City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager /MIG

Date: December 31, 2014

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

Re: Tree Replacement Fee Waiver Request - Stansbury at Muirfield Village (14-009FDP/FP)

Request

This is a request for a tree replacement fee waiver for the Stansbury at Muirfield Village development, located east side of Drake Road, 200 feet south of the intersection with Springburn Drive.

Background

The Planning and Zoning Commission and City Council approved the rezoning/preliminary development plan and preliminary plat for Stansbury at Muirfield Village (east side of Drake Road, 200 feet south of the Springburn Drive) intersection in 2013 for a single-family development of 18 lots and approximately 4.2 acres of open space.

The development is divided by a 55 foot wide Stream Corridor Protection Zone (SCPZ). A tree preservation zone is provided at the rear of each Lots 1 through 13; which allows for tree replacements.

Summary

The applicant is proposing to remove 162 trees, or 1,508 inches of protected trees from the site. Code defines protected trees as any tree that is in fair or good condition and 6 inches or above in diameter.

Based on the consultation of an arborist, staff permitted the applicant to cut and drop on site dead trees and trees in poor conditions not meeting the definition of a protected tree earlier this year prior to the start of the Indiana Bat nesting season. These trees are not the subject of this waiver request.

The applicant has worked with the City throughout the year to identify appropriate locations for replacement trees. Staff agrees that some of the required replacement trees will not adequately fit on the site in protected locations. The applicant is able to replace 189 trees, 472.5 inches on site.

The tree waiver request for tree-for-tree replacement of trees that are less than 24 inches in diameter rather than replacement on an inch-for-inch basis, as required by the Tree Preservation

requirements of the Zoning Code; and inch-for-inch replacement for trees 24 inches or greater in diameter (*i.e.* Landmark Trees).

The site design meets the development standards of the City of Dublin Zoning Code. The applicant has worked with Planning to minimize tree removal by incorporating tree preservation zones which also allow for replacements. The applicant has also added trees to the landscape plan based on discussions with staff to increase the number of replacement inches in appropriate locations. The final approval of this plan by the Planning and Zoning Commission as part of a pending final development plan application will take the tree waiver decision by City Council into account.

The intent of the tree preservation regulations is to encourage effective tree management practices and not to burden new development by adding unreasonable costs. City Council approved a fee waiver policy for tree removal in March, 2001. There are two waiver guidelines:

- Does the site meet the applicable development standards?
- Have measures been taken to reduce the impact of construction on existing trees?

The applicant is proposing to remove 1,480 caliper inches of non-landmark trees and 28 inches of landmark trees (one 28-inch tree). The proposed plans include the installation of 472.5 caliper inches of replacement trees in addition to new trees required to meet other landscaping requirements (street trees and lot trees). This amounts to a net removal of 1,035.5 caliper inches. Without a waiver, an additional 414 trees at 2½-inch caliper would be needed as replacement, or a payment of $103,500, or some combination of the two.

Under the tree fee waiver policy, a tree-for-tree replacement may be permitted for trees under 24 inches in diameter.

The following chart compares the Code-required replacement to the waiver-adjusted minimum replacement, with associated fees:

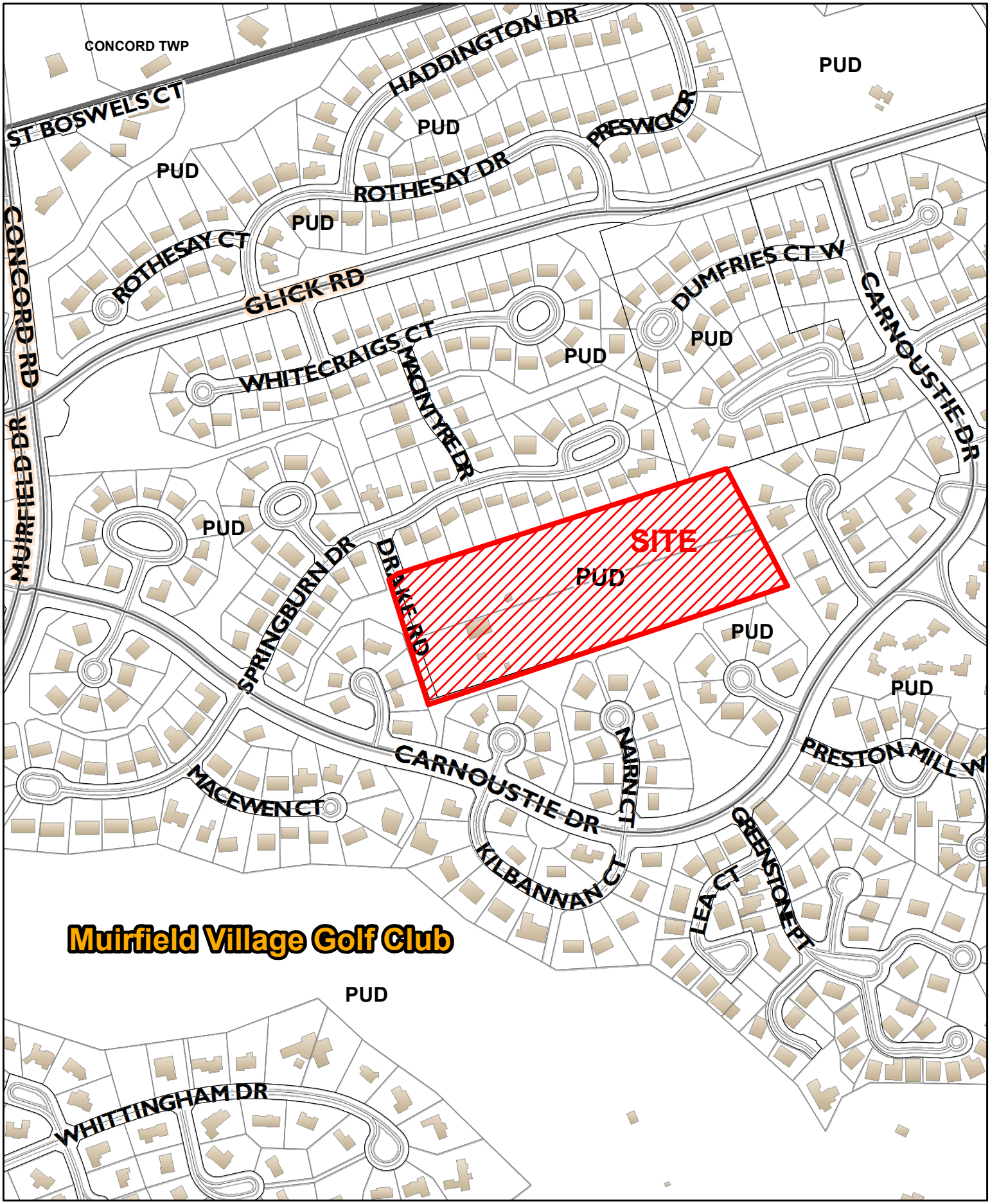
Removal	Per Ordinance	Per Council Waiver Policy
Non-Landmark Trees 161 trees totaling 1,480 inches	1,480 inches (592 2½-inch trees)	402.5 inches (161 2½-inch trees)
Landmark Trees 1 tree totaling 28 inches	28 inches (14 2½-inch trees)	28 inches (14 2½-inch trees)
Required Replacement Total Inches Total Trees Total Fee ($100 per inch)	1,508 inches 604 2½-inch trees $150,800	430.5 inches 172.2 2½-inch trees $43,050
Proposed Replacement Total Inches Total Trees Total Fee($100 per inch)	472.5 inches 189 2½-inch trees **$103,550**	472.5 inches 189 2½-inch trees **$0**

In summary, the tree replacement requirement with a Council tree replacement waiver would be a minimum of 430.5 inches. The applicant is proposing to provide at least 472.50 caliper inches or an additional 42 inches (17 trees).

Recommendation

The proposal and the associated site improvements meet the development requirements of the Zoning Code and are designed to minimize the impacts to existing trees. City Council has historically approved tree waiver requests if the two waiver guidelines were met to encourage effective tree management practices and not to burden new development by adding unreasonable costs.

Planning recommends approval of the tree replacement waiver request to allow tree-for-tree replacement of non-landmark trees to ensure that any additional inches provided are appropriately located on the site to ensure the long term survival of replacement trees. Planning also recommends the applicant be required a minimum tree replacement of 472.5 inches, as shown on the tree replacement plan.



