

**To:** Members of Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *MA*  
**Date:** October 31, 2013  
**Initiated By:** Steve Langworthy, Director of Land Use and Long Range Planning  
Claudia D. Husak, AICP, Planner II  
**Re:** Final Plat – Links at Ballantrae (13-057FDP/FP)

## Summary

This is a request for review and approval of a Final Plat for 45 single-family lots, rights-of-way, and approximately seven acres of open space. The 26.5-acre site, zoned PUD, Planned Unit Development District, is on the north side of Rings Road, approximately 1,100 feet west of Eiterman Road. City Council approved the Preliminary Plat on April 22, 2013 as part of the rezoning/preliminary development plan for this subdivision.

## Description

### *Final Plat*

The proposed Final Plat subdivides 26.5 acres of land into 45 single-family lots, 7.1 acres open space, and rights-of-way for Cadmore Drive, Eden Bridge Drive, Alderbrook Drive and Wilford Lane. Additional right-of-way for Rings Road is proposed through the dedication of Reserve A (0.57 acres located along Rings Road) to the City to accommodate the future right-of-way. The Final Plat also includes right-of-way for a portion of the future Rings-Cosgray connector street, Churchman Road.

The Final Plat correctly shows all setback requirements and all information required by the Subdivision Regulations. The Final Plat includes a 25-foot wide Tree Preservation Zone for Lots 2 through 28 to address the development text's goal to preserve as many trees in good and fair condition as possible.

### *Parkland Dedication*

The Subdivision Regulations require the dedication of 3.05 acres of open space and the proposal contains 7.1 acres of open space:

- Reserve A – 0.57-acre along the north side of Rings Road and includes the land needed for the right-of-way for the future Rings Cosgray Connector, Churchman Road
- Reserve B– 2.8 acres north of Reserve A and includes the stormwater management pond, bikepath and landscaping
- Reserve C – 0.03-acre south side off the entry drive to the south to accommodate the entry feature
- Reserve D – 0.697-acre south of the proposed Rings-Cosgray Connector
- Reserve E – 0.045-acre north side off the entry drive to the south to accommodate the entry feature
- Reserve F – 0.645-acre is the setback area between future Churchman Road and Lot 45
- Reserve G – 0.99-acre in the center of the site and provides a neighborhood park with a playground, benches, path and bikeracks

- Reserves H and I – each 0.1 acre, off the entry drive from Marmion Drive. These reserves accommodate buffering from the entry for Lots 23 and 24. Reserve “I” to the north includes an entry feature.
- Reserve J– 1.11 acres, in the northeast portion of the site includes a stormwater pond and the path to the Washington Elementary School

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

### **Neighborhood Contact**

At the preliminary development plan stage, the applicant was required to work with Planning to provide buffering within Reserve B (now labeled Reserve D) on the south side of the Rings-Cosgray Connector. This was to screen the existing home at 6800 Rings Road from the future Churchman Road. There is a tree line on the lot and the plans show additional evergreens along the north property line and mounding with evergreens along the east property line. The property owners continue to be concerned about light trespass from cars travelling east on Rings Road turning onto future Churchman Road and have requested additional plant material within the right-of-way. Planning and Engineering are concerned about sight distance visibility and maintenance issues this could create.

At the Commission meeting, the property owner continued to request additional plant material and the Commission recommended a condition requiring the applicant and staff to continue to work with the property owner. Subsequent to that, the applicant worked with the property owner to add more trees as well as showing the street trees on the south side of proposed Churchman Road and the final alignment of this street.

### **Recommendation of the Planning and Zoning Commission**

The Commission reviewed this final plat together with the final development plan on July 18, 2013. The applicant worked with Planning to address the conditions from the preliminary development plan and the preliminary plat. The applicant has fulfilled the conditions from the Commission approval for the final development plan and the final plat.

The Commission recommended approval to City Council of the final development plan with two conditions and the final plat with one condition:

#### Final Development Plan Condition

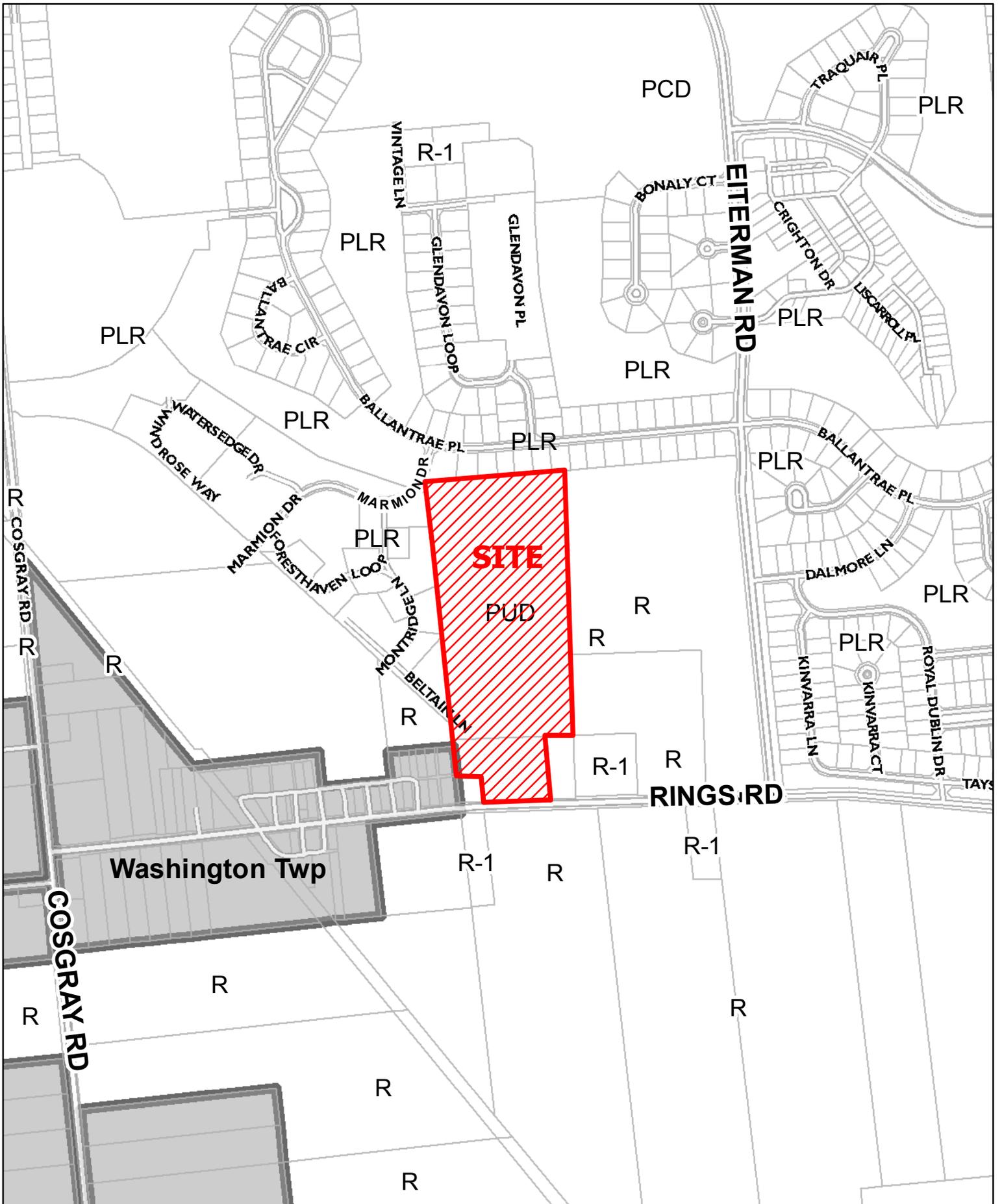
- 1) That the applicant revise the fence detail to a height of 4 feet, prior to submitting the final plat to City Council; and,
- 2) That the applicant continue to work with staff and the property owner on appropriately located landscape screening for 6800 Rings Road in terms of right-of-way location and visibility triangle requirements.

#### Final Plat Condition

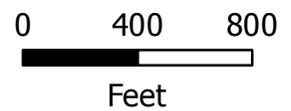
- 1) That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road are made prior to City Council submittal.

### **Recommendation**

Planning recommends approval of the Final Plat for the Links at Ballantrae development at the November 4, 2013 City Council meeting.



13-057FDP/FP  
 Final Development Plan/Final Plat  
 The Links at Ballantrae  
 Rings Rd





**CITY OF DUBLIN.**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236  
Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

|   |  |
|---|--|
| <input type="checkbox"/> Informal Review  | <input type="checkbox"/> Final Plat<br>(Section 152.085)                               |
| <input type="checkbox"/> Concept Plan<br>(Section 153.056(A)(1))                      | <input type="checkbox"/> Conditional Use<br>(Section 153.236)                          |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning<br>(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)<br>(Section 153.115)      |
| <input checked="" type="checkbox"/> Final Development Plan<br>(Section 153.053(E))    | <input type="checkbox"/> Corridor Development District (CDD) Sign<br>(Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan<br>(Section 153.053(E))       | <input type="checkbox"/> Minor Subdivision   |
| <input type="checkbox"/> Standard District Rezoning<br>(Section 153.018)              | <input type="checkbox"/> Right-of-Way Encroachment                                     |
| <input type="checkbox"/> Preliminary Plat<br>(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): Rings Road                           |   |
| Tax ID/Parcel Number(s):<br>274-000038-00<br>274-000019-00 | Parcel Size(s) (Acres):<br>26.501 acres |
| Existing Land Use/Development: Vacant farm ground          |   |

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

|  |
|--|
| Proposed Land Use/Development: Single family residential as approved by the PUD zoning and preliminary development for The Links at Ballantrae |
| Total acres affected by application: 26.501  |

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

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

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**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: <b>Jason Francis</b>  | Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| Organization (Owner, Developer, Contractor, etc.): <b>M/I of Central Ohio</b>                 |   |
| Mailing Address: <b>3 Easton Oval Columbus, Ohio 43219</b><br>(Street, City, State, Zip Code) |   |
| Daytime Telephone: <b>(614) 418-8023</b>  | Fax: <b>(614) 418-8317</b>  |
| Email or Alternate Contact Information: <b>jfrancis@MIHOMES.com</b>                           |   |

**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: <b>Jeffrey A. Strung</b>   |      |
| Organization (Owner, Developer, Contractor, etc.): <b>EMH&amp;T</b>                                  |      |
| Mailing Address: <b>5500 New Albany Road Columbus, Ohio 43054</b><br>(Street, City, State, Zip Code) |      |
| Daytime Telephone: <b>(614) 775-4700</b>   | Fax: |
| Email or Alternate Contact Information: <b>jstrung@emht.com</b>                                      |      |

**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, <u>Ned E. Lare</u> , the owner, hereby authorize <u>M/I Homes of Central Ohio</u> 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: <u>Ned Lare</u>   | Date: <u>6-5-13</u> |

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 5th day of June, 20 13

State of Ohio

County of Fairfield

Notary Public

*[Handwritten Signature]*



**SARAH LANSING**  
Notary Public, State of Ohio  
My Commission Exp.  
Sept. 24, 2013

**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, <u>Ned E. Lare</u> , 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: <u>Jason Francis</u>   | Date: <u>6-5-13</u> |

**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, Jason Francis, 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: Jason Francis Date: 6-5-13

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

I, Jason Francis, 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: Jason Francis Date: 6-5-13

Subscribed and sworn to before me this 5<sup>th</sup> day of June, 20 13  
 State of Ohio  
 County of Franklin Notary Public Darlene W. Smith



DARLENE W. SMITH  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES JUNE 26, 2014

| FOR OFFICE USE ONLY   |                                    |                                       |                        |
|---|------------------------------------|---------------------------------------|------------------------|
| Amount Received: <u>1238 + 1251</u>                               | Application No: <u>13-057 FIDP</u> | P&Z Date(s):                          | P&Z Action:            |
| Receipt No: <u>270089</u>   | Map Zone:                          | Date Received: <u>6/17/13</u>         | Received By: <u>CH</u> |
| City Council (First Reading):                                     |                                    | City Council (Second Reading):        |                        |
| City Council Action:  |                                    | Ordinance Number:                     |                        |
| Type of Request: <u>Final Dev. Plan</u>                           |                                    |                                       |                        |
| N, S, E, W (Circle) Side of: <u>Rings Rd</u>                      |                                    |                                       |                        |
| N, S, E, W (Circle) Side of Nearest Intersection: <u>Avery Rd</u> |                                    |                                       |                        |
| Distance from Nearest Intersection:                               |                                    |                                       |                        |
| Existing Zoning District: <u>PUD</u>                              |                                    | Requested Zoning District: <u>PUD</u> |                        |

26.501 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 3453, being the remainder of that tract conveyed to Ned E. Lare by deeds of record in Deed Book 3798, Page 456 and Official Record 13868D16 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a southwesterly corner of that 0.5 acre tract conveyed to Betty S. Patch by deed of record in Instrument Number 200311210374311, at Franklin County Geodetic Survey monument number 7747, marking an angle point in the centerline of Rings Road (60 feet wide) and being on the east line of Virginia Military Survey Number 6953 and on the west line of said Virginia Military Survey Number 3453;

thence North 87°59'44" East, with the southerly line of said 0.5 acre tract, the centerline of said Rings Road, a distance of 132.00 feet to a railroad spike found at a common corner of said 0.5 acre tract and said Lare Tract, being the TRUE POINT OF BEGINNING;

thence with the line common to said Lare tract and said 0.5 acre tract, the following courses and distances:

North 06°40'14" West, a distance of 165.00 feet to a 3/4 inch iron pipe found; and

South 87°59'44" West, a distance of 132.00 feet to an iron pin set in the easterly line of that subdivision entitled "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", of record in Plat Book 10, Page 98, being on the line common to said Virginia Military Survey Numbers 3453 and 6953;

thence North 06°40'14" West, with the line common to said Virginia Military Survey Numbers 3453 and 6953, with the westerly line of said Lare tract, the easterly line of said "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", a distance of 172.77 feet to a PK nail found in a post at a common corner of said "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", and that 2.521 acre tract conveyed to Jay W. Liggett, Tr. by deed of record in Instrument Number 200101260016924;

thence North 06°34'07" West, continuing with the line common to said Virginia Military Survey Numbers 3453 and 6953, with the westerly line of said Lare tract, the easterly line of said 2.521 acre tract, the remainder of that original 15.100 acre tract conveyed to Woodlands at Ballantrae, LLC. by deed of record in Instrument Number 200504290080687, the easterly line of "Woodlands at Ballantrae Condominium Ninth Amendment" of record in Condominium Plat Book 226, Page 35, "Woodlands at Ballantrae Condominium Seventh Amendment" of record in Condominium Plat Book 219, Page 36, "Woodlands at Ballantrae Condominium Sixth Amendment" of record in Condominium Plat Book 206, Page 7, and "Woodlands at Ballantrae Condominium" of record in Condominium Plat Book 159, Page 75, and the 0.029 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200609010174806, and the remainder of that original 21.710 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 200011210236365 (passing an iron pin previously set at 111.22 feet and passing a 1/2 inch rebar found at 1367.36 feet) a total distance of 1417.22 feet to a chiseled "X" set in a sidewalk at the southwesterly corner of Lot 206 of that subdivision entitled "Ballantrae Section 2 Part 2", of record in Plat Book 98, Pages 50 and 51, on the southeasterly right-of-way line of Marnion Drive (50 feet wide) as dedicated in Plat Book 98, Pages 50 and 51 and Plat Book 106, Pages 46 and 47;

thence North 84°49'24" East, with the northerly line of said Lare tract, the southerly line of said "Ballantrae Section 2 Part 2", (passing a 3/4 inch iron pipe found capped "HOY" at 173.74 feet, a 3/4 inch iron pipe found at 292.87 feet, a 3/4 inch iron pipe found capped at 401.42 feet (0.31 feet South), a 3/4 inch iron pipe found at 491.54 feet, a 3/4 inch iron pipe found capped "#6841" at 591.60 feet (0.49 feet South), and a 3/4 inch iron pin found at 691.46 feet) a total distance of 764.50 feet to 1/2 inch rebar found at a northwesterly corner of that 31.213 acre tract conveyed to Board of Education of the Hilliard City School District by deed of record in Instrument Number 200111140263522;

thence South 01°50'32" East, with the easterly line of said Lare tract, the westerly line of said 31.213 acre tract, a distance of 988.52 feet to a 3/4 inch iron pipe found at the northwesterly corner of that 10.000 acre tract conveyed to Northwest Chapel Grace Brethren Church by deed of record in Official Record 8660G12;

thence South 01°58'32" East, with the easterly line of said Lare tract, the westerly line of said 10.000 acre tract, a distance of 438.60 feet to an iron pin set at the northwesterly corner of that 2.802 acre

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CITY OF DUBLIN  
PLANNING

26.501 ACRES

-2-

tract conveyed to Northwest Chapel Grace Brethren Church by deed of record in Instrument Number 199912100304439, the northeasterly corner of that 0.776 acre tract conveyed as Parcel II to Northwest Chapel Grace Brethren Church by deed of record in Instrument Number 200408060184262;

thence South 87°59'44" West, with a southerly line of said Lare tract, the northerly line of said 0.776 acre tract, a distance of 140.94 feet to an iron pin set;

thence South 03°42'53" East, with the easterly line of said Lare tract, the westerly line of said 0.776 acre tract and that 0.36 acre tract conveyed as Parcel I to Northwest Chapel Grace Brethren Church by deed of record in Instrument Number 200408060184262 (passing a 5/8 inch iron pipe found at 334.93 feet) a total distance of 364.73 feet to magnetic nail set in the centerline of said Rings Road;

thence South 87°59'44" West, with the centerline of said Rings Road, a southerly line of said Lare tract, a distance of 358.00 feet to the TRUE POINT OF BEGINNING and containing 26.501 acres of land, more or less, of which 0.247 acre is located in the present right-of-way. Of said 26.501 acres, 22.852 acres is within Parcel Number 274-000019 and 3.649 acres is within Parcel Number 274-000038.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set and Iron pins set previously where indicated, are iron pipes, thirteen-sixteenths (13/16) inch inside diameter, thirty inches (30) long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5536 and 7752, having a bearing of South 85°44'20" East, between monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description was based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in January 2013.

EVANS, MECHWART, HAMBLETON & TILTON INC.



*Josh M. Meyer*

1-31-2013

Joshua M. Meyer  
Registered Surveyor No. 8485

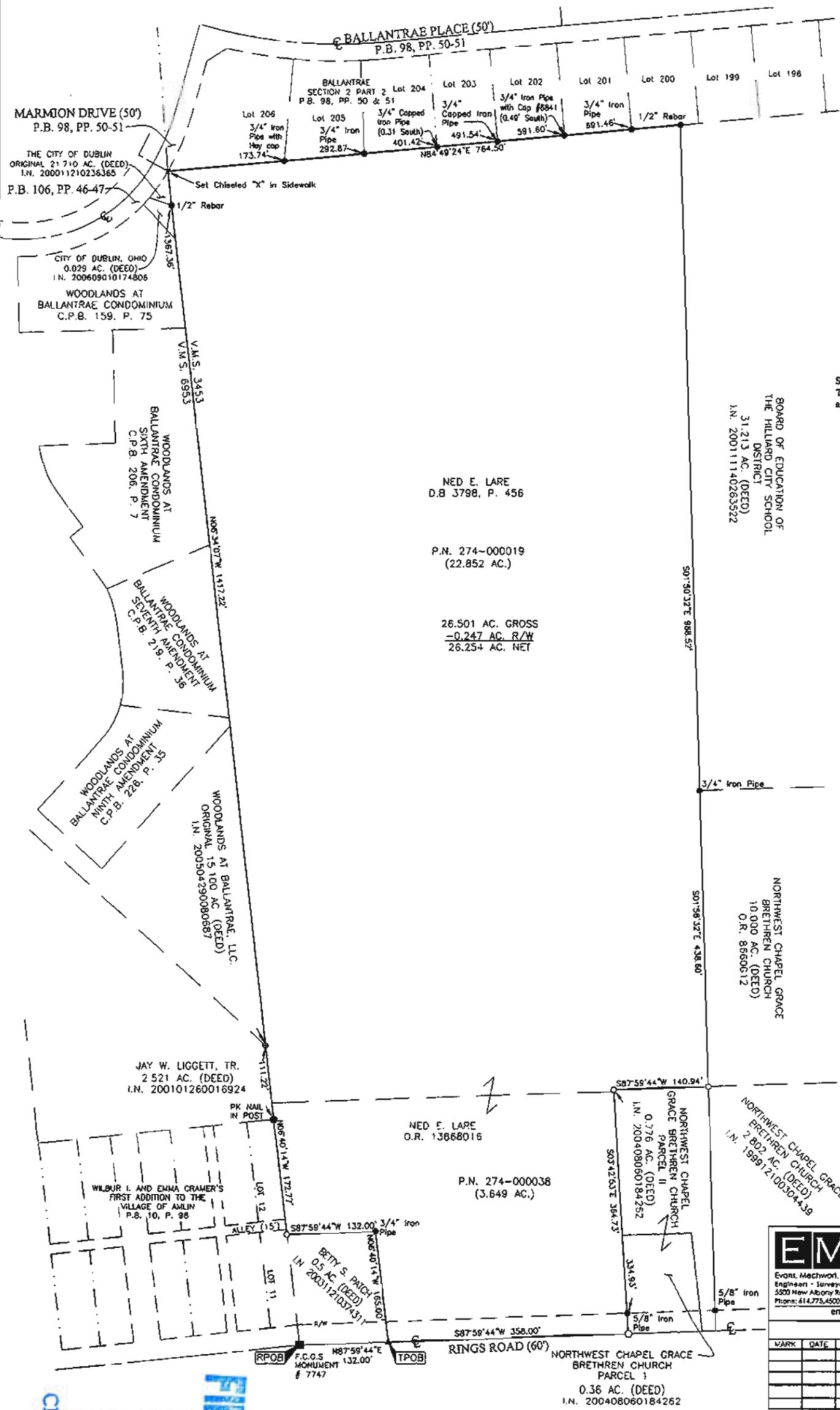
JMM/bs  
26\_501 ac. 2013

0-110-F  
ALL OF  
(274)  
000019  
&  
000038



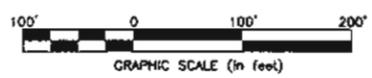
# SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 3453  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO



- = MON. FND.
- = I.P. FND.
- = I.P. SET PREVIOUSLY
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P. Set and I.P. Set Previously are 13/16" I.D. iron pipe with cap inscribed EMHT INC.



