City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JULY 17, 2014

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

1. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family **Wyandotte Woods Blvd.**
14-032INF **Informal Review**

Proposal:	A 120-unit multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Request:	Informal review and feedback for this proposal prior to the Final Development Plan application.
Applicant:	Jim Lipnos, Homewood Corporation, represented by A.R. Building Co.
Planning Contact:	Jennifer Rauch, AICP, Senior Planner.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

RESULT: The Commission reviewed and provided informal feedback for the proposal for a 120-unit multiple-family development. Adjacent residents commented on the importance of using high quality materials, preserving trees, and creating a community with enduring value. The Commission complimented the applicant on the improved architecture and preferred the elimination of the previously proposed covered parking. They were generally supportive of reduced parking ratios, with the potential for adding parking if needed in the future. Commissioners suggested increasing the open space to the north by moving buildings farther south. The Commission agreed with staff for the need to downplay the emergency access drive and encouraged the applicant to make sure that all details for the buildings are well thought out and materials are selected carefully. Commissioners emphasized the importance of tree preservation and quality stormwater management facilities.

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

Jennifer Rauch

Jennifer Rauch, AICP, Senior Planner

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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

Claudia D. Husak, AICP, Planner II

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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;

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 Kramb	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 Kramb	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 Rauch

Jennifer M. Rauch, AICP, Senior Planner