City of Dublin
Land Use and
Long Range Planning

13-009Z/PDP/PP
Rezoning/Preliminary Development Plan/
Preliminary Plat
Stansbury at Muirfield
10799 Drake Rd

N

Feet
0 300 600

M/I HOMES
MOVE UP

COLUMBUS DIVISION
5 Easton Oval, Suite 310
Columbus, Ohio 43219
614-418-8500 OFFICE
614-418-8499 FAX

October 27, 2014

Ms. Claudia D. Husak
City of Dublin
Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016

Re: Stansbury at Muirfield, Dublin Waiver Request

Dear Claudia,

M/I Homes of Central Ohio would respectfully request that you present Stansbury at Muirfield to City Council for consideration of a tree replacement waiver. Despite significant efforts through the planning process, it is necessary to remove 161 trees in fair or good condition in the 6" to 23" range, and one tree greater than 24" (28"). As a brief example of efforts made to conserve trees, over 875' of the 1230' long cul-de-sac street has open space fronting, not lots. All of the lots have a combination of tree preservation zones, tree replacement zones or open space on the rear. 4.5 acres (36%) of the site is open space, with an additional 1 acre of rear lot areas in tree preservation and tree replacement zones. We are proposing the open spaces and tree replacement zones to be planted with approximately 189 2-1/2" trees, supplementing in a significant manner the perimeter of our site on all sides. The most commonly approved tree replacement waiver for heavily wooded sites is a tree for tree replacement for trees 6"- 23" and inch for inch for trees greater than 24". This would result in a tree replacement requirement of 172 trees.

It is M/I's desire to replant as much on-site as possible, however the tree replacement requirement of 1508" or 603 trees is not feasible, nor is it economically feasible for an 18 lot project to pay the fee in lieu of on-site replacement which would typically be required.

In Summary:

Removal:
161 trees 6"-23": 1480 caliper inches
+ 1 tree 28": 28 caliper inches
Total: 1508 caliper inches

Replacement Proposed:
189 trees (2 ½") : 472.5 caliper inches

Replacement Required by Code :
Inch for Inch for all trees 6" and greater in good or fair condition: 1508" or 603 trees.

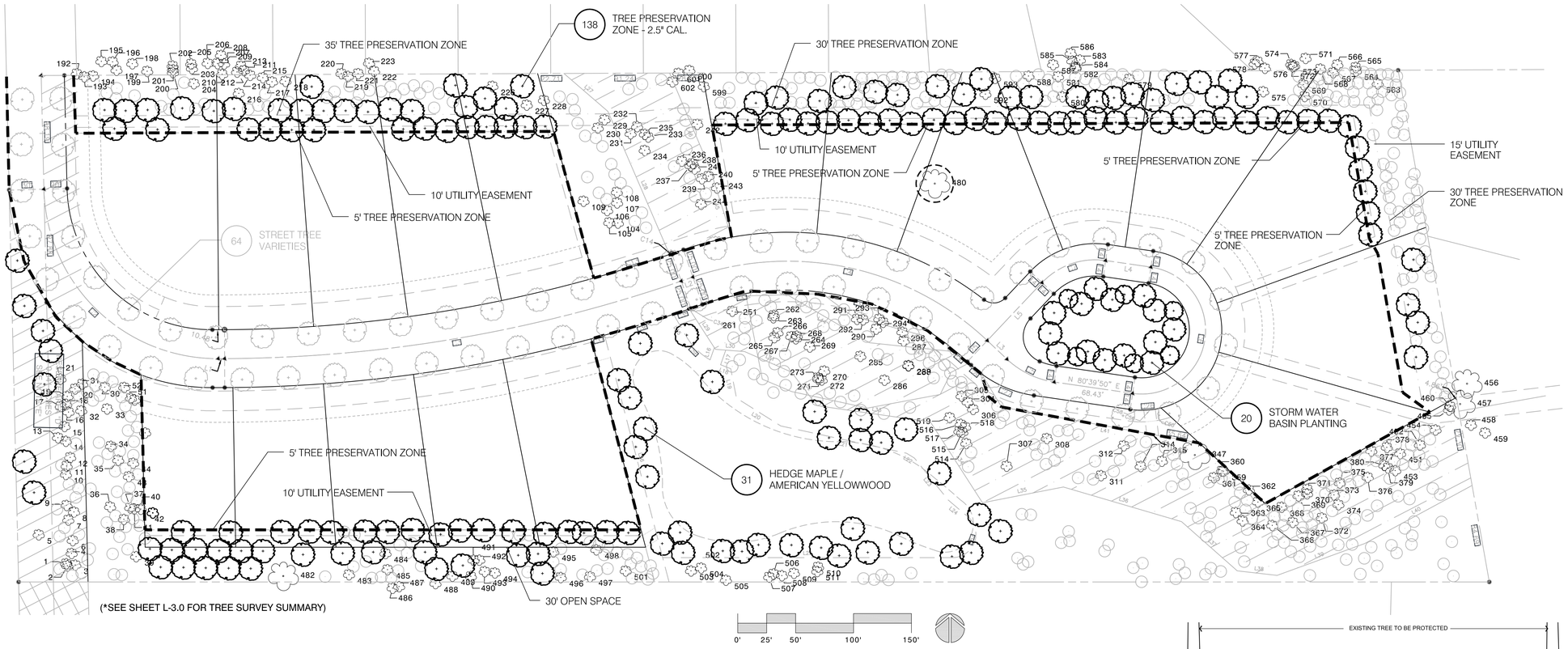
Typical Waiver: 172 Trees (2 ½") 430"
6"-23" trees: Tree for Tree resulting in 161 trees
>24" trees: Inch for inch: 28"/2.5" per tree = 11 trees

The Preliminary Development Plan for Stansbury at Muirfield was approved by Council June of 2013. We currently are working towards Final Development Plan approval, however, the landscape plan and tree replacement plan as proposed would require council approval of this waiver request prior to our completing the Final Development Plan.

If you have any questions, please do not hesitate to call me.

Sincerely,

Jason Francis
Land Project Manager



(*SEE SHEET L-3.0 FOR TREE SURVEY SUMMARY)

GENERAL NOTES

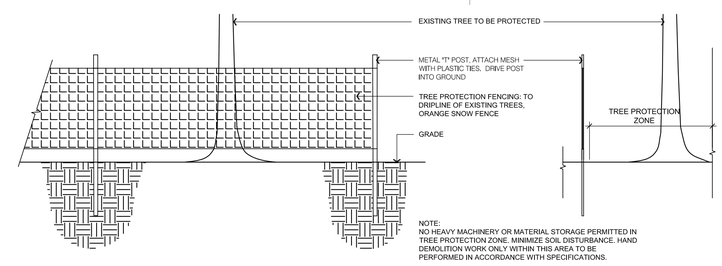
1. EACH CONTRACTOR IS TO VERITY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING
3. ALL TREES TO RECEIVE A 3" DEEP HARDWOOD MULCHED TREE CIRCLE.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OR IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED AREAS DISTURBED DURING CONSTRUCTION.
7. ALL PLANTS SHALL MEET THE STANDARDS SET FORTH IN THE SPECIFICATIONS.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. FINAL SPACING, TYPE AND LOCATION OF THE PROPOSED STREET TREES SHALL BE DETERMINED BY THE CITY OF DUBLIN FORESTER.