**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:**  
Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5536 and 7752, having a bearing of South 85°44'20" East, between monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

NED E. LARE  
D.B. 3798, P. 456

P.N. 274-000019  
(22.852 AC.)

26.501 AC. GROSS  
-0.247 AC. R/W  
26.254 AC. NET

BOARD OF EDUCATION OF  
THE HILLIARD CITY SCHOOL  
DISTRICT  
I.N. 20011140263522

NORTHWEST CHAPEL GRACE  
BRETHREN CHURCH  
10.00 AC. (DEED)  
O.R. 8660612

JAY W. LIGGETT, TR.  
2.521 AC. (DEED)  
I.N. 200101260016924

NED E. LARE  
O.R. 13668016

P.N. 274-000038  
(3.649 AC.)

WILBUR I. AND EMMA GRAHER'S  
FIRST ADDITION TO THE  
VILLAGE OF ARLIN  
P.B. 10, P. 98

BETTY S. PRICH  
0.5 AC. (DEED)  
I.N. 20031210374311

NORTHWEST CHAPEL GRACE  
BRETHREN CHURCH  
PARCEL 1  
0.36 AC. (DEED)  
I.N. 200408060184262



By Joshua M. Meyer 1-31-2013  
Professional Surveyor No. 8485 Date

|   |      |                        |
|---|------|------------------------|
| <b>EMHT</b>   |      | Date: January 31, 2013 |
| Evant, Mechwor, Hamblen & Titon, Inc.<br>Engineer - Surveyor - Planner - Scientist<br>5500 New Albany Road, Columbus, OH 43254<br>Phone: 614.775.4500 Fax: 288.773.3448<br>emht.com |      | Scale: 1" = 100'       |
|   |      | Job No: 2012-1787      |
|   |      | Sheet: 1 of 1          |
| REVISIONS   |      |                        |
| MARK  | DATE | DESCRIPTION            |
|   |      |                        |
|   |      |                        |
|   |      |                        |

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**PROPERTY OWNER**

Ned E Lare  
523 Tarkiln Road SE  
Lancaster, OH 43130  
274-000019

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**SURROUNDING PROPERTY  
OWNER**

John C Carter  
6856 Rings Road  
Dublin, OH 43016  
272-000048

David W & Wanda L Scott  
6852 Rings Road  
Dublin, OH 43016  
272-000089

Bryan D & Margaret F Scott  
5251 Cosgray Rod  
Dublin, OH 43016  
272-000161

Alexis L Gosetto  
4295 Braunton Road  
Columbus, OH 43220  
274-000026

Northwest Chapel Grace Brethren Church  
P.O. Box 1234  
Dublin, OH 43017  
274-000039/ 274-000087  
274-000116

Terry A & Deborah M Hofecker  
6827 Rings Road  
Dublin, OH 43016  
274-000040

Betty Parch  
P.O. Box 156  
Amlin, OH 43002  
274-000044

Hilliard City School District  
5323 Cemetery Road  
Hilliard, OH 43026  
274-000121

J W Liggett Jr.  
6315 Meaghan Drive  
Dublin, OH 43016  
274-000330

City of Dublin  
5200 Emerald Parkway  
Dublin, OH 43017  
274-000335

Eric D & Connie R Babbert  
6743 Ballantrae Place  
Dublin, OH 43016  
274-000561

Donald J Smith  
6751 Ballantrae Place  
Dublin, OH 43016  
274-000562

Edward & Mary Liberati  
6759 Ballantrae Place  
Dublin, OH 43016  
274-000563

Kang & Miryoung Lee  
6775 Ballantrae Place  
Dublin, OH 43016  
274-000565

Mark & Judy A Antal  
6783 Ballantrae Place  
Dublin, OH 43016  
274-000566

James P & Denise M Haffner  
6791 Ballantrae Place  
Dublin, OH 43016  
274-000567

Nicholas P & Stephanie Franklin  
6799 Ballantrae Place  
Dublin, OH 43016  
274-000568

Raymond Jr. & Amy Alsko  
6807 Ballantrae Place  
Dublin, OH 43016  
274-000569

Sheila G Lemaster  
P.O. Box 142  
Amlin, OH 43002  
274-001003

Woodlands at Ballantrae  
495 South High Street, Suite 270  
Columbus, OH 43215  
274-001201

JWE Development LLC  
495 South High Street, Suite 270  
Columbus, OH 43215  
274-001216

TOW Ltd.  
495 South High Street, Suite 270  
Columbus, OH 43215  
274-001219

James R & Kathleen D Lowery  
5692 Marmion Drive  
Dublin, OH 43016  
274-001220

Richard Depaso  
5688 Marmion Drive  
Dublin, OH 43016  
274-001221

Jay M Matthews II  
5684 Marmion Drive  
Dublin, OH 43016  
274-001222

Ruth V Gray  
6877 Foresthaven Loop  
Dublin, OH 43016  
274-001271

Christy J Clark  
6881 Foresthaven Loop  
Dublin, OH 43016  
274-001272

Kelly A Sobeck  
6885 Foresthaven Loop  
Dublin, OH 43016  
274-001273

Brenda L Hein  
6889 Foresthaven Loop  
Dublin, OH 43016  
274-001274

Karen L & Martin L Matusoff  
5672 Montridge Lane  
Dublin, OH 43016  
274-001459

Ronald V Rogness  
Paula D Ashley Rogness  
5668 Montridge Lane  
Dublin, OH 43016  
274-001460

Steven M & Ann M Brown  
5664 Montridge Lane  
Dublin, OH 43016  
274-001461

Robert & Lorraine Buehler  
5660 Montridge Lane  
Dublin, OH 43016  
274-001462

Roland J & Sandra L Robbins  
5630 Montridge Lane  
Dublin, OH 43016  
274-001534

Joseph Catlett  
6767 Ballantrae Place  
Dublin, OH 43016  
274-000564

# THE LINKS AT BALLANTRAE

## SECTION 1

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 6953, containing 14.172 acres of land, more or less, said 14.172 acres being part of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number \_\_\_\_\_, all references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE LINKS AT BALLANTRAE SECTION 1"**, a subdivision containing Lots numbered 1 to 16, both inclusive and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F" and Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of the Drives and Lane, shown hereon and not heretofore dedicated.

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

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

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

**M/I HOMES  
OF CENTRAL OHIO, LLC**  
an Ohio limited liability company

By \_\_\_\_\_  
**TIMOTHY C. HALL JR.**  
Area President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, for the uses and purposes expressed herein.

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

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_  
State of Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_  
\_\_\_\_\_  
Director of Land Use and Long  
Range Planning  
Dublin, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_  
\_\_\_\_\_  
City Engineer,  
Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by vote of Council, wherein all of the Drives, Lane, and Road dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto  
set my hand and affixed my seal this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Clerk of Council  
Dublin, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_.  
\_\_\_\_\_  
Auditor,  
Franklin County, Ohio

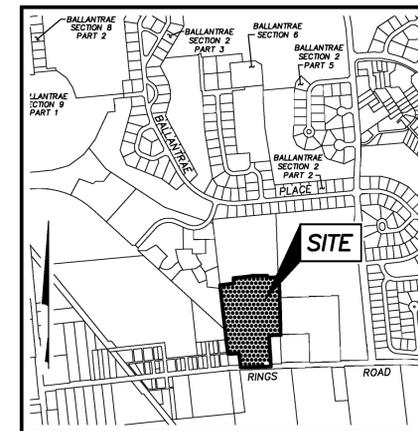
\_\_\_\_\_  
Deputy Auditor,  
Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
\_\_\_\_\_  
Recorder,  
Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_.  
\_\_\_\_\_  
Deputy Recorder,  
Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5536 and 7752, having a bearing of South 85°44'20" East between monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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

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

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

SURVEYED & PLATTED  
BY



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

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

By \_\_\_\_\_  
Professional Surveyor No. 8250  
Date \_\_\_\_\_

# THE LINKS AT BALLANTRAE

## SECTION 1

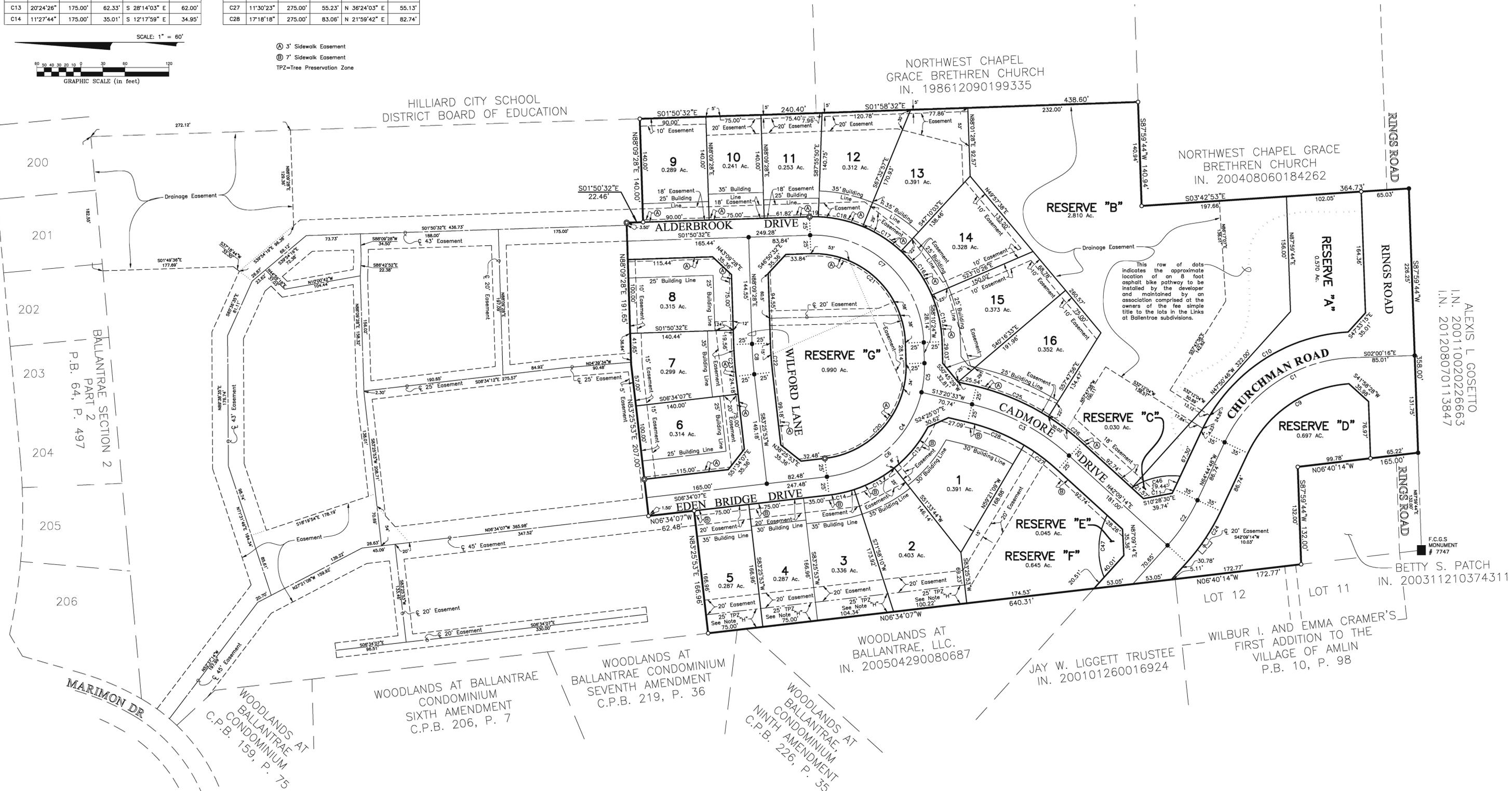
| CURVE NO. | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C1        | 62°44'32" | 200.00' | 219.01' | N 33°22'32" W | 208.23'        |
| C2        | 16°54'01" | 250.00' | 73.74'  | S 56°17'47" E | 73.47'         |
| C3        | 28°48'41" | 300.00' | 150.86' | N 27°44'54" E | 149.27'        |
| C4        | 85°15'29" | 150.00' | 223.21' | S 49°11'51" E | 203.17'        |
| C5        | 15°10'09" | 150.00' | 39.71'  | S 84°14'31" E | 39.60'         |
| C6        | 70°05'20" | 150.00' | 183.49' | S 41°36'47" E | 172.26'        |
| C7        | 90°00'56" | 150.00' | 235.66' | N 43°09'56" E | 212.16'        |
| C8        | 4°43'35"  | 500.00' | 41.24'  | S 85°47'41" W | 41.23'         |
| C9        | 60°42'00" | 165.00' | 174.80' | N 34°23'48" W | 166.74'        |
| C10       | 61°38'34" | 235.00' | 252.83' | N 33°55'31" W | 240.81'        |
| C11       | 1°38'34"  | 215.00' | 6.16'   | S 63°55'30" E | 6.16'          |
| C12       | 23°44'32" | 175.00' | 72.52'  | S 50°18'32" E | 72.00'         |
| C13       | 20°24'26" | 175.00' | 62.33'  | S 28°14'03" E | 62.00'         |
| C14       | 11°27'44" | 175.00' | 35.01'  | S 12°17'59" E | 34.95'         |

| CURVE NO. | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C15       | 21°20'50" | 175.00' | 65.20'  | N 77°29'59" E | 64.82'         |
| C16       | 23°59'38" | 175.00' | 73.28'  | N 54°49'45" E | 72.75'         |
| C17       | 20°22'54" | 175.00' | 62.25'  | N 32°38'30" E | 61.92'         |
| C18       | 20°22'53" | 175.00' | 62.25'  | N 12°15'36" E | 61.92'         |
| C19       | 3°54'42"  | 175.00' | 11.95'  | N 00°06'49" E | 11.94'         |
| C20       | 85°15'29" | 125.00' | 186.00' | S 49°11'51" E | 169.31'        |
| C21       | 90°00'56" | 125.00' | 196.38' | N 43°09'56" E | 176.80'        |
| C22       | 4°43'35"  | 475.00' | 39.18'  | S 85°47'41" W | 39.17'         |
| C23       | 4°43'35"  | 525.00' | 43.31'  | S 85°47'41" W | 43.29'         |
| C24       | 16°54'01" | 285.00' | 84.07'  | S 56°17'47" E | 83.76'         |
| C25       | 18°51'31" | 325.00' | 106.97' | N 22°46'19" E | 106.49'        |
| C26       | 9°57'10"  | 325.00' | 56.45'  | N 37°10'39" E | 56.38'         |
| C27       | 11°30'23" | 275.00' | 55.23'  | N 36°24'03" E | 55.13'         |
| C28       | 17°18'18" | 275.00' | 83.06'  | N 21°59'42" E | 82.74'         |

SCALE: 1" = 60'



- Ⓐ 3' Sidewalk Easement
- Ⓑ 7' Sidewalk Easement
- TPZ=Tree Preservation Zone



ALEXIS L. GOSSETTO  
I.N. 200110020226663  
I.N. 201208070113847

BETTY S. PATCH  
I.N. 200311210374311

WOODLANDS AT BALLANTRAE, LLC.  
I.N. 200504290080687

JAY W. LIGGETT TRUSTEE  
I.N. 200101260016924

WILBUR I. AND EMMA CRAMER'S  
FIRST ADDITION TO THE VILLAGE OF AMLIN  
P.B. 10, P. 98

WOODLANDS AT BALLANTRAE CONDOMINIUM SIXTH AMENDMENT C.P.B. 206, P. 7

WOODLANDS AT BALLANTRAE CONDOMINIUM SEVENTH AMENDMENT C.P.B. 219, P. 36

WOODLANDS AT BALLANTRAE CONDOMINIUM NINTH AMENDMENT C.P.B. 226, P. 35

WOODLANDS AT BALLANTRAE CONDOMINIUM C.P.B. 159, P. 75

MARIMON DR

BALLANTRAE SECTION 2  
PART 2  
P.B. 64, P. 497

J:\20130379\DWG\ASSETS\PLAT\20130379-VS-PLAT-PLS.DWG plotted by JMSTON on 7/29/2013 1:00:47 PM  
 J:\20130379\DWG\ASSETS\PLAT\20130379-VS-PLAT-PLS.DWG plotted by JMSTON on 7/30/2013 2:00:07 PM last saved by JMSTON on 7/29/2013 1:00:47 PM

# THE LINKS AT BALLANTRAE

## SECTION 1

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

Front: As shown hereon  
Side: 6 feet one side; 12 feet total  
Rear: 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 "B" - FEMA ZONE:** At the time of platting, all of The Links at Ballantrae Section 1 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0133K with effective date of June 17, 2008.

**NOTE "C" - RESERVE "A", RESERVE "B", RESERVE "F" AND RESERVE "G" :** Reserve "A", Reserve "B", Reserve "F" and Reserve "G" as designated and delineated hereon, will be owned and maintained by City of Dublin for the purpose of open space and any other uses allowed by the then current zoning. Reserve "B" will also provide the necessary stormwater facilities for the development as shown hereon.

**NOTE "D" - RESERVE "C", RESERVE "D" AND RESERVE "E" :** Reserve "C", Reserve "D" and Reserve "E" as designated and delineated hereon, will be owned by City of Dublin and maintained by The Links at Ballantrae home owners association for the purpose of open space and any other uses allowed by the then current zoning.

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

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

**NOTE "G" - SCHOOL DISTRICT:** At the time of platting, all of The Links at Ballantrae Section 1 is in the Hilliard City School District.

**NOTE "H" - TREE PRESERVATION ZONE:** No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone" nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein disturbance of any part of the zone by maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of underbrush is acceptable) or in keeping with good forest management practices.

**NOTE "I" - ACREAGE BREAKDOWN:**

|   |            |
|---|------------|
| Total Acreage   | 14.172 Ac. |
| Acreage in Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F" and Reserve "G" | 5.787 Ac.  |
| Acreage in Right-of-way   | 3.213 Ac.  |
| Acreage in Remaining Lots   | 5.172 Ac.  |

**NOTE "J" - ACREAGE BREAKDOWN:** The Links at Ballantrae Section 1 is comprised of the following Franklin County Parcel Numbers:

|                          |            |
|--------------------------|------------|
| Parcel Number 274-000019 | 10.523 Ac. |
| Parcel Number 274-000038 | 3.649 Ac.  |

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

J:\20130379\DWG\CASHEETS\PLAT\20130379-VS-PLAT-FINAL.DWG plotted by JMSTON, JOHN on 7/22/2013 2:42:26 PM

# THE LINKS AT BALLANTRAE

## SECTION 2

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 6953, containing 12.374 acres of land, more or less, said 12.374 acres being part of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number \_\_\_\_\_ and those tracts of land conveyed to the City of Dublin Ohio by deeds of record in Instrument Number 200011210236365 and Instrument Number 200609010174806, all references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, and **CITY OF DUBLIN, OHIO**, by \_\_\_\_\_, City Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**THE LINKS AT BALLANTRAE SECTION 2**", a subdivision containing Lots numbered 17 to 45, both inclusive and areas designated as Reserve "H", Reserve "I", and Reserve "J", does hereby accept this plat of same and dedicates to public use, as such, all of the Drives, shown hereon and not heretofore dedicated.

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

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

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

**M/I HOMES  
OF CENTRAL OHIO, LLC  
an Ohio limited liability company**

By \_\_\_\_\_  
**TIMOTHY C. HALL JR.**  
Area President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, for the uses and purposes expressed herein.

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

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_  
State of Ohio

In Witness Whereof, \_\_\_\_\_, City Manager of **CITY OF DUBLIN OHIO**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

**CITY OF DUBLIN, OHIO**

By \_\_\_\_\_  
City Manager

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, City Manager of said **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed and the voluntary act and deed of said **CITY OF DUBLIN, OHIO**, for the uses and purposes expressed herein.

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

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_  
State of Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
\_\_\_\_\_  
Director of Land Use and Long  
Range Planning  
Dublin, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
\_\_\_\_\_  
City Engineer,  
Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by vote of Council, wherein all of the Drives dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Clerk of Council  
Dublin, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Auditor,  
Franklin County, Ohio

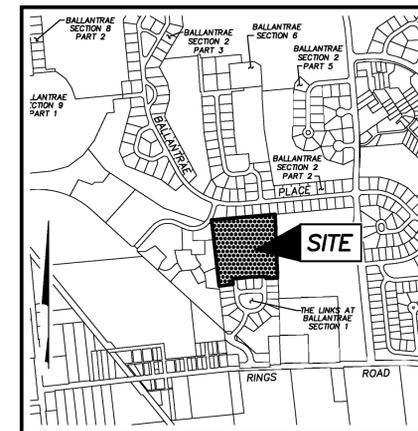
\_\_\_\_\_  
Deputy Auditor,  
Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
\_\_\_\_\_  
Recorder,  
Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Deputy Recorder,  
Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5536 and 7752, having a bearing of South 85°44'20" East between monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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

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

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

SURVEYED & PLATTED  
BY



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

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

By \_\_\_\_\_  
Professional Surveyor No. 8250  
Date \_\_\_\_\_

# THE LINKS AT BALLANTRAE

## SECTION 2



**NOTE "A" - MINIMUM SETBACKS:** City of Dublin zoning regulations for The Links at Ballantrae Section 2 in effect at the time of platting of The Links at Ballantrae Section 2 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon  
 Side: 6 feet one side; 12 feet total  
 Rear: 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 "B" - FEMA ZONE:** At the time of platting, all of Links at Ballantrae Section 2 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0133K with effective date of June 17, 2008.

