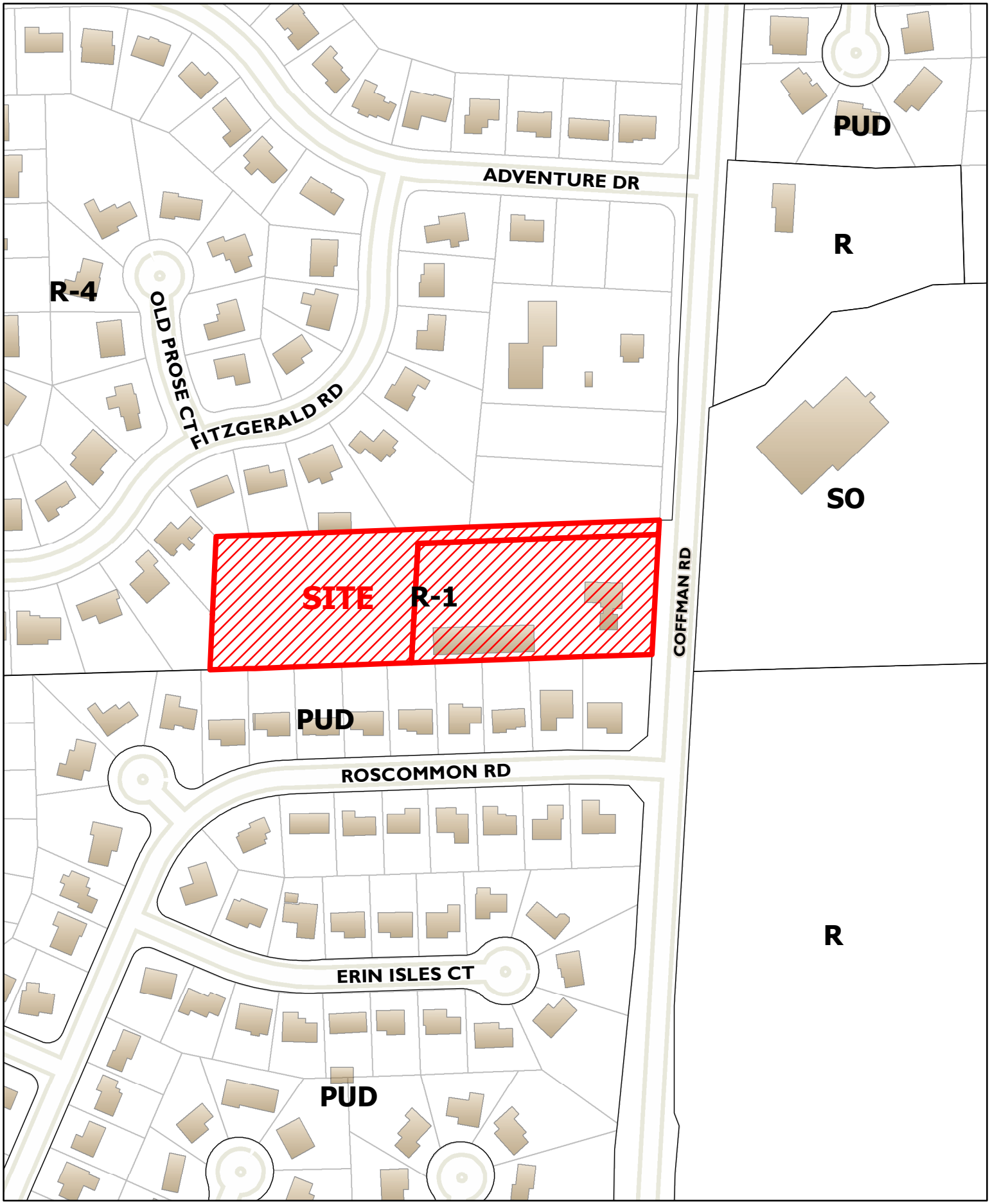

City of Dublin

14-044FDP-FP
Final Development Plan
Coffman Reserve
7027 Coffman Rd

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Feet

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RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 25-13 Passed _____, 20____

AN ORDINANCE REZONING APPROXIMATELY 3.02 ACRES LOCATED ON THE WEST SIDE OF COFFMAN ROAD, APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION WITH ROSCOMMON ROAD FROM R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (COFFMAN RESERVE PUD) TO ESTABLISH A 6-LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT AND 0.29 ACRES OF OPEN SPACE. (CASE 12-066Z/PDP/PP)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, 7 of its elected members concurring, that:

Section 1. The following described real estate, (see attached legal description marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application (Exhibit "B"), including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission (Exhibit "C"), are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance therewith.

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

Passed this 8th day of April, 2013.

Timothy A. Fecklidu
Mayor - Presiding Officer

ATTEST:

Judith K. Beal
Acting Clerk of Council

Ordinance 25-13
Rezoning Approximately 3.02 Acres Located on the West Side of Coffman Road, Approximately 300 Feet North of the Intersection with Roscommon Road, From R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Coffman Reserve PUD) to Establish a Six Lot Single-Family Detached Residential Development and 0.29 Acres of Open Space. (Case 12-066Z/PDP/PP)

Ms. Husak stated that the first reading of this ordinance occurred at the last Council meeting, and Council had several questions. Staff's responses to those questions have been provided in tonight's packet. The issues related to tree preservation, sidewalk connections and stormwater management maintenance issues for the HOA. The site is on the west side of Coffman Road, just north of Roscommon. The proposal is for a preliminary development plan and plat for six lots of a new street off Coffman Road.

- The street name has changed from Killarney Court, as proposed at the last meeting, to Brennan Court, which is a street name that does not already exist in Dublin.
- The plan is the same as presented at the first reading. The second reading memo points out that the proposal now includes the removal of three trees to the north of the existing home, to enable construction of the road into the development. Those are large pine trees, totaling 82 inches.
- Also included in the packet is a map that shows the trees on the north side of the proposed road, which are intended to be preserved in a reserve area. This is also the area where the sidewalk stops at the top of the cul de sac. There are 21 trees along the northern property line, which provide a natural buffer to the residents in Hemingway Village. Staff is satisfied with the sidewalk not being extended on the north side of the road for two reasons: (1) the sidewalk is not intended to be a loop, but to enable the residents to access the larger sidewalk system on Coffman Road; and (2) for reasons of tree preservation and keeping the buffer in place.
- In regard to stormwater management, Planning and Engineering staff have been working together to provide the information regarding stormwater management as requested by Council at the last meeting. The applicant and staff are most comfortable with the proposed plan as presented at the last meeting and which remains in the plan presented, including a dry retention basin between Lots 4 and 5. The City cannot waive the Ohio EPA stormwater management requirements, although they can be accommodated either underground or in this type of facility. All parties preferred the proposed arrangement, because it would be low maintenance. The HOA would have mowing costs, which the applicant estimates at $350 year for each of the lots. The facility would also be in the open, and therefore not forgotten. An underground system would also have maintenance costs, which could be greater than these.

Vice Mayor inquired about the tree removal/replacement on the south side, at the rear of Lots 1 – 5. The neighbors have expressed a desire that the trees remain.
Ms. Husak responded that the trees are intended to remain. There will be utilities along the rear, but they are moved north so that the trees can remain.
Vice Mayor Salay stated that she assumes that means there will be the customary tree fencing. Will that be a no-build area?
Ms. Husak responded that it is a 25-foot setback, with trees very close to the common property line.
Vice Mayor Salay inquired if the 25 feet setback is sufficient for the trees' root zone.
Ms. Husak responded that staff believes it should be sufficient.

Mayor Lecklider invited the applicant to testify.

Charles Ruma, 10104 Brewster Lane, Powell, Ohio stated that they are in agreement with Planning staff to keep the plan as proposed, which provides for a detention facility. They are also foregoing any request for a stormwater waiver.

Vice Mayor Salay inquired about the anticipated construction and build out dates.

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

Less, Permanent Multi-Use, Utility, Grading and Drainage Easement, a 0.012 Acres, More or Less, Temporary Easement, and a 0.020 Acres, More or Less Temporary Easement from Sumphan and Tanaporn Karuchit.
Ms. Ott stated that there have no changes since the first reading.
Council had no questions.
Vote on the Ordinance: Mr. Keenan, yes; Mr. Gerber, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes.

INTRODUCTION/FIRST READING – ORDINANCES
Ordinance 25-13
Rezoning Approximately 3.02 Acres Located on the West Side of Coffman Road, Approximately 300 Feet North of the Intersection with Roscommon Road from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Coffman Reserve PUD) to Establish a Six-Lot, Single-Family Detached Residential Development and 0.29 Acres of Open Space. (Case 12-066Z/PDP/PP) (Second reading/public hearing April 8 Council meeting)
Mr. Gerber introduced the ordinance.
Ms. Husak stated that this is a request for a rezoning and preliminary plat for a proposed six-lot, single-family development on three acres. The site is on the west side of Coffman Road, bounded on the north and west sides by Hemingway Village, and on the south side by Shannon Village. The Dublin City Schools administration building is across the street on the east side of Coffman Road. The site boundaries consist of many evergreen trees. There is a single-family structure with a barn in the south-central portion of the site with an access point off Coffman Road. A new cul de sac is platted as right-of-way for proposed Killarney Court, which will provide access for the other proposed lots to Coffman Road. Two reserves are proposed. On the north side, a small reserve will preserve existing evergreen trees as a buffer to the lots to the north. On the south side, there is a reserve for a detention area for stormwater management. The plan also preserves the existing trees along the boundaries as a buffer to the existing homes surrounding the site. The Planning and Zoning Commission recommended approval of the development plan with three conditions, which the applicant has satisfied as part of the revised development text provided tonight. There was a tree waiver contemplated by the Commission, which has since been removed from the development text. The Commission also recommended approval of the preliminary development plat with two conditions. The applicant will pay a fee in lieu of dedicating 1.1 acre of open space for this development.

