of village. It is a neighborhood shopping center, and it has to have some destinations in order to be successful. They are interested in securing a small grocery store for this center, and it may be located on the corner.

Vice Mayor Lecklider stated that he does not disagree that pharmacies, gas stations, and grocery stores are necessities of life, and he could likely support them in any location other than across from the Metro Park.

Mr. Hale stated that for both the residential and commercial architecture for this rezoning, they retained an extraordinarily talented architect, Brian Jones. Mr. Jones has been an integral part of this effort, and he has created some unique designs. He is out of town and could not be present tonight. In terms of the residential architecture, Mr. Hale noted that he has never been involved in a rezoning with this level of architectural commitment for both the commercial and residential areas. When they return with the final development plan, they are expected to bring extraordinary architecture as depicted in the renderings shown tonight.

Vice Mayor Lecklider clarified that what Mr. Hale is showing tonight is the commercial architecture.

Mr. Hale responded that the same architect is doing both portions of the project. He then pointed out the various portions shown on the renderings.

Mrs. Boring stated that she is also struggling with the need for grocery or gas stations in this location. She has had no e-mails from residents expressing the need for such facilities in this area. Her desire for the area across from Glacier Ridge Metro Park is not for what is being proposed in the commercial portions. Previously, Council had discussed their desire for a rural look in this area to complement the Glacier Ridge Metro Park. She is hesitant about the gas station portion of the proposal.

Vice Mayor Lecklider asked if Council Members have any response to his and Mrs. Boring's comments.

Mayor Chinnici-Zuercher responded that she is relying upon this extraordinary architecture presented throughout this process. Her expectation is that the commercial will be something very different from what has been built previously in Dublin and that it will complement the area in question. While she does not disagree philosophically with the comments about the gas station, she personally has concerns about the distance people must drive from some areas of Dublin to access a gas station. Therefore, she is hopeful that, based upon what has been shown in the renderings, this will meet Council's expectations.

Mrs. Boring stated that the drawback is that signage is needed at a gas station to inform the consumers of the prices. While the architecture and the landscaping may be extraordinary, a sign is needed for a gas station.

Mayor Chinnici-Zuercher stated that she does not recall signage displayed on Avery-Muirfield Road for the BP and Shell stations.

Vice Mayor Lecklider responded that BP actually does display the price on Avery-Muirfield Drive.

Mr. McCash noted that the gas station component is a conditional use in this proposed plan; it is not a permitted use. He has less concern with it, due to the fact that it is a conditional use; further, because of the setbacks, there should not be an issue with the signage. From the architectural standpoint, he is more concerned with the free-standing outbuilding on the end versus having a more integrated component within the entire center. He remains concerned with the drive aisle that runs through it, separating it and making it a free-standing structure. His concern is not with a pharmacy use, but with its location.

Mr. Hale stated that somewhere on this row, a break is needed in the building to penetrate to the parking lot. It doesn't necessarily have to be in that location.

Mr. McCash suggested that the break be closer to the main entry with some screening. This structure should be more part of the façade and streetscape.

Mr. Langworthy responded that staff has asked the applicant to consider reconfiguring this commercial area to make more of a downtown street, with parking in the interior and no parking on the Hyland-Croy side, and making the drug store be integrated as part of the focal point. A similar area was visited in North Carolina, and he has provided the applicant with that concept – with a goal of having it integrated into a single unit, as a small downtown setting.

Vice Mayor Lecklider asked how the drive-through will be accommodated.

Mr. Langworthy responded that it is not connected as a building, it just appears connected as a center. They have not settled on the location for a drive-through at this time. By the time the redesign is done, there will likely be some other reconfiguration for the drive-through. It will be part of the final development plan. Mr. Langworthy summarized that staff believes the concern about integrating the center can be addressed.

Mr. Hale added that Council can certainly add a condition regarding integration of the buildings.

Mr. McCash noted that he would prefer it be part of a multi-tenant building versus a free standing, outbuilding piece.

Vice Mayor Lecklider asked staff if a drive-through can be created that would not be visible from Hyland-Croy or the roadway to the south, that is virtually entirely internal.