**NOTE "C" - RESERVE "H", RESERVE "I" AND RESERVE "J":** Reserve "H", Reserve "I" and Reserve "J" as designated and delineated hereon, will be owned by City of Dublin and maintained by The Links at Ballantrae home owners association for the purpose of open space and any other uses allowed by the then current zoning. Reserve "J" will also provide the necessary stormwater facilities for the development as shown hereon.

**NOTE "D" - FENCES:** No fences may be placed in a drainage easement area. Fences, where permitted in the Links at Ballantrae Section 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

**NOTE "E" - UTILITY PROVIDERS:** Buyers of the lots in the The Links at Ballantrae Section 2 subdivision are hereby notified that, at the time of platting, utility service to The Links at Ballantrae Section 2 for electric power is provided by American Electric Power and telephone service is provided by Frontier.

**NOTE "F" - SCHOOL DISTRICT:** At the time of platting, all of The Links at Ballantrae Section 2 is in the Hilliard City School District.

**NOTE "G" - TREE PRESERVATION ZONE:** No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone" nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein disturbance of any part of the zone by maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of underbrush is acceptable) or in keeping with good forest management practices.

**NOTE "H"-ACREAGE BREAKDOWN:**

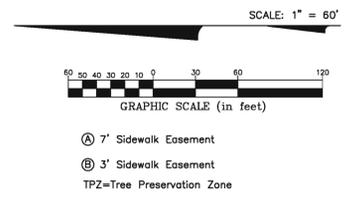
|   |            |
|---|------------|
| Total Acreage                                       | 12.374 Ac. |
| Acreage in Reserve "H", Reserve "I" and Reserve "J" | 1.316 Ac.  |
| Acreage in Right-of-way                             | 1.893 Ac.  |
| Acreage in Remaining Lots                           | 9.165 Ac.  |

**NOTE "I" - ACREAGE BREAKDOWN:** The Links at Ballantrae Section 1 is comprised of the following Franklin County Parcel Numbers:

|                           |            |
|---------------------------|------------|
| Parcel Number 274-00019   | 12.328 Ac. |
| Parcel Number 274-000335  | 0.017 Ac.  |
| No Assigned Parcel Number | 0.029 Ac.  |

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

| CURVE NO. | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C9        | 89°59'04" | 150.00' | 235.58' | N 46°50'04" W | 212.10'        |
| C10       | 29°58'51" | 150.00' | 78.49'  | S 73°10'58" W | 77.60'         |
| C11       | 48°50'00" | 300.00' | 255.69' | N 30°59'07" W | 248.02'        |
| C12       | 25°14'21" | 300.00' | 132.15' | N 19°11'17" W | 131.09'        |
| C13       | 23°35'39" | 300.00' | 123.54' | N 43°36'17" W | 122.67'        |
| C17       | 29°58'51" | 125.00' | 65.41'  | S 73°10'58" W | 64.66'         |
| C18       | 29°58'51" | 175.00' | 91.57'  | S 73°10'58" W | 90.53'         |
| C19       | 17°01'33" | 325.00' | 96.58'  | N 15°04'53" W | 96.22'         |
| C20       | 20°26'34" | 275.00' | 98.12'  | N 16°47'24" W | 97.60'         |
| C34       | 19°51'33" | 175.00' | 60.66'  | N 11°46'19" W | 60.35'         |
| C35       | 30°56'47" | 175.00' | 94.52'  | N 37°10'29" W | 93.38'         |
| C36       | 25°10'44" | 175.00' | 76.90'  | N 65°14'14" W | 76.29'         |
| C37       | 14°00'00" | 175.00' | 42.76'  | N 84°49'36" W | 42.65'         |
| C38       | 28°23'26" | 275.00' | 136.27' | N 41°12'24" W | 134.88'        |
| C39       | 15°22'52" | 325.00' | 87.25'  | N 47°42'41" W | 86.98'         |
| C40       | 89°59'04" | 125.00' | 196.32' | N 46°50'04" W | 176.75'        |



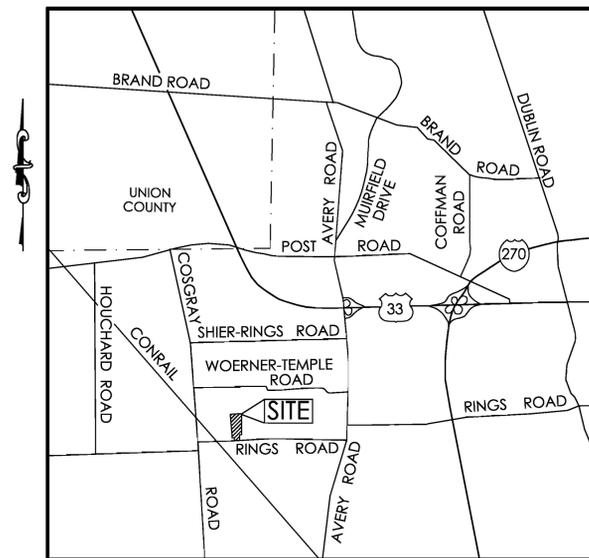
# THE LINKS AT BALLANTRAE

DUBLIN, OHIO

## FINAL DEVELOPMENT PLAN

### INDEX OF DRAWINGS

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| RINGS ROAD:                                      |          |
| Future Roundabout                                | 1 of 1   |



LOCATION MAP

NO SCALE

### PREPARED FOR:

M/I HOMES OF CENTRAL OHIO  
3 EASTON OVAL  
COLUMBUS, OHIO 43219  
P: (614) 418-8023

SUBMITTAL: JUNE 17, 2013  
RESUBMITTED: JULY 9, 2013  
RESUBMITTED: JULY 31, 2013

CIVIL ENGINEER &  
LANDSCAPE ARCHITECT



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

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# THE LINKS AT BALLANTRAE

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FINAL DEVELOPMENT PLAN

VICINITY MAP

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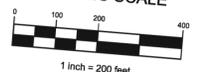


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| DATE:    | JUNE 17, 2013 |
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| REVISED: |               |

GRAPHIC SCALE



Final.dwg Last Saved By: schara, 7/29/2013 3:25 PM



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# THE LINKS AT BALLANTRAE

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FINAL  
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PLAN

EXISTING  
CONDITIONS

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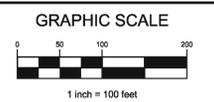
**M/I HOMES**  
mihomes.com  
3 Easton Oval Loop  
Columbus, Ohio 43219

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2013-0379

# THE LINKS AT BALLANTRAE

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## FINAL DEVELOPMENT PLAN TREE PRESERVATION PLAN

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PREPARED BY:



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### CRITICAL ROOT ZONE (DRIP LINE)

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

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

### LEGEND

- Ex. Tree to be Removed
- Ex. Tree to Remain
- Tree Protection Fence
- Denotes Trees to be Removed (Chart)

Total Trees Removed 7  
Total Inches Removed 111

| Tree # | Species        | Size (DBH in inches) | CRZ (Dia. in feet) | Condition | Tree # | Species           | Size (DBH in inches) | CRZ (Dia. in feet) | Condition | Tree # | Species       | Size (DBH in inches) | CRZ (Dia. in feet) | Condition |
|--------|----------------|----------------------|--------------------|-----------|--------|-------------------|----------------------|--------------------|-----------|--------|---------------|----------------------|--------------------|-----------|
| 1      | Walnut (ms)    | 36                   | 72                 | Good      | 100    | Oak               | 40                   | 80                 | Good      | 200    | Elm           | 7                    | 15                 | Fair      |
| 2      | Mulberry       | 16                   | 36                 | Good      | 101    | Oak               | 6                    | 15                 | Good      | 201    | Elm           | 9                    | 18                 | Poor      |
| 3      | Elm            | 14                   | 28                 | Good      | 102    | Oak               | 8                    | 16                 | Good      | 202    | Osage Orange  | 13                   | 26                 | Poor      |
| 4      | Crabapple      | 14                   | 28                 | Fair      | 103    | Oak               | 18                   | 36                 | Good      | 203    | Osage Orange  | 10                   | 20                 | Poor      |
| 5      | Walnut         | 12                   | 24                 | Good      | 104    | Crabapple         | 8                    | 16                 | Fair      | 204    | Osage Orange  | 18                   | 36                 | Poor      |
| 6      | Crabapple      | 6                    | 15                 | Good      | 105    | Cherry            | 9                    | 18                 | Fair      | 205    | Osage Orange  | 13                   | 26                 | Poor      |
| 7      | Walnut         | 8                    | 16                 | Good      | 106    | Osage O. (ms)     | 36                   | 72                 | Good      | 206    | Osage Orange  | 15                   | 30                 | Poor      |
| 8      | Walnut         | 6                    | 15                 | Good      | 107    | Osage O. (ms)     | 18                   | 36                 | Good      | 207    | Osage Orange  | 15                   | 30                 | Poor      |
| 9      | Crabapple      | 14                   | 28                 | Good      | 108    | Osage O. (ms)     | 24                   | 48                 | Good      | 208    | Elm           | 8                    | 16                 | Fair      |
| 10     | Crabapple      | 6                    | 15                 | Good      | 109    | ?? (ms)           | 36                   | 72                 | Good      | 209    | Elm           | 7                    | 15                 | Fair      |
| 11     | Walnut         | 13                   | 26                 | Good      | 110    | Osage O. (ms)     | 30                   | 60                 | Good      | 210    | Osage Orange  | 18                   | 36                 | Poor      |
| 12     | Hackberry      | 13                   | 26                 | Good      | 111    | Crabapple         | 8                    | 16                 | Good      | 211    | Osage Orange  | 15                   | 30                 | Poor      |
| 13     | Hackberry      | 6                    | 15                 | Good      | 112    | Cherry            | 10                   | 20                 | Good      | 212    | Osage Orange  | 18                   | 36                 | Poor      |
| 14     | Hackberry      | 12                   | 24                 | Good      | 113    | ?? (ms)           | 36                   | 72                 | Good      | 213    | Osage Orange  | 20                   | 40                 | Fair      |
| 15     | Hackberry      | 9                    | 18                 | Good      | 114    | Oak               | 10                   | 20                 | Good      | 214    | Osage Orange  | 13                   | 26                 | Fair      |
| 16     | Hackberry (ms) | 12                   | 24                 | Good      | 115    | Ash               | 18                   | 36                 | Good      | 215    | Osage Orange  | 20                   | 40                 | Fair      |
| 17     | Hackberry (ms) | 36                   | 72                 | Good      | 116    | Osage Orange      | 28                   | 56                 | Good      | 216    | Osage Orange  | 8                    | 16                 | Poor      |
| 18     | Hackberry (ms) | 15                   | 30                 | Good      | 117    | Osage O. (ms)     | 40                   | 80                 | Good      | 217    | Osage Orange  | 36                   | 72                 | Fair      |
| 19     | Elm            | 18                   | 36                 | Good      | 118    | Crabapple         | 12                   | 24                 | Good      | 218    | Osage Orange  | 9                    | 18                 | Fair      |
| 20     | Elm            | 6                    | 15                 | Good      | 119    | Crabapple         | 10                   | 20                 | Good      | 219    | Osage Orange  | 15                   | 30                 | Poor      |
| 21     | Elm (ms)       | 20                   | 40                 | Good      | 120    | Maple (ms)        | 24                   | 48                 | Good      | 220    | Osage Orange  | 15                   | 30                 | Fair      |
| 22     | Walnut         | 22                   | 44                 | Good      | 121    | ?? (ms)           | 18                   | 36                 | Good      | 221    | Osage Orange  | 24                   | 48                 | Poor      |
| 23     | Elm            | 8                    | 16                 | Good      | 122    | ?? (ms)           | 18                   | 36                 | Good      | 222    | Osage Orange  | 36                   | 72                 | Fair      |
| 24     | Hackberry      | 7                    | 15                 | Good      | 123    | Osage Orange      | 7                    | 16                 | Good      | 223    | Osage Orange  | 16                   | 32                 | Poor      |
| 25     | Crabapple      | 12                   | 24                 | Fair      | 124    | Osage O. (ms)     | 22                   | 44                 | Good      | 224    | Osage Orange  | 20                   | 40                 | Fair      |
| 26     | Oak (ms)       | 22                   | 44                 | Good      | 125    | ?? (ms)           | 18                   | 36                 | Good      | 225    | Osage Orange  | 47                   | 94                 | Fair      |
| 27     | Hackberry (ms) | 18                   | 36                 | Good      | 126    | ?? (ms)           | 30                   | 60                 | Good      | 226    | Osage Orange  | 9                    | 18                 | Poor      |
| 28     | Walnut         | 14                   | 28                 | Good      | 127    | ?? (ms)           | 26                   | 52                 | Good      | 227    | Osage Orange  | 9                    | 18                 | Poor      |
| 29     | Oak (ms)       | 18                   | 36                 | Good      | 128    | ?? (ms)           | 30                   | 60                 | Good      | 228    | Osage Orange  | 28                   | 56                 | Fair      |
| 30     | Oak (ms)       | 6                    | 15                 | Good      | 129    | ?? (ms)           | 30                   | 60                 | Good      | 229    | Osage Orange  | 17                   | 34                 | Fair      |
| 31     | Elm            | 9                    | 18                 | Good      | 130    | ?? (ms)           | 15                   | 30                 | Good      | 230    | Osage Orange  | 12                   | 24                 | Poor      |
| 32     | Hackberry (ms) | 9                    | 18                 | Good      | 131    | Elm               | 18                   | 36                 | Good      | 231    | Osage Orange  | 18                   | 36                 | Fair      |
| 33     | Hackberry      | 7                    | 15                 | Good      | 132    | ?? (ms)           | 28                   | 56                 | Good      | 232    | Osage Orange  | 15                   | 30                 | Fair      |
| 34     | Hackberry (ms) | 7                    | 15                 | Good      | 133    | ?? (ms)           | 20                   | 40                 | Good      | 233    | Osage Orange  | 52                   | 104                | Fair      |
| 35     | Hackberry      | 12                   | 24                 | Good      | 134    | ?? (ms)           | 36                   | 72                 | Good      | 234    | White Ash     | 6                    | 15                 | Good      |
| 36     | Hackberry (ms) | 12                   | 24                 | Good      | 135    | ??                | 24                   | 48                 | Good      | 235    | Osage Orange  | 7                    | 15                 | Fair      |
| 37     | Hackberry      | 10                   | 20                 | Good      | 136    | ??                | 22                   | 44                 | Good      | 236    | Hackberry     | 7                    | 15                 | Fair      |
| 38     | Elm            | 10                   | 20                 | Good      | 137    | Osage O. (ms)     | 22                   | 44                 | Good      | 237    | Osage Orange  | 24                   | 48                 | Poor      |
| 39     | Elm            | 7                    | 15                 | Good      | 138    | ?? (ms)           | 18                   | 36                 | Good      | 238    | Osage Orange  | 22                   | 44                 | Fair      |
| 40     | Hackberry      | 11                   | 22                 | Good      | 139    | Osage Orange      | 18                   | 36                 | Good      | 239    | Osage Orange  | 38                   | 76                 | Fair      |
| 41     | Elm            | 8                    | 16                 | Good      | 140    | Osage O. (ms)     | 24                   | 48                 | Good      | 240    | Osage Orange  | 12                   | 24                 | Fair      |
| 42     | Elm            | 10                   | 20                 | Good      | 141    | Osage Orange      | 12                   | 24                 | Good      | 241    | Osage Orange  | 18                   | 36                 | Poor      |
| 43     | Hackberry      | 6                    | 15                 | Good      | 142    | Elm               | 10                   | 20                 | Good      | 242    | Mulberry      | 6                    | 15                 | Fair      |
| 44     | Hackberry (ms) | 6                    | 15                 | Good      | 143    | Elm               | 16                   | 32                 | Good      | 243    | Osage Orange  | 8                    | 16                 | Poor      |
| 45     | Elm            | 10                   | 20                 | Good      | 144    | Osage Orange      | 24                   | 48                 | Good      | 244    | Osage Orange  | 18                   | 36                 | Poor      |
| 46     | Ash            | 36                   | 72                 | Good      | 145    | Elm               | 24                   | 48                 | Good      | 245    | Elm           | 8                    | 16                 | Poor      |
| 47     | Ash            | 14                   | 28                 | Good      | 146    | Elm               | 24                   | 48                 | Good      | 246    | Osage Orange  | 16                   | 32                 | Fair      |
| 48     | Hackberry      | 7                    | 15                 | Poor      | 147    | Elm               | 15                   | 30                 | Good      | 247    | Osage Orange  | 16                   | 32                 | Fair      |
| 49     | Hackberry      | 6                    | 15                 | Good      | 148    | Elm               | 10                   | 20                 | Good      | 248    | Osage Orange  | 18                   | 36                 | Poor      |
| 50     | Hackberry      | 6                    | 15                 | Good      | 149    | Osage O. (ms)     | 20                   | 40                 | Good      | 249    | Osage Orange  | 15                   | 30                 | Poor      |
| 51     | Hackberry      | 10                   | 20                 | Good      | 150    | ?? (ms)           | 20                   | 40                 | Good      | 250    | Osage Orange  | 36                   | 72                 | Fair      |
| 52     | Hackberry      | 6                    | 15                 | Good      | 151    | Elm               | 12                   | 24                 | Good      | 251    | Osage Orange  | 18                   | 36                 | Poor      |
| 53     | Hackberry      | 9                    | 18                 | Good      | 152    | Huckberry         | 10                   | 20                 | Good      | 252    | Osage Orange  | 12                   | 24                 | Poor      |
| 54     | Hackberry (ms) | 10                   | 20                 | Good      | 153    | Elm (ms)          | 24                   | 48                 | Good      | 253    | Osage Orange  | 13                   | 26                 | Fair      |
| 55     | Hackberry (ms) | 18                   | 36                 | Good      | 154    | Elm               | 18                   | 36                 | Good      | 254    | Osage Orange  | 20                   | 40                 | Poor      |
| 56     | Hackberry      | 9                    | 18                 | Poor      | 155    | Hackberry         | 11                   | 22                 | Good      | 255    | Osage Orange  | 15                   | 30                 | Fair      |
| 57     | Elm            | 12                   | 24                 | Poor      | 156    | Hackberry         | 11                   | 22                 | Good      | 256    | Osage Orange  | 20                   | 40                 | Poor      |
| 58     | Hackberry      | 10                   | 20                 | Good      | 157    | Osage Orange      | 6                    | 15                 | Fair      | 257    | Basswood      | 14                   | 28                 | Good      |
| 59     | Hackberry      | 9                    | 18                 | Good      | 158    | Osage Orange      | 9                    | 18                 | Fair      | 258    | Basswood      | 8                    | 16                 | Good      |
| 60     | Hackberry (ms) | 24                   | 48                 | Good      | 159    | Osage Orange      | 10                   | 20                 | Poor      | 259    | Basswood      | 14                   | 28                 | Good      |
| 61     | Hackberry      | 12                   | 24                 | Good      | 160    | Osage Orange      | 12                   | 24                 | Poor      | 260    | Basswood      | 11                   | 22                 | Good      |
| 62     | Hackberry      | 14                   | 28                 | Good      | 161    | Osage Orange      | 18                   | 36                 | Poor      | 261    | Basswood      | 13                   | 26                 | Good      |
| 63     | Hackberry (ms) | 16                   | 32                 | Good      | 162    | Osage Orange      | 20                   | 40                 | Poor      | 262    | Basswood      | 10                   | 20                 | Good      |
| 64     | Hackberry (ms) | 24                   | 48                 | Good      | 163    | Osage Orange      | 22                   | 44                 | Fair      | 263    | Hawthorn (ms) | 30                   | 60                 | Good      |
| 65     | Hackberry (ms) | 18                   | 36                 | Good      | 164    | Osage Orange      | 19                   | 38                 | Fair      | 264    | Walnut        | 9                    | 18                 | Good      |
| 66     | Hackberry (ms) | 10                   | 20                 | Good      | 165    | Osage Orange      | 19                   | 38                 | Poor      | 265    | Walnut        | 15                   | 30                 | Good      |
| 67     | Hackberry (ms) | 10                   | 20                 | Good      | 166    | Austrian Pine     | 10                   | 20                 | Good      | 266    | Osage Orange  | 10                   | 20                 | Fair      |
| 68     | Hackberry (ms) | 12                   | 24                 | Good      | 167    | Cherry            | 8                    | 16                 | Fair      | 267    | Osage Orange  | 10                   | 20                 | Fair      |
| 69     | Hackberry      | 16                   | 32                 | Good      | 168    | Austrian Pine     | 12                   | 24                 | Good      | 268    | Hawthorn      | 11                   | 22                 | Fair      |
| 70     | Hackberry      | 12                   | 24                 | Good      | 169    | Austrian Pine     | 6                    | 15                 | Good      | 269    | Osage Orange  | 7                    | 15                 | Fair      |
| 71     | Oak            | 18                   | 36                 | Good      | 170    | Austrian Pine     | 12                   | 24                 | Good      | 270    | Osage Orange  | 9                    | 18                 | Good      |
| 72     | Hackberry (ms) | 14                   | 28                 | Good      | 171    | Austrian Pine     | 8                    | 16                 | Good      | 271    | Osage Orange  | 20                   | 40                 | Fair      |
| 73     | Hackberry      | 18                   | 36                 | Good      | 172    | Austrian Pine     | 7                    | 15                 | Good      | 272    | Basswood      | 10                   | 20                 | Fair      |
| 74     | Hackberry (ms) | 10                   | 20                 | Good      | 173    | Austrian Pine     | 7                    | 15                 | Good      | 273    | Basswood      | 17                   | 34                 | Fair      |
| 75     | Hackberry (ms) | 18                   | 36                 | Good      | 174    | Austrian Pine     | 12                   | 24                 | Good      | 274    | Basswood      | 14                   | 28                 | Good      |
| 76     | Hackberry      | 8                    | 16                 | Good      | 175    | Osage Orange      | 8                    | 16                 | Fair      | 275    | Basswood      | 16                   | 32                 | Good      |
| 77     | Hackberry (ms) | 48                   | 96                 | Good      | 176    | Newway Spruce     | 8                    | 16                 | Good      | 276    | Walnut        | 13                   | 26                 | Good      |
| 78     | Hackberry (ms) | 30                   | 60                 | Good      | 177    | Osage Orange      | 7                    | 15                 | Fair      | 277    | Basswood      | 14                   | 28                 | Fair      |
| 79     | Hackberry (ms) | 20                   | 40                 | Good      | 178    | Osage Orange (ms) | 17                   | 34                 | Fair      | 278    | Basswood      | 9                    | 18                 | Good      |
| 80     | Hackberry (ms) | 18                   | 36                 | Good      | 179    | Osage Orange      | 10                   | 20                 | Fair      | 279    | Basswood      | 11                   | 22                 | Good      |
| 81     | Hackberry (ms) | 24                   | 48                 | Good      | 180    | Osage Orange      | 10                   | 20                 | Fair      | 280    | Basswood      | 9                    | 18                 | Good      |
| 82     | Hackberry (ms) | 24                   | 48                 | Good      | 181    | Osage Orange      | 15                   | 30                 | Fair      | 281    | Basswood      | 6                    | 15                 | Good      |
| 83     | Hackberry (ms) | 10                   | 20                 | Good      | 182    | Silver Maple      | 8                    | 16                 | Fair      | 282    | Basswood      | 14                   | 28                 | Good      |
| 84     | Hackberry (ms) | 24                   | 48                 | Good      | 183    | Elm               | 7                    | 15                 | Poor      | 283    | Basswood      | 13                   | 26                 | Good      |
| 85     | Hackberry (ms) | 18                   | 36                 | Good      | 184    | Osage Orange      | 10                   | 20                 | Fair      | 284    | Basswood      | 11                   | 22                 | Good      |
| 86     | Crabapple      | 8                    | 16                 | Good      | 185    | Osage Orange      | 10                   | 20                 | Fair      | 285    | Elm           | 36                   | 72                 | Poor      |
| 87     | Hackberry      | 12                   | 24                 | Good      | 186    | Osage Orange      | 12                   | 24                 | Fair      | 286    | Hackberry     | 14                   | 28                 | Good      |
| 88     | Hackberry      | 6                    | 15                 | Good      | 187    | Osage Orange      | 10                   | 20                 | Poor      | 287    | Walnut        | 25                   | 50                 | Poor      |
| 89     | Hackberry (ms) | 24                   | 48                 | Good      | 188    | Osage Orange (ms) | 18                   | 36                 | Fair      | 288    | Walnut        | 10                   | 20                 | Fair      |
| 90     | Hackberry (ms) | 30                   | 60                 | Good      | 189    | Hackberry         | 12                   | 24                 | Good      | 289    | Hackberry     | 17                   | 34                 | Fair      |
| 91     | Hackberry (ms) | 18                   | 36                 | Good      | 190    | Osage Orange      | 7                    | 15                 | Fair      | 290    | Hawthorn (ms) | 20                   | 40                 | Good      |
| 92     | Crabapple (ms) | 14                   | 28                 | Good      | 191    | Osage Orange      | 9                    | 18                 | Fair      | 291    | Hawthorn (ms) | 9                    | 18                 | Good      |
| 93     | Hackberry      | 12                   | 24                 | Good      | 192    | Osage Orange      | 10                   | 20                 | Fair      | 292    | Hawthorn (ms) | 9                    | 18                 | Fair      |
| 94     | Crabapple (ms) | 14                   | 28                 | Good      | 193    | Osage Orange      | 8                    | 16                 | Fair      | 293    | Hawthorn (ms) | 12                   | 24                 | Fair      |
| 95     | Oak            | 36                   | 72                 | Good      | 194    | Hackberry         | 10                   | 20                 | Good      | 294    | Hawthorn      | 11                   | 22                 | Good      |
| 96     | Hackberry (ms) | 24                   | 48                 | Good      | 195    | Silver Maple      | 7                    | 15                 | Good      | 295    | Hackberry     | 12                   | 24                 | Good      |
| 97     | Crabapple      | 18                   | 36                 | Good      | 196    | Osage Orange      | 15                   | 30                 | Fair      | 296    | Walnut        | 10                   | 20                 | Fair      |
| 98     | Oak            | 18                   | 36                 | Good      | 197    | Osage Orange      | 24                   | 48                 | Good      | 297    | Hawthorn      | 7                    | 15                 | Fair      |
| 99     |                |                      |                    |           |        |                   |                      |                    |           |        |               |                      |                    |           |