Mr. Reiner stated that there are only six lots in this development. Who will be responsible for maintaining the detention basin? Will the homeowners have a self-funded homeowners association?
Ms. Husak responded that they would have a forced and funded homeowners association for the six lots.
Mr. Reiner inquired how their fee would be determined.
Ms. Husak responded that the applicant would address this question.

Charles Ruma, Virginia Homes, 1010 Brewster Lane, Powell, Ohio stated that they originally requested a stormwater waiver for this subdivision. There will be a very insignificant amount of water going into a 66-inch adjacent storm sewer, which runs through the site. The waiver was denied, so the only alternative was to produce an aboveground detention facility. It will be maintained by the homeowners, which will necessitate an annual fee to cover the mowing and moderate maintenance to control the water flow through that area.
Mr. Reiner inquired how that homeowner fee is determined. Homeowner associations have come before Council to petition the City to maintain their property because they have been financially unable to do so. Council is concerned that the purchasers of these homes are made aware of this fee at the time of their purchase, and that the fee is high enough for them to be able to maintain the area.
Mr. Ruma responded that the majority of the maintenance would be mowing. He does not anticipate a need for additional maintenance, as the feature is designed with french drains and sufficient gravel to minimize the need for maintenance. The homeowner association

fee will be calculated on the anticipated annual cost for mowing and for minimal entryway maintenance.
Mr. Reiner stated that he would like to ensure that the fee is sufficient to maintain the property in perpetuity.
Mrs. Boring stated that, typically, that information is included in the homeowners' deed restrictions. The home buyers form a homeowners association, establish an annual budget, and charge the fee accordingly.
Mr. Reiner stated that he would like to ensure the issue is addressed appropriately with this development, so that Council does not have to address it again in the future.

Mr. Ruma stated that he does not know if it would be possible at this point in the process, but the best way to address the issue would be to permit the stormwater waiver. There are hundreds of lots in this area that have no stormwater detention or retention anywhere within the area. These six lots will not impact the stormwater calculations. Those numbers were submitted to Engineering to prove that it is a very insignificant number. He believes a better alternative would be to have larger lots, eliminate the detention facility and have a park in this location instead.

Ms. Chinnici-Zuercher requested staff to explain the reason the waiver was denied.
Mr. Hammersmith responded that it is not an insignificant amount of water, when one considers the fact that the basin itself is like a large lot. In addition, the Ohio EPA requires the stormwater quality component to be addressed with a stormwater basin or some type of facility. The City cannot grant a waiver of the stormwater requirements. Even though the stormwater issue may seem insignificant at this location, stormwater erosion is a problem that the City ultimately must deal with; therefore, it is beneficial to the City to manage it wherever possible.
Mrs. Boring inquired if there is a different way to accomplish this.
Mr. Hammersmith responded that there are several ways. The developer chose to do it on the surface, but it could also be addressed underground, or by using manufactured units to handle the quality and detention.
Mr. Ruma clarified that they would not be ignoring the stormwater quality issue. They would be installing a manufactured system before it would outlet into the 66-inch pipe.
Mrs. Boring inquired if that was presented to staff.
Mr. Ruma responded that information was included in their original waiver request.
Mr. Hammersmith responded that he does not have the details of staff's review at hand, but he can provide that information for the second reading, if Council desires.
Ms. Chinnici-Zuercher stated that she would like more information. Council does see this type of issue frequently, where initially it seemed to be an insignificant cost, but the homeowners, especially if there are only six homes, cannot afford the maintenance costs, and the City ultimately accepts the responsibility. She would prefer another acceptable option other than a non-waiver component of the stormwater requirements.
Mr. Ruma reassured Council that they would do whatever the City requests, as they wish to do what is best for the community. There will be a cost to maintain the stormwater facility, but whether it should be maintained by those six homeowners is an issue for Council to decide. However, they will do whatever is determined appropriate.
Mr. Gerber stated that the City has experienced situations previously when new homes are constructed -- problems can result for the adjoining landowners. A balance must be maintained. He would like to see Engineering's review.

Mr. Reiner inquired if the housing component would be equal to or better than the surrounding homes.
Mr. Ruma responded affirmatively.
Mr. Keenan inquired if these lots are larger than the surrounding lots.
Mr. Ruma responded that the lots are 85 feet x 125 - 130 feet.

Mr. Keenan inquired if Lot #1 is a rental property.
Mr. Ruma stated that the existing homeowner still resides in the property.
Mr. Keenan inquired if the existing homeowner is "grandfathered," and, therefore, could not be forced to participate in a homeowners association.

Ms. Chinnici-Zuercher noted that the homeowner rents the ranch home that is there.
Mr. Ruma responded that Mr. Eggspuehler owns the home and is renting it out. Because he is selling the property, he assumes he is in agreement to that lot being included in the rezoning. Mr. Eggspuehler also owns the two lots to the north, which will also be part of this purchase agreement. Those were zoned in the Hemingway development.
Mr. Keenan inquired if the lots at the intersection belong to Mr. Eggspuehler.
Mr. Ruma responded that the lots on Adventure Drive belong to him, as well.
Mrs. Boring inquired why, if the purchase includes the two lots to the north, the proposed plan did not fully extend the sidewalk all the way around the development, rather than leaving it disconnected, which is not aesthetically pleasing.
Ms. Husak stated that the plan provides for the sidewalk to extend along the fronting lots only. It does not go around to the other side of the street where there are no fronting lots.
Mrs. Boring stated that there needs to be a full connection so that a pedestrian could walk around continuously without crossing the street. This particularly makes sense if the two lots to the north will be incorporated into the purchase. It would also look much more finished.
Mr. Ruma noted that a consideration was made for the mature trees there. The cul de sac curves to the south to avoid and preserve that tree line.
Mrs. Boring requested clarification of the sidewalk on the site plan.
Ms. Husak stated that, as proposed, there is sidewalk from Coffman Road along the south side of Killarney Court and ending at the driveway on Lot #6. The cul de sac was curved to the south to preserve the trees on the north side.
Ms. Chinnici-Zuercher inquired if this is a shared path.
Ms. Husak responded that it is a regular sidewalk.
Ms. Chinnici-Zuercher stated that the sidewalk ends at the driveway on the last lot, but does not take a pedestrian the remainder of the way to Coffman Road. She understands the reason is for the preservation of the trees, but somehow the driveway and the sidewalk need to be married properly, so that the ending appears more natural.
Mr. Ruma stated that it is not uncommon to also provide a stub or ramp down to the street.
Mr. Reiner inquired what is the target market for the development.
Mr. Ruma responded that it would likely be young families. There will be two-story houses and perhaps one ranch.

Mrs. Boring stated that the text states that trees disturbed during construction would be replaced with like kind. How many of those trees will be removed due to the roadway construction?
Mr. Ruma responded that the intent is for none to be disturbed. Only a few trees at the front will be lost, which will be addressed per the replacement policy.
Mr. Reiner asked that, if trees must be replaced, they not be replaced with white pines but with Norway spruces.
Ms. Husak responded that would be so noted.
Mrs. Boring requested that at the second reading, information be provided regarding the number of trees that would be removed.
Mr. Keenan noted that Engineering would also provide detention information.
Mrs. Boring inquired if it is correct that no new lot would be added if the reserve area were eliminated.
Mr. Ruma confirmed that is correct. However, if that area were to be eliminated, would Council like to see these lots widened, or is a park preferred?
Mr. Keenan suggested that staff provide input.
Ms. Husak stated that part of the reason the reserve was proposed there is that the area is not a buildable lot. It also fulfills a portion of the developer's obligation to dedicate land for parkland.
Mrs. Boring noted that it would still require the residents to maintain it, and it would require a higher level of maintenance than a detention pond.
Mr. Ruma stated that they would work with the City planners and submit an alternative plan for that area, and Council can decide which is more desirable.

Mrs. Boring summarized that Mr. Ruma would work with staff on the issues identified tonight for the second reading on April 8.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS
Resolution 11-13
Authorizing the City Manager to Enter into a Contract with NAPA/IBS for an On-Site Parts/Equipment Supply Center.
Mr. Gerber introduced the resolution.
Ms. Crandall stated this resolution would permit the City to enter into an agreement with NAPA Auto Parts for an on-site parts store within the City's fleet maintenance building. This proposal was discussed during the budget workshops, and funding was authorized in the 2013 Operating Budget. A full-time NAPA employee would be on site during all operating hours for the Fleet Maintenance division. This arrangement is possible as part of the National Joint Power Alliance, a cooperative purchasing organization that has already bid this type of service.
Mr. Keenan stated that he assumes this will not be open to the general public.
Ms. Crandall responded that it would not.
Mr. Keenan inquired if NAPA would be charged a lease for the space.
Ms. Crandall responded that they would not. Renovations will be completed to make the space secure. The City is essentially paying for NAPA/IBS to be on site with a person to run their store. This will reduce much of the time spent by the City's Fleet Administrator and technicians on research for needed parts and travel to pick up the parts. An analysis was conducted on the amount of staff time used for that purpose and the cost of having an employee perform this work.
Mr. Reiner inquired if the City's volume of business is that significant to warrant the on-site store.
Ms. Crandall responded that the City does a significant amount of purchasing of auto parts annually. In addition, the intent is to approach the Dublin Schools to inquire about their interest in sharing the store, as well. The school fleet maintenance facility is across the street.
Mr. Keenan asked for confirmation that, based on the contract, there potentially could be nearly $.5 million of inventory on site.
Ms. Crandall responded that she is uncertain about how much the City is spending on parts. Another advantage to this arrangement is that NAPA would own and manage the inventory. The City would not own any of it.
Mr. Keenan requested clarification of the statement that NAPA could require the City to purchase all the non-NAPA inventory.
Ms. Crandall stated that NAPA would manage the auto parts the City currently has in stock until they are depleted, or NAPA would buy the City's obsolete parts.
Mr. Keenan inquired if, going forward, the City would be purchasing only NAPA parts.
Ms. Crandall responded negatively. NAPA would also source parts from other manufacturers, so they can provide whatever the City needs. NAPA is part of a larger company called Integrated Business Solutions, which has access to numerous manufacturers and suppliers. This is the same company that provides all the office supplies for Staples.
Mr. Keenan stated that this concept is really "outside the box." He requested the City Manager's input.