LEGEND

- DECIDUOUS TREE : 2.5" CALIPER
- MEDIUM ORNAMENTAL TREE: 2.5" CALIPER
- EXISTING TREES TO REMAIN: .5"-5.5" CALIPER
- EXISTING TREES TO REMAIN: +6" CALIPER

PLANT LIST - BY TYPE

	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
	STREET TREES				
22	FREEMAN MAPLE	Acer x freemanii 'Autumn Blaze'	2.5" CAL.	B&B	40' O.C.
22	SILVER LINDEN	Tilia tomentosa	2.5" CAL.	B&B	40' O.C.
20	TULIP TREE	Liriodendron tulipifera	2.5" CAL.	B&B	40' O.C.
7	LONDON PLANETREE	Platanus x acerifolia	2.5" CAL.	B&B	40' O.C.
	POND TREES				
15	HEDGE MAPLE	Acer campastre	2.5" CAL.	B&B	PER PLAN
16	AMERICAN YELLOWWOOD	Cladrastis lutea	2.5" CAL.	B&B	PER PLAN.
	TREE PRESERVATION ZONE : 2.5" B&B (PER CODE)				
23	SUGAR MAPLE	Acer saccharum	2.5" CAL.	B&B	PER PLAN
23	RED MAPLE	Acer rubrum	2.5" CAL.	B&B	PER PLAN
23	RED OAK	Quercus rubrum	2.5" CAL.	B&B	PER PLAN
23	THORNLESS HONEYLOCUST	Gleditsia triacanthos var. "Inermis	2.5" CAL.	B&B	PER PLAN
23	SYCAMORE	Platanus occidentalis	2.5" CAL.	B&B	PER PLAN
23	BLACK GUM TREE	Nyssa sylvatica	2.5" CAL.	B&B	PER PLAN
	STORMWATER BASIN : CUL-DE-SAC				
7	SYCAMORE	Platanus occidentalis	2.5" CAL.	B&B	PER PLAN
7	BLACK GUM TREE	Nyssa sylvatica	2.5" CAL.	B&B	PER PLAN
6	EASTERN REDBUD	Cercis canadensis	2.5" CAL.	B&B	PER PLAN



TREE PROTECTION FENCE – EXCEPT FOR MAJOR TREE
SCALE: 1/2" = 1'-0"

*MAJOR TREE PROTECTION SHALL BE CHAIN LINK FENCE AT THE DRIP-LINE

TREE REMOVAL AND REPLACEMENT ANALYSIS

NUMBER OF TREES REMOVED	366	3550"	
NUMBER OF TREES REMOVED - DEAD / POOR	204	2042"	
NUMBER OF TREES REMOVED - FAIR / GOOD, 6"-23"	161	1480"	REQUIRED REPLACEMENT 1508" (604 - 2.5" CAL. TREES)
NUMBER OF TREES REMOVED - FAIR / GOOD, >24"	1	28"	

TREE PLANTING REQUIREMENTS (STREETSCAPE):

STREET TREE INSTALLATION	64	71

DEVELOPER PROPOSED TREE REPLACEMENT PLAN:	REQUIRED:	PROVIDED:	GROSS INCHES:
TREE PRESERVATION ZONE (2.5" CAL.)	604 (1510")	138	345"
POND AREA TREES (2.5" CAL. IN TREE PRESERVATION ZONE)	-	31	77.5"
CUL-DE-SAC TREES (2.5" CAL. IN R.O.W.)	-	20	50"
	TOTAL:	189	472.5"

MKSK
LANDSCAPE ARCHITECTURE + URBAN PLANNING

462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614 6212796 MKSKSTUDIOS.COM

client / owner
Stansbury Muirfield, LLC

project name
Stansbury at Muirfield

project address
Dublin, Ohio

Site Civil / Survey:
Hull and Associates, Inc.
6397 Emerald Parkway,
Suite 200
Dublin, OH 43016
p: 614.793.8777
f: 614.793.9070

CONSTRUCTION
- BID SET -

revision	date	issued

seal

Issue date 10.08.2014
project number c14515

sheet name
PLANTING PLAN

sheet number
L-2.0

P:\2014\c14515-Stansbury at Muirfield\CAD\Current\L2.0c.dwg Oct 22, 2014 - 4:40pm-cvondran

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

1. Stansbury at Muirfield Village **10799 Drake Road**
13-009Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

Proposal:	Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space. The site is located on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.
Request:	Review and recommendation to City Council of a Rezoning with Preliminary Development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a Preliminary Plat under the provisions of the *Subdivision Regulations.*
Applicant:	William Adams, represented by Ben Hale Jr., Smith and Hale.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

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

1) That the development text be revised to not require the driveway location for Lot 1 to be to the west;
2) That the development text be revised to clarify enforcement of the Association architectural requirements and Zoning Code required residential appearance provisions;
3) That the text be revised to require an architectural theme, if proposed, be approved by the Planning and Zoning Commission as part of the final development plan;
4) That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5;
5) That the applicant verify the building envelopes to ensure all landmark trees are preserved *to ensure that, to the greatest extent possible and to the satisfaction of staff, all landmark trees are preserved; and,*
6) That the development text be revised to not permit an entry feature sign for this development.

*Ben Hale Jr. agreed to the above conditions.

Note: *Condition #5 was amended by City Council on Jun 24, 2013.*

VOTE: 4 – 0

RESULT: This Rezoning/Preliminary Development Plan application was approved.

RECORDED VOTES:

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

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

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Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To recommend approval to City Council for this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with four conditions:

1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information;
2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat;
3) That the preliminary plat be revised to match the preliminary development plan in terms of the elimination of Lot 6 and the width of Lots 1 through 5; and
4) That the sidewalk along Lot 9 be redesigned to a more curvilinear pattern.

*Ben Hale Jr. agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This Preliminary Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

Motion and Vote
Mr. Fishman moved to appoint Chris Amorose Groomes as the 2013 – 2014 Chair. Mr. Hardt seconded the motion. The vote was as follows: Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; Mr. Taylor, yes; Mr. Hardt, yes; and Mr. Fishman, yes. (Approved 6 – 0.)

Motion and Vote
Mr. Taylor moved to accept the documents into the record as presented. Ms. Newell seconded the motion. The vote was as follows: Mr. Hardt, yes; Mr. Fishman, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Amorose Groomes asked if there were any comments or corrections regarding the February 21, 2013 meeting minutes. [There were none.]

Motion and Vote
Mr. Taylor moved to accept the February 21, 2013 meeting minutes as presented. Mr. Fishman seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Amorose Groomes asked if there were any comments or corrections regarding the March 7, 2013 meeting minutes. [There were none.]

Motion and Vote
Mr. Fishman moved to accept the March 7, 2013 meeting minutes as presented. Mr. Hardt seconded the motion. The vote was as follows: Ms. Kramb, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Taylor, abstain; Mr. Hardt, yes; and Mr. Fishman, yes. (Approved 5 – 0 - 1.)

Communications
Ms. Amorose Groomes deferred the communications until the Commission Roundtable.

Administrative Business
Ms. Amorose Groomes asked if anyone wanted to pull either of the two cases eligible to be on the consent agenda.

John Hardt pulled Case 1, Stansbury at Muirfield Village and Case 3, Coffman Park – Phase 1 for questions and comments.

Ms. Amorose Groomes determined 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. Stansbury at Muirfield Village **10799 Drake Road**
13-009Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

Richard Taylor and Warren Fishman recused themselves from this case due to personal conflicts of interest.

Chair Chris Amorose Groomes introduced this application to rezone an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately 4 acres of open space, located on the east side of Drake Road, 200 feet south of the intersection with Springburn Lane. She explained that two motions on this application will be necessary, and both components will be forwarded to City Council for final approval.

Claudia Husak presented this rezoning with preliminary development plan and preliminary plat application. She said the proposed site is surrounded on all sides by single-family homes within Muirfield Village with access on Drake Road from Springburn Drive. She presented a photograph of the site. Ms. Husak said there exists a 30-foot change of terrain and a vacant house and several outbuildings are currently located on the site. She referred to a preliminary tree survey included in the meeting materials which identified many mature evergreens and deciduous trees including ash trees on the site. She said there is a Stream Corridor Protection Zone on the site.

Ms. Husak presented the previous informal proposal and the October 2012 Concept Plan for this site which were reviewed previously by the Commission. She said 24 cluster units were proposed in the informal proposal with 2 acres of open space. She said for the Concept Plan the density was reduced to be more in line with the surrounding Muirfield Village neighborhoods to 19 units. She said while the Commission supported the proposed lower density, it was mentioned that they preferred the clustering of the lots as proposed at the Informal.

Ms. Husak said the applicant has combined those two ideas and provided 19 single family lots arranged in a cluster design in the northeast, northwest, and southeast area of the site, preserving just over four acres of open space. She said this proposed plan has a density of 1.62 units per acre, which is the lower density of the surrounding Muirfield Village sites. She said there are large areas of open space provided with this proposed plan. Ms. Husak said the proposed open space on the south side stretches along the lots and is adjacent to existing open space within Muirfield Village. She said a bikepath connection to the existing Muirfield Association bikepath is shown. Ms. Husak said the applicant proposes a 55-foot area around the stream corridor as a protection zone. She said one street will access all of the lots that end in a looped, cul-de-sac type arrangement. She said the two areas proposed for stormwater management are within the cul-de-sac and the outer area to the south of the road.