# THE LINKS AT BALLANTRAE

City of Dublin · Franklin County · Ohio



## FINAL DEVELOPMENT PLAN

### STREET TREE PLAN

PREPARED FOR:



PREPARED BY:

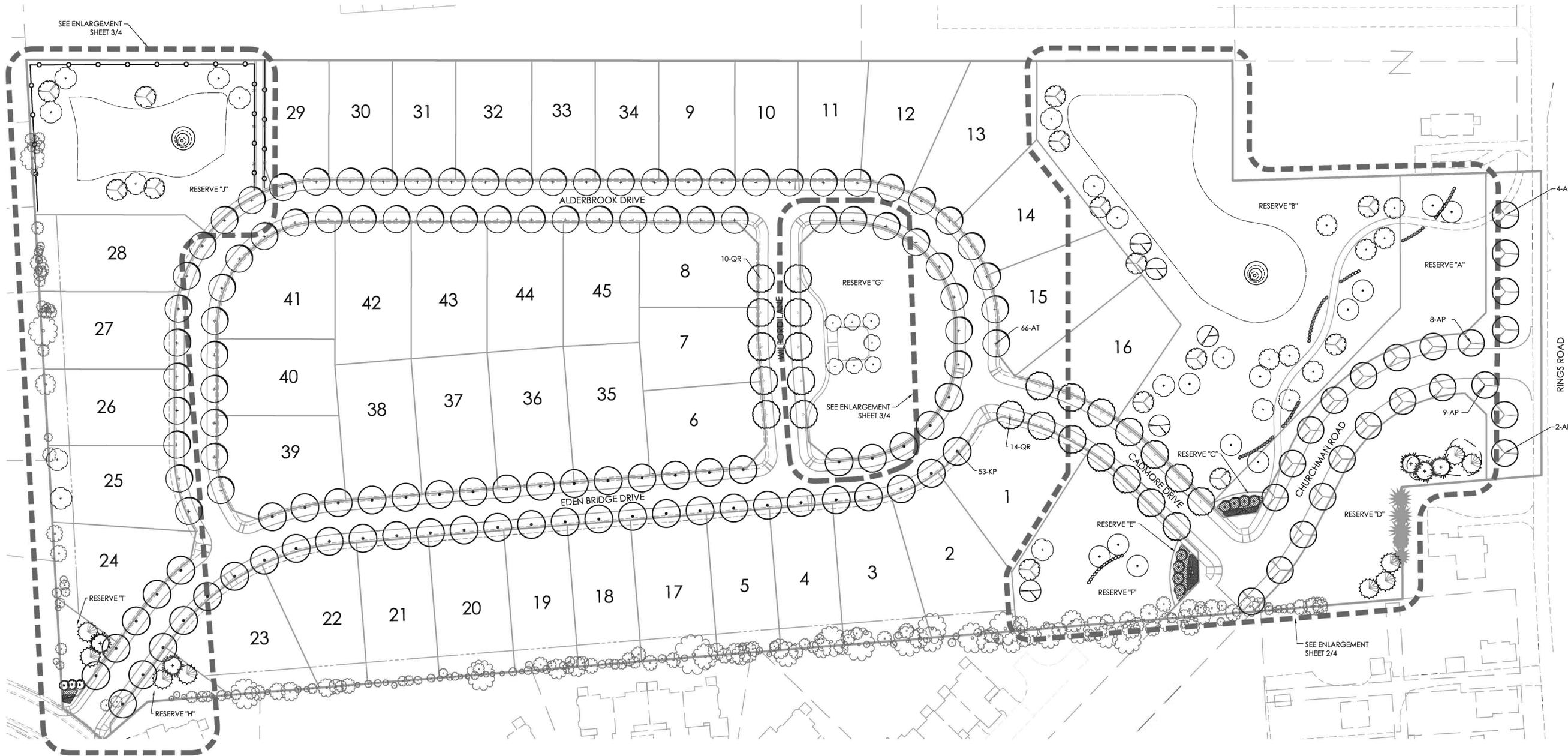


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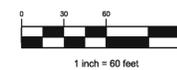
BALLANTRAE

2013-0379



| PLANT LIST  |     |   |                            |           |       |         |
|---|-----|---|----------------------------|-----------|-------|---------|
| (Contractor is responsible for all plant quantities shown on plan.) |     |   |                            |           |       |         |
| QTY   | KEY | BOTANICAL NAME                                | COMMON NAME                | SIZE      | COND. | REMARKS |
| <b>STREET TREES</b>   |     |   |                            |           |       |         |
| 66  | AT  | Acer truncatum x platanoides 'Pacific Sunset' | Pacific Sunset Maple       | 2.5" Cal. | B&B   | Matched |
| 53  | KP  | Koeleruteria paniculata                       | Golden Rain Tree           | 2.5" Cal. | B&B   | Matched |
| 24  | QR  | Quercus rubra                                 | Red Oak                    | 2.5" Cal. | B&B   | Matched |
| 23  | AP  | Acer platanoides 'Emerald Queen'              | Emerald Queen Norway Maple | 2.5" Cal. | B&B   | Matched |

GRAPHIC SCALE



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FINAL  
DEVELOPMENT  
PLAN

LANDSCAPE  
ENLARGEMENTS

PREPARED FOR:



PREPARED BY:

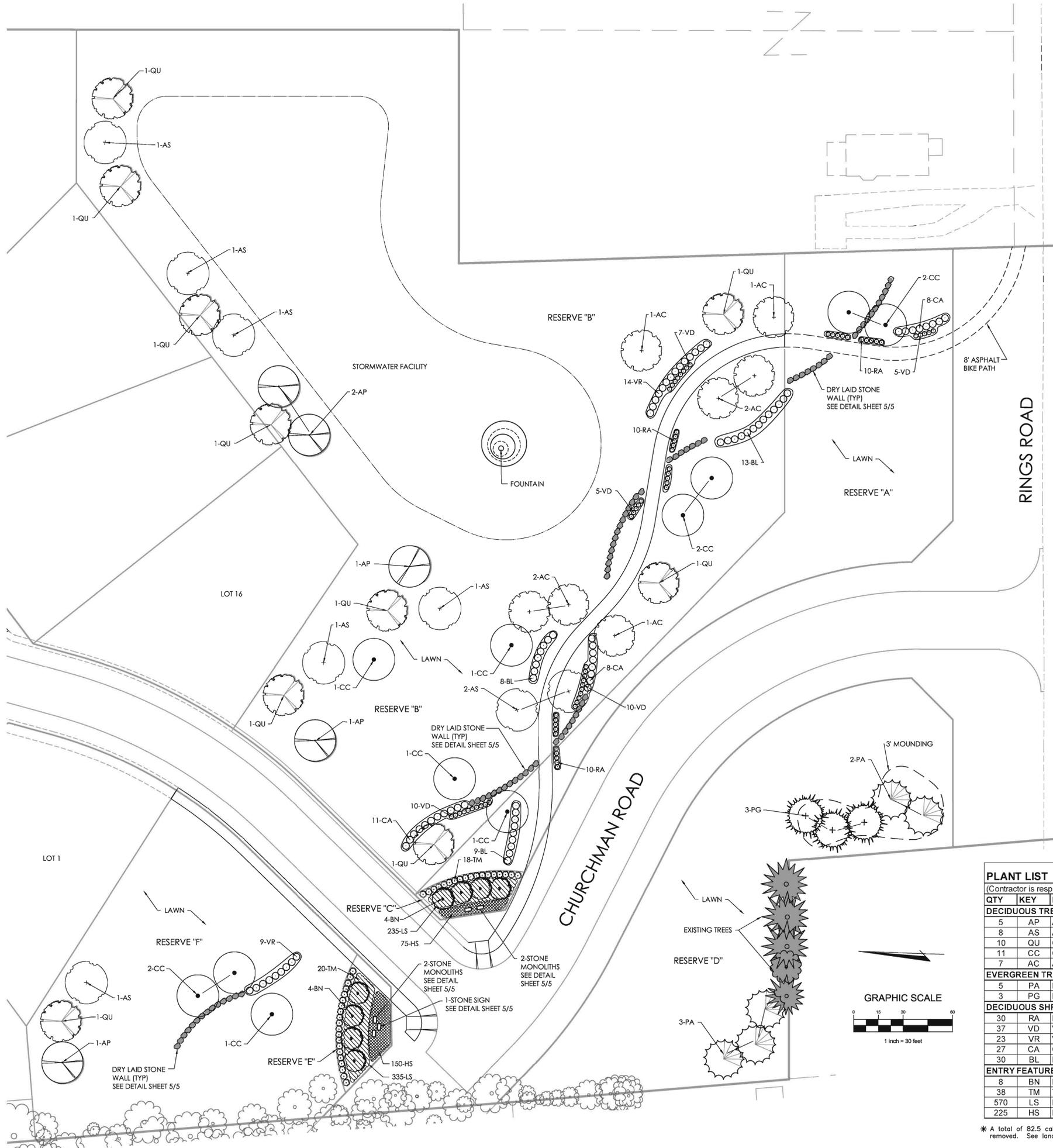


Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
3500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.4320 Toll Free: 888.775.5648  
emht.com

|          |               |
|----------|---------------|
| DATE:    | JUNE 17, 2013 |
| REVISED: | JULY 9, 2013  |
| REVISED: | JULY 31, 2013 |
| REVISED: |               |
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GENERAL NOTES

- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All plants shall equal or exceed the measurements and sizes specified in the schedule.
- All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
- Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
- Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
- Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- All planting beds shall be covered with mesh weed barrier. Impervious plastic is not acceptable.
- Bed edge shall be smooth, consistent, hand trenched 3" to 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
- Install all plants in accordance with planting details and specifications.
- Parking lot and street trees shall have a clear canopy height of 6' min.
- Tree shall be placed a minimum of 3' from sidewalks and curbs.
- All planting beds to be tilled and backfilled with prepared planting mix to a minimum depth of 12 inches. All individually planted trees and shrubs to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, pH range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: sphagnum peat moss or EPA rated class iv compost.
- Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
- Lawn areas to be backfilled with topsoil to a minimum settled thickness of 6 inches.
- All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
- Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supercedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.

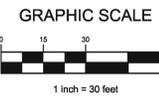


PLANT LIST

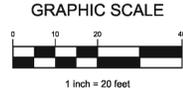
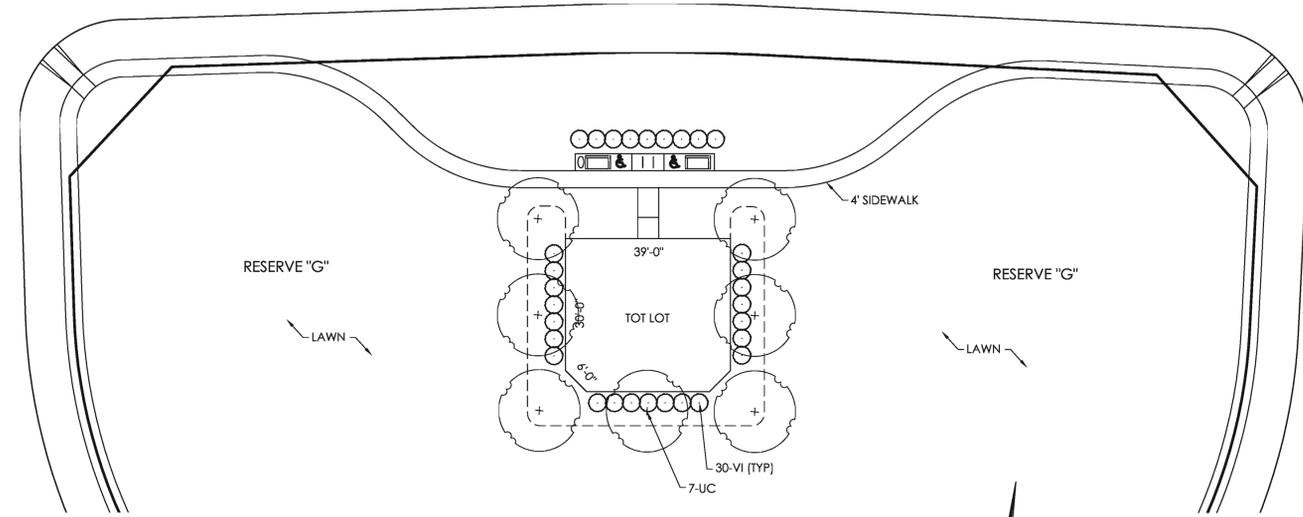
(Contractor is responsible for all plant quantities shown on plan)

| QTY                     | KEY | BOTANICAL NAME                         | COMMON NAME                | SIZE      | COND.    | REMARKS          |
|-------------------------|-----|--|----------------------------|-----------|----------|------------------|
| <b>DECIDUOUS TREES</b>  |     |  |                            |           |          |                  |
| 5                       | AP  | Acer platanoides 'Emerald Queen'       | Emerald Queen Norway Maple | 2.5" Cal. | B&B      | Tree Replacement |
| 8                       | AS  | Acer saccharum 'Legacy'                | Legacy Sugar Maple         | 2.5" Cal. | B&B      | Tree Replacement |
| 10                      | QU  | Quercus rubra                          | Red Oak                    | 2.5" Cal. | B&B      | Tree Replacement |
| 11                      | CC  | Crataegus crusgalli inermis 'Crusader' | Crusader Hawthorn          | 2.5" Cal. | B&B      | Tree Replacement |
| 7                       | AC  | Amelanchier canadensis                 | Shadblow Serviceberry      | 2.5" Cal. | B&B      | Tree Replacement |
| <b>EVERGREEN TREES</b>  |     |  |                            |           |          |                  |
| 5                       | PA  | Picea abies                            | Norway Spruce              | 6'-8" HT. | B&B      | Matched          |
| 3                       | PG  | Picea glauca                           | White Spruce               | 6'-8" HT. | B&B      | Matched          |
| <b>DECIDUOUS SHRUBS</b> |     |  |                            |           |          |                  |
| 30                      | RA  | Rhus aromatica                         | Gro-Low Fragrant Sumac     | 18"       | #3 Cont. | Matched          |
| 37                      | VD  | Viburnum dentatum                      | Arrowwood Viburnum         | 4'        | B&B      | Matched          |
| 23                      | VR  | Viburnum rhytidophyllum                | Leatherleaf Viburnum       | 4'        | B&B      | Matched          |
| 27                      | CA  | Cornus alba 'Sibirica'                 | Red Twig Dogwood           | 3'        | B&B      | Matched          |
| 30                      | BL  | ROSA 'Baby Love'                       | Baby Love Shrub Rose       | 15"       | #3 Cont. | Matched          |
| <b>ENTRY FEATURE</b>    |     |  |                            |           |          |                  |
| 8                       | BN  | Betula nigra 'Heritage'                | Heritage River Birch       | 8"        | B&B      | Clump            |
| 38                      | TM  | Taxus x media 'Wardii'                 | Ward's Yew                 | 24"       | B&B      | Matched          |
| 570                     | LS  | Liatis spicata                         | Blazing Star Liatris       | Clump     | #2 Cont. |                  |
| 225                     | HS  | Hemerocallis 'Stella d'Oro'            | Stella d'Oro Daylily       | Clump     | #2 Cont. | Matched          |

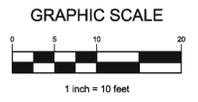
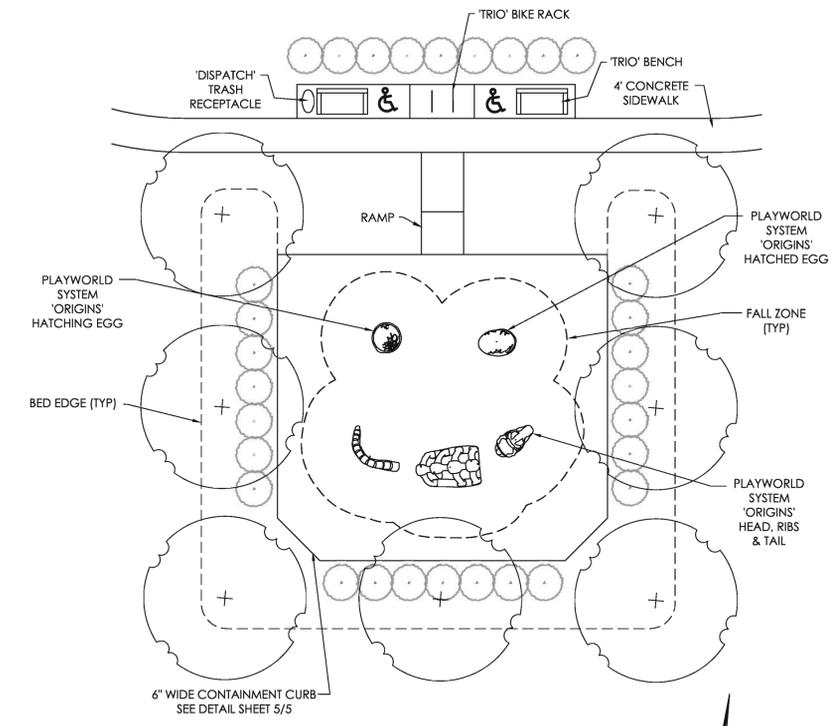
\* A total of 82.5 caliper inches (deciduous trees) are to be applied to the 111 inches of trees removed. See landscape Improvements Sheet 1 of 5.