Ms. Grigsby stated that the City has looked at this in terms of the ability to reduce staff time used to research and pick up auto parts and allow the City's technicians and mechanics to do their intended work. NAPA is also able to provide a better price than what the City can obtain through its current State purchasing contracts. Staff's review determined that this decision is justified from a financial and efficiency standpoint. There is the potential for future expansion of the opportunity to the Schools and to provide facility supplies in addition to auto parts. This will provide better control and accountability for expenditure of City monies.
Ms. Crandall noted that later in the year, facility and custodial supplies will be added to the store's inventory.

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

1. Coffman Reserve PUD
12-066Z/PDP/PP

Coffman Road
Rezoning/Preliminary Development Plan
Preliminary Plat

Proposal:	A new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.
Request:	Review and recommendation of a rezoning and preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.
Owner:	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #1: To approve this Rezoning and Preliminary Development Plan because this proposal complies with all applicable review criteria and the existing development standards, with three conditions:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
2) That the aluminum and vinyl trim not be permitted in the development text;
3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

* Charles Ruma, Virginia Homes agreed to the above condition.

VOTE: 7 – 0.

RESULT: The Rezoning and Final Development Plan application was approved.

RECORDED VOTES:

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

City of Dublin
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

1. Coffman Reserve PUD
12-066Z/PDP/PP

Coffman Road
Rezoning/Preliminary Development Plan
Preliminary Plat

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Owner:	Jack Eggspuehler; represented by James Barry, Bird & Bull.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards, with two conditions:

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

* Charles Ruma, Virginia Homes agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

Motion and Vote
Ms. Newell moved to accept the February 7, 2013 meeting minutes as amended. Mr. Taylor seconded the motion. The vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Taylor, yes; and Ms. Newell, yes. (Approved 7 – 0.)

Communications
Claudia Husak pointed out that additional correspondence received by Planning after the packets were sent had been distributed to the Commissioners. She suggested there be a technology discussion during the Commission Roundtable. She mentioned that the next City Council and Planning and Zoning Commission Joint Work Session is scheduled for March 4, 2013 at 6:30 in Council Chambers.

Administrative Business
Ms. Amorose Groomes announced that the cases would be heard in the order of the published agenda. She briefly explained the rules and procedures of the Planning and Zoning Commission.

1. Coffman Reserve PUD
12-066Z/PDP/PP

Coffman Road
Rezoning/Preliminary Development Plan
Preliminary Plat

Chair Chris Amorose Groomes introduced this application requesting a new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District. She said the Commission will need to make two motions for this application and both components will be forwarded to City Council for final approval.

Claudia Husak presented this application for a proposal that incorporates the existing home as Lot 1 in the PUD and on the preliminary plat. She said the proposed plan shows a new intersection off Coffman Road at the northern portion of the site and a new public road, Killarney Drive, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. She said the road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Killarney Drive should it be developed.

Ms. Husak said the proposal includes 0.29 acre of open space, with Reserve 'A' located between Lots 4 and 5 to provide an area for stormwater management. She said Reserve 'B' is 0.06-acre strip of land to the north of proposed Killarney Drive to preserve existing trees.

Ms. Husak said that Planning is recommending approval of the rezoning with preliminary development plan with the following condition:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk.

Ms. Husak said that Planning is also recommending approval of the rezoning with preliminary plat with the following conditions:

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

Gerry Bird, OHM Advisors, Architects, Engineers, introduced himself, James Barry, Bird & Bull, and Charles Ruma, Virginia Homes.

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

John Hardt noted that the Commission had received correspondence from a couple of neighbors. He said regarding their concerns, that the City had Noise Ordinances that dictated when work can be performed on the site. He said another resident was concerned about power interruptions. He asked if power was likely to be interrupted to the existing homes during construction.

Charles Ruma, Virginia Homes, said typically, they will not be losing power in this area for the duration of construction. He said cutting it off for an hour or so would be the extent of what would be needed to make the line extension.

Mr. Hardt noted that there was a provision in the proposed development text to modify the tree replacement requirements required by Code. He said that those kinds of modifications are generally sought and sometimes appropriated when there is a heavily wood site and relief from the tree replacement provisions are necessary to avoid some undue hardship. He said this site has plenty of room to plant trees, and there are not that many trees being impacted. He said he was not in favor of the requested modification to the provision in the development text.

Mr. Hardt referred to the development text architectural section and the provisions that allow aluminum and vinyl trim materials on the houses, which he did not support.

Amy Kramb noted that in the Planning Report, it said that trees above 24-inches will get replaced inch-per-inch, but in the text states that trees that measure six inches and larger in caliper will require one replacement tree for every tree.' She said that might be where there is confusion. She said it was not the typical 24-inch language used. She said she did not agree with <u>all</u> trees. Ms. Kramb said at a minimum, it should say 24-inch and larger trees needed the inch-per-inch replacement, however she always preferred smaller than that.

Ms. Kramb asked what would happen to the existing house that will remain if they want to make an addition or change it. She asked if they would have to meet the standard architectural requirements that are in the PUD text or would it default to Code.

Ms. Husak said they would be required to meet the standards of the PUD.

Ms. Kramb said she wanted to make sure that the resident knew that. She asked if that house was currently on well and a septic system, would it be connected to City services as part of this development.

James Barry, Bird & Bull, said the house currently has sewer and sanitary service.

Ms. Husak said that the property also had water service.

Ms. Kramb noted that the plans showed a well and septic system for the existing house.

Mr. Barry said they were old.

Ms. Kramb said that the in text, Street Access and Improvements – Adjacent Properties, it mentioned that there should be no vehicle pedestrian access to adjoining developments, except for a drive access to Lot 1 of Hemmingway Village from the proposed road. She asked where that would be located and would it be a road or just an access to one lot.

Mr. Barry indicated that the two lots north of the proposed road are already platted but they were proposing one driveway access to the contiguous lot that would come off of the proposed road and get one curb cut off of Coffman Road. He said they were eliminating one curb cut off Coffman Road.

Ms. Kramb asked how much maintenance the detention basin would take and if the six houses being forced to fund that in reality could maintain it.

Victoria Newell said she was not in support of the aluminum trim. She said she was also concerned about the detention area and how it would be maintained by the homeowners association.

Mr. Ruma said that they could take the aluminum trim material out of the text. He said that they do not use that material currently and they do not intend to use it. He said that their intention is to build to the Dublin Appearance Code.

Mr. Ruma said regarding maintenance of the dry basin, they are going to have some French drain type systems to keep the bottom dry, some simple natural grasses and some trees throughout the basin. He said regarding maintenance and upkeep, their intention is mowing to take care of the facility. He said the French drain design should alleviate concerns for major maintenance periodically.

Ms. Newell recalled past Commission conversations regarding the issue of dry basins ending up with mud at the bottom of them. She said because this is located in such close proximity to the other residences, aesthetically it needs to be well developed.

Mr. Ruma said it was not their first choice either, but the only other alternative would be to tie into the 66-inch storm sewer that would easily handle the capacity of the subdivision, but the Engineering Department did not want them to tie directly into that facility. He said that would be the cleanest, easiest way to handle the situation.

Richard Taylor commented that the requirement of a detention basin seemed like an undue hardship for a six-lot subdivision. He said if they are trying to make this look like everything else, there is no other retention basin within a mile of that lot.

Ms. Husak explained that was because the surrounding lots were approved and developed prior to Dublin's regulations.

Aaron Stanford said the applicant was trying to meet the Stormwater Code for quality and quantity control and EPA requirements for this site, and for both of those reasons Engineering is seeking some way for them to treat their stormwater. He said for those two reasons, tying in directly without treating the stormwater, from Engineering's standpoint was not an option because it would not meet the intent of the Code. He said that was why they guided the applicants to provide some sort of treatment.

Ms. Amorose Groomes asked if it was not an option because they did not want to do it or because it was impossible.

Mr. Stanford said it would not meet Code because it would not drain the stormwater and there would still be EPA requirements that he felt they could not meet by directly tying into it. He said previous plans seen by Engineering have shown an underground treatment system but because of cost and locations, he thought Engineering and the applicant backed away from that solution. He said that stormwater design is not so much the number of lots they are trying serve, but the number of acres they are disturbing and it has met both Dublin's and EPA thresholds.

Mr. Taylor said that given the size and shape of a couple of the lots, it looked like there might be a way to rearrange this in a different shape and still have six lots.

Mr. Stanford said those were definite options and there had been conversations about the ways that smaller treatment systems could be spread out across the site to lessen some of the impacts, especially visually. He said however, this is the option that was proposed, and it meets the requirements. He explained there were other ways that they could have this treated and still meet the Codes of Dublin and the EPA requirements, but this is what has been proposed.