Mr. Langworthy responded that this is possible. There is no reason for it to be visible from the road. Even if it were on the roadside, it would be difficult to identify it as a drive-through because of the setback and landscaping.

Vice Mayor Lecklider stated that the 200-foot setback is not as large as some people may envision.

Mr. Langworthy agreed, noting it must be supplemented with landscaping.

Vice Mayor Lecklider asked if a car wash is a prohibited use.

Mr. Hale responded it is not a permitted use.

Vice Mayor Lecklider asked that the applicant list the car wash use as a prohibited use.

Mr. Hale agreed to do so.

Mr. McCash added that a car wash does not fall under the definition of "outdoor service facility." This issue has come up with previous rezonings.

Mr. Hale added that this is a small gas station comprised of three double pumps.

Mr. Reiner agreed with a previous comment regarding the need to drive a distance to access gas stations. If the mission is to build future town centers that are pedestrian friendly and move traffic off of the roads, it is important that this center include a gas station to serve the nearby residents.

Mr. Reiner noted that the Franklin project was developer driven and has fabulous architecture and tight controls. One thing that impressed him in Franklin was the frontal elevations, with shadow patterns and relief on the structures. In this development, it appears that vinyl and PVC components are permitted. In view of Council and Planning Commission's mission for high quality, was there any discussion of this architectural detail at the Commission hearings?

Ms. Husak responded that there was discussion about the regulation of the architecture internal to this development by an architectural review committee, similar to what has been done successfully with Tartan West. There was also mention of the City having this book as a guideline for reviewing elevations as they are submitted.

Mr. Hale noted that their architect provided pictures in the book about the right and wrong way to do various architectural details for the development and massing elements. There is also a section regarding gates, hedges and walkways. They have provided guidelines for layering the various levels of architecture and landscaping. To the extent possible, they have demonstrated all of this in the guidebook for the development.

Mayor Chinnici-Zuercher noted that Ms. Clavin asked about the dumpsters and how they will be screened. Dublin has strict guidelines about these and staff can review the

requirements with her. The applicant will be held accountable to the Code in this regard. There are also Codes about permitted hours for trash pick-up.

Mrs. Boring asked about page 46, under 3(c), Conditional Uses, where the language is ambiguous. It notes, "gasoline service station, provided that no more than eight (8) fueling positions shall be permitted." Other language states, "In the event that a gas station is allowed as a conditional use" This needs to be clarified to denote that a gas station needs approval as a conditional use.

Mayor Chinnici-Zuercher suggested that a motion be formulated to address the issues regarding the alley landscaping, prohibiting the car wash use, and addressing the integrated streetscape issue.

Mrs. Boring stated that her intention in regard to the gas station is to limit it to four double pumps, but eliminate the language "shall be allowed" in the text and clarify that it is a conditional use.

Mr. McCash moved to approve Ordinance 16-07 with the conditions that the text language be revised to eliminate the language "shall be permitted" from the conditional use section in Subarea F; that enhancement of the alleys with landscaping be addressed as part of the final development plan approval process; that at the final development plan stage, further consideration be given to the layout of the neighborhood commercial area, such as integrating buildings versus free-standing, single-use buildings and creating a town center with a streetscape; and that the list of prohibited uses in Subarea F be revised to include car washes.

Vice Mayor Lecklider seconded the motion.

Mr. Hale indicated that the applicant is in agreement with the additional conditions.

Vote on the motion: Mr. Keenan, yes; Mr. Reiner, abstain; Mrs. Boring, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes; Mayor Chinnici-Zuercher, yes.

Mrs. Boring asked as a matter of record why a member abstained from voting.

Mr. Smith responded that it is the Chair's discretion to ask for the reason for the abstention.

Mayor Chinnici-Zuercher asked Mr. Reiner to indicate for the record his reason for abstention.

Mr. Reiner responded that he believes that one of the companies he owns may have dealings with one of the investors in this project and so he chose to abstain. He is not certain of this, but abstained for this reason.

