



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.dublinohio.usa.gov

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JULY 17, 2014

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

**2. Woodlands at Ballantrae
 13-103INF**

**5638 Cosgray Road
 Informal Review**

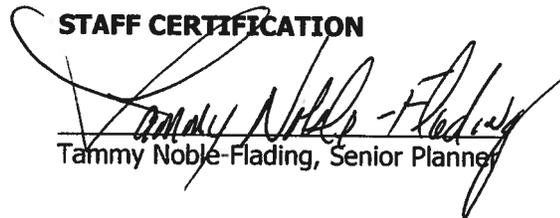
Proposal: A potential rezoning of 17.7 acres to allow detached condominium units where attached units were previously approved on the west side of Marmion Drive, north of the Rings Road extension (Churchman Road).
Request: Non-binding review and feedback of an informal application.
Applicant: Charles Driscoll, Edwards Golf Communities LLC.
Planning Contact: Tammy Noble-Flading, Senior Planner.
Contact Information: (614) 410-4649, tflading@dublin.oh.us

RESULT: The Commission reviewed and provided informal feedback for the proposal for a potential rezoning to allow detached condominium units where attached units were previously approved. The Commissioners largely agreed that the applicant made improvements to the proposal and successfully addressed the Commission’s comments. Some Commissioners were cautious of changing the details of a previously approved Subarea. The Commission encouraged the applicant to cluster more units, avoid locating units back to back with small open spaces, ensure that driveways accommodate parking, provide additional visitor parking, and to explore options of shared drives. The Commission liked the change in unit type, the architectural concept, and suggested the applicant provide additional unit designs with careful detailing.

COMMISSIONERS PRESENT:

Chris Amorose Groomes Yes
 Richard Taylor Yes
 Amy Kramb Yes
 John Hardt Yes
 Victoria Newell Yes
 Todd Zimmerman Yes
 Amy Salay Absent

STAFF CERTIFICATION


 Tammy Noble-Flading, Senior Planner



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 17, 2014

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

**5. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road
14-008BPR Basic Development Plan/Basic Site Plan Review**

Proposal: A multiple-family residential development consisting of 386 apartment units within 25 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21.2 acres on the south side of Tuller Road, east of intersection with Tuller Ridge Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Applicant: Casto

Representative: Aaron Underhill, Underhill Yaross LLC

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner.

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

MOTION #1: Mr. Taylor moved, Ms. Kramb seconded, to recommend **disapproval** of the following Development Plan Waiver:

- 1) Maximum Block length (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to ±800 feet.

VOTE: 6 – 0.

RESULT: The Waiver was disapproved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

MOTION #2: Mr. Taylor moved, Mr. Zimmerman seconded, to recommend **approval** of this application for Basic Development Plan with the following three conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a Neighborhood Street acceptable to Engineering;

**5. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road
14-008BPR Basic Development Plan/Basic Site Plan Review**

- 2) The applicant work with staff regarding the building and open space layout to reflect the Commission's discussion;
- 3) That the applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

* Mr. Underhill agreed to the above three conditions.

VOTE: 5 – 1.

RESULT: The application for Basic Development Plan with two conditions was **approved**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Krumb	Yes
John Hardt	No
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

MOTION #3: Mr. Taylor moved, Mr. Zimmerman seconded, to **approve** the Basic Site Plan with three conditions:

- 1) That the plans be revised to incorporate stormwater management system details and calculations that meet the Stormwater Design Manual; and
- 2) That the applicant addresses Engineering's comments as attached to this report; and
- 3) That the applicant work with staff regarding building and open space layout to reflect the Commission's discussion.

* Mr. Underhill agreed to the above three conditions.

VOTE: 4 – 2.

RESULT: The Basic Site Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	No
Richard Taylor	Yes
Amy Krumb	Yes
John Hardt	No
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

**5. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road
14-008BPR Basic Development Plan/Basic Site Plan Review**

MOTION #4: Mr. Taylor moved, Ms. Kramb seconded, to require the Planning and Zoning Commission to be the Required Reviewing Body for the Site Plan and Development Plan Review.

VOTE: 6 – 0.

RESULT: The Planning and Zoning Commission will be the Required Reviewing Body.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

STAFF CERTIFICATION



Jennifer M. Ratch, AICP, Senior Planner