Mr. Taylor said he understood about both sets of rules, but as far as Dublin is concerned, we are not treating the water for several hundred houses in this area. He asked what made more economic sense to Virginia Homes to spend more money to build a more elaborate treatment system and to pick up a lot and a house build, or to do this relatively inexpensive method and lose a lot.

Mr. Ruma said if they could put in a treatment facility, tie into the 66-inch storm sewer, and add another lot to the community, it would obviously be more economical and feasible.

Mr. Taylor asked if setting aside cost, would an underground treatment facility satisfy Dublin's Code and the EPA requirements.

Mr. Stanford said it could if it was designed appropriately. He said an issue with the previous design was that they were locating this underground system underneath the pavement and there were issues with maintenance and in the long term getting in there. He said there were maintenance provisions necessary for those types of units. Mr. Stanford said location being an issue, yes, there was a way to go through and look at them and provide that system, but they would not want it located underneath a public roadway.

Mr. Taylor encouraged the applicant to explore that further. He said he would rather see a house than a pond.

Ms. Husak pointed out that Planning's concern is that all of these things affect other things. She said from the start, Planning had a concern about building a home on this lot which is now shown as a reserve with a driveway and sufficient space to do something in the back yard, and tree preservation along the northern property line was a concern. She said this became important causing the road to shift down, causing the lot to get even smaller.

Mr. Taylor said if every option been explored and this was the only one that everyone agreed to, then it is what it is, but if not there is another way to do this that gets another lot, he would not have a problem with exploring that further.

Mr. Hardt said that underground storage facilities, aside from the cost implications, require a significant amount of maintenance. He said he was not sure he was convinced that a six-house homeowners association would have the funds to properly maintain something like that.

Ms. Newell said if they explore that option of looking at other storm drainage that for guidance of a homeowners association, she thought they are going to need some clear written text that describes how they need to maintain them. She said she did not think Reserve 'A' would be readily buildable with a number of constraints. She said she liked the idea of having the open area. Ms. Newell said she thought it could be a nice amenity, but her concern was that it is treated well so that it really is an amenity and it does not just become a dry ditch. Ms. Newell said with additional landscape plantings that can be achieved in a sense that they can accommodate the wet conditions is necessary. She said there should be more than a little grass and some trees.

Mr. Ruma said that they had some tree replacements, so he was sure they could plant some trees there.

Warren Fishman noted that the six lots were isolated. He asked where the bike path system was located.

Ms. Husak said that there is a sidewalk and a bikepath on Coffman Road.

Mr. Fishman asked if the two lots to the north owned by Virginia Homes would be a part of the homeowners association.

Mr. Ruma said they were platted as part of Hemmingway Village and would not participate in this homeowners association.

Mr. Fishman said he was not in favor of another lot, but he saw the frustration with the reserve because with six lots to maintain there would be a high association fee. He said if there was an entrance feature, it would have to be maintained by the association also. He suggested that there be a tabling to see what can be done about the dry basin.

Mr. Ruma said that their options were to tie directly into the storm system, as it exists today, or to come forward with some kind of dry basin. He said they would go on whatever directive the Commission and Engineering Department would like them to pursue. He said they were happy to entertain whatever is best for the City and the development.

Mr. Taylor referred to the Architecture – Trim Materials in the development text, and asked if they agreed to eliminate vinyl as well as aluminum as permitted trim materials.

Mr. Ruma agreed to remove vinyl and aluminum trim materials from the text.

Mr. Taylor said in the same paragraph of the text about trim material, the line about shutters should be removed because it is already in the Appearance Code. He said the only things it should include are things that are in opposition of the Appearance Code. He referred to Plan Approval and asked if Virginia Homes was the developer.

Mr. Ruma confirmed that Virginia Homes would be the developer.

Mr. Taylor asked if there were approved standards in place.

Mr. Ruma said in regards to the product, that there were plan approval standards that would be part of the homeowners association documents.

Mr. Taylor asked when all six lots were sold, will the homeowners association have the responsibility for plan approval for additions and improvements.

Mr. Ruma said yes.

Ms. Amorose Groomes said regarding tree preservation, it seemed like we are very quick to jump into the train of thought that will forgive all of these trees and look the other way, and it has to be over 24-inches for us to think very hard about it. She said that she thought they were deviating too far from what has made our community the Tree City that it is. She said those trees that we have required to be planted in these areas and the fees that have been paid in lieu of trees that are able to get on individual pieces of property has been used as the springboard for the City to plant throughout Dublin. She said if we cannot be green on one specific small place, we at least drive a stake into the ground to make the claim that we are going to be green holistically, and if it will not fit there, we certainly have other places in the City where trees will fit. Ms. Amorose Groomes said historically we have always taken those funds and planted elsewhere if we cannot get them on a specific site. She said that she did not know that we have planted this site to the extent that it can be planted. She said she sees a lot of area behind where the existing barn is located that could use a lot of tree plantings in those areas.

Ms. Amorose Groomes said she was not at all in favor of saying that trees between 6 and 24-inch caliper only count as the 2-inch caliper tree going back in the site. She said she did not see a great tree survey submitted, although the applicant did not have to for the preliminary development plan. She said we certainly had a long way to go on this before it becomes final, but there were 114, 6 to 12-inch trees on this property. She said the numbers add up quickly and we could get into hundreds of inches of tree caliper that are lost fast if we calculate the way in terms of a hardship. Ms. Amorose Groomes said she did not see a great hardship here. She said there were 8 trees that are 12 to 18-inch caliper and 4 that are 24-inch and over, so she was not in favor of abandoning what has made Dublin a Tree City. She said she thought we need to hold to that unless there are very extenuating circumstances, which she did not see here.

Ms. Amorose Groomes referred to the two lots purchased to the north and said she had some hesitation about the reserve being tucked into the back and it really not being an appreciable amenity to many individuals. She asked if there was any way that the stormwater could be stored on the front portion. She said she would like to pursue to see if maybe the stormwater could be handled there. She said she knew it would take a lot time to develop and look into it, but she would like to see that explored. Ms. Amorose Groomes said when there are severe storms and that water raises in the detention basins so quickly and it is tucked back where no one can see it, back in the middle of a neighborhood between two homes and there is little concern about safety.

Ms. Amorose Groomes reiterated that there was a lot of room to put trees on this property. She said she was more in favor of the fee-in-lieu and not forgiving those hundreds of caliper of inches that would be lost in this neighborhood. She said she thought what makes his neighborhood is the tree canopy.

Mr. Ruma said that 95 percent of the trees were going to remain and that they all were on the back perimeter of the property. He said there would be minimal tree removal.

Ms. Amorose Groomes said that without an actual tree survey, she could not count the number of trees. She said they might be able to get every caliper inch that they are removing back on the site. She said she did not want to throw this in and then have the chain saws appear. She said the 20-inch tree would only cost a 2.5-inch tree to put back and that makes them easy to cut down.

Mr. Barry said the property owner had planted almost the entire perimeter of this property 20 years ago with pine trees. He said the intent was to have a mature buffer for the adjoining neighbors and that the property that would be developed internal to the site. He said their intent was to preserve that perimeter of trees. He said what they are really impacting here are three beautiful pine trees towards the front, but after going back and forth with the staff on moving the road and that they had an existing house they had to work around with everything else, it became the best option to locate the road in this location and lose the three big trees, but their intent is to maintain the hundreds of pine trees surrounding the site.

Mr. Barry said that they looked at several other options, even offsite for a detention basin, including the lot to the north. He said they had a 66-inch storm sewer that crossed diagonally on the adjacent site to the north, so if because that is such a large storm sewer and it cuts diagonally, it limits their ability to put a house on that, a detention basin, and everything else that is needed.

Ms. Amorose Groomes asked how diagonally the storm sewer crossed the property.

Mr. Ruma indicated where it slanted toward the northeast. He said the 66-inch storm sewer was close to the surface, so they get to the basin by gravity and then from the basin to the pipe, and they did not have the clearances to cross anything.

Mr. Ruma said another potential option is if an easement could be granted on the lot to the north for a storage basin. He said it was not needed under pavement and could be under a grassed area adjacent to

the road with a small easement could be accommodated. He said however, they would have to have a waiver on capacity to do that.

Ms. Amorose Groomes said with respect to the trees, she saw that they will lose the three large evergreens there, but there is room for replacements.

Ms. Amorose Groomes invited public comments regarding this application.

Nancy Byron, 7056 Fitzgerald Road, said that the rear of her property abutted Lot 6. She said there was an existing storm sewer in her backyard. She said before the meeting it was not a concern. She said she spoke with Mr. Ruma who assured her that the plan was to make the drainage good enough on this development that the dry detention would stay dry most of the time and that it was there essentially to absorb a 100-year flood. She said her concern was that without houses in the field now, their backyard is soaked down toward the field and then the field soaks down toward her yard. She said as it is now, it is good design because there is not a lot of runoff. Ms. Byron said during heavy rains in the Spring they will get standing water in their backyard because the storm sewer cannot handle all of it. She said that was an issue she was worried about and she was very relieved to see that some drainage towards the back of the site was built into the plan. Ms. Byron said if it is moved towards the front, she was concerned that the asphalt and couple of houses' runoff will be running in her yard. She said she hoped that would be considered because her property is unusually sloped down.

Ms. Byron pointed out that if drainage is being considered near the street by Coffman with the proximity of the lot to the high school, there are many students that walk past that area that it might become an attractive nuisance or could be asking for trouble if it does become more of a pond than a dry basin.