Mr. Hale added that Mr. Edwards is an investor in this development, and Mr. Edwards is also an investor in separate entities – primarily apartment entities. Mr. Reiner has partial ownership in these.

Mr. McCash noted he is confused, as Mr. Reiner participated in this discussion.

Mayor Chinnici-Zuercher asked the Law Director for his opinion, given the fact that Mr. Reiner participated in the discussion.

Mr. Smith stated that if a Council Member believes he or she has a conflict, it should be set forth at the outset and the member should ask to be excused from the deliberations. If a member has a conflict, they should not try to influence the vote or the content of the project

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 17-07

Amending Sections 153.002, 153.071, 153.072, and 153.210 of the Dublin Codified Ordinances Regarding Residential Driveways. (Case No. 06-133ADM)

Mr. Keenan introduced the ordinance.

Judson Rex, Planner stated that this ordinance is related to the regulations regarding residential driveways. The purpose is to establish clear guidelines for the design and placement of driveways within the City's residential neighborhoods. The staff report indicates that the Planning & Zoning Commission reviewed the proposed ordinance both in November of 2006 and in February of 2007. At the November work session, the Commission provided input in response to several specific questions from staff. This



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**PLANNING AND ZONING COMMISSION
AMENDED
RECORD OF ACTION**

FEBRUARY 1, 2007

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

1. Rezoning/Preliminary Development Plan 05-183Z – Tartan Ridge – 9756 Hyland-Croy Road

Location: 189.57 acres located north of the intersection of Hyland-Croy and McKittrick Roads, bordered to the east by Jerome Road and to the north by Brock Road.

Existing Zoning: R, Rural District.

Request: Review and approval of a rezoning to PUD, Planned Unit Development District under the provisions of Code Section 153.050.

Proposed Use: A mixed-use development that includes 246 single-family lots, 24 townhouse units, approximately 68,500 square feet of commercial space, and 69.14 acres of open space.

Applicant: Charlie Driscoll, The Edwards Land Company, 495 South High Street, Suite 150, Columbus, Ohio 43215; represented by Ben W. Hale, Jr. and Aaron L. Underhill, Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.

Staff Contact: Claudia D. Husak, AICP, Planner.

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

MOTION: To approve this Rezoning/Preliminary Development Plan based on the evaluation of this proposal according to the criteria set forth in Code Section 153.050 and the Ten Land Use Principles, with eleven conditions, as noted below.

- 1) That the applicant resolve cost sharing for the infrastructure needed to service the site with sanitary sewer, water, and streets, to be finalized and agreed upon prior to final development plan approval;
- 2) That the Traffic Study be approved by the City of Dublin and Union County prior to final development plan approval;
- 3) That all rights-of-way as outlined in this report be dedicated with the recording of the final plat;
- 4) That the applicant participate in improvements to the existing North Fork Indian Run sewer near I-270, subject to approval by the City Engineer;
- 5) That the text be modified to ensure base height for lighting fixtures are appropriately sized for safety and that the text and plans be revised to indicate No-Build Zones, No-Disturb Zone, and landscape buffers as outlined in this report, subject to Planning approval;

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

1. Rezoning/Preliminary Development Plan 05-183Z – Tartan Ridge – 9756 Hyland-Croy Road (Continued)

- 6) That the applicant participate in a cost sharing agreement for infrastructure improvements constructed by the City of Dublin to be finalized and agreed upon prior to final development plan approval;
- 7) That the access point on Brock Road be approved by the City Engineer and Union County and that a stub street to the western property boundary, north of the elementary school, be provided to promote connectivity with possible future development, subject to Engineering approval;
- 8) That the commercial area be redesigned to create a pedestrian-friendly streetscape and environment by providing parallel parking; subject to Planning and Engineering approval;
- 9) That the bikepath along McKitrick Road be located sensitively to existing natural features and be sited more centrally within the setback;
- 10) That the final development plan for this project incorporate additional public open space along the front of lots in Subarea D-2;
- 11) That in lieu of meeting the Dublin Exterior Lighting Guidelines, the applicant works with Planning on a night sky preservation program for the lighting;
- * 12) **That the text language be revised to eliminate the language “shall be permitted” from the conditional use section in Subarea F;**
- * 13) **That enhancement of the alleys with landscaping be addressed as part of the final development plan approval process;**
- * 14) **That at the final development plan stage, further consideration be given to the layout of the neighborhood commercial area, such as integrating buildings versus free-standing, single-use buildings and creating a town center with a streetscape; and**
- * 15) **That the list of prohibited uses in Subarea F be revised to include car washes.**

* As amended by City Council on March 19, 2007.