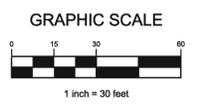
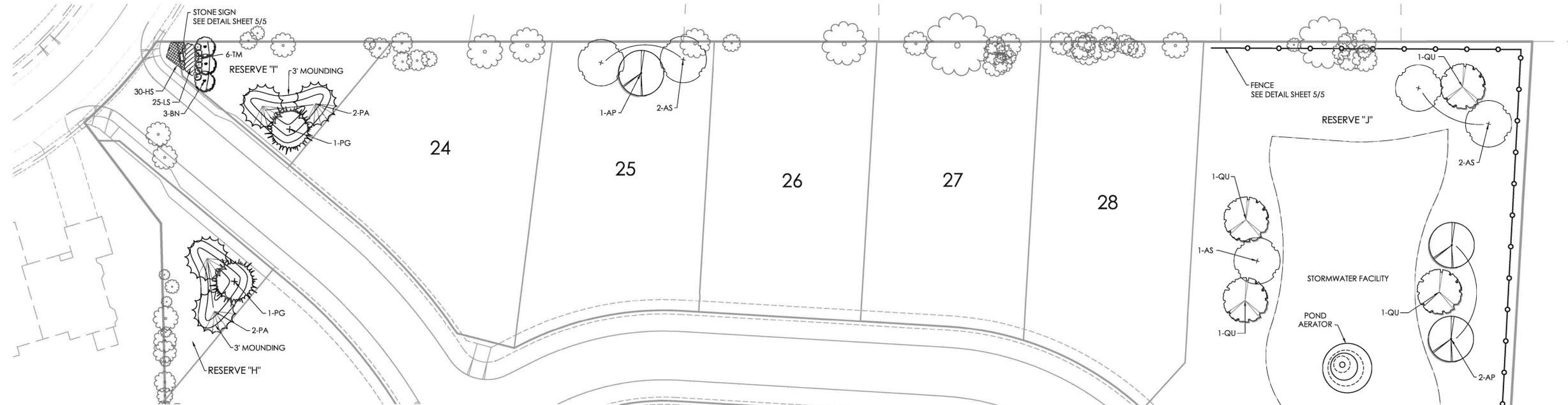
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**CENTRAL GREEN**  
SCALE: 1"=20'



**TOT LOT ENLARGEMENT**  
SCALE: 1"=10'



**NORTH RESERVE ENLARGEMENT / ENTRY FEATURE**  
SCALE: 1"=30'

| PLANT LIST   |     |                                  |                            |           |          |                  |
|--|-----|----------------------------------|----------------------------|-----------|----------|------------------|
| (Contractor is responsible for all plant quantities shown on plan) |     |                                  |                            |           |          |                  |
| QTY  | KEY | BOTANICAL NAME                   | COMMON NAME                | SIZE      | COND.    | REMARKS          |
| <b>TOT LOT / CENTRAL GREEN</b>                                     |     |                                  |                            |           |          |                  |
| 7  | UC  | Ulmus chinensis 'Allee'          | Allee Elm                  | 2" cal.   | B&B      | Matched          |
| 30   | VI  | Viburnum carlesii                | Korean Spice Viburnum      | 4"        | B&B      | Matched          |
| <b>NORTH RESERVE / ENTRY FEATURE</b>                               |     |                                  |                            |           |          |                  |
| 7  | AS  | Acer saccharum 'Legacy'          | Legacy Sugar Maple         | 2.5" Cal. | B&B      | Tree Replacement |
| 4  | AP  | Acer platanoides 'Emerald Queen' | Emerald Queen Norway Maple | 2.5" Cal. | B&B      | Tree Replacement |
| 4  | QU  | Quercus rubra                    | Red Oak                    | 2.5" Cal. | B&B      | Tree Replacement |
| 4  | PA  | Picea abies                      | Norway Spruce              | 6'-8' HT. | B&B      | Matched          |
| 2  | PG  | Picea glauca                     | White Spruce               | 6'-8' HT. | B&B      | Matched          |
| 3  | BN  | Betula nigra 'Heritage'          | Heritage River Birch       | 8"        | B&B      | Clump            |
| 6  | TM  | Taxus x media 'Wardii'           | Ward's Yew                 | 24"       | B&B      |                  |
| 25   | LS  | Liatris spicata                  | Blazing Star Liatris       | Clump     | #2 Cont. |                  |
| 30   | HS  | Hemerocallis 'Stella d'Oro'      | Stella d'Oro Daylily       | Clump     | #2 Cont. |                  |

\* A total of 30 caliper inches (northern reserve) are to be applied to the 111 inches of trees removed. See landscape Improvements Sheet 1 of 5.

# THE LINKS AT BALLANTRAE

City of Dublin · Franklin County · Ohio



## FINAL DEVELOPMENT PLAN

## LANDSCAPE ENLARGEMENTS

PREPARED FOR:

mihomes.com  
3 Easton Oval Loop  
Columbus, Ohio 43219

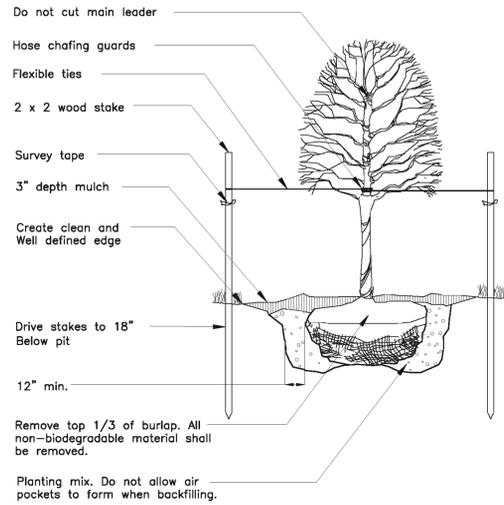
PREPARED BY:

Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4320 Toll Free: 888.775.3648  
emht.com

|          |               |
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| DATE:    | JUNE 17, 2013 |
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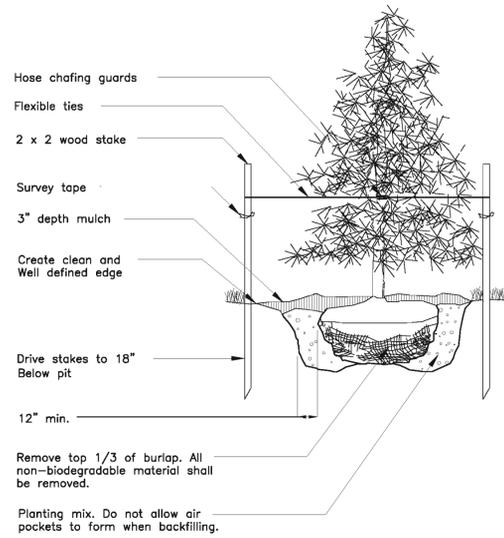


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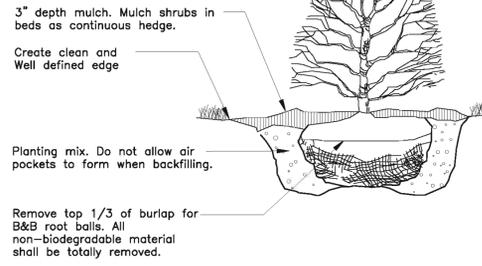
**DECIDUOUS TREE PLANTING**

No Scale



**EVERGREEN TREE PLANTING**

No Scale

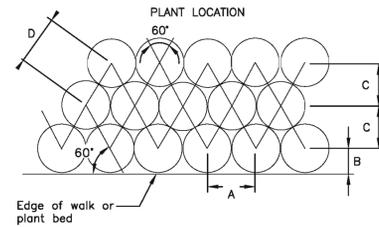


**SHRUB PLANTING**

No Scale

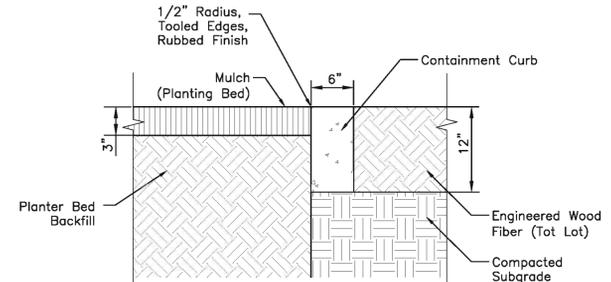
| SPACING | A   | B    | C     | D   |
|---------|-----|------|-------|-----|
| 12"     | 12" | 6"   | 10"   | 12" |
| 15"     | 15" | 7.5" | 12.5" | 15" |
| 18"     | 18" | 9"   | 15"   | 18" |
| 24"     | 24" | 12"  | 20"   | 24" |
| 36"     | 36" | 18"  | 30"   | 36" |
| 48"     | 48" | 24"  | 40"   | 48" |

A= Spacing  
B= Spacing/2  
C= Spacing/1.2  
D= Spacing



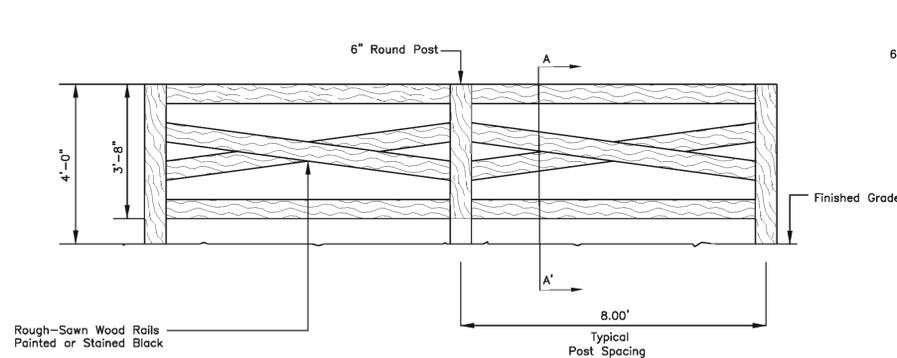
**PLANT SPACING**

No Scale



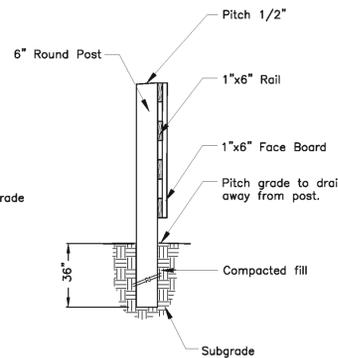
**CONTAINMENT CURB AT PLANT BED (TOT LOT)**

No Scale



**SPLIT-RAIL FENCE ELEVATION**

No Scale

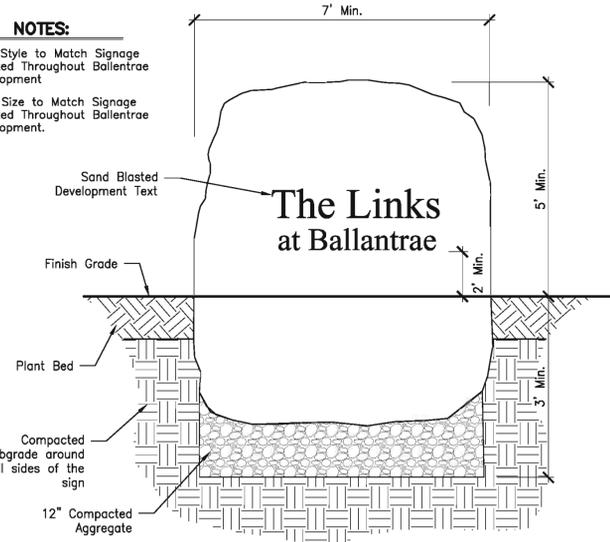


**SECTION**

No Scale

**NOTES:**

- 1.) Font Style to Match Signage Located Throughout Ballentrae Development.
- 2.) Font Size to Match Signage Located Throughout Ballentrae Development.

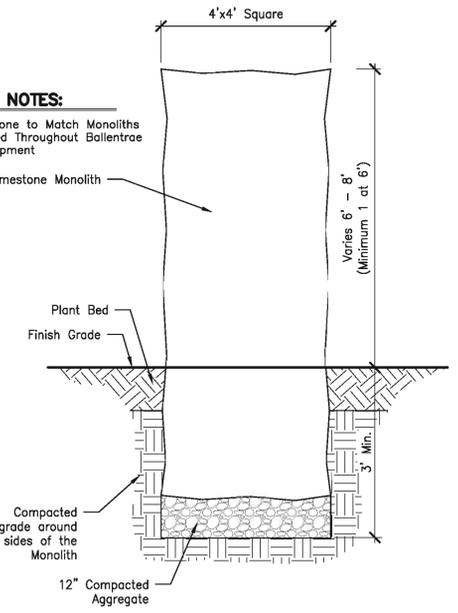


**STONE ENTRY SIGNAGE**

No Scale

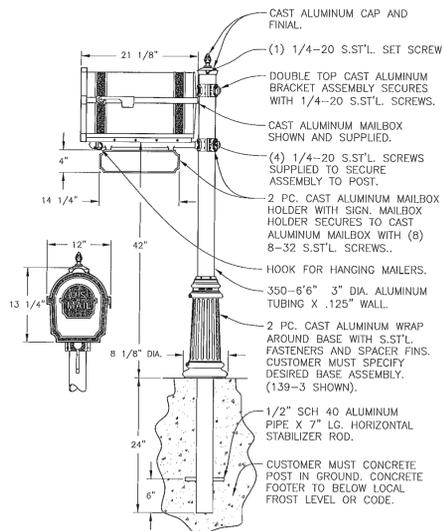
**NOTES:**

- 1.) Limestone to Match Monoliths Located Throughout Ballentrae Development.



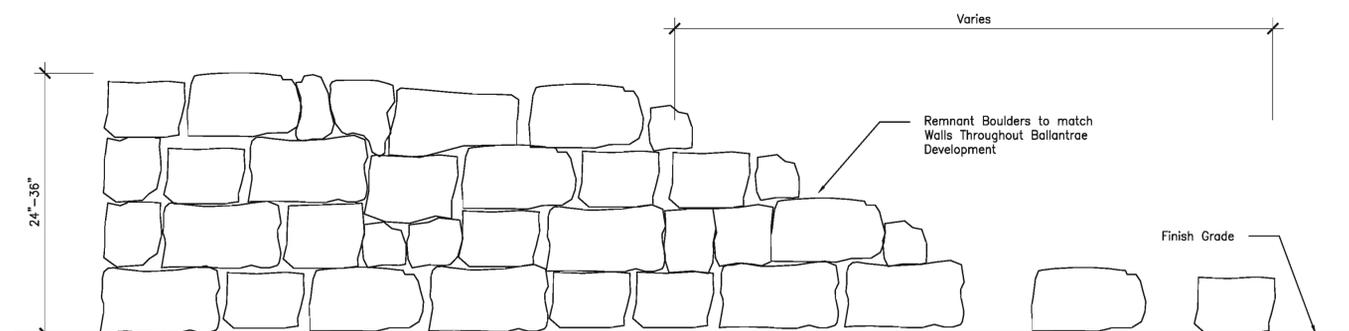
**STONE MONOLITH**

No Scale



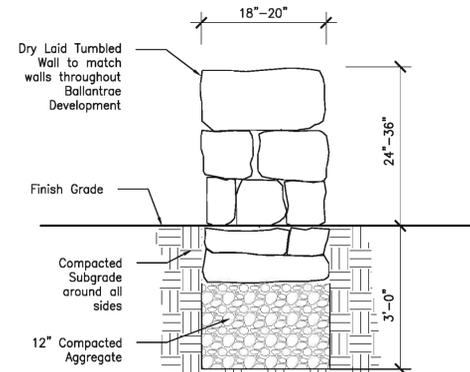
**MAIL BOX**

No Scale



**REMNANT WALL ELEVATION**

No Scale



**REMNANT WALL SECTION**

No Scale



FINAL  
DEVELOPMENT  
PLAN

LANDSCAPE  
DETAILS / NOTES

PREPARED FOR:



PREPARED BY:



|          |               |
|----------|---------------|
| DATE:    | JUNE 17, 2013 |
| REVISED: | JULY 9, 2013  |
| REVISED: | JULY 31, 2013 |
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NORTH

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# THE LINKS AT BALLANTRAE

City of Dublin · Franklin County · Ohio



FINAL  
DEVELOPMENT  
PLAN

REGIONAL  
CONTEXT MAP

PREPARED FOR:

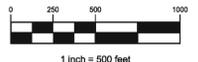


PREPARED BY:



|          |               |
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| DATE:    | JUNE 17, 2013 |
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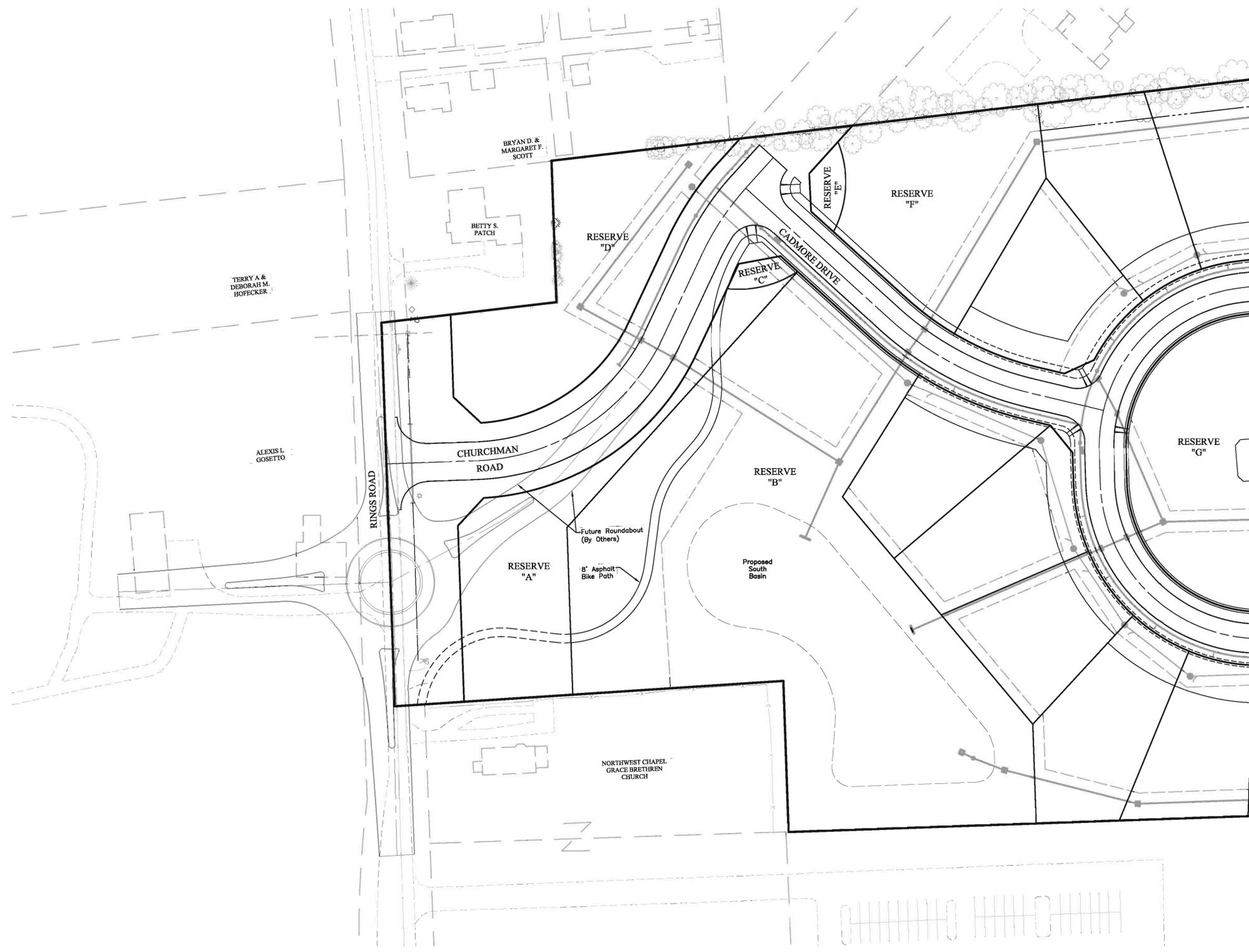
GRAPHIC SCALE



BALLANTRAE

2013-0379

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# THE LINKS AT BALLANTRAE

City of Dublin · Franklin County · Ohio



FINAL  
DEVELOPMENT  
PLAN

RINGS ROAD  
FUTURE  
ROUNDAABOUT

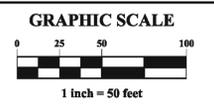
PREPARED FOR:



PREPARED BY:



|          |               |
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| REVISED: |               |
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| REVISED: |               |



BALLANTRAE

2013-0379



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**JULY 18, 2013**

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

**1. Links at Ballantrae  
13-057FDP/FP**

**Rings Road  
Final Development Plan/Final Plat**

**Proposal:** The development and a subdivision plat for 45 single-family lots and approximately 7 acres of open space on the north side of Rings Road, 1,000 feet west of Eiterman Road.

**Request:** Review and approval of a final development plan under the provisions of Zoning Code Section 153.050 and a request for review and recommendation of approval to City Council for a final plat, in two Sections under the provisions of the Subdivision Regulations.