Ms. Byron said she was happy when Mr. Ruma had told her that the existing pine trees that line the property would remain. She said she had alerted him that a few of them are dead or dying that probably would need to be taken care of at some time, but the thought of losing those would be very concerning to her as well. She asked if it was written anywhere that those perimeter pines would all stay for buffering except for the few discussed near the front. Ms. Byron said if it was possible to plant additional trees or even to re-grade some of that back area so if there is some runoff, it will not run into her yard that would be wonderful. She said if mounding between the pines would help keep the drainage in the field area, she would be willing to plant something to make it attractive.

Ms. Amorose Groomes said that the developer would be responsible for handling all their stormwater regardless of where the detention basin is located. She said the requirement will be upon them to get the water to the detention basin, so it is not terribly important where the basin is located because their job is to get the water to the basin. She explained that once this proceeds through the process, it will have to receive approval from the Engineering Department, and part of the standards is that they do not create water runoff onto adjacent properties. She said that the developer will have to prove that they are handling and capturing all of their own stormwater and dispersing it appropriately so that it does not come in the direction of the existing homes. She said that normally it is found that stormwater management is better after the development than it was before.

Ms. Byron said she was concerned that wildlife will be displaced into their yards when the construction begins. She said she had suggested to Mr. Ruma premeditated pre-construction trapping to eliminate and relocate those animals before they come into the existing yards. She said there were many, more destructive animals than field mice in this area.

Ms. Amorose Groomes said that typically did not fall under the Commission's domain.

Ms. Newell said the destructive rodents are in her neighborhood as well as all others and she did not think they would be getting worse with this development or go away.

Ms. Amorose Groomes encouraged the developer to work with the neighbors to do whatever they can to mitigate the impact on the wildlife.

Mike Kayser, 7080 Fitzgerald Road, asked if the dry detention basin would look similar to the one at Asherton by the pond. He said it now has trees grown up in it and mud almost level with the ground.

Ms. Amorose Groomes said that the problem was that these basins are built to become detention basins, meaning that they only detain the water for a short period before it is sent on its way. She said over the course of time, all of the perforated drain tile and all of that which takes the water away become silted and rodents build homes and then water is retained instead of sent away. She said that they are designed to detain and now they are retaining and there is really no good way to take care of them. She said detention basins not constructed properly turn into retention basins and that is when we have big problems. Ms. Amorose Groomes said there was a great detention basin in front of Bailey Elementary along Dublin Road that functioned fantastically. She said at Jerome High School, their detention basin has not been dry since the day it was constructed. She said that the Commission is trying to figure out how these things can be designed properly so that it serves as a detention basin and that was the concern with this application.

Mr. Kayser said he understood that if a house goes where the sewer line crosses diagonally on Lots 1, 2, and 3 in the future, it would be close to Coffman Road and not abutting his backyard.

Ms. Amorose Groomes said according to the drawings, the sewer had a 20-foot easement and there would be at least 8-foot setbacks from the property lines. She said it would be very difficult to get a house in the circle, but it has yet to be determined.

Bill Crecelius, 7088 Fitzgerald Road, asked if the lot behind his east property line would be developed.

Ms. Amorose Groomes said no information had been provided in this application of what is going to happen there.

Mr. Ruma said the two existing lots are about 200 feet in depth, they were platted as part of Hemingway Village in 1979, and they have never been built. He said their intention was to build a similar product on all lots.

Mr. Crecelius asked what would be the price range of the homes and what the exteriors would look like.

Mr. Ruma said for the record, their intent was to build product that is 2,400 to 3,500-square-feet in size ranging in price from $375,000 to $450,000. He said they all will be pre-sold homes with probably a spec home or two. He said their intent is to pre-sell these homes and the options will be determined by the customer.

Ms. Amorose Groomes invited additional comments regarding this application. [There was none.]

Motion #1 and Vote -Rezoning with Preliminary Development Plan
Mr. Taylor moved to approve this Rezoning and Final Development Plan because this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with three conditions:

1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
2) That the aluminum and vinyl trim not be permitted in the development text;
3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

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

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

Motion #2 and Vote - Preliminary Plat
Mr. Taylor moved to approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with two conditions:

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

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

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

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

7610 McKitrick Road
Final Development Plan
Final Plat

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

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

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

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

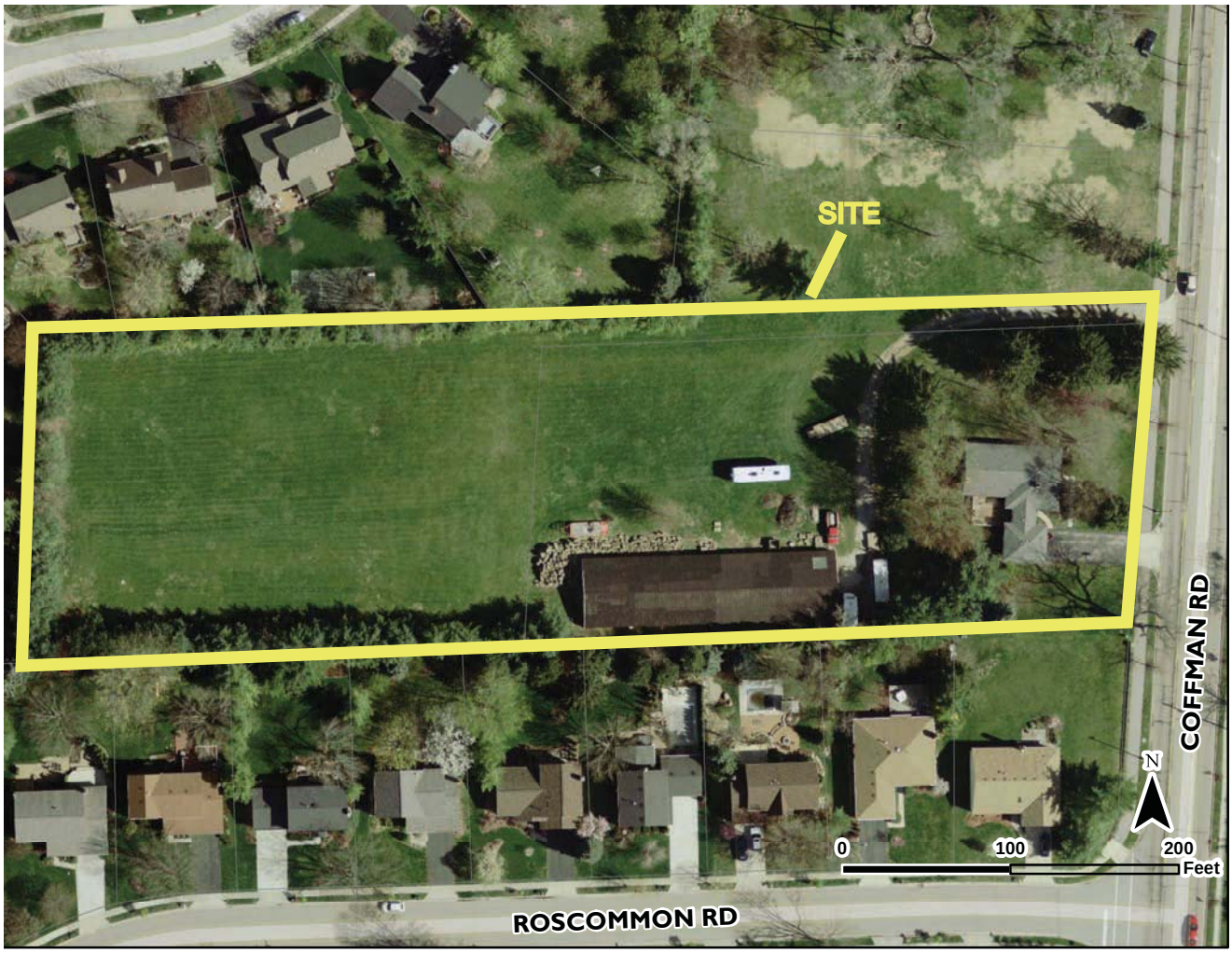
City of Dublin
Land Use and
Long Range Planning

12-066Z/PDP/PP
Zoning/Preliminary Development Plan/Preliminary Plat
Coffman Reserve PUD
Coffman Road