Ben W. Hale, Jr., representing the applicant, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Rezoning/Preliminary Development Plan was approved.

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner

if the Commission would choose to do so. He said his feeling was that ultimately, it came down to a personal decision, almost regardless of what the policy is because the policy will say what they are allowed to do – not what they have to do or what they should do. He said some of that may be their own choice, so while they may be allowed to do certain things, they may choose not to. He said they may be allowed to talk to the public if that was eventually the policy, but they may choose not to if that was somehow against their philosophical view. He said other commissions are very careful to indicate when contact took place, with whom, in what setting, and what the nature of that contact was, so even if they had ruled against contact, they did recognize that there were times when it would be unavoidable, and therefore have a procedure in place for when that happens. Mr. Langworthy said for some commissions, it was even part of their agenda where the chair would open the item and ask if anyone received any ex parte contacts. He said there was a range of ways this can be dealt with if the Commission chooses, or it can simply be sent back to City Council as it is.

Mr. Gerber pointed out that the Ex Parte discussion was not posted as a topic for discussion for this meeting. He said it could be discussed at one of the three work sessions or at the end of a regular meeting. He said he did not expect much time was needed. Mr. Langworthy said there was no urgency because a policy was in place, however, it was important and should not be dismissed.

Mr. Gerber announced that the February 15, 2007 meeting is a work session and there are many things to discuss.

Mr. Gerber announced that there were four cases on the agenda, all of which the applicants have agreed to the conditions listed in the Planning Report. He pulled Case 1 for discussion. Mr. McCash pulled Case 3. Mr. Gerber announced the order of the cases would be Cases 2, 4, 3, and 1. Since the applicant for Case 2 had not yet arrived, Mr. Gerber requested that Case 4 be discussed first. [The minutes are in the order of the published agenda.]

1. Rezoning/Preliminary Development Plan 05-183Z – Tartan Ridge – 9756 Hyland-Croy Road

Mr. Gerber said the Commission reviewed this case at the last meeting, on January 18, and it was coming back for review of the revised list of uses as it related to retail and commercial. He asked for a progress report with respect to parking in the retail area.

Claudia Husak presented updates to this case and slides. She said this is a request for review and approval of a rezoning for 189 acres north of the intersection of Hyland-Croy and McKittrick Roads. She said the applicant was asked by the Commission to revise the text to make changes to the permitted and conditional uses in the neighborhood commercial area, and to address any inconsistencies in the text. Ms. Husak said this has allowed two conditions to be eliminated from this case, and the presentation will focus on the neighborhood commercial area only, as all other aspects have been discussed previously.

Ms. Husak said that Planning has met with the applicants in order to address concerns and the text has been revised in terms of the permitted uses and refers to the permitted uses in three sections of the Zoning Code: SO, Suburban Office and Institutional, NC, Neighborhood Commercial, and CC, Community Commercial Districts. She said a revised booklet had been

provided to the Commissioners. Ms. Husak said the text also includes language that specifies prohibited uses which would be inappropriate in such a neighborhood setting and language that speaks to the intent of this area as a local neighborhood serving area which will help to determine whether a particular use is appropriate or not.

Ms. Husak said the Conditional Use section of the text has been updated, based on previous discussion and Planning believes that the changes will ensure that this area is developed in a manner that is conducive to a neighborhood serving commercial area. She said based on the evaluation of this proposal according to the review criteria for a rezoning and preliminary development plan, and with the modifications stated in the conditions, the plan will successfully provide appropriate development standards for the site.