Ms. Husak said the applicant proposes to create a tree preservation zone along the northern and western property boundaries. She said the zone for Lots 1 through 6 is 45 feet wide and 35 feet wide for Lots 7 through 13. She said that lately, in a couple of developments where existing trees were to be preserved, the applicants have also indicated that the area would be heavily replanted with the replacement trees that they were required to provide, on the site. Ms. Husak said there is not a tree preservation zone shown, but because all of the area indicated in a green color is within a Reserve, it would have tree preservation also taking place and again it creates a wider strip of open space.

Ms. Husak said that Muirfield Village is willing to take all the wide open spaces into their ownership as well as into their maintenance. She explained that typically, the open space is required to be dedicated to the City, but in Muirfield Village that is not typically the case. She said that the Park Director supports the open space requirements being waived in this case because the open space was being dedicated to Muirfield. She said the open space will still count toward the requirements, but the City will not be taking ownership of it.

Ms. Husak said that a Build Zone for all of the lots is shown on the plan as a 10-foot line in front of each of the lots. She said that it differs slightly, depending on which lot it is, and the development text has that lined out per lot bases. She said the line starts 20 feet from the road right-of-way and then it is a 10-foot Zone in which the home has to be located. She said this is creating more of a natural setback for each of the homes.

Ms. Husak said that the applicant is also providing sidewalks beginning at Lot 1 and ending at the driveway of Lot 14 and along Lots 15 through 19, which would access a path within the Muirfield Village open space. She pointed out that even though it was not an amenity that has been typical in Muirfield, Planning and the applicant feel strongly about having an opportunity for people to walk along their street within a safe area and having access to the paths through a sidewalk system.

Ms. Husak presented the preliminary plat outlining the Reserve areas. She said that the applicant has indicated that the road will be named Stansbury Drive. She said since it is a continuation of Drake Road, there is a condition that the applicant work with staff on the road renaming because the existing small area of Drake Road also needs to be renamed so that the road name does not change halfway. She said that the applicant has been asked to work with staff and Delaware County to vacate the road since the right-of-way is located in Delaware County instead of the City of Dublin.

Ms. Husak said the Commission recommendations for the preliminary plat and preliminary development plan will go to City Council for final approval. She said that Planning is recommending approval of this rezoning with the Preliminary Development Plan with no conditions, and two conditions for the preliminary plat.

Ben Hale, Jr., Smith and Hale, (37 West Broad Street, Columbus, Ohio), representing the applicant Bill Adams, said that they had made an agreement with the Muirfield Association to take the property within the Association to own the open spaces. He said they also agreed that before the Association took title to the open space, that would they clean it up and remove any dead or diseased trees. He said the lots will be subject to the Muirfield deed restrictions, rules and regulations, and a forced and funded homeowners association. He said the all homes will be subjected to the Muirfield Association's architectural review process and standards. Mr. Hale said that although sidewalks are not allowed in Muirfield, they have an agreement with the Association that they will waive that part of their requirements and allow them in this development. He said that the market for these cluster homes will be for the active adult community.

Ms. Amorose Groomes invited public comments regarding this application.

Gretchen Randall (8883 Belisle Court) pointed out that the Public Notices for this case were received during Spring Break week when many residents were vacationing. She asked if the case could be tabled to another date so that more residents could be notified to attend the meeting.

Jennifer Readler said that the notice delivery complied with Dublin's Code requirements and that circumstances typically would not justify a tabling.

Ms. Randall said that there was a group of organized residents that contact everyone involved with the discussion of these properties. She said she received her notice on Monday, March 25th and that most residents left Thursday or Friday for vacation.

Ms. Amorose Groomes said that the good news was that this was not the last hearing for this application. She said since the notification requirement had been met, they could proceed with this meeting, but that there would be an additional opportunity for everyone's thoughts to be heard.

Ms. Randall said she thought the Commission would want to make sure that the residents were available to have the most information possible. She said that the City of Dublin should know when the Dublin Schools were on vacation.

Ms. Amorose Groomes asked Ms. Randall to share her thoughts about this application with the Commission.

Ms. Randall said this plan was a little better, but the group she was speaking for would like to see 15 homes. She asked what the square footage and the price range proposed for the homes was. She said they would like to see one-story homes instead of the proposed mixture of 1-, 1½-, and 2-story homes. Ms. Randall said with this lot orientation, residents will literally be staring into the second story of homes due to the dip in some areas on the site. She said they would like to see a protection zone around the entire property. Ms. Randall said this was the first time she had seen the plans and so her comments were 'off the cuff.'

Allan Swearingen, (8881 Cruden Bay Court) agreed that this plan was getting in line with what they were expecting, but that it was not what had been represented on the City website. He said on the initial plan with 23 lots, there was a concern where the water ran off the buffer zone of the drainage there. He said it appeared before that the lots were held back off of what would be the existing property line, but now the lot goes straight back to the property line. He said he was trying to understand what was the reasoning was, but now there seemed to be more buffer zones there. He asked how to access the current plan proposed being proposed.

Ms. Husak explained that the information on the website being referred to was based on the application originally filed as the public record. She said that an updated application was what was being reviewed at this meeting and it is also available for view on the website. She said that the original application is not deleted from the website because it was a trail of the process.

Mr. Swearingen said as a homeowner, he expected this site to be developed in the same low density as the surrounding development.

Ms. Amorose Groomes said that when she pulled up this case on the website, she saw that there were 23 lots. She said she assumed that after this meeting, the most recent information would be uploaded.

Ms. Husak explained they way it was organized was that there was the application and site plan that were originally submitted, and then an updated site plan was posted underneath that.

Mr. Swearingen asked where was the property line of the homeowner and where did the setback start for the proposed buffer zone. He asked if it came from the property line or the tree buffer.

Ms. Husak explained that the lots on the north would directly back up to lots, and then the first dotted line was the tree preservation zone, and the second dotted line was the rear yard setback.

Mr. Swearingen said that could not be seen on the website and that caused concern about where the setbacks would be and how that would be addressed.

Ms. Husak said her contact information was available on the website, and she offered to provide the additional details to anyone interested.

Carol Rieland, (5733 Springburn Drive), said one of the concerns that she shared with other residents was the square-footage of the houses. She said she would like to see that they are similar to the houses that surround the area, in keeping with the neighborhood. She said she was also concerned about the amount of traffic created that will spill onto their street and the surrounding streets. She said that Springburn Drive does not have sidewalks, and with 19 houses, there would probably be 38 vehicles that will pass onto Springburn Drive, Whitecraigs Court, and McIntyre Drive. She said she was concerned about the traffic and the children that play in the street and in the surrounding neighborhood. Ms. Reiland asked if the entire area would be razed then the spec houses would be built one by one. She said she was concerned there would be construction noise for several years. Ms. Rieland said regarding the buffer zone, she recalled that originally, there was a 50-foot buffer from the houses on the north side, and today, it was decreased.

Ms. Husak explained there were setbacks and tree preservation zones. She said that Lots 1 through 6 have a 50-foot setback and a 45-foot tree preservation zone. She said because there needs to be room for utilities and that was why the tree preservation zone did extend as far. Ms. Husak said that there was a total of 45 feet of setback on Lots 7 through 12.

Ms. Rieland said she was also concerned because currently, when it rains heavily, the creek overflows behind her house. She said she wanted to make sure they did not have flooding issues after this development was complete.

Jeff Schoener, (5825 Springburn Drive) asked for the definition of a tree preservation zone and where the applicant would remove dead trees.

Mr. Hale said that there were many Ash trees which will have to be removed and the applicant has agreed to do that. He said they are required to meet Code with the tree replacement and some of the trees will go in the open space that Muirfield is taking. He said that Muirfield wants to keep that area as natural as they can because they think that aesthetically, it would be best and it would reduce maintenance by keeping it in its natural state.

Mr. Schoener asked if that would be just on property owned by Muirfield or on individual lots.

Mr. Hale said it was for individual lots also. He said in the tree preservation zone near where the current residents live, they will also replace trees and create more of a wooded area.

Mr. Schoener asked if living Ash trees would be removed.

Mr. Hale explained that they were asked to remove the existing Ash trees and replace them with trees not subject to diseases. He said when they come back with the final development plan, they will submit a Landscape Plan showing where those trees will be located, and if approved by the Commission, they will plant them.