N

Feet
0 200 400

Existing Site Conditions



N

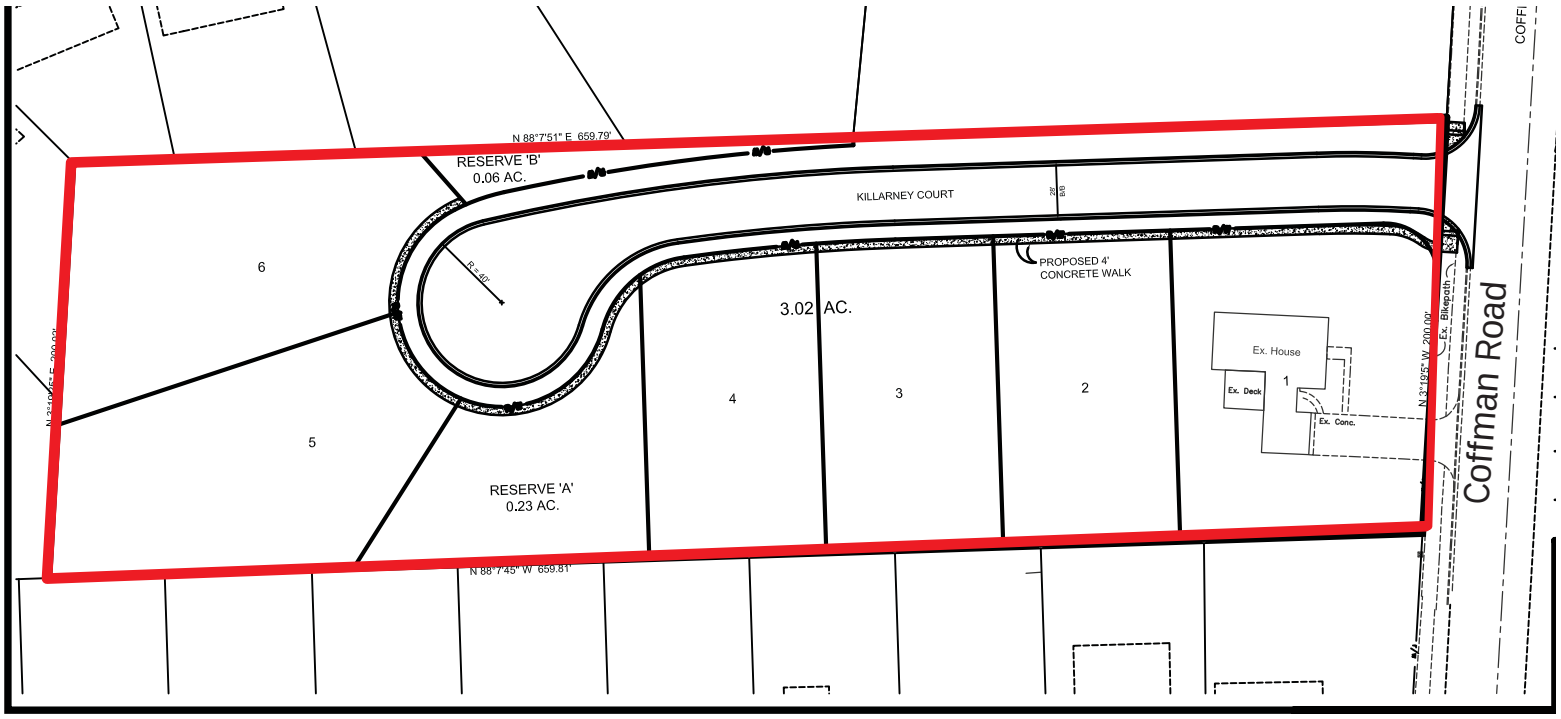
Future Land Use
According to Community Plan

N

Residential Medium Density

Public Institutional/Civic

Proposed Preliminary Development Plan



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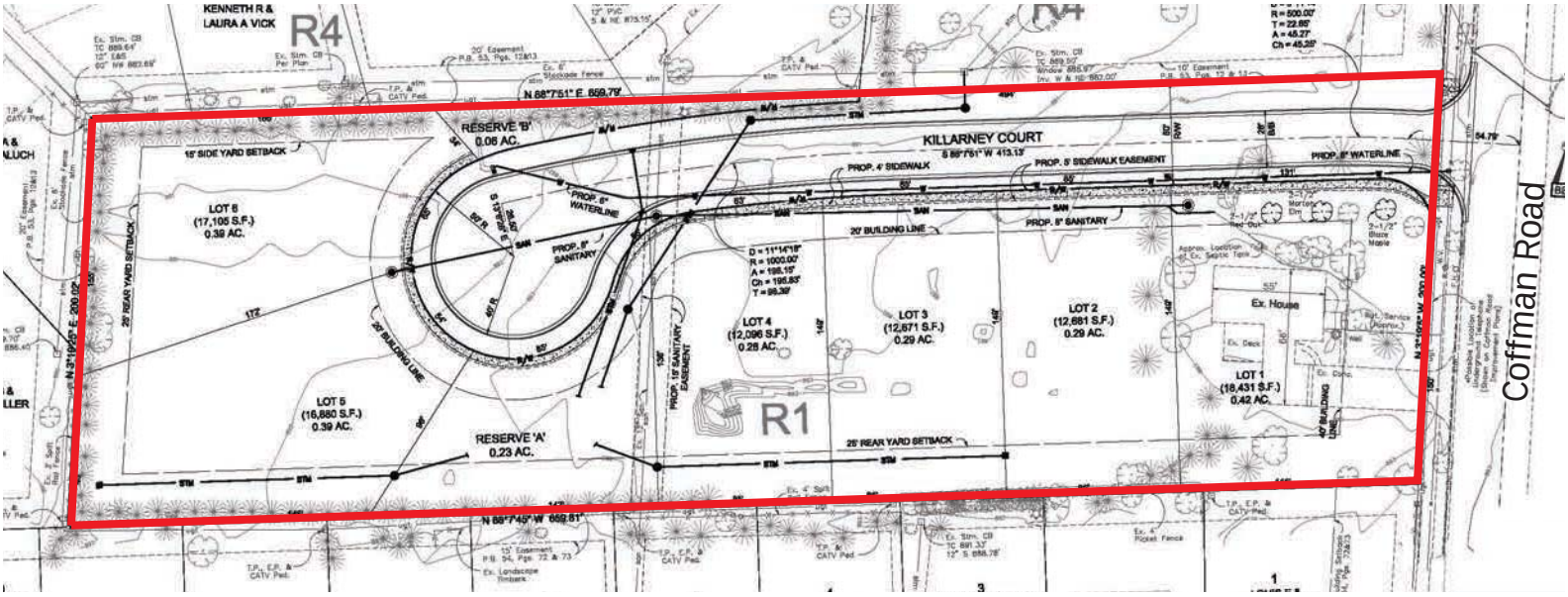
Proposed Preliminary Plat



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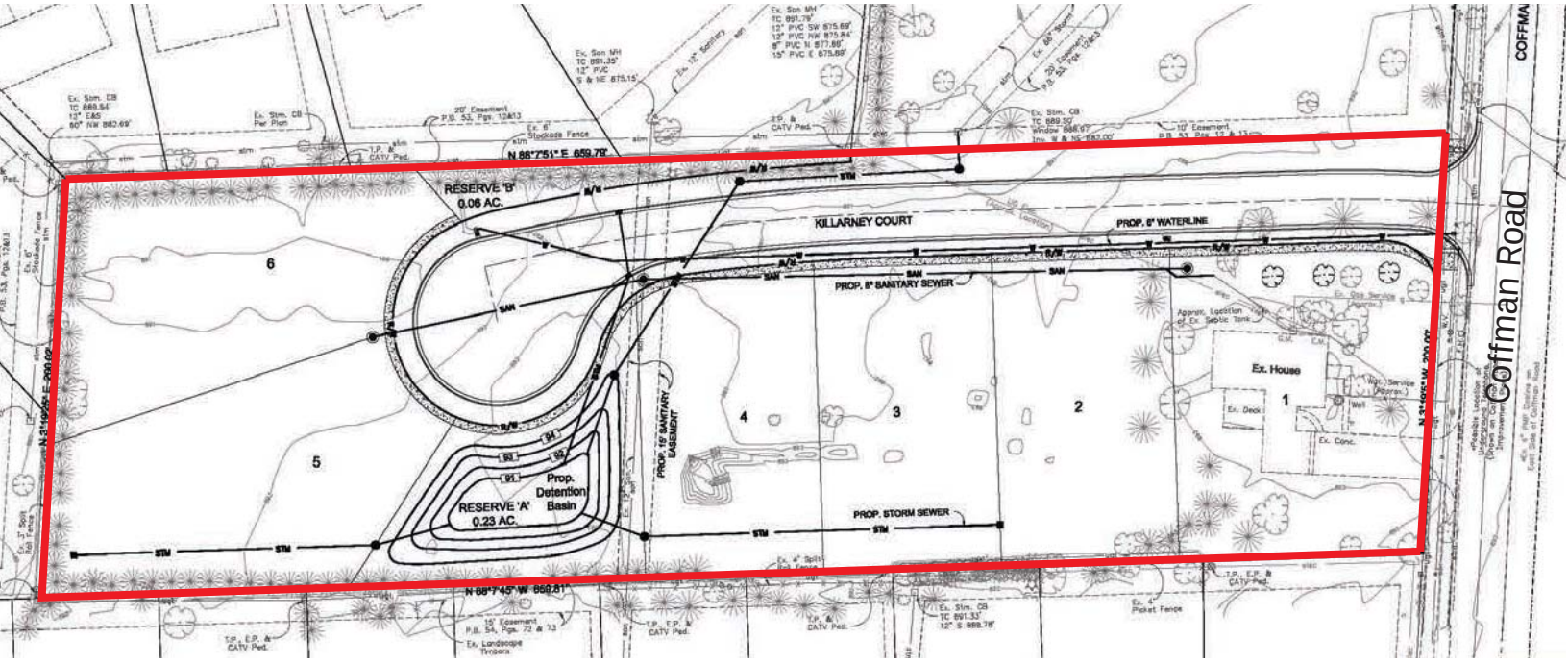
Proposed Utility Plan



DEVELOPMENT OVERVIEW

Project Description

This parcel lies between Hemingway Village Section 1 and Shannon Park Section 1. The proposed development creates five new lots with an additional lot defined for an existing house. The lot sizes meet or exceed those of both contiguous subdivisions.

Location and Size

- The site is located completely within the City of Dublin and Franklin County.
- The 3.02 acre site is located on the west side of Coffman Road, 525± feet south of the intersection of Adventure Drive and Coffman Road. The site is situated adjacent to Hemingway Village Section 1 and Shannon Park Section 1, located between these two developments.
- There is approximately 200 feet of frontage along Coffman Road.
- The site measures approximately 660 feet deep.