Ms. Husak said in addition to the modifications stated in Conditions 9 and 10 listed in the Planning Report, this proposal will meet all the Land Use Principles and will advance the general planning intent of the area. She said the Tartan Ridge development is unique and attractive, and the applicant has worked with Planning and Engineering to address issues and concerns previously discussed. She said this development will maintain and further the high level of development quality in northwest Dublin, and Planning recommends approval with the ten conditions as detailed in the Planning Report:

- 1) That the applicant resolve cost sharing for the infrastructure needed to service the site with sanitary sewer, water, and streets, to be finalized and agreed upon prior to submitting any final development plan;
- 2) That the Traffic Study be approved by the City of Dublin and Union County prior to submittal of a final development plan;
- 3) That all rights-of-way as outlined in this report be dedicated with the recording of the final plat;
- 4) That the applicant participate in improvements to the existing North Fork Indian Run sewer near I-270, subject to approval by the City Engineer;
- 5) That the text be modified to ensure base height for lighting fixtures are appropriately sized for safety and that the text and plans be revised to indicate No-Build Zones, No-Disturb Zone, and landscape buffers as outlined in this report, subject to Planning approval;
- 6) That the applicant participate in a cost sharing agreement for infrastructure improvements constructed by the City of Dublin to be finalized and agreed upon prior to submitting any final development plan;
- 7) That the access point on Brock Road be approved by the City Engineer and Union County and that a stub street to the western property boundary, north of the elementary school, be provided to promote connectivity with possible future development, subject to Engineering approval;
- 8) That the commercial area be redesigned to create a pedestrian-friendly streetscape and environment by providing parallel parking; subject to Planning and Engineering approval;
- 9) That the bikepath along McKittrick Road be located sensitively to existing natural features and be sited more centrally within the setback; and
- 10) That the final development plan for this project incorporate additional public open space along the front of lots in Subarea D-2.

Ms. Husak said the question regarding the layout of parking in the commercial area is something that Planning has discussed with the applicant and have decided to continue with Condition 8 that the design of this area would be further defined at the final development plan stage.

Ben W. Hale, Jr., representing the applicant, Charlie Driscoll, The Edwards Land Company, said the Shamrock Crossing development which City Council recently approved, had the same use issue, and they handled that the same way. He said Council did not like to see all those uses listed, so they have taken out the more objectionable uses and placed the Code sections there so that there are not three pages of uses.

Mr. Gerber noted that there were many people in the audience and asked if anyone wished to speak to the issues before the Commission. [No response.]

Ms. Jones said she was appreciative of the update in the text. She said the uses prohibited in the text were the items she was looking to be prohibited. She said the essence of everything discussed at the last meeting had been captured regarding targeting this to neighborhood services versus more regional serving uses. She noted that the Conditional Use portion was better defined. Mr. Zimmerman said he agreed with Ms. Jones that the list requested has been submitted.

Mr. Gerber referred to Condition 8, and asked if Ms. Husak had discussed it further with the applicant since the last meeting. Ms. Husak said Planning had discussed with the applicants what the vision for that area was, and she thought the applicant was working through how it can be accommodated.

Mr. Hale said everybody is interested in having activity in front of that building, and they do not want people to have to go all the way around the building to come back and park. He said if parking is done that way, there might have to be roundabouts at the ends so people can come back and get a space. Mr. Hale said they also thought there might be walls or other treatment that might allow some angular or head-in parking on one side of the street. He said they thought there were a variety of issues that need to be worked through, and they feel like the time to do that is when they get into engineering, and they come in with the final development plan because the outstanding issues are on both sides and they want to explore them fully. He said they understand that when they come back for final development plan approval, the Commission has the right to say that they want all parallel parking, and if so, they will abide by it. However, they want to explore other options with Planning to make sure that they are doing the absolute right thing.

Mr. Gerber asked if Mr. Hale had any problem with Condition 8 at this point. Mr. Hale indicated he did not.