Mr. Hale addressed the question regarding house values and said with the price of the property and the development they will cost more than $500,000. He said because they will be subject to Muirfield's Design Review they will be in keeping with what exists there now. He said they hoped that it would provide the neighbors comfort to know that this development will be part of their association and will have the same standards. He said ultimately, the Commission and the City have the right to approve the tree planting program.

Ms. Husak said that a definition for a tree preservation zone similar to what had been used in the past required that the zone be fenced off with a sturdy metal fence prior to construction, and that no building structure, fence, patio, recreational or athletic facility, or any other improvement of any kind can be within that zone, so no patios, decks, swimming pools are permitted. She said also, no work can be performed that would alter the natural state of the zone and that no tree or vegetation may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees and vegetation.

Mr. Schoener asked if that meant the replanting of trees.

Ms. Amorose Groomes said that would be determined at the final development plan stage when the applicant will be required to submit a Landscape Plan. She explained that the tree study would be overlaid with the Landscape Plan to identify significant voids and supplemental plantings will be made in those areas where there are deficiencies. Ms. Husak said in addition, the applicant is also stating that in the development text that the reforestation will take place primarily in those areas.
John Hardt clarified that the fence around the tree protection zone was to be a temporary construction-type fence.

Vincent Resor, (5837 Springburn Drive) said that his house was next door to Lot 1, and all 38 vehicles will be driving by his house every morning and evening, so he was interested in the plans to widen the road. He asked if it would be widened to his property or into the community property on the other side, towards the trail.

Aaron Stanford said currently the existing pavement is around 22 to 24 feet in this area and that would be proposed for the 28-foot section from the back of the curb to the other side of the curb and 50 feet of right-of-way. He said in this area, there is actually more than that. He said they will widen the existing roadway much as it exists, center it, and actually perform any work within the existing right-of-way. He said there would be no need to encroach onto any private property on either side of that area.

Mr. Resor said from his perspective, it would certainly encroach into his property, but he would review the notes to get the math straight.

Mr. Resor said regarding the 'reforestation', they cut down probably the largest tree in Dublin which shaded his driveway and his daughter's basketball court in his backyard, which left him with a beautiful view of his neighbor's house. He said the record with tree preservation left something to be desired. He said looking out his back window, 50 feet will provide a striking view of the construction fence and then the houses on the other side. He asked for reassurance about the integrity of the reforestation plan definition. He asked what could be offered in terms of understanding.

Ms. Husak reiterated that these plans move from the Commission to City Council, and then come back to the Commission for final approval of the final development plan. She said a detailed Landscape Plan is part of that approval which requires that all of the trees to be removed to be shown as well as all of the trees to be replaced, so that there is an enforceable document. She said if any tree is removed from the plan after it has been planted, the developer will still have to replace them, even if they do not survive.

Mr. Resor asked when it said 'all of the trees on the plan' did the plan includes the green at the top on the north side.

Ms. Husak said that was correct.

Mr. Resor said understanding that he had no trees on his side of the creek, that meant literally every tree in his backyard would be cut down.

Ms. Husak said only the trees that are dead or diseased would be cut down.

Mr. Resor said he had some of those trees.

Ms. Husak reiterated that all trees that will be cut down will have to be shown on the plans as being scheduled to be removed.

Mr. Resor asked where the stop sign would be located. He also asked what would be the deposition of his mailbox that appeared to be in the right-of-way and at the end of his driveway.

Ms. Husak said based on Mr. Stanford's math, if the roadway is going to be 28 feet and it is currently 22 or 24 feet wide, it will either have to extend two or four feet within the existing right-of-way. She said the road will extend two feet or four feet towards Mr. Resor's house, and hence, the mailbox will have to move beyond the road.

Greg Cunningham, (5801 Springburn Drive) recalled that at the time of the Commission's review of the Concept Plan in October it was discussed giving the buffer zone to Muirfield also so that there was some control over it. He asked if something is built in that zone and a tree dies that needs to be replanted, how it will be enforced.

Ms. Amorose Groomes explained that the plan would be submitted and it will go into the files that are enforceable by City Code. She said there are several Code Enforcement employees that inspect, but certainly do not count every tree, everywhere, every time. She said however, on the City website there is

a phone number listed to call to report a tree that is no longer there. She said at that point, a notice would be sent to have that tree replanted.

Mr. Cunningham asked the advantage of not having the buffer area go with the rest of the open space area through Muirfield.

Ms. Husak explained that the responsibility would be that of the homeowner to replace those trees once the lot is sold.

Mr. Cunningham said it would seem a lot harder to do than to have the Association do it. He said if that green area was added to the other green area in Muirfield there would be a dependable method.

Ms. Husak said it was her understanding that Muirfield did not want that area because it is difficult to access.

Mr. Cunningham asked if in this process was there house value assessment done which showed how the development affected surrounding existing houses.

Ms. Husak said that a house value assessment was not part of the City review process.

Mr. Cunningham it was a big oversight when ultimately the development could affect the surrounding community's biggest investments.

Ms. Husak said that Planning's consideration goes along the lines of the type of architecture required and the type of architectural review and detailing that the Association will require and with that there is an expectation that values will be created that are comparable to surrounding areas.

Mr. Cunningham said he bought a house in a lower density neighborhood, and that was the value of the house. He said he would like to know if this rezoning will majorly impact the value of it. He said he understood that the houses will look very similar and will be upheld to the highest standards, but he would like to know that when he bought a house with a very, very low density behind it at 'X' value, that it being rezoned did not make it 'X-minus' a certain value, but he understood it was not a part of the process.

Ms. Amorose Groomes said that was part of the risk and the reward of buying a house next to vacant land.

Mr. Cunningham said he understood, but as a Dublin resident, he relied on the Commission to consider those when they were reviewing plans. He said the Commission represents the Dublin residents.

Jeanne Fox, (8860 Braids Court), recalled that originally, single-story homes were proposed and she asked for clarification on that. She also asked for a definition of 'active adult.' She recalled that in the original proposal, it talked about an empty-nester type of community. She asked if a marketing study was done to see if the $500,000 price point worked for the target market sought. She asked about density in regards to the various floor levels proposed.

Judy Boyles, (8890 Belisle Court), said she had no problem with the property being developed. She said no other homes in the area were as clustered or crowded as these would be. She said that the Commissioners had always done a beautiful job of developing Dublin. She said most of the new residents were told that this property was going to be low density. She said she hoped that rezoning the property would make it a safer place. She said this was too much in such a small area. Ms. Boyles suggested the Commissioners visit the bike trail and observe what she was talking about because it looked a lot different on paper than in person.

Ms. Amorose Groomes said that she walked those paths all the time and that this was a beautiful piece of property.

Barry Boyles, (8890 Belisle Court), said knowing how important this was to many people and how passionate they were about this project, to bring it up in the middle of Spring Break and not have that consideration was concerning to him. He said this was not thought through, or and maybe there was something else going on there. Mr. Boyles said he did not appreciate the date this case was scheduled to be heard by the Commission.

Mr. Boyles said the tree taken down was a magnificent 100-year old plus tree. He said he heard that the tree was removed over a holiday, and that the workers said the tree was diseased. Mr. Boyles asked if they would have to deal with this throughout the entire project of which trees are diseased and which are Ash. He asked who would patrol all that. He said a resident on the next cul-de-sac had a beautiful Oak tree in his front yard, and on a holiday, the tree was cut down to the base because some acorns fell on his dog or something. Mr. Boyles said they reported it to Muirfield, but nothing was ever done to make him replace that tree. He said he was also concerned about the 38 vehicles coming out onto Springburn Drive, and the water flow when there is a heavy rain. Mr. Boyles asked who would watch over this project to make sure that all the trees, green area, everything else is maintained, and if they were not maintained, what would happen.

Ms. Amorose Groomes verified that there were no additional public comments, and closed the meeting for Commission discussion.

John Hardt said he was in favor of this rezoning because the Planned Unit Development District that will be established provides a degree of protection that does not exist there today. He said the density now is consistent with the neighborhoods that surround it, which was an improvement. Mr. Hardt said the specifics of some of the PUD regulations being proposed such as the Tree Protection Zones, the entry into the Muirfield Village Association, and the submission of the proposed homes to the Muirfield Design Review Process, were strong benefits that go a long way in protecting the home values and the surrounding homes in the area. He said the quality of the homes that are built is more important than the quantity once they arrive at the right density, and he thought they were there.