Existing Conditions and Character

- The site is rectangular and mostly grassed. There are pine trees located along the north, west and south property lines. An existing house and storage building are located on the site. The existing house will remain, but the storage building will be razed.
- The site is located in the North Fork Indian Run Watershed. The site generally drains from south to north.
- The site is generally flat and there are no steep slopes on the site.

Existing and Proposed Land Uses

- The Dublin Community Plan – Existing Land Use Map designates the site as being part of a residential medium density area (1-2 du/ac.).
- Surrounding land uses include: single family detached residential (Hemingway Village, Shannon Park), public institutional (Dublin City Schools Administration Building, Dublin Coffman High School) uses in the surrounding incorporated areas.
- Proposed land use is residential.
- The proposal is to develop the tract with 6 single-family lots for a gross density of 1.99 units per acre.

Provision of Utilities

General

- All utilities, including sanitary sewer, water, telephone, electric, and gas are available at the site.
- All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.

Sanitary Sewer

- Sanitary sewer for this development will be provided from an existing 12" sanitary sewer that crosses the site in a north /south direction.
- A new sanitary sewer line will be run parallel to the street, in front of the homes to provide service. The sewer will be extended east to the lot for the existing building and will intercept the existing service line that currently serves the existing structure.

Water

- An existing 12-inch water main along the west side of Coffman Road should be adequate to provide the required domestic and fire protection needs for this development.
- A public water main will be constructed along the proposed street.

Storm Water – Existing

- The site generally drains from south to north towards an existing 60-inch storm sewer system.
- The site drains towards various catch basins that are all served by the 60-inch storm sewer.
- The predominant soil type is Milton Silt Loam, a Type C soil, corresponding to a pre-developed runoff curve number of 74.

Storm Water – Post Developed

- Storm water management will be provided through the use of an on-site detention basin for storm water management and water quality treatment.
- Curb and gutter inlets will be provided within the proposed roadway to accommodate the roadway runoff. Catch basins will be placed in the rear yards to capture the overlot drainage, or water will be directed to the existing catch basins located near the south, west and east property lines.

Access and Circulation

- Vehicular access to the site will be from a single access point on Coffman Road. The proposed roadway will be a cul-de-sac drive to allow for traffic to turn around and exit at the entrance location.

DEVELOPMENT STANDARDS

Development Standards

Basic development standards are addressed in this narrative regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

Permitted Uses

Permitted uses shall include the following:

A. Single-Family detached homes.
B. Open Spaces and related park features.

Density

A maximum of 6 residential homes shall be permitted in this PUD.

Lot Standards

Single family homes in this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types.:

A. Fee Simple Lots
    1. Lot Size
        a. Lot Area: 11,200 square feet minimum
        b. Lot Width at the building line: 85 feet minimum
        c. Lot Depth: 100 feet minimum.
    2. Lot Setbacks
        a. Front Yard: The front yard setback will be 20 feet from the right of way, as shown on the preliminary plat.
        b. Rear Yard: There shall be a minimum rear yard setback of 25 feet.
        c. Side Yard: There shall be a minimum side yard of 6 feet, provided that there shall be a minimum of 12 feet total side yard per lot.
        d. Coffman Road: 40 feet minimum.
    3. Lot Coverage
        a. The maximum lot coverage shall be 45%.

Street Access and/or Improvements

A. Access
    1. Coffman Road
        a. A new intersection shall be provided.

2. Adjacent Properties
    a. There shall be no vehicular or pedestrian access to the adjoining developments Hemingway Village Section 1 or Shannon Park Section 1, except for a drive access to Lot 1 of Hemingway Village from the proposed road to avoid another access onto Coffman Road.

Street Standards

A. Public Streets
1. Right-of-Way Width: 50 feet minimum
2. Pavement Width: 28 feet minimum, as measured from back of curb to back of curb
3. Drive Lanes: Two (2)
4. Parking Lanes: Parking shall be permitted on one side of public streets internal to the PUD opposite the waterline and hydrants.
5. Tree Lawn: May vary based on existing vegetation and proposed sidewalks, but shall be no less than 3 feet wide.
6. Sidewalk: 4 feet wide minimum; sidewalks shall be concrete. No sidewalk is required where it does not front a single family lot.

B. Private Sidewalks
1. A minimum 3 foot wide sidewalk shall be required for every residence. This private walk shall extend from the front door to the driveway.

Utilities

A. Design and Construction
1. All utilities shall be designed and constructed to meet the standards of the City of Dublin.

B. Location
1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

Storm Water Management

A. Design and Construction
1. Storm water management will be provided on site in a detention basin located within the development. Water quality will also be provided in this basin.
2. Detention basin plantings will consist of deciduous tree canopies, ornamental tree accents, and deciduous shrub plant masses in a naturalized manor. The deciduous trees will likely be a mixture of Bald Cypress, London Plane Tree, and River Birch. The ornamental trees will likely consist of Allegheny Serviceberry and Winterking Hawthorne. The deciduous shrubs will likely be groups of Northern Bayberry and Winterberry. The shrub masses will be located near the perimeter of the basin with the deciduous trees and ornamental trees being located randomly throughout the basin. In addition, some benches will be located along the banks of the basin to allow residents to enjoy the open space.

Tree Preservation, Removal and Replacement

A. Tree Preservation
   1. It is the intent of the developer to preserve as many good and fair condition trees as possible on the site. Every effort will be made to preserve existing trees in good and fair condition where practicable. Any trees 6 inches of caliper or greater in good or fair condition removed during development of the site or home lots shall be accounted for on the Tree Replacement Plan.

B. Tree Replacement Plan
   1. If approved by City Council, tree replacement shall be as defined below:
      a. Existing trees removed that measure 6 inches and larger in caliper, in good or fair condition, shall be replaced tree for tree, one replacement tree for every tree removed in good or fair condition.
      b. Replacement trees shall have a minimum caliper size of 2-1/2 inches and may include evergreen species.
      c. The developer shall be responsible for the replacement of all subject trees affected due to the development of the site.
      d. All site required tree replacement must be completed prior to the issuance of the first building permit or within 6 months, due to unfavorable weather conditions.
      e. All individual lot tree replacements must be completed prior to issuance of an occupancy permit or within 6 months, due to unfavorable weather conditions.

Open Space

0.29 acres of open space will be provided on the site and include the detention basin and a reserve along the north side of the street, past Lot 1 of Hemingway Village. The open space required for this project is 0.316 acres. A fee will be paid by the developer for the shortage in open space. The open space will be owned by the City of Dublin and maintained by the forced homeowners association.

Architecture

A. General Character
   1. The character of the development shall be single-family homes with a variety of 2 or 3 car garages that will adhere to the City of Dublin Residential Appearance Standards Code.

B. Permitted Building Height
   1. Maximum height of 35 feet, as measured per the Dublin Code.

C. Permitted Exterior Materials
   1. Siding Materials
      a. The exterior siding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.

2. Trim Materials
    a. Wood, vinyl, aluminum, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.
3. Roofing Materials
    a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.

D. Permitted Exterior Colors
1. Siding Colors
    a. Natural earth tones and/or warm neutral colors, including white.
    b. High-chroma colors are not permitted.
2. Trim Colors
    a. Natural earth tones and/or warm neutral colors, including white.
    b. Complementary or contrasting to siding siding color.
3. Roofing Colors
    a. Roofing colors shall be from the color range of natural materials: such as, but not limited to wood shakes and black.
    b. High-chroma colors are not permitted.

E. Architectural Elements
4. Four-sided Architecture
    a. Dublin Residential Appearance Code will be adhered to throughout the entire subdivision unless otherwise stated herein.
5. Chimneys
    a. Cantilevered or through-the-wall chimneys are not permitted.
    b. All chimneys shall be built on an integral foundation.
    c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
6. Garages
    a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
    b. Side loaded garages are encouraged.

F. Architectural Diversity
7. The same or similar front elevations shall not be repeated within:
    a. Two lots on either side of subject lot.
    b. Any lot on a cul-de-sac bulb.

G. Plan Approval
8. The Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

Landscaping

A. Entry Features
1. Entry features may include integrated project signage, landscaping, and irrigation.
2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.

3. All entry features will be owned and maintained by the forced homeowners association.

B. Street Trees

1. Street trees will be installed in accordance with the City of Dublin Code. Final location shall be determined by the City Forester. No street trees shall be required where existing trees are preserved along the north side of the proposed new road.

C. Fencing

1. All fencing shall be per City of Dublin Code.
2. Additional fencing standards and details may be presented and approved during Final Development Plan phase.

Homeowners Association

A. All residential property owners within the Coffman Reserve PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded with the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

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

Ordinance 84-03
Establishing Dublin Zoning for 26 Parcels Comprising an Area of Approximately 112 Acres, as Annexed from Washington Township in 1966 and 1973, Generally on the South Side of Brand Road, East of Coffman Road, and West of Dublin Road, as R-1, Restricted Suburban Residential District and LI, Limited Industrial District (Case No. 03-073Z - Post Road/Avery Road to I-270 Rezoning).
Ordinance 85-03
Establishing Dublin Zoning for 12 Parcels Comprising an Area of Approximately 83 Acres, as Annexed from Washington Township in 1965, 1973, 1980, and 1988, Generally on the South Side of Brand Road, East of Coffman Road, and West of Dublin Road, as R-1, Restricted Suburban Residential District and R, Rural District (Case No. 03-072Z - Coffman Road to Dublin Road, between Brand Road and I-270).
Ordinance 86-03
Establishing Dublin Zoning for 13 Parcels Comprising an Area of Approximately 24 Acres, as Annexed from Washington Township in 1973, Generally on the South Side of Brand Road, West of Coffman Road, as R-1, Restricted Suburban Residential District (Case No. 03-071Z - Coffman Road/Brand Road).
Ordinance 87-03
Establishing Dublin Zoning for 18 Parcels Comprising an Area of Approximately 150 Acres, as Annexed from Washington and Jerome Townships in 1973 and 1999, Generally on the North Side of Post Road, between Hyland-Croy and Muirfield Drive, as R-1, Restricted Suburban Residential District and R, Rural District (Case No. 03-070Z - Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road).
Ms. Chinnici-Zuercher introduced Ordinances 84-03, 85-03, 86-03 and 87-03 and moved referral to the Planning & Zoning Commission.
Mr. Lecklider seconded the motion.
Vote on the motion: Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Mayor McCash, yes; Mr. Reiner, yes; Mr. Lecklider, yes.