Mr. Hale said the only other issue they had was that they have a couple of items that they have to do before they can do a final development plan. He said their first phase is 32 lots off Jerome Road and they have to do a turn lane there and would like to be able to process that final development plan prior to resolving the issue how they are going to share costs on other items.

Mr. Saneholtz deferred to staff on the timing matters.

Ms. Husak said Planning would be comfortable to add: "...prior to the approval of the final development plan" to Conditions 1 and 6. However, she said for Condition 2, she would refer to Engineering as the traffic study has to be approved by the City of Dublin as well as the Union County Engineer. Aaron Stanford said one of the reasons why Engineering included that was so

that the Planning Report for the final development plan would be able to explain the traffic improvements and how they work with Union County. He said he thought they still had the ability to do that if it were based on an approval, but they were trying to be able to have all the information laid out so that it could be detailed in the Planning Report.

Mr. Hale agreed to submit it. He said it would give them the opportunity to work through issues with staff while they are negotiating other items. Mr. Gerber agreed to amend Conditions 1, 2, and 6 to replacing “prior to submitting” with “prior to final development plan approval.”

Mr. McCash said he was concerned with some commercial uses being this close to the Metro Park. However, he said there was a need for those types of services in this area. He said because they are close to the Metro Park and on the outskirts of Dublin in the rural areas, he did not think the *Dublin External Lighting Guidelines* are appropriate for this area. He suggested making it a condition that provisions for night sky preservation and protection be considered instead of following the *Dublin External Lighting Guidelines*.

Mr. McCash suggested Condition 11: That in lieu of the Dublin Exterior Lighting Guidelines that staff work with the applicant on a night sky preservation program for the lighting.

Mr. Hale said he had done that before and agreed there were always things that could be done.

Mr. Saneholtz said some of the uses he had concern with were auto repair and auto sales. Aaron Underhill, Smith and Hale, said they specifically excluded automobile sales. He said auto-oriented uses were conditional uses in these districts, therefore they would not be permitted. Ms. Jones noted that the auto-oriented uses were listed on page 44 under number 11.

Mr. Saneholtz noted the text read: *Miscellaneous repair shops and related services*. He said his concern was that if they do have a fuel facility at this location, knowing that it is a conditional use, that he did not want to see auto repair become a part of that. He asked that it be called out in the text. Mr. Langworthy said if the text states that conditional uses are not permitted and this one is called out specifically as being prohibited, there may be some problems later when someone interprets the rest of the conditional uses as being allowed because only one of them was omitted. He said it was an ordinance interpretation issue that has to be dealt with on a fairly regular basis. He said he was concerned how it would affect the City in the future. Mr. Saneholtz and Mr. Walter agreed to leave it the way it was.

Mr. Saneholtz said another concern he had was that as result of the Joint Work Session last Monday, it became clear to him that Hyland-Croy Road is going to become potentially a four-lane boulevard, and he did not think this application had addressed creating a significant ease of connectivity or pedestrian-use in access to the Metro Park. Ms. Husak said other than at the Hyland-Croy Road and the school access drive roundabout, where there is pedestrian crossing to access the Metro Park, there are no other specific Metro Park accessible pedestrian areas further south.

Mr. Saneholtz said at the Joint Work Session it was made clear to him that not only this site, but also Union County had Jerome Road on the books from US 42 to McKitrick Road as a four-lane roadway. He said he anticipated that the center would attract some attention from the park, and the park certainly would attract attention from the residential area and others that will have

connectivity to this area. Ms. Husak said she was not sure how far along the design of Hyland-Croy Road was.

Mr. Saneholtz asked if there could be a condition that would anticipate that additional need. He said it was not a question of if it is going to happen – it is just a question of timing.

Mr. Fishman said that was an excellent point, but he was concerned who would pay for a tunnel. He said the City had put in several tunnels after the fact and they were expensive. He questioned whether or not a condition could be added or was needed since the road was not yet engineered.

Mr. Hale said no one knows today what the ultimate improvement will be in the future.