**Applicant:** Jason Francis, M/I Homes; represented by Jeff Strung, EMH&T.

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

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

**MOTION#1:** Amy Krumb made a motion, Warren Fishman seconded the motion, to approve this Final Development Plan because it complies with all applicable review criteria and the existing development standards, with two conditions:

1. That the applicant revise the fence detail to a height of 4 feet, prior to submitting the final plat to City Council; and,
2. That the applicant continue to work with staff and the property owner on appropriately located landscape screening for 6800 Rings Road in terms of right-of-way location and visibility triangle requirements.

\*Ben Hale, Jr., agreed to the above conditions.

**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 |

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JULY 18, 2013**

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

1. **Links at Ballantrae** **Rings Road**  
**13-057FDP/FP** **Final Development Plan/Final Plat**

**MOTION#2:** Warren Fishman made a motion, Victoria Newell seconded the motion, to recommend approval to City Council for this Final Plat because it complies all applicable review criteria and the existing development standards, with one condition:

1. That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road, are made prior to City Council submittal.

\*Ben Hale, Jr., agreed to the above condition.

**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**



Jennifer M. Rauch, AICP  
Planner II

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

Ms. Amorose Grooms noted all the cases on the agenda tonight were eligible for consent. She indicated she had heard from Ms. Kramb and Mr. Hardt and they would like to remove the Parkcenter Circle case from the Consent Agenda. Ms. Amorose Grooms determined that the order of the cases would be heard 1, 3 and 2.

Ms. Amorose Grooms briefly explained the rules and procedures of the Planning and Zoning Commission.

**1. Links at Ballantrae  
13-057FDP/FP**

**Rings Road  
Final Development Plan/Final Plat**

Chair Ms. Amorose Grooms introduced this application as a request for the development of a subdivision plat for 45 single family lots and approximately 7 acres of open space located on the north side of Rings Road, 1,000 feet west of Eiterman Road. She said the Commission has the final authority on final development plan applications and would make a recommendation to City Council regarding the final plat, requiring two motions. Ms. Amorose Grooms swore in the applicant and staff.

Ms. Amorose Grooms indicated to Ms. Husak a full presentation was not necessary.

Mr. Taylor said he was not present for the preliminary development plan, but he noticed the fence was indicated at 4 feet 8 inches tall where 4-foot is permitted.

Ms. Husak indicated she had noticed that also and the fence would be required to meet the 4-foot requirement at the building permit stage.

Ms. Amorose Grooms asked if the Commission could condition the issue. Ms. Husak indicated they could.

Ms. Kramb said the Commission received a letter from an adjacent resident and asked if Engineering would clarify why there is not landscaping shown in the right-of-way on the eastern corner of the Patch property on Rings Road.

Mr. Stanford clarified her question was regarding the area at the northwest corner of the new intersection at Churchman Road and Rings Road. Ms. Kramb confirmed this.

Mr. Stanford said Engineering reviews proposed intersection modifications to ensure site distance requirements are met. He said this is a safety concern to ensure these areas are clear of obstructions.

Ms. Kramb asked Mr. Stanford to confirm the proposed plans include plant material located as close to the limits of the site triangle to ensure we have planted as much as we could to address the applicant's concerns. Mr. Stanford said there is limited flexibility as it gets closer to Rings Road and he would caution too much further to the south.

Ms. Kramb stated she wanted to clarify that it is planted as far south as possible without causing engineering problems. Mr. Stanford replied there may be an opportunity to go a little further to the south but we would probably need to move further to the west to provide better screening from the headlights towards the house.

Ms. Amorose Groomes asked that a condition be added for staff to continue to work with the applicant regarding additional plantings.

Ms. Amorose Groomes asked if there was anyone from the general public who would like to speak with respect to this application. She asked them to come forward to the stand and state their name and address for the record.

Mr. Ray Alsko (6807 Ballantrae Place, Dublin) indicated he lives behind Lot 24 at the intersection of Marmion Drive. He expressed concerns about the timing of the proposed project and maintenance of the vacant field. Ms. Amorose Groomes said they would be subject to the city's grass and weed requirements and they would refer this issue to Code Enforcement, but he continued to have problems to use the website to notify Code Enforcement.

Ms. Husak commented along the northern and western property lines a 25-foot tree preservation zone is required, which is an area designated with little maintenance to preserve the existing trees.

Ms. Amorose Groomes said she wanted to discuss the portion of the applicant letter regarding the Amlin sign, and the sign is not the city's responsibility. Ms. Betty Patch (6800 Rings Road, Amlin) indicated the Amlin sign is located in Dublin. She said the letter was talking about the area around the sign and how it needs to be maintained. Ms. Amorose Groomes said they will have Code Enforcement look into the maintenance of this area within the right-of-way.

Ms. Amorose Groomes asked for any other discussion or comments. [There were none.] She asked if the applicant was present and agreed to the conditions.

Mr. Ben Hale, Jr. (Smith and & Hale, Columbus) representing the applicant, agreed to the conditions.

#### **Motion #1 and Vote**

Ms. Kramb moved to approve the Final Development Plan application with two conditions:

1. That the applicant revise the fence detail to a height of 4 feet, prior to submitting the final plat to City Council; and,
2. That the applicant continue to work with staff and the property owner on appropriately located landscape screening for 6800 Rings Road in terms of right-of-way location and visibility triangle requirements.

Mr. Fishman seconded the motion. Mr. Taylor, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Ms. Newell, yes; Mr. Fishman, yes; Ms. Kramb, yes. (Approved 7 – 0.)

#### **Motion #2 and Vote**

Mr. Fishman moved to make a recommendation of approval to City Council for the Final Plat application with one condition:

1. That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road, are made prior to City Council submittal.

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

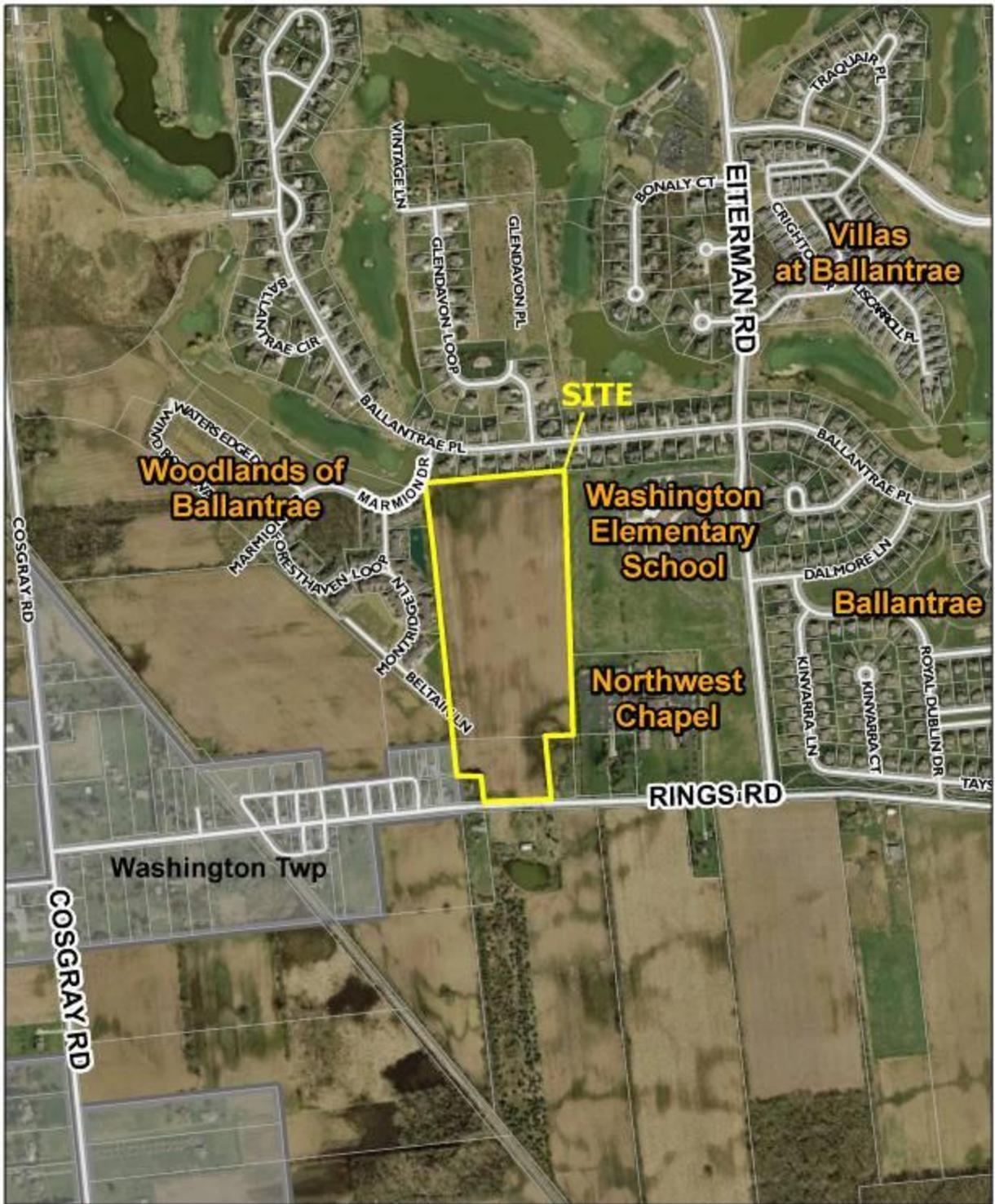
# Planning Report

Thursday, July 18, 2013

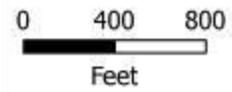
## Links at Ballantrae

### Case Summary

|                         |  |
|-------------------------|--|
| Agenda Item             | 1  |
| Case Number             | 13-057FDP/FP   |
| Site Location           | North side of Rings Road, approximately 1,100 feet west of Eiterman Road.  |
| Proposal                | The development and a subdivision plat for 45 single-family lots and approximately 7 acres of open space.  |
| Applicant               | Jason Francis, M/I Homes; represented by Jeff Strung, EMH&T.   |
| Case Manager            | Claudia D. Husak, AICP, Planner II   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>   |
| Requests                | Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050.<br><br>Review and recommendation of approval to City Council for a <u>final plat</u> under the provisions of the Chapter 152, Subdivision Regulations.   |
| Planning Recommendation | In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with one final plat condition.<br><br>Final Development Plan: Approval<br>Final Plat: Approval with 1 Condition |
| Condition               | <u>Final Plat</u><br>1) That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road are made prior to City Council submittal.   |



13-057FDP/FP  
Final Development Plan/Final Plat  
The Links at Ballantrae  
Rings Rd



| <b>Facts</b>                |  |
|-----------------------------|--|
| Site Area                   | 26.5 acres, in two parcels.  |
| Zoning                      | PUD, Planned Unit Development District (approved as Ordinance 27-13 on April 22, 2013)   |
| Surrounding Zoning and Uses | <p>East: R, Rural District, Washington Elementary School and Northwest Chapel Grace Brethren Church</p> <p>North: PLR, Planned Low Density Residential District, Ballantrae</p> <p>West: PLR, Woodlands of Ballantrae condominiums</p> <p>South: Larger lot residential parcels, zoned R and R-1.</p>  |
| Site Features               | <p>General: Undeveloped site in two parcels.</p> <p>Frontage: Rings Road - 360 feet, parcel extends north 1,400 feet.</p> <p>Vegetation: Mature trees particularly in the northern portion of the site and in fence rows along the east boundary.</p> <p>Features: Relatively flat with a mature tree rows located along the west, north, and southeast site boundaries.</p>   |
| Site History                | <p>2008<br/> Informal review by the Planning and Zoning Commission of a potential rezoning. This was followed by an application for a rezoning with preliminary development plan and preliminary plat application which was tabled on September 19, 2008.</p> <p>2013<br/> The Planning and Zoning Commission recommended approval to City Council for a rezoning from R, Rural District and R-1, Restricted Suburban Residential District to Planned Unit Development District (Links at Ballantrae PUD), and a Preliminary Plat for 26.5 acres to establish a 45 lot single family detached residential development with 7.08 acres of open space.</p> <p>City Council approved Ordinance 27-13 on April 22, 2013 based on the recommendation from the Commission and changing a condition imposed on the preliminary development plan to not require 3-door garages for every home.</p> |
| Neighborhood Contact        | <p>At the preliminary development plan the applicant was required to work with Planning to provide buffering within Reserve 'B' (now labeled Reserve 'D') on the south side of the Rings-Cosgray Connector. This was to screen the existing home at 6800 Rings Road from the future Churchman Road. There is a tree line on the lot and the plans show additional evergreens along the north property line and mounding with evergreens along the east property line. The property owners continue to be concerned about light trespass from cars travelling east on Rings Road turning onto future Churchman Road and have requested additional plant material within the right-of-way. Planning and Engineering are concerned about sight distance visibility and maintenance issues this would create.</p>  |

| <b>Details</b>        | <b>Final Development Plan</b>  |
|-----------------------|--|
| Process               | <p>The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.</p>   |
| Proposal              | <p>The final development plan includes:</p> <ul style="list-style-type: none"> <li>• 45 single family lots as provided in the approved development text</li> <li>• Open space development detail for several reserves within the proposed development</li> <li>• Tree Preservation Zones along the northern and western site boundary</li> <li>• Tree Preservation and replacement details</li> <li>• Entry feature and sign details along both entrances</li> <li>• Stormwater management facilities along Rings Road and in the northeast portion of the site</li> </ul>   |
| Layout                | <p>The proposed plan has 45 single-family lots with 7.1 acres of open space in ten reserves throughout the site. The site will have two access points, Marmion Drive to the north, Churchman Road, and the future Rings-Cosgray Connector in the southwest corner. The final development plan connects Rings Road and the Connector. A loop street in the center of the site provides access to most lots. Stormwater retention ponds are in the northeast corner and to the southeast.</p> <p>The proposal includes open space dispersed throughout the development. The reserves have been relabeled from the preliminary development plan. Most notably there is an approximately one-acre central open space, Reserve 'G', with amenities including a playground and bike racks. A large 2.8-acre Reserve 'B' is in the southeast portion of the site to accommodate a bikepath, landscaping and stormwater pond.</p> <p>Two smaller reserves are proposed north and south off the Marmion Drive entrance, Reserves 'I' and 'H' for an entry feature and buffering. Off the Churchman Road entrance to the south, Reserves 'C' and 'E' are proposed for the southern entry features. Reserve 'J' in the northeast portion of the site accommodates a stormwater management pond and a bikepath connection to the Washington Elementary School.</p> |
| Development Standards | <p>The approved PUD development text includes specific requirements that address the zoning and development details.</p>   |
| Use/Density/Lot Sizes | <p>The development text permits 45 single-family detached homes, open spaces and related park features. The 45 lots on 26.5 acres is a density of 1.7 units to the acre. There is no minimum lot size but all lots must be a minimum of 75 feet wide at the building line.</p>   |
| Setbacks              | <p>Front yard setbacks vary from 25 to 35 feet and required side yards are six feet each with a total of 12 feet, and there is a 25-foot rear yard requirement. A 25-foot tree preservation zone to coincide with the rear yard setbacks is</p>  |

| <b>Details</b>                      | <b>Final Development Plan</b>   |
|-------------------------------------|---|
| Setbacks                            | <p>along the rear of Lots 24 through 28 along the north property line and along the rear of Lots 2 through 23 along the west property line.</p>   |
| Traffic and Access                  | <p>The final development plan indicates two access points, one off Marmion Drive in Ballantrae to the north and one to Rings Road via the construction of the southern portion of the Rings-Cosgray Connector, Churchman Road. The remaining portion of the Rings-Cosgray Connector will be designed and built through a joint effort between the City of Dublin and Edwards Land Company as a requirement of an earlier Ballantrae Development agreement. While the final alignment of Churchman Road has not been determined, the layout of the portion of the roadway contained within the proposed development has been approved by Engineering and will be constructed with this project.</p> <p>Owners of the property at 6800 Rings Road have raised concerns to City Council regarding the proposed street location to this lot. Engineering has worked with the applicant to revise the proposed roadway location to ensure as much buffer as possible while still adhering to proper and safe roadway design. The long term intersection improvement at Rings and Churchman Roads will likely be located farther to the east, away from this property.</p> <p>The connection to the proposed Rings-Cosgray Connector, Churchman Road, will be required to have a dedicated left turn lane to Cadmore Drive, and there will be a dedicated left turn lane from Churchman Road to existing Rings Road.</p> <p>Currently, Rings Road has 60 feet of right-of-way adjacent to this site. The Thoroughfare Plan requires 70 feet along Rings Road to the future Rings-Cosgray Connector. The applicant is proposing to dedicate to the City Reserve A, 0.57-acre along Rings Road, to accommodate the future right-of-way.</p> |
| Sidewalks and Multi-Use Paths       | <p>The plan provides four-foot sidewalks within the proposed development. An eight-foot bikepath is proposed along the west side of Cadmore Drive and Eden Bridge Drive to connect with the path on Marmion Drive.</p> <p>A bikepath meanders through the open space along the Rings-Cosgray Connector and through the central park. The applicant has worked with the Hilliard City School District to coordinate the proposed bikepath connection and the path is now proposed in Reserve 'J' in the northeast portion of the site, adjacent to Lot 29.</p>   |
| Utilities and Stormwater Management | <p>Two stormwater retention ponds are proposed. One pond is shown in the southeastern portion of the site located in Reserve 'C', while the other pond is shown in the northeastern portion of the site in Reserve 'J'. Both ponds include an aerator. Preliminary calculations have been submitted to the City for review. This site will be required to meet the Stormwater Regulations.</p> <p>There is an eight-inch water line on the north side of Marmion Drive to which</p>   |

| <b>Details</b>                      | <b>Final Development Plan</b>   |
|-------------------------------------|---|
| Utilities and Stormwater Management | <p>the applicant will connect, however the applicant will not be permitted to open cut Marmion Drive. A 10-inch sanitary sewer that runs north on the east side of Marmion Drive and connects with a 10-inch sewer on the north side of Ballantrae Place.</p>   |
| Architecture                        | <p>The proposed development text prohibits blank walls and requires adherence to the Appearance Code. Permitted materials include brick, stone, stucco, wood and cementitious siding that are natural earthtone or warm neutral colors with tans, browns, warm grays preferred. Chimneys may be finished with masonry or stucco. The text requires that 50% of the lots within the development use side-loaded garages.</p> <p>At the review of the rezoning with preliminary development plan, the applicant requested Council remove a condition from the Planning and Zoning Commission review requiring three-car garages for each home. The applicant was concerned about the additional cost of this requirement for potential buyers but assured Council that each lot can accommodate a three-car garage should the buyer choose this option. Council granted this request and the text has been updated to reflect this change.</p> <p>The text was updated prior to Council approval to address architectural diversity and require the establishment of an Architectural Review Committee.</p> |
| Tree Preservation and Replacement   | <p>The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan has been submitted with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The development text requires tree replacement per Code. A total of 111 inches will be removed as part of this development and the plans indicate the replacement of 112.5 caliper inches. The plans indicate a tree preservation zone of 25 feet along the west and north property line.</p>  |

| Details     | Final Development Plan  |
|-------------|---|
| Landscaping | <p>The plan includes 7.1 acres of open space and the development text has been revised to include all maintenance responsibilities. They are correctly shown on the plat.</p> <p>The preliminary development plan includes Pacific Sunset Maple, Golden Rain Tree, Red Oak and Emerald Queen Norway Maple as street trees. Planting details for the reserve area entry features include a taxus hedge, Birch trees, daylilies and loosestrife. The entry features are arranged in a semi-circle and mirror those in Ballantrae. Stone monoliths are proposed on both sides of the southern entry. One monolith with the subdivision name is proposed at the northern entrance off Marmion Drive.</p> <p>The applicant has worked with Planning to address the conditions from the preliminary development plan to provide buffering within Reserve 'D' for the Patch residence. Landscaping has been added to the stormwater pond to the north and as requested by the Hilliard City School District, the applicant is proposing to buffer the path to the Washington Elementary Scholl with a split-rail fence.</p> <p>The final development plan includes details regarding the dry laid stone and the plans have be revised to incorporate longer runs of stone wall following the curve of the proposed path in Reserve 'B'.</p> <p>The applicant has worked with Parks and Open Space on the design and layout of the central green.</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. |
| 1) <i>Consistency with the approved preliminary development plan.</i> | <b>Criterion met:</b> This proposal is consistent with the requirements of the proposed preliminary development plan.   |
| 2) <i>Traffic and pedestrian safety</i>                               | <b>Criterion met:</b> The proposal provides safe vehicular and pedestrian circulation.  |
| 3) <i>Adequate public services and open space</i>                     | <b>Criterion met:</b> The proposal has all necessary public services.   |

| Analysis   | Final Development Plan   |
|--|--|
| 4) <i>Protection of natural features and resources</i>                                   | <b>Criterion met:</b> The applicant has included Tree Preservation Zones on the final plat. There is over seven acres of open space proposed as part of this development.  |
| 5) <i>Adequacy of lighting</i>   | <b>Criterion met:</b> No lighting is proposed for the entry feature signs. External illumination would be permitted by Code.   |
| 6) <i>Signs consistent with preliminary development plan</i>                             | <b>Criterion met:</b> This proposal is consistent with the requirements of the proposed preliminary development plan.  |
| 7) <i>Appropriate landscaping to enhance, buffer, &amp; soften the building and site</i> | <b>Criterion met:</b> The plan incorporates Tree Preservation Zones to provide for tree preservation. Landscaping includes street trees as approved by the City Forester, and open space landscaping within the reserve areas. |
| 8) <i>Compliant Stormwater management</i>  | <b>Criterion met:</b> Stormwater management for the 45 lots will comply with the Code.   |
| 9) <i>All phases comply with the previous criteria.</i>                                  | Not applicable.  |
| 10) <i>Compliance with other laws &amp; regulations.</i>                                 | <b>Criterion met:</b> The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.   |