Mr. Hardt asked if there were any Drake Road addresses currently.

Ms. Husak said there were not any existing Drake Road addresses.

Mr. Hardt noted that the submitted documents had a couple of references to Lot #1, in particular, a requirement that the garage must face west. He said he was not comfortable with that because entering into this neighborhood, the first thing that will be seen is the garage which is not consistent with the rest of Muirfield Village. He said as he looked at the engineering drawings and the plat that the Commission is being asked to vote on tonight, the first lots, Lots 2 through 6, are quite narrow, being in the 75 to 79-foot range. He said he would like to see them be at least 80-foot lots because narrower lots have a real impact on the architecture of the house in terms of how the garage is positioned relative to the rest of the house. He said if the lot is narrow, the garage tends to get pushed out and becomes more prominent which he did not think was the quality that they were after here.

Mr. Hardt asked why on Lots 2 through 6 and 7 through 12 the tree preservation zone changed dimensions.

Ms. Husak said that it had to do with the location of the utilities, and the road curves north a little, making the lots move up a little. She said it was just to allow the lots a little more buildable area. She said the dimensions for the tree preservation zone were between 35 feet at one end and 30 feet at the

other end. She said the Build Zone was between 20 feet and 30 feet for all of the lots, except for Lots 12 and 13.

Mr. Hardt referred to Lots 15 through 19, and said that there seemed to be equal amounts of 'green space', but not a tree preservation zone. He asked for an explanation why it was that way.

Ms. Husak said that Planning and Muirfield Village wanted a wider buffer where the footpath passed through, and it was the same width as what is on the other side so there is a wider swath of open space.

Mr. Hardt referred to the proposed development text and said regarding architecture, there are provisions that he found troubling or confusing. He said that it referred to the City of Dublin Residential Appearance Standards, but he understood tonight that it would be taken into the Muirfield Village Association where the Muirfield Design Review Standards would apply. Mr. Hardt said colleagues in his field have indicated that sometimes the two documents conflict with each other, so he would like to see that scrutinized a little. He suggested referring to both documents and say whichever is stricter should prevail on a given subject matter.

Ms. Husak asked if that should be left to the City to determine.

Mr. Hardt said following that in the development text, 'The Muirfield Association shall retain the right to individual plan approval for all single family homes', which he thought was a good thing. He asked however, if that meant the Muirfield Village Association is being given the authority to enforce the City's Residential Appearance Standards.

Ms. Husak explained that typically what happens is that Planning receives with the Building Permit for an individual home, a letter from the association or from an architectural review committee saying the home has been approved by the association, or by their architectural reviewing body. She said then, the Building Department and the Design Review staff reviews that Building Permit against City requirements. She said if the Association approved anything that did not meet the Appearance Code, staff would not be able to approve the plan.

Mr. Hardt said he understood that the Association has the design review of responsibility and enforcement authority over the Muirfield Design Review Guidelines, and the City subsequently, enforces the Dublin Appearance Code, but he thought the text was a little sloppy in that regard. He suggested it should be made clear that one document is being enforced by one body and another document is being enforced by the other.

Mr. Hardt referred in the same area of the text, a reference to the possibility of being this being a themed community, which meant essentially, all the homes would follow a similar architectural theme. He said he did not have a strong opinion whether or not this is a good place to do that, but he had a strong opinion that it should be established now instead of saying it might or might not happen. He said he was concerned that without a thematic statement which way they are going with this, they could start with a themed community and if the market goes another way, it changed.

Ms. Husak explained that the text language is intended to say that <u>if</u> there were a theme, that the Commission had to approve it and then they would have to adhere to that theme. She said since the Commission and staff did not know now whether there will be a theme, the Development Text basically states that it has to come back to the Commission at the final development plan stage with the theme for the Commission's review and approval.

Mr. Hardt said it was an enhancement to the text that stated 'If a themed community were pursued, it needs to be approved by the developer and Planning and Zoning Commission' however, it did not say

when. He said he would like it to say that it has to happen at the final development plan stage, so that they are setting up at the beginning which way it is going to go.

Ms. Husak acknowledged his suggestion.

Amy Kramb said she also was concerned about the varying width of the tree preservation zone, but thought with the stream dividing it, it would not cause as much confusion. She noted that there were 5 feet extra for the lots and the people on Lot 7 would wonder why Lot 6 had 5 feet more than they did. She suggested it would be simpler to enforce if the zone was the same distance all the way across.

Ms. Kramb said she wanted to make sure that if there are any Landmark trees anywhere on the property that it is known now, before they are cut down to build a house on a lot.

Ms. Husak said that the Landmark trees were identified in the Preliminary Development Plan.

Ms. Kramb said she had reviewed the list, but did not know which were considered Landmark trees. She said she knew there was a 23-inch Black Walnut tree that would certainly be cut because it was in the middle of Lot 12 or 13. She said it was hard to tell because the Tree Plan did not have the lots superimposed on them. Ms. Kramb said it was identified as 'Tree #542 – Black Walnut, 23-inches, in fair condition.'

Ms. Husak explained that it was not considered a Landmark tree because its diameter was not 24-inches.

Ms. Kramb noted that there was a 32-inch Sugar Maple in the Stream Corridor Protection Zone. She said she reviewed all 602 trees on the plan, but could not find them all. She wanted to make the note now that they will not allow a tree to be cut because it was in the middle of a lot.

Ms. Husak said there were four trees that would meet the Landmark tree requirement on the entire property.

Ms. Kramb said she strongly advised the developer to know where those four Landmark trees were and to know that the City is not going to let them cut them down for a house to be built. She said the building lines should be adjusted accordingly before the Commission sees this development again.

Ms. Kramb said she also thought Lots 1 through 6 seemed very narrow, especially compared to the lots on the next street. She said they did not align perfectly and they are slightly angled. Ms. Kramb suggested that if Lot 6, the smallest and narrowest, could be eliminated to make the other lots a couple of feet larger.

Ms. Amorose Groomes said she agreed that Lot 6 was entirely too tight, and it encroached on the Stream Corridor. She said that 10 feet could be added to Lots 2 through 5, and the balance could be added to the stream corridor.

Ms. Kramb agreed that instead of seeing the garage on Lot 1, there should be a nice entrance.

Ms. Kramb said she was curious how Lot 14 was oriented the way the sidewalk ended.

Ms. Husak said typically, the sidewalk is ended at the driveway since it is not known where the driveway is going to be located. She said the sidewalk location would be determined with the Building Permit because that was when the sidewalk is constructed. She clarified that the sidewalk would not necessarily end at Lot 14, and that the text stated that as well.

Ms. Kramb said that the elimination of Lot 6 would get closer to the better density.

Ms. Kramb asked if it was obvious that the backyards of Lots 19 to 15 were the part of the Association's right-of-way and bikepath.

Ms. Amorose Groomes said that was the way it was throughout all of Muirfield Village.

Victoria Newell said she shared the concerns about Lots 1 through 6. She also made the suggestion that Lot 6 be eliminated and that the other lots be re-spaced.

Ms. Newell said the overall density on this site is comparable to what the density is for the surrounding neighborhoods. She agreed that rezoning this property as a PUD gave the opportunity to protect the surrounding residents. Ms. Newell said she supported this proposed rezoning, but she thought the lots should be rearranged to make them more buildable.

Ms. Amorose Groomes said that the text mentioned an entry feature, and entry features are not consistent in individual neighborhoods within Muirfield Village. She said she was not sure where would be an appropriate location for an entrance feature sign since there are neighbors on the corner. She said she would like to see the elimination of any entrance feature sign. She said this would be a nice addition, and it should stand on its own merits and not need an entry feature.

Ms. Amorose Groomes said ending the sidewalk at Lot 14 seemed like an unusable location. She said she thought the sidewalk should extend all the way down. She pointed out that to get to the path from Lot 14, you have to come down and cross the street. She said she preferred to see the sidewalk wrap around.

Ms. Amorose Groomes said she hoped that the pond shape indicated on the drawings was just to indicate the area on which a pond will be located. She said it should look far more natural, free flowing, and more appropriate than having an 85-degree angle as shown. She said at the final development plan stage, she would like to see where the pond will go and how it will look. She said the old farm split rail and wire fencing should be removed as part of the cleanup of the unnatural materials on the site.

Ms. Amorose Groomes said that the Commission has always asked that when infill is taking place, that the setbacks exceed that of the neighbors. She said she was appreciative that the applicant heeded the Commission's input provided in that the setbacks for this development do exceed the setback for the adjoining properties. She said she thought for the increase, that it was a step in the right direction.

Ms. Amorose Groomes explained that regarding potential flooding issues, this developer will have to prove to Dublin's Engineering Department that the flooding issues and the water handling will be better when they are finished that it was before they started. She said that between the handling of the drainage area and the addition of the pond, she was sure that it had already gone through some engineering process so that it will be resolved in the end.

Ms. Amorose Groomes asked that the previous question about the approximate square footage of the homes be answered.

Mr. Hale said the houses will cost more than $500,000, which is appropriate to the surrounding properties. He said he thought these houses will probably be 3,200 to 3,500-square-feet in area.

Mr. Adams said that the Muirfield Village deed restrictions dictate the minimum square-footage and he was confident that the houses will be in excess of that.

Ms. Amorose Groomes explained that the deed restrictions were included in an information packet when the existing homeowners purchased their homes. She said she believed that the minimum square footage

allowed per the deed restrictions was 1,800-square-feet, but Mr. Hale had indicated that in this development, they would be approximately 3,500-square-feet.

Ms. Amorose Groomes referred to the previous question regarding how long the construction would take place to complete the development. She said that the Commission can not dictate to the applicant the duration that they have to build the lots.

Mr. Hale said all of the street construction, tree replanting, and those things will happen up front. He said he thought in this price point, most people will want to customize these houses, so other than the specs the builder builds up front, almost all of these houses will be built on a contract.

Mr. Hardt said regarding the sidewalk that currently does not loop around and finishes the cul-de-sac; he suggested that the south side of the road would be the most pleasant place in the neighborhood to walk up against the stream corridor. He said the proposed sidewalk shown connecting to the Muirfield Village Association system should be labeled.

Ms. Amorose Groomes said that could be added for the final development plan stage.

Mr. Adams pointed out that the dashed area on the plan was actually an easement area where the pond is contained. He explained that the City needs access to that for maintenance. He said they would not build anything that looked like it came out of an industrial park.

Mr. Adams explained that the primary reason they did not continue the sidewalk to the side was that the outlined area on the plan at the lower part of Lots 7, 8, and 9 was a wet area. He said they were trying to prevent the improvements from encroaching or even being remotely close there. He said they assumed that if you were at the back of the cul-de-sac you could walk around to connect to the path at Lots 15 or 1.

Mr. Adams explained that their thought behind the dimensions of the tree preservation zone was that the majority of the Ash trees they will have to remove are in the southwestern portion of the site and in the area between Lots 1 and 5, there are many Ash trees. He said as the residents mentioned they have Ash trees in their yard. He said that was the majority of where they will have to be removed, so they made those areas more generous. Mr. Adams said that everything within the project that is currently meadow, whether in a Reserve or in a tree preservation zone, is going to be reforested. He said that Brian Kinzelman at a previous Commission meeting, talked extensively about the reforestation program. Mr. Adams said they will be planting thousands of park grade trees in the area so that it can come back to a natural state, plus they also have to comply with the tree replacement requirement.
Ms. Amorose Groomes asked if the applicant would be applying for a waiver as part of this application.

Mr. Adams said no.

Ms. Kramb said she was not in favor of adding more sidewalk there because that end has many trees. She said when this plan is rearranged for the final development plan she did not want to see a point in the sidewalk at Lot 9, but a more curvilinear transition which was more practical. She reiterated that she was not in favor of adding more sidewalk, especially were the trees were located.

Mr. Hale said that they could make Lots 1 through 6 work as suggested, but they would like to have the opportunity at the final development plan stage to move Lot 6 to the south. He said the lots will be generous and there will be the same amount of open space as is seen now.

Ms. Kramb said she could not see how an extra lot could fit in by moving Lot 6 to the south. She suggested a tabling so that the applicant could return with another preliminary plan that showed where a lot could be relocated.

Mr. Adams said he did not understand the concern on the north side. He said when they began this, 65-foot lot widths was the objective, and he has made them physically larger to 75 and 80-foot lots. He said this is intended to be a smaller lot with more open space that is specifically earmarked to the type of buyer that they are trying to attract. He said buyers do not want larger lots and they want less maintenance. He said a 65-feet width at the building line was the criteria that he was told to work with when he first approached staff last summer. He said these lots were much denser.

Mr. Adams said he respected Mr. Hardt's comment that they did not match to the north, but it was never intended to match to the north. He said they presented to the Commission last time a traditional 19-lot single-family plan. He said the Commission said they did not want more of the same. He said this was a unique infill opportunity and the Commission agreed there was a demand for similar sized house with a different in function. He said it was all about design, first floor living, and lower level entertainment and bedrooms for the grandchildren. He said they could go back to 90-foot lots and be compliant with density, but it will be more of the same.

Mr. Adams said the traffic issue was also a big concern if they went to traditional single family with three-car garages, and three and four cars per family. He said the development was for people his age or older who have children in college or already through school that want to stay in the community. He said he lived a quarter-mile from here and this was his neighborhood. He reiterated the clear message he got from the Muirfield Village Association and from the Commission was to make this development special.

Mr. Adams said the first plan had 24 units on 65-foot wide lots, which resulted in a density of 2.0 units per acre that was higher than the existing neighborhood. He said the surrounding density was 1.6, 1.7, and 1.9 units per acre. Mr. Adams said the current plan is lower than the surrounding density in the contiguous sections of Muirfield. He pointed out the other sections also did not have as much open space as proposed.

Ms. Husak asked if the Commission's preference for Lot 1 was to eliminate any requirements for the driveway location, force its location to the south, or not permit it to be located to the west. Ms. Amorose Groomes said the preference was to limit the driveway location to the west.

Mr. Hardt said when a lot and a house start to get too narrow, even with a two-car garage, the garage tends to sit in front of the house so it can overlap on the rest of the living space behind it. Mr. Hardt said this design results in a street frontage that consists entirely of garage doors. Mr. Hardt said he was happy to be proven wrong about that, and it will not be known until footprints or layouts are shown at the final development plan stage. He said he was not opposed to voting on this preliminary development plan as proposed, but he would be looking at how this potential issue is addressed and if those houses have that problem, he may not support the final development plan. Mr. Hardt suggested a tabling would provide the applicant an opportunity to revise this preliminary plat or the Commission could vote on this preliminary plat with the understanding of the Commission's expectations to address these potential problems in the future.

Ms. Husak asked if a court-loaded garage with a concealed garage door would be acceptable. Mr. Hardt said that could be architecturally handled in good and bad ways, depending on how it is done which is a final development plan issue. He said he was concerned about casting a die here that then paints the houses into an architectural corner later down the road.

Ms. Husak explained her concern that architectural drawings or footprints would not be seen at the final development plan stage, unless there is a theme. Mr. Hardt said the applicant could voluntarily show the Commission what they had in mind.

Mr. Hardt asked if it was the intention to have court-loaded garages. Mr. Hale said there would be some court-loaded garages. He said another solution for front loaded garages would be to set the garage behind the front façade two feet so has not to create the 'snout' house design.

Ms. Amorose Groomes said she thought the Muirfield Village Design Committee could handle the lot width/garage issue. Mr. Hardt said he agreed, but said there could be a commitment made by the applicant.

Mr. Hale said they would agree to a condition that any front-loaded garage be setback two feet behind the front vestibule of the house, including the front porch.

Ms. Newell said she was uncomfortable with this restriction since the Commission has not seen the architecture causing design issues for the applicant. She agreed with the removal of Lot 6 and the retention of additional open space on the north side.

Ms. Kramb said she did not want another lot somewhere else. She said four of the five lots on the south side are already smaller than Lot 6 and she would not want another lot squeezed in. Ms. Amorose Groomes said she would not disagree.

Mr. Hardt said the Commission had two choices, either to vote on this application as presented or to table it and provide the applicant the opportunity to revise the layout.

Jennifer Readler said a condition could be placed on the preliminary plat to remove Lot 6, and then the proposed plan would be forwarded to City Council. She said existing Condition 4 could be revised to state, 'That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5' to address the Commission's concerns.

Ms. Amorose Groomes said if the applicant wanted to add Lot 6 back, City Council could make that determination.

Ms. Newell asked if Mr. Hale agreed to remove Lot 6 and keep the lot layout as proposed without adding Lot 6 elsewhere.

Mr. Hale agreed to remove Lot 6, adjust the lots appropriately, and increase the setback along the creek. He said he did not think they would take all of Lot 6 and put it in lots. He said they would create a very nice buffer along the stream. Ms. Kramb and Ms. Amorose Groomes said they were comfortable with that.

Ms. Amorose Groomes agreed with Ms. Newell and was not comfortable dictating the façade design at this point. Mr. Hardt said he understood what they were saying, and he agreed.

Mr. Hale said they had no issue with getting rid of the 'snout' house. He said the houses could be built with the garages two feet behind the back of the house which makes a much more attractive house.

Ms. Amorose said Condition 7 listed in the Planning Report should be removed.

Mr. Hale referred to Condition 5, 'That the applicant verify the building envelopes to ensure all landmark trees are preserved', and said because they did not know where those trees were located, they may want to discuss that with the Commission at the final development plan stage.
Ms. Amorose Groomes asked the Commissioners if there were any other issues to address. [There were none.]

Motion #1 and Vote - Rezoning with Preliminary Development Plan
Ms. Kramb moved to recommend approval to City Council this Rezoning with Preliminary Development Plan because this proposal complies with the rezoning/preliminary development plan review criteria and the existing development standards within the area, with six conditions:

1) That the development text be revised to not require the driveway location for Lot 1 to be to the west;
2) That the development text be revised to clarify enforcement of the Association architectural requirements and Zoning Code required residential appearance provisions;
3) That the text be revised to require an architectural theme, if proposed, be approved by the Planning and Zoning Commission as part of the final development plan;
4) That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5;
5) That the applicant verify the building envelopes to ensure all landmark trees are preserved; and
6) That the development text be revised to not permit an entry feature sign for this development.

Ben Hale Jr. agreed to the six conditions.

Ms. Newell seconded the motion. The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Ms. Kramb, yes. (Approved 4 – 0.)

Motion #2 and Vote - Preliminary Plat
Ms. Newell moved to recommend approval to City Council this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with four conditions:

1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information;
2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat;
3) That the preliminary plat be revised to match the preliminary development plan in terms of the elimination of Lot 6 and the width of Lots 1 through 5; and
4) That the sidewalk along Lot 9 be redesigned to a more curvilinear pattern.

Ben Hale Jr. agreed to the conditions.

Ms. Kramb seconded the motion. The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; and Ms. Newell, yes. (Approved 4 – 0.)

[Mr. Fishman and Mr. Taylor returned to the meeting room after they had recused themselves for this case.]

2. Village at Coffman Park – Ganzhorn Suites **Discovery Blvd at Wall Street**
13-019CP **Concept Plan**

Chair Chris Amorose Groomes introduced the following application for review and non-binding feedback of a Concept Plan for a potential future rezoning to permit a mix of office and elderly care uses on a nine-acre site on the south side of Post Road, east of Discovery Boulevard, north of Wall Street.

Claudia Husak presented this Concept Plan which is the first step in the PUD, Planned Unit Development Plan process. She said the site was zoned in 2005 as the Village of Coffman Park PUD with 66 detached units, three live/work units, a large clubhouse, common open space, and a pond. She presented the

CITY OF DUBLIN
Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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

City of Dublin Planning and Zoning Commission

Planning Report

Thursday, April 4, 2013

Stansbury at Muirfield Village

Case Summary

Agenda Item	1
Case Number	13-009Z/PDP/PP
Site Location	10799 Drake Road East side of Drake Road, 200 feet south of the intersection with Springburn Drive.
Proposal	Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space.
Applicant	William Adams, represented by Ben Hale Jr., Smith and Hale.
Planning Contact	Claudia D. Husak, AICP, Planner II | (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation to City Council of a rezoning with preliminary development plan under the Planned District provisions of Zoning Code Section 153.050. Review and recommendation to City Council of a preliminary plat under the provisions of Chapter 152, Subdivision Regulations.
Planning Recommendation	***Approval of the rezoning with preliminary development plan; and Approval of the preliminary plat with 2 conditions.*** Based on Planning's analysis, the proposal meets the Community Plan designation for this site and the applicable review criteria for a Planned Development. Preliminary Plat 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 setback information; and, 2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat.

City of Dublin
Land Use and
Long Range Planning

13-009Z/PDP/PP
Rezoning/Preliminary Development Plan/
Preliminary Plat
Stansbury at Muirfield
10799 Drake Rd

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Facts	
Site Area	2 parcels totaling 11.75 acres
Zoning	R, Rural District
Surrounding Zoning and Uses	The site is surrounded by single-family residences of Muirfield Village, which are zoned PUD, Planned Unit Development District. To the north is Section 12 with 11 lots; to the west and south are parts of Section 7 with three and eight lots respectively. To the east are three lots in Section 8. All lots were platted in the late 1970s and developed as single-family residences in the early to mid-80s. A Muirfield Village bikepath is located adjacent to the site on the west and south boundary between the site and the residential lots.
Site Features	• Rectangular shaped site • Slopes up almost 30 feet from the southeast corner and 20 feet from the northeast corner • A vacant house and outbuildings are on the east portion of the site • A Stream Corridor Protection Zone extends as two forks from the western portion of the site toward the southeast corner • Mature evergreen and deciduous trees are primarily located in the central and eastern portion of the site and there are substantial tree rows along the site perimeter
Case Background	October 4, 2012 The Commission reviewed and commented on a Concept Plan proposing a new Planned Unit Development for 11.75 acres to be developed with 19 residential lots. The Commission appreciated the applicant's effort to respond to previous comments and concerns. Commissioners agreed that the previous layout, which included a clustered site design with greater preservation of open space, was the preferred layout while urging the applicant to keep the proposed lower density. August 9, 2012 The applicant informally presented a proposal for 24 cluster lots. Adjacent residents expressed their concerns regarding the proposed density, potential environmental impacts to existing trees, drainage, and traffic. The Commissioners agreed that the proposed density was too high and suggested that more clustering of lots may aid in addressing environmental challenges. The Commissioners wanted to ensure the applicant kept the density at or lower than the surrounding areas and address drainage and tree protection. Some Commissioners felt the density should not increase from what was currently permitted (0.5 to 1 unit per acre). 2003 The Planning and Zoning Commission recommended approval to City Council of a rezoning application to R1, Restricted Suburban Residential

Facts	
	District for the property since no formal Dublin zoning had been established after annexation. During review of the rezoning ordinance at City Council, the property owners requested Rural District zoning to keep horses on the property. Ordinance 66-03 (Amended) established Dublin R, Rural District zoning on the property.
Neighborhood Contact	The applicant presented the most recent proposal to the Muirfield Village Board of Directors in March. The applicant informed Planning that the Association has no objections to the proposed layout or number of lots and that they see a benefit of having the Association take ownership of the reserve areas.

Details	Rezoning with Preliminary Development Plan
Process	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. This development text establishes a new Planned Unit Development District (Stansbury at Muirfield Village) with a development text that applies to these 11.75 acres for a total of 19 lots and 4.2 acres of open space.
Plan Overview	The rezoning with preliminary development plan includes: • Rezoning the 11.75-acre site from R, Rural District to a PUD, Planned Unit Development District. • Establishing a new development text with requirements for a single-family detached residential development with 19 lots and 4.2 acres of open space.

Details	**Rezoning with Preliminary Development Plan**
Layout	The proposal includes a single public road, Stansbury Drive, serving all lots, extending from Drake Road, which stubs south of the intersection with Springburn Drive. The existing portion of Drake Road south of Springburn Drive will be improved as part of this development. Stansbury Drive is proposed to extend to the east and create a loop turnaround at the west end of the site. The existing Drake Road is proposed for renaming to Stansbury Drive to match the proposed name of the development's street. Street renaming requires approval by City Council with the approval of the plat. The plans propose 19 single family lots in a clustered layout sensitive to the Stream Corridor Protection Zone requirements as well as existing vegetation. The proposed density is 1.6 units per acre, comparable or lower than surrounding Sections platted as part of Muirfield Village. The development is divided by a 55 foot wide Stream Corridor Protection Zone (SCPZ); 11