Mr. Walter said he wondered what the applicant's responsibility was to improvements, based upon growth outside their control. He said he saw there is a pedestrian flow that will happen from Tartan, across through this development, to the park, and he did not think they could tell the developer that because other parcels around are going to develop and their parcel is the natural flow between the use we are trying to get, that they should be unduly burdened with the cost of that. However, he said he did take Mr. Saneholtz's point seriously that the developers bear some responsibility for providing some level of contribution. He said they should have staff consider that.

Mr. Hale said there will be negotiation and part of that will be they will have to write a check for Brand Road because of those planned improvements and what their share is.

Mr. Gerber said safety and related cost issues will be discussed at City Council. He said the minutes will reflect the Commission discussion.

Mr. McCash said Council had wrestled with as far as what future needs were and how much to put on a particular developer rather than balancing it out and taking it out of the tax dollar component.

Ms. Jones asked if the language in Condition 1 lent to that also: "that they had to resolve their cost-sharing arrangement prior..." She asked if "pedestrian ways" could be added so that Council could resolve it, or should it be left to go to the next level. Mr. Saneholtz said he believed that one of the current principles was "pedestrian accessibility to and from the site." He said he was in favor of adding some pedestrian language as well. Mr. Walter and Mr. Fishman agreed that would be a great solution. Mr. Gerber said he agreed with the issues being raised, however he interpreted that the word "streets" addressed all these issues.

Motion and Vote:

Mr. Gerber moved to approve this Rezoning/Preliminary Development Plan based on the evaluation of this proposal according to the criteria set forth in Code Section 153.050 and the Ten Land Use Principles, with eleven conditions, as noted below.

- 1) That the applicant resolve cost sharing for the infrastructure needed to service the site with sanitary sewer, water, and streets, to be finalized and agreed upon prior to final development plan approval;
- 2) That the Traffic Study be approved by the City of Dublin and Union County prior to final development plan approval;

- 3) That all rights-of-way as outlined in this report be dedicated with the recording of the final plat;
- 4) That the applicant participate in improvements to the existing North Fork Indian Run sewer near I-270, subject to approval by the City Engineer;
- 5) That the text be modified to ensure base height for lighting fixtures are appropriately sized for safety and that the text and plans be revised to indicate No-Build Zones, No-Disturb Zone, and landscape buffers as outlined in this report, subject to Planning approval;
- 6) That the applicant participate in a cost sharing agreement for infrastructure improvements constructed by the City of Dublin to be finalized and agreed upon prior to final development plan approval;
- 7) That the access point on Brock Road be approved by the City Engineer and Union County and that a stub street to the western property boundary, north of the elementary school, be provided to promote connectivity with possible future development, subject to Engineering approval;
- 8) That the commercial area be redesigned to create a pedestrian-friendly streetscape and environment by providing parallel parking; subject to Planning and Engineering approval;
- 9) That the bikepath along McKittrick Road be located sensitively to existing natural features and be sited more centrally within the setback;
- 10) That the final development plan for this project incorporate additional public open space along the front of lots in Subarea D-2; and
- 11) That in lieu of meeting the Dublin Exterior Lighting Guidelines, the applicant works with Planning on a night sky preservation program for the lighting.

Mr. Hale agreed to the above 11 conditions. Mr. Zimmerman seconded the motion and the vote was as follows: Mr. Walter, yes; Mr. Fishman, yes; Mr. Sanholtz, yes; Ms. Jones, yes; Mr. McCash, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

~~2. Amended Final Development Plan 06-160AFDP – Frantz Road Corporate Center DEC Development Group – 255 Bradenton Avenue~~

~~Mr. Gerber swore in the applicant's representative, James Brooks, Advance Sign Group, who then agreed with the one condition as listed in the staff report.~~

~~Motion and Vote:~~

~~Mr. Gerber moved for approval of this Amended Final Development Plan based on the evaluation of this proposal according to the criteria set forth in Code Section 153.055(B) of the Dublin Zoning Code and that it will enhance the high-quality character of this office park with one condition as noted below:~~

- ~~1) That any future signs for this development are monument signs not exceeding 6.5 feet in height as measured from grade, with a brick base and complying with all applicable aspects of Code.~~

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