OTHER
Requests for waiver of requirement to connect to water system
Ms. Grigsby stated that on April 7, Council reviewed a number of requests for waiver of connection requirements to water and sewer. Staff was directed to seek additional information and perform on-site review for three of the properties and reports the following:

- Jack D. Walters, 4434 Bellaire Avenue

Ms. Grigsby reported that Mr. Walters attended the April meeting and expressed concern about limestone conditions. Staff looked at the site and was not certain that the limestone would present any problems. Staff therefore requested that Mr. Walters obtain a quote. The actual cost to install the line and pay the connection fees was less than what staff had projected. Staff does not believe there is sufficient support to justify granting a waiver in this case. This has been communicated to Mr. Walters, and he does not have an issue with this recommendation.
Mrs. Boring asked what happened with the issue of the landmark tree on this property.
Ms. Grigsby stated that when staff reviewed the site, it was determined that the installation would not impact that tree.
Mr. Kranstuber moved to deny the waiver request for 4434 Bellaire Avenue.
Mr. Reiner seconded the motion.
Vote on the motion: Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mrs. Boring, yes; Mr. Kranstuber, yes.

- Jack Walters, 7652 Dublin Road

Ms. Grigsby stated that the concern with this site is the location of the tap, crossing the neighbor's property to install the line, and the sinkhole issue. Staff had previously recommended a three-year waiver for this property, but based upon investigation is now recommending a five-year waiver for this site.
Mrs. Boring stated that in five years, the cost of connection might be higher.
Ms. Grigsby responded per Council's policy adopted April 7, the property owner is required to pay the Dublin tap fee by the end of 2003 in conjunction with the granting of

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 18, 2003

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

4. **Area Rezoning 03-071Z – Coffman Road/Brand Road**
Location: 13 parcels comprising an area of approximately 24 acres, as annexed from Washington Township in 1973, generally on the south side of Brand Road, west of Coffman Road.
Existing Zoning: Washington Township Districts.
Request: Review and approval of an ordinance to establish Dublin R-1, Restricted Suburban Residential District.
Property Owners: Floyd and Patricia Bostic, 7143 Coffman Road; Kristan Swingle, 5281 Brand Road; Jack and Joan Eggspuehler, 7027 Coffman Road; Coffman Company, Ltd., 20 North Street; Bin-Ming and Lin L. Hwang, 5615 Brand Road; Michael Wade, 5775 Brand Road; Michael and Susan Eger, 5545 Brand Road; Richard Coulter, 5740 Brand Road; Michael and Judith Teets, 5805 Brand Road; James and Angela Haley, 5705 Brand Road; James Kesterson, 5777 Brand Road; Lawrence and Susan Clemente, 5675 Brand Road; and Washington Township Board of Trustees, 5825 Brand Road. The above addresses are all located within Dublin, Ohio, unless otherwise noted.
Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.
Staff Contact: Anne Wanner, Planner.

MOTION: To approve this area rezoning because it will apply an appropriate Dublin zone, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan.

VOTE: 7-0.

RESULT: This area rezoning was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; and Mr. Ritchie, yes. (Approved 6-0.)

3. Area Rezoning 03-070Z – Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road

Anne Wanner said this area includes 150 acres and estate lots on Avery Road, parts of Avery Park and the Trabue Nature Preserve, and several churches. She said these pockets were not part of an adjacent zoning plan, and R-1, Restricted Suburban Residential District is proposed for most parcels. R, Rural District is proposed for the agricultural piece east of Post Preserve.

Ms. Wanner said this application involves the Humbert property, on which there is a pending PUD request. If the Humbert property is rezoned first, staff will withdraw it from this case. A few residents attended the informational meeting. Several church representatives called her. This is consistent with the Community Plan and staff recommends approval.

Mr. Gerber moved for approval of this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan, provided that the Freshwater/Humbert tract of 5.26 acres (File No. 03-092CP) will be deleted from this ordinance if it has been approved by City Council prior to this case moving forward. Mr. Zimmerman seconded, and the vote was: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

4. Area Rezoning 03-071Z – Coffman Road/Brand Road

Anne Wanner said this area involves estate lots, mostly along the south side of Brand Road, and to the west of Coffman Road. One lot is north of Brand Road. She said this is a request for R-1, Restricted Suburban Residential District, the same as the zoning map has shown for years. She said several owners attended the informational meeting, and she has spoken to several on the phone. Ms. Wanner said staff is recommending approval of this housekeeping matter.

Mr. Saneholtz made the motion to approve this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan. Mr. Ritchie seconded, and the vote was: Mr. Gerber, yes; Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Sprague, yes; Mr. Messineo, yes; Mr. Ritchie, yes; and Mr. Saneholtz, yes. (Approved 7-0.)

5. Area Rezoning 03-072Z – Coffman Road to Dublin Road, between Brand Road and I-270

Anne Wanner said this involves estate lots on the south side of Brand Road and the west side of Dublin Road plus Coffman High School. It requests R-1, Restricted Suburban Residential District for most of the land. The high school is to be R, Rural, to reflect the historic zoning map. She showed slides. She said very few attended the informational meeting. She has spoken to one owner plus Ralph Feasel from Dublin Schools. She said staff recommends approval.

However, this rezoning has not taken place yet, so there is no need to change the basic recommendation from P&Z to approve the ordinances as submitted.

He noted that Ordinance 66-03 or the Buckner property is located in the middle of the Muirfield area. It is an old farmstead and is proposed to change to the R-1 classification. In the township zoning class, it was listed as an FR1. Because the City did not have a comparable zoning, staff selected an R-1 zoning as the long-existing zoning maps had indicated such. Although staff reviewed all of these in public meetings, Mr. Buckner, the property owner did not have a full understanding of the change. Mr. Buckner and his son met with staff today and have indicated their preference for an R-Rural classification. There are many similarities between the R-Rural and R-1 classifications. Both require 40,000 square feet for a single family home. Using the rural classification on this property would limit them in terms of the number of lots they could create, should they want to use the zoning classification in place. Mr. Buckner indicated a desire to retain the ability to keep some horses on the property, and therefore prefers the R-Rural category. Staff does not see a problem with changing this. Council could by motion amend Ordinance 66-03 to change these two parcels from the proposed R-1 classification to the R-Rural classification.
Mr. Reiner moved to amend Ordinance 66-03 to provide an R-Rural zoning for the two parcels under discussion.
Mrs. Boring seconded the motion.
Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Kranstuber, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mayor McCash, yes; Mrs. Boring, yes.
Mr. Gunderman noted that Planning Commission, by a vote of 7-0, recommended approval of the other four ordinances.

Mayor McCash noted that two speakers have signed in to testify on this ordinance, Mr. Buckner and his son.
They were present in the audience and declined to speak, indicating their satisfaction with Council's motion to amend.

Vote on the Ordinance as amended: Mr. Lecklider, yes; Ms. Salay, yes; Mr. Kranstuber, yes; Mrs. Boring, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes.

Ordinance 84-03
Establishing Dublin Zoning for 26 Parcels Comprising an Area of Approximately 112 Acres, As Annexed from Washington Township in 1966 and 1973, Located Generally Along the North and South Sides of Post Road, Between Avery-Muirfield Drive and SR 161/I-270, as R-1, Restricted Suburban Residential District and LI, Limited Industrial District. (Case No. 03-073Z – Post Road/Avery Road to I-270 Rezoning)
Vote on the Ordinance: Mr. Reiner, yes; Mr. Kranstuber, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mayor McCash, yes; Mr. Lecklider, yes.

Ordinance 85-03
Establishing Dublin Zoning for 12 Parcels Comprising an Area of Approximately 88 Acres, as Annexed from Washington Township in 1965, 1973, 1980 and 1988, Located Generally on the South Side of Brand Road, East of Coffman Road and West of Dublin Road, as R-1, Restricted Suburban Residential District and R, Rural District. (Case No. 03-072Z – Coffman Road to Dublin Road, Between Brand Road and I-270)
Vote on the Ordinance: Mr. Lecklider, yes; Mr. Reiner, yes; Mayor McCash, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Ms. Salay, yes.

Ordinance 86-03
Establishing Dublin Zoning for 13 Parcels Comprising an Area of Approximately 24 Acres, as Annexed from Washington Township in 1973, Located Generally on the South Side of Brand Road, West of Coffman Road, as R-1, Restricted Suburban Residential District. (Case No. 03-071Z – Coffman Road/Brand Road)
Vote on the Ordinance: Mr. Kranstuber, yes; Mrs. Boring, yes; Mayor McCash, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes.

Ordinance 87-03
Establishing Dublin Zoning for 18 Parcels Comprising an Area of Approximately 150 Acres, as Annexed from Washington and Jerome Townships in 1973 and 1999,