| Recommendation | Final Development Plan  |
|----------------|---|
| Approval       | In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval of this request without conditions. |

| Details       | Final Plat  |
|---------------|---|
| Process       | <p>The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.</p>  |
| Plat Overview | <p>The final plat is for Lots 1 through 45 of the Links at Ballantrae development of single-family lots, 7.1 acres open space, and a 25-foot wide Tree Preservation Zone for Lots 2 through 28. The plat includes the rights-of-way for Cadmore Drive, Eden Bridge Drive, Alderbrook Drive, and Wilford Lane.</p> <p>Additional right-of-way for Rings Road is proposing by the dedication of Reserve A, which is 0.57 acres located along Rings Road to the City to accommodate the future right-of-way. The final plat also includes right-of-way for a portion of the future Rings-Cosgray Connector, Churchman Road. The street name should be shown on the final plat.</p>   |
| Open Space    | <p>The Subdivision Regulations require the dedication of 3.05 acres of open space and the proposal contains 7.1 acres of open space.</p> <ul style="list-style-type: none"> <li>• Reserve 'A' – 0.57-acre along the north side of Rings Road and includes the land needed for the right-of-way for the future Rings Cosgray Connector, Churchman Road</li> <li>• Reserve 'B'– 2.8 acres north of Reserve 'A' and includes the stormwater management pond, bikeway and landscaping</li> <li>• Reserve 'C' – 0.03-acre south side off the entry drive to the south to accommodate the entry feature</li> <li>• Reserve 'D' – 0.697-acre south of the proposed Rings-Cosgray Connector.</li> <li>• Reserve 'E' – 0.045-acre north side off the entry drive to the south to accommodate the entry feature</li> <li>• Reserve 'F' – 0.645-acre is the setback area between future Churchman Road and Lot 45.</li> <li>• Reserve 'G' – 0.99-acre in the center of the site and provides a neighborhood park with a play ground, benches, path and bikeracks</li> <li>• Reserves 'H' and 'I' – each 0.1-acre, off the entry drive from Marmion Drive. These reserves accommodate buffering from the entry for Lots 23 and 24. Reserve 'I' to the north includes an entry feature.</li> <li>• Reserves 'J'– 1.11 acres, in the northeast portion of the site includes a stormwater pond and the path to the Washington Elementary School</li> </ul> <p>The applicant has worked with the City to identify the appropriate ownership and maintenance responsibilities of the open spaces. Reserves 'A', 'B', 'F', 'G', and 'G' will be owned and maintained by the City of Dublin. Reserves 'C', 'D', 'E', 'H', 'I', and 'J' will be owned by the City and maintained by the Homeowners Association. The final plat contains this information.</p> |

| <b>Analysis</b>  |  | <b>Final Plat</b> |
|--|--|-------------------|
| <b>Process</b>   | 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.  |                   |
| 1) <i>Plat Information and Construction Requirements</i><br><br><b>Condition 1</b> | <p><b>Criterion met with Condition:</b> This proposal is consistent with the requirements of the Zoning Code and Subdivision Regulations and all required information is included on the plat. Any other minor technical adjustments should be made prior to Council review.</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> |                   |
| 2) <i>Street, Sidewalk, and Bikepath Standards</i>                                 | <p><b>Criterion met:</b> 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>  |                   |
| 3) <i>Utilities</i>  | <p><b>Criterion met:</b> 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>  |                   |
| 4) <i>Open Space Requirements</i>  | <p><b>Criterion met:</b> Open space dedication, ownership, and maintenance are all indicated and noted on the plat.</p>  |                   |

| <b>Recommendation</b> |  |
|-----------------------|--|
| Summary               | This proposal complies with the conditional use review criteria and approval of this request is recommended with 1 condition.  |
| Condition             | 1) That the applicant ensure that any minor technical adjustments to the plat, including the addition of the road name for Churchman Road, are made prior to City Council submittal. |

## 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 CRITERIA

### Review Criteria

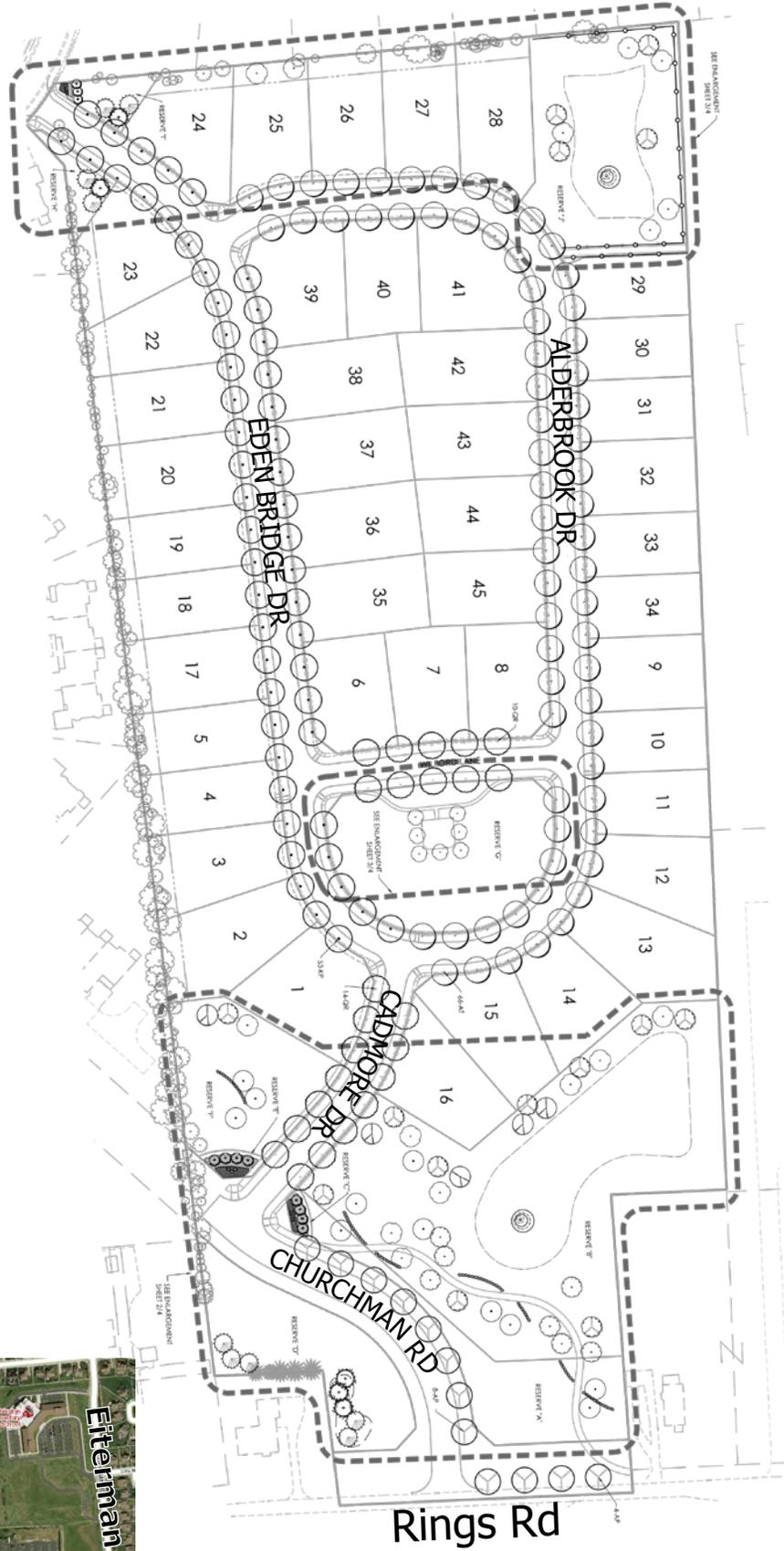
The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- 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:

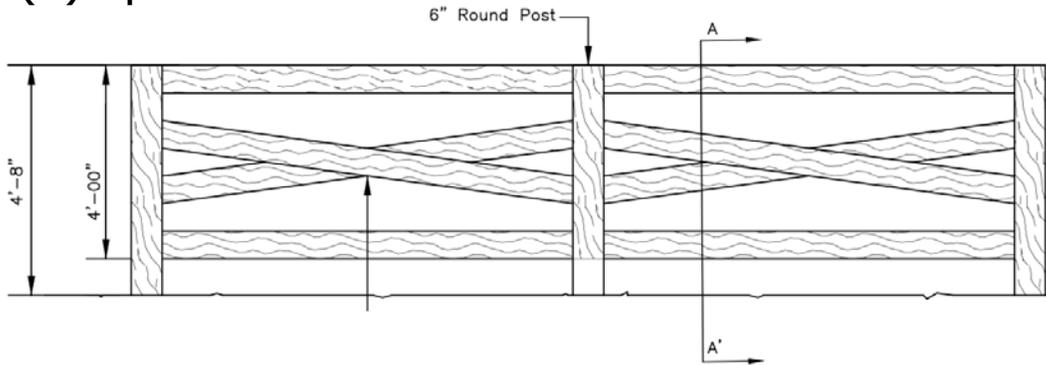
- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations,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

# Proposed Final Development Plan

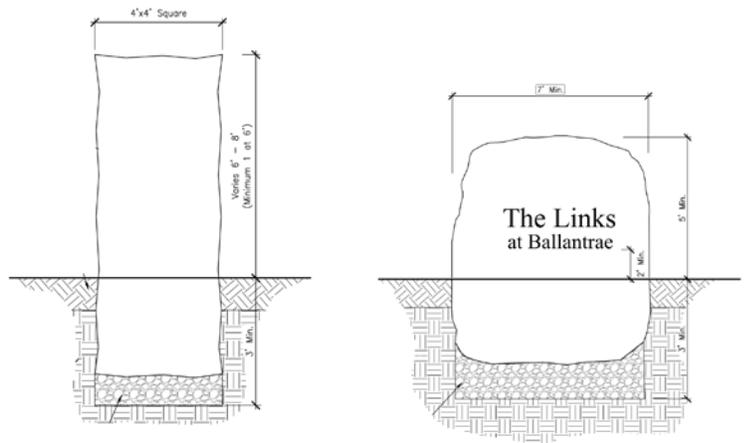


# Proposed Site Details

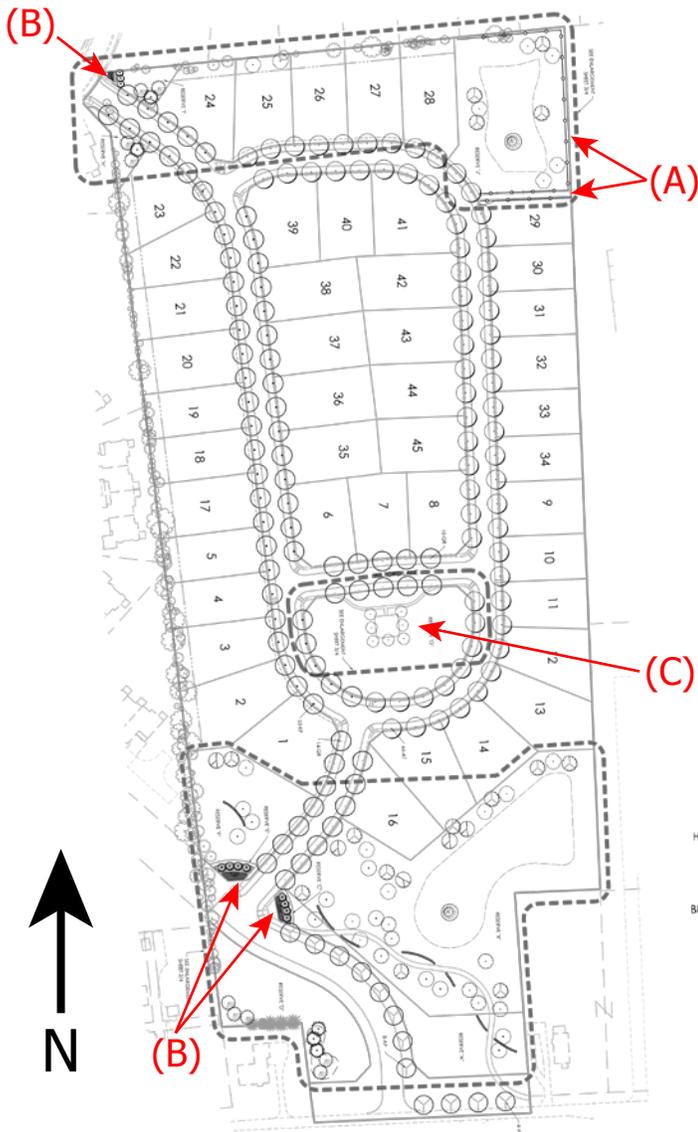
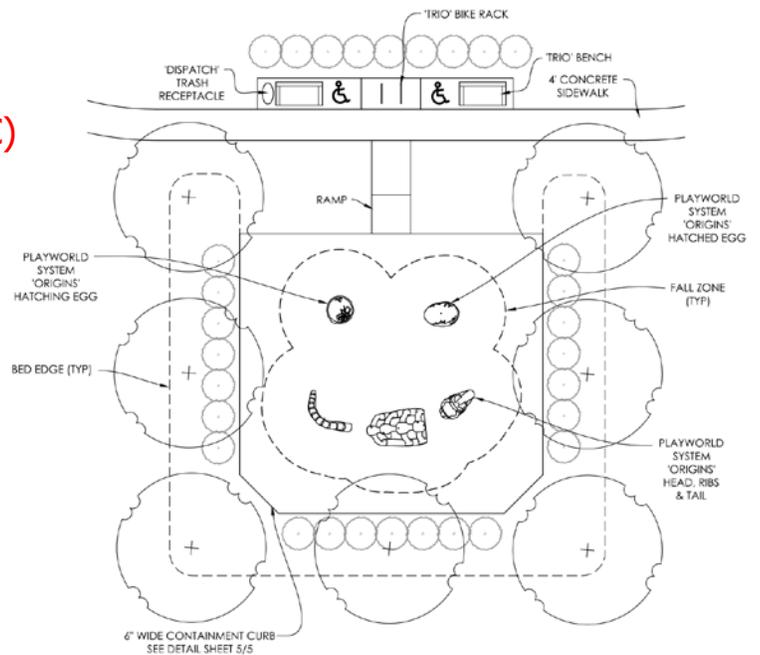
(A) Split Rail Fence



(B) Entry Sign Features



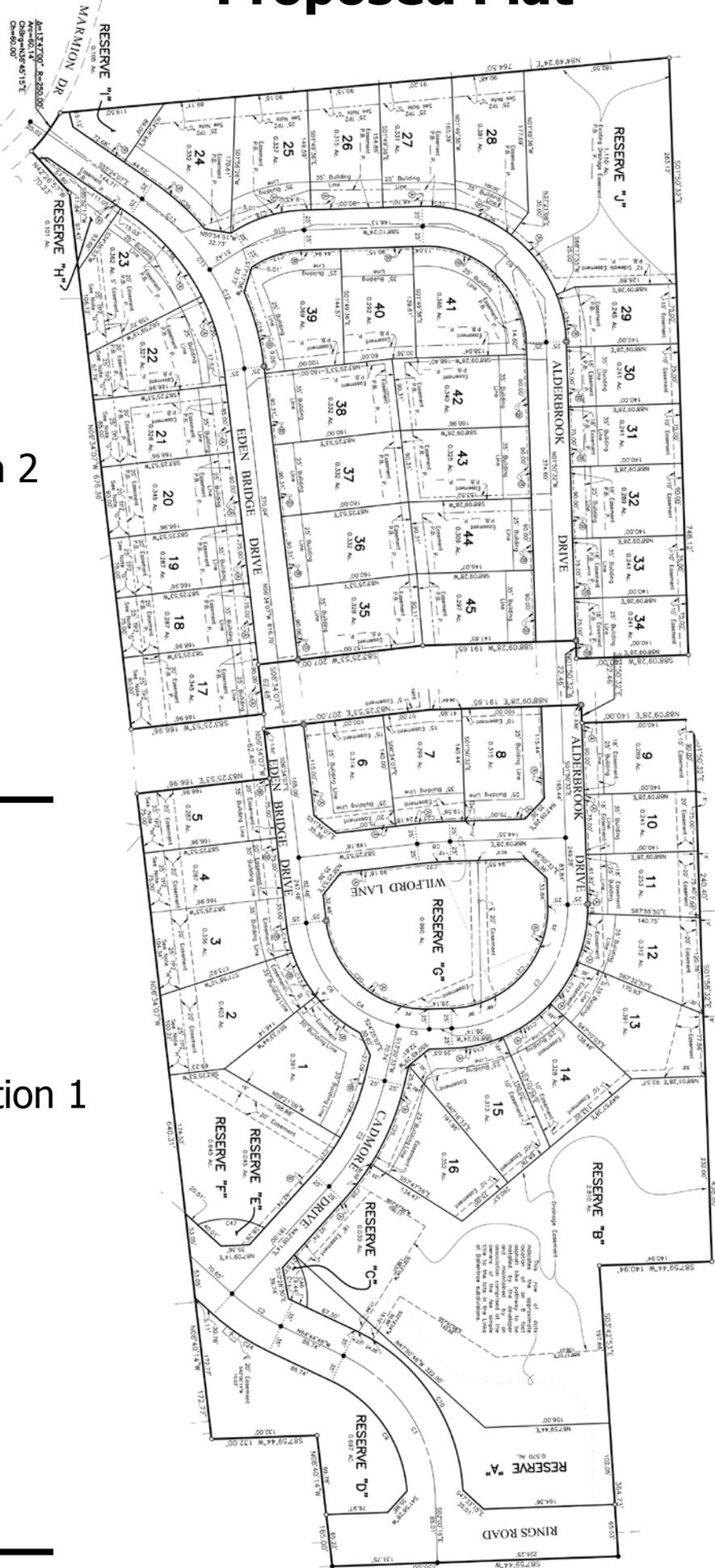
(C) Tot Lot



# Proposed Plat

Section 2

Section 1



# THE LINKS AT BALLANTRAE

As approved by City Council April 22, 2013  
ORDINANCE 27-13

## General Project Description:

### Site Overview:

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

### Provision of Utilities:

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

Water is also available through Ballantrae.

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

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

### General Single-Family Standards:

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

### General Development Standards:

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

### Road Standards:

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

# THE LINKS AT BALLANTRAE

As approved by City Council April 22, 2013

ORDINANCE 27-13

## Landscape Standards:

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

## Architectural Standards:

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

## General Terms:

Front Yard Setbacks: Setbacks from the dedicated road rights-of-way in the subdivision

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will vary from 25' to 35' in order to stagger the homesites along the streetscape to add interest and variety (except where a bike path is located along the front of the homes then the setback shall be 30').

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

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

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

### **Permitted Materials:**

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

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

### **Architectural Detailing:**

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

### **Architectural Diversity**

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

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- a. Two (2) lots on either side of subject lot.
  - b. Three (3) lots directly across the street from subject lot.
  - c. Any lot on a cul-de-sac bulb.
- Corner lots apply to both streets on which the home is situated.

### **Colors:**

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

### **Chimneys:**

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

### **Accessory Structures:**

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

### **Sidewalks and Street Tree:**

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

### **Tree Preservation and Replacement:**

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

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

### **Parks/Reserves:**

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

### **Homeowners Association:**

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

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3/18/13 F:Docs/s&httext/2013

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## **SECOND READING/PUBLIC HEARING/VOTE - ORDINANCES**

### **Ordinance 27-13**

**Rezoning Approximately 26.5 Acres Located on the North Side of Rings Road, Approximately 1,100 Feet West of the Intersection with Eiterman Road From R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Links at Ballantrae PUD) to Establish a 45-Lot Single-Family Detached Residential Development and 7.08 Acres of Open Space. (Case 12-066Z/PDP/PP)**

Ms. Husak stated that questions were raised at the April 8 first reading:

1. Regarding a condition imposed by the Planning and Zoning Commission about three-car garages. This condition is being eliminated, based on Council's discussion at the last meeting.
2. Regarding water and sewer services for the Patch family home on Rings Road and the roundabout at Rings and the future Cosgray-Rings connector. The memo provided in the packet addresses these matters as well.

Ms. Husak noted that the slides indicate that this proposed rezoning is for 45 single-family lots on land located just south of Ballantrae and north of Rings Road. Staff is recommending approval of the ordinance with the elimination of the condition related to a requirement for three-car garages.

The applicant is also present to respond to any questions.

Vice Mayor Salay asked about the road connecting from Rings Road, which will ultimately be, in essence, the Amlin bypass. Is it accurate to state that at some point the road will be relocated?

Ms. Husak responded affirmatively. Engineering has provided a drawing that reflects this future change, shifting the road slightly at the time the roundabout is constructed.

Mr. Hammersmith stated that the slide reflects a reconfiguration of the intersection. Initially, it will be a stop-controlled intersection. Staff anticipates that in the future, as the road is designed and constructed over to Cosgray Road, a roundabout will be installed at Rings Road and what has been called "Churchman Road." An extension to the south to Tuttle Crossing Boulevard will extend from Avery Road west to the Cosgray Road area. This relocation is only for the segment shown on the slide.

Vice Mayor Salay asked if having the road in a different location will help with traffic maintenance, when that is ultimately constructed.

Mr. Hammersmith responded that it will help with construction of the future roundabout. Vice Mayor Salay stated that her concern was with investing monies in something that would change in a couple of years.

Vice Mayor Salay noted that in the past, there has been significant interest from homeowners south and east of this area for City sewer and water. However, her understanding is this utility extension will be under Rings Road, will serve to the north -- not the south, and that land to the south and east will be part of a different sewer shed. Is that accurate?

Mr. Hammersmith responded affirmatively. The exhibit reflects that the water main and the sanitary sewer extension will terminate on the south side of the roadway. All of the land located south of Rings Road will be in a different sewer shed and will be served from the south.

Ms. Chinnici-Zuercher noted that there was extensive discussion about utility service for the Patch property. She asked for clarification about whether this will be done as part of this development.

Mr. Hammersmith responded that at this point, the proposed development is at the preliminary engineering stage. The final development plan submittal will include the final engineering. He has shared with Mr. Patch that bringing utility service to his property would require a main extension. That could be done by the developer as part of their public infrastructure installation. Once the main line was extended, the property owners would then need to extend the service line from the main line to their property, and the City would need to provide the property owners with an easement through the reserve area. There would be some costs associated with extending the utility from the main line

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to the Patch property. He estimates there would be \$10-12,000 in private property owner costs, including both tap and connection fees and for service line installation.

Mr. Keenan stated that is consistent with what was done for other residents who were responsible for installing the lines from the main line to their homes. He asked about the commitments for landscaping for the Patch property.

Ms. Husak responded that one of the conditions of the Planning and Zoning Commission relates to this. Staff has asked the applicant to meet with the Patch family to devise a landscaping plan that is acceptable to both parties.

Mr. Keenan noted that the relocation of the roadway as shown would move the roadway and roundabout a bit further away from the Patch property as well.

Mayor Lecklider invited the applicant's representative to testify.

Ben Hale, Jr., 37 W. Broad, Columbus, representing the applicant stated that if the Patch family needs anything from the applicant, such as easements to make that connection, they will certainly cooperate in providing that. However, they believe the easement will actually be on the City-owned land. He also reminded Council that although Council did agree to eliminate the requirement for a three-car garage, a requirement remains in place that 50 percent of the homes have side-loaded garages. Every lot can accommodate a three-car garage; it is a matter of whether a home purchaser opts for a three-car garage. At this price point, he expects a good number to opt for a three-car, side-loaded garage. They are appreciative that Council will allow their clients to have a choice in this matter.

David Patch, 6800 Rings Road stated that he represents his mother, who lives at 6800 Rings Road. This is the first time he has actually viewed the rendering of the roundabout. He thanked Council and staff who have worked closely with him. They have not yet seen the plans for landscaping, but they are confident that they will be acceptable. He assumes the road will be installed and then removed once the roundabout is constructed. The present iteration of the roadway configuration is much improved over what was first shared with them. He appreciates the City's and the applicant's cooperation.

Ms. Husak noted that staff met with the applicant on Friday and they are preparing their final development plan submittal. They were asked to meet with the Patch family to review the proposed landscape design, including plant material, etc.

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

## **Ordinance 28-13**

**Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.016 Acres, More or Less, Permanent Shared-Use Path, Utilities, Drainage, and Grading Easement; a 0.015 Acres, More or Less, Temporary Easement; and a 0.017 Acres, More or Less, Temporary Easement from Neal M. and Nancy S. Hahn.**

Ms. Ott stated that nothing has changed since the first reading. The City engaged in amicable negotiations with Mr. and Mrs. Hahn. This will provide easements to accommodate a shared-use path along Brand Road at the appraised value.

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

## **Ordinance 29-13**

**Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.127 Acres, More or Less, Fee Simple Interest (with 0.127 Acres as Present Road Occupied); a 0.024 Acres, More or Less, Permanent Shared-Use Path, Utilities, Drainage, and Grading Easement; a 0.015 Acres, More or Less, Temporary Easement; and a 0.017 Acres, More or Less, Temporary Easement from Angela Haley, T.O.D.**

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Mr. Ruma responded that there is the possibility of constructing the road this year. If that is the case, build out should occur over the next 12 months. Based on recent home sales, he anticipates the homes to sell quickly, particularly as they are located in within the Coffman High School district.

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

**Ordinance 26-13**

**Authorizing the City Manager to Enter into a Real Estate Purchase Agreement with Wendy's International, Inc. for the Purchase of 2.37 Acres, More or Less, Generally Located to the Southeast of Riverside Drive and West Dublin-Granville Road Intersection.**

Mr. McDaniel stated that this real estate purchase agreement will authorize the City Manager to execute the agreement to purchase the Wendy's International, Inc. restaurant located at the corner of SR 161 and Riverside Drive. This purchase is prompted by the anticipated roadway improvements to be made at the intersection. Those improvements are expected to impact significantly the ingress/egress to the site, and so the City has been working proactively with Wendy's for two years to facilitate this purchase. Wendy's has already been before Council concerning their new restaurant that they propose to build immediately to the east behind the existing restaurant. The purchase price agreed upon for this existing restaurant property is \$2,000,000, which is considered a fair and appropriate price, based upon the appraisal and negotiations.

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

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 27-13**

**Rezoning Approximately 26.5 Acres Located on the North Side of Rings Road, Approximately 1,100 Feet West of the Intersection with Eiterman Road From R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Links at Ballantrae PUD) to Establish a 45-Lot Single-Family Detached Residential Development and 7.08 Acres of Open Space. (Case 12-066Z/PDP/PP)**

Vice Mayor Salay introduced the ordinance.

Ms. Husak stated that this is a request to approve a new planned unit development for 26.5 acres located just south of Ballantrae on the north side of Rings Road. To the west and immediately adjacent to the site is The Woodlands of Ballantrae Condominium area. To the east is the Washington Elementary School, as well as the Northwest Chapel of the Brethren Church.

- The Planning and Zoning Commission (PZC) reviewed this plan a month ago and voted to recommend approval to City Council with several conditions. One condition was to eliminate one lot, and the plan presented to Council reflects that.
- The City will maintain approximately five acres of the 7.08 acres of open space.
- On the southwest corner, there is a portion of the Rings-Cosgray Connector, from which the development will have one of its main access points. A second access will be off Marmion Drive in Ballantrae to the north.
- Sidewalks and bikepaths are proposed along all of the public streets as well as a connection to the west with the elementary school. There is a condition that the applicant work with the school to determine the appropriate location for the bikepath.
- There is also a one-acre open space that the applicant will program for a central park area for the neighborhood.
- Also proposed is a 25-foot tree preservation zone for lots with mature trees along the rear of the development, which are the lots to the north and to the west.
- There have been some communications with the Patch family, who own a house just north of Rings Road and immediately adjacent to the site. The applicant has been working with Engineering to move the road slightly to the east and away

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from their home. There is also a condition that would require the applicant to work with staff and the Patch family at the Final Development Plan stage to provide additional buffering and landscaping for that parcel.

- The applicant has been working with staff to address the PZC conditions. All items related to the development text have been addressed and are incorporated in the revised text provided to Council. The other conditions will be addressed in the Final Development plan stage.
- There was discussion at the PZC meeting about the garages. The applicant has committed in the development text to require 50% of the lots to have a side-loaded garage. Some of the Commissioners wanted to require the applicant to provide three-car garages. The applicant has provided a letter in Council's packet tonight stating a preference for having an option for two-car garages, so that condition has not yet been addressed.

Mr. Gerber referred to Condition #16, which would require three-car garages. Is the City requiring this of developers now?

Ms. Husak confirmed that PZC did so.

Mr. Gerber inquired if that action is market driven.

Council members expressed concern regarding whether or not this is appropriate for their purview.

Ms. Husak deferred that question to the applicant's representative.

Ben Hale, Jr., Smith & Hale, 37 W. Broad, stated all the lots would accommodate three-car garages. The applicant has already committed to ensuring that at least half of the homes would have three-car garages, because there would be sufficient market for that percentage. However, some people do not want three-car garages, and they would like to have the option for two-car garages. Working with the Parks staff, they have congregated the open space, and the Parks division has agreed to take those for maintenance purposes. The plan currently has more than twice as much open space than is required by City Code. Almost all the open space in the front of the development, with the exception of the entryway area, will be maintained by the City. After it is programmed, the one-acre park space will also be maintained by the City. The homeowners association will provide the maintenance for the entryway features. They have not requested a tree waiver. He reiterated the applicant's request to maintain their current text provision that 50% of the houses will have three-car garages, which gives them the opportunity to provide a choice to their buyers.

Mrs. Boring stated she assumes that if a homebuyer chooses a two-car garage, they would have greater interior living space.

Mr. Hale responded that the homebuyer would have either a larger interior space or a larger lawn.

Mr. Reiner stated that this project has been in process for some time. Recently, Council has suggested that staff encourage a more creative layout for homes on the lots, similar to the first phases of Muirfield, where there were radiating lots. That is much more attractive than having hundreds of houses lined up on a grid, looking into three or four other properties. This is an older plan, so that has not been requested for this plan. However, it is hoped that future projects will achieve a more creative layout of the homes on radiating lots, so that homeowners do not have to invest so much in landscaping and screening to achieve privacy. This site has 26 acres, however, so it would have been possible to do a very creative layout.

Mr. Hale responded that in this case, twice the amount of open space is being provided than what is required by Code. With the future road impacting this development, not only was it necessary to consider the setback from Rings Road, but also from that future road. Working with staff, the best option was to congregate the open space and have the future road enter that open space through the middle. The space will be programmed nicely and make an attractive entryway into the subdivision. He understands what Mr. Reiner is suggesting, but it would be best not to make that a monolithic requirement, because it could result in a missed opportunity.

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Mr. Gerber stated that he and Mr. Reiner have discussed this and in the future, they would like to encourage this type of creativity in layouts.

Mr. Hale responded that he was present when the Muirfield development was approved and completely understands their point.

Mrs. Boring stated that she does support the concept of the open space at the entrance into the subdivision because the homes will not be impacted by headlight trespass. She asked why the road is curved, given the existing home in this location. Why isn't the road straighter and directed to the far corner?

Mr. Hale responded that it is for the purpose of radius.

Mr. Hammersmith clarified that the purpose is to provide a tangent section north of Rings Road, so they can have an appropriate intersection in that location. As future improvements occur, it is anticipated that a roundabout will be planned for this area. They will be working to move that point of intersection further to the east, and a road to the south that will tie into Tuttle Crossing.

Mr. Keenan asked if the City has an easement in this location for a future roundabout.

Mr. Hammersmith responded that the City owns all of that property and has worked as much as possible to achieve distance from that rear corner. It is slightly over 40 feet from this corner to the rear corner of the Patch property.

Ms. Chinnici-Zuercher stated that she believes the applicant should provide as much landscaping buffer as possible for the Patch family at the developer's cost.

Mr. Hale responded that they have agreed to do that with the Final Development Plan. They have a good relationship with the Patch family and are trying to accommodate them in any way possible.

Mrs. Boring stated that in the past, the City required developers building in Union County to include information on their sales brochures concerning items of interest. For example, she assumes that information will be included on these sales brochures regarding the fact that the development is in the Hilliard School District. Another item important to point out to potential buyers is that there are railroad tracks existing in this vicinity.

Mayor Lecklider invited public testimony.

David Patch stated that he represents his mother, who lives at 6800 Rings Road, which is in the southwest corner. Originally, the road was immediately next to the fence row. It is very flat in that location, and when entering a subdivision of \$400,000 homes, it seems the road should be moved further east. Staff and the applicant are trying to make that happen. Today is the first opportunity he has had to see a diagram reflecting where the road might go -- which is where he has been suggesting it be placed. He has not seen anything on the plan indicating that there should be certain trees. At some point, this should be a very busy intersection, probably connecting with Tuttle Road. The Rings-Cosgray corridor will be very busy. It would be nice to have mounding or landscaping in this location. Next to his mother's house in the southwest corner is the Amlin sign, so that area is probably not part of this. He lived in Amlin where his grandfather ran the post office and grocery store for 65 years. Amlin was to be a rural village and it would be desirable to have the Amlin sign remain in place, with some type of entry feature included. He understands that may not be this developer's issue, but perhaps Dublin would be willing to consider this in the future. His last question relates to obtaining water and sewer service for his mother's property. Rather than tearing up an existing road and all the greenspace, is it possible to bring that access to his mother's property? She has been in Dublin for 20 plus years, and still does not have access to City water and sewer.

Ms. Grigsby stated that staff can review the location of the water and sewer lines to determine how this property can be served.

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Mayor Lecklider asked that staff make a note of this and work with the Patch family regarding this particular issue.

Mr. Gerber asked if Council wants to address Condition #16, a requirement for three-car garages.

Ms. Husak clarified that the development text requires 50% side-loaded garages.

Mr. Keenan stated that the applicant indicated they would commit to 50% three-car garages.

Mr. Hale pointed out that if the garages are side-loaded, they can be three-car garages.

Mayor Lecklider stated that he does not believe it is desirable to require all side-loaded garages.

Mr. Keenan inquired how to correct Condition #16.

Vice Mayor Salay suggested that Condition #16 be eliminated.

Mr. Keenan moved to eliminate Condition #16.

Mr. Gerber seconded the motion.

Mayor Lecklider stated that a vote isn't needed tonight. Direction has been given to staff to remove this condition from the documents for the second reading.

There will be a second reading/public hearing at the April 22 Council meeting.

## **INTRODUCTION/PUBLIC HEARING – RESOLUTIONS**

### **Resolution 18-13**

#### **Appointing Members to the Various Boards and Commissions of the City of Dublin.**

Mayor Lecklider introduced the resolution.

Vice Mayor Salay stated that on March 6, Council met in executive session to interview candidates for board and commission openings and to consider the membership of the newly reconfigured CSAC Commission. She noted that Resolution 18-13 includes the following appointments: Rion Meyers to a three-year term on the Board of Zoning Appeals; Patrick Todoran to a three-year term on the Board of Zoning Appeals; David Rinaldi to a three-year term on the Architectural Review Board; and Philip Smith to a three-year term as City representative to the Dublin Convention & Visitors Bureau. Additional recruitment will take place for the remaining positions on the Architectural Review Board.

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

### **Resolution 19-13**

#### **Appointing Members to the Newly Configured Community Services Advisory Commission of the City of Dublin.**

Mayor Lecklider introduced the resolution.

Vice Mayor Salay stated that this resolution includes the following appointments to CSAC: Steve Stidhem and Bill Sherman to one-year terms; Mindy Carr and Todd Keiner to two-year terms; and Mel Ehrlich and Derek Graham to three-year terms.

Vote on the Resolution: Mayor Lecklider, yes; Mrs. Boring, yes; Vice Mayor Salay, yes; Mr. Reiner, yes; Mr. Gerber, yes; Mr. Keenan, no; Ms. Chinnici-Zuercher, yes.

## **COUNCIL COMMITTEE REPORTS/COUNCIL ROUNDTABLE**

### **• Finance Committee - Report & Recommendations from 4-8-13 Meeting**

Ms. Chinnici-Zuercher, Finance Chair stated that the Finance Committee of the Whole met prior to the City Council meeting tonight.

Ms. Chinnici-Zuercher moved to approve the Committee's recommendation for a \$16,000 hotel-motel tax grant to the Dublin Arts Council for a community research project.

Mr. Gerber seconded the motion.

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

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**MARCH 7, 2013**

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

- |  |  |
|--|--|
| <b>1. Links at Ballantrae<br/>08-026Z/PDP/PP</b> | <b>Rings Road West of Eiterman<br/>Rezoning/Preliminary Development Plan/Preliminary Plat</b>  |
| Proposal:  | A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District.  |
| Request:   | Review and recommendation of a rezoning with preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the <i>Subdivision Regulations</i> . |
| Applicant:                                       | Jason Francis, M/I Homes; represented by Ben W. Hale, Smith and Hale.  |
| Planning Contact:                                | Claudia D. Husak, AICP, Planner II.  |
| Contact Information:                             | (614) 410-4675, chusak@dublin.oh.us  |

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

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





## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

MARCH 7, 2013

#### 1. Links at Ballantrae 08-026Z/PDP/PP

#### Rings Road West of Eiterman Rezoning/Preliminary Development Plan Preliminary Plat

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

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

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

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

provide an additional buffer for the small open space to the north of the Patch residence and along the western edge of the road.

Ms. Husak said that Planning is also asking that if Lot 46 located at the entrance were to have a side-loaded garage, that the garage face north so that the garage will not viewed coming into the development. She said that applicant has committed to require 50 percent of the garages within the development to be side-loaded on the 75-foot to 90-foot lots which are adequately sized to allow their design.

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

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

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

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

- 12) That the development text be revised to require a side-loaded garage for Lot 46 face north;
- 13) That the development text be modified to address architectural diversity and that the applicant provide an architectural diversity matrix prior to scheduling review by City Council; and,
- 14) That the development text be revised to require the establishment of an Architectural Review Committee (ARC);

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

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

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

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

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

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

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

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

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

mother's fencerow, and he suggested that if Amlin is to be preserved as Old Dublin was, we should try to make it something special there and not have such a busy road there. He said moving the road to the east would be helpful.

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

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

Ms. Amorose Groomes explained that the layout of the proposed roadway and roundabout will not be part of this application. She said that they would be done by the City through their Capital Improvements Project process.

Mr. Patch said that when they were annexed into the City, they were told that they would get Dublin water and sewer connections. He said he did not know if with this plan, if they will still get them.

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

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

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

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

Mr. Patch said that they were in Dublin.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Newell said not enough detail about the play area had been provided at this time to decide what material should be used.

Mr. Hale said that requiring a three-car garage was no problem, because at this price point, all homeowners will want that.

Mr. Fishman asked that it be a condition.

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

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

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

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

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

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

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

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

Ms. Amorose Groomes said that she agreed that Lot 46 was probably out of place. She said if she scaled off on the landscape drawings submitted, it looks like there is a ten-foot lawn panel between the roadways and the sidewalks and according to the drawings, the trees are planted about two feet off the sidewalks. Ms. Amorose Groomes said that the landscape drawings submitted at the final development

stage should show clearly that the trees are set in the middle of the lawn panels. She said she agreed with the condition about getting the trees away from the paths. She said there is plenty of room so there is no sense in crowding them, particularly through the park areas.

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

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

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

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

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

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

Ms. Amorose Groomes agreed.

#### **Motion # 1 and Vote - Rezoning with Preliminary Development Plan**

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

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

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

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

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

#### **Motion #2 and Vote - Preliminary Plat**

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

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

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

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



**CITY OF DUBLIN.**

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**SEPTEMBER 18, 2008**

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

**5. Links at Ballantrae  
08-026CP/Z**

**Rings Road West of Eiterman  
Concept Plan  
Rezoning/Preliminary Development Plan**

**Proposal:** A subdivision for 46 single-family lots for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District, located on the north side of Rings Road, approximately 1,100 feet west of Eiterman Road.

**Request:** Review and recommendation of approval to City Council of a concept plan and a rezoning/preliminary development plan under the Planned District provisions of Code Section 153.050.

**Applicant:** Charles Driscoll; represented by Ben W. Hale, Smith and Hale.

**Planning Contacts:** Rachel E. Swisher, Planner and Jennifer M. Rauch, AICP, Planner II.

**Contact Information:** (614) 410-4600, rswisher@dublin.oh.us and jrauch@dublin.oh.us

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

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

**VOTE:** 6 – 0.

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

**STAFF CERTIFICATION**

  
 Jennifer M. Rauch, AICP  
 Planner II

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

**Motion and Vote**

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

**5. Links at Ballantrae  
08-026CP/Z**

**Rings Road West of Eiterman  
Concept Plan**

**Rezoning/Preliminary Development Plan**

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

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

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

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

located and accessible to residents and the pond was moved to the south, but some of the open space is still limited to the eastern lots.

Ms. Rauch reported that the proposed development text requires that design elements and details be repeated on all building elevations, including a requirement that brick and stone when used on the front elevation be repeated on the other sides and that additional architectural detail is provided along the Rings Road frontage. She said the proposed building materials will be similar to Ballantrae, including brick, stone, stucco, and cementitious siding in a natural earthtone theme.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

creating a larger cul-de-sac design and eliminating the open space in the center to facilitate parking. She said she did not believe they would lose lots.

Mr. Fishman asked if green space would be lost as Ms. Menery proposed. Ms. Menery said that reserve would be lost and there would be a cul-de-sac with a little green in the middle. Mr. Fishman said he would rather see a couple of lots removed than to lose green space.

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

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

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

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

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

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

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

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

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

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

**Motion and Vote**

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

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

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

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

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

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

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

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

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

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

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

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

**Code Amendments  
Administrative Request**

**PLANNING AND ZONING COMMISSION  
WORKSESSION  
RECORD OF DISCUSSION**

**FEBRUARY 7, 2008**

**CITY OF DUBLIN.**

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

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

**4. Lare Tract/Links at Ballantrae  
Application No. 08-005INF**

**Rings Road  
Informal Review**

**Proposal:** A 50-lot subdivision for land currently zoned R, Rural District and R-1, Restricted Suburban Residential District, located on the north side of Rings Road, approximately 1,100 feet west of Eiterman Road.

**Request:** Informal review of a potential future rezoning application.

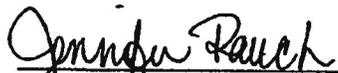
**Applicant:** Charles Driscoll, The Edwards Land Company.

**Planning Contact:** Jennifer M. Rauch, AICP, Planner II.

**Contact Information:** (614) 410-4690, jrauch@dublin.oh.us

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

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planner II

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

13-057FDP/FP  
Final Development Plan/Final Plat  
The Links at Ballantrae  
Rings Rd

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

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

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

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

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

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

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

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

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

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

**4. Lare Tract/Links at Ballantrae  
Application No. 08-005INF**

**Rings Road  
Informal Review  
WORK SESSION**

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

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

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

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

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

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

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

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

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

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

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

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

08-0262/PDP/PP

Rezoning/Preliminary Development  
Plan/Preliminary Plat

The Links at Ballantrae Development Plan/Final Plat  
Rings Rd

13-057FDP/FP  
The Links at Ballantrae  
Rings Rd

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**5. Holiday Inn Express  
Application No. 08-006FDP**

**5490-5500 Tuttle Crossing Boulevard  
Final Development Plan  
WORK SESSION**

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

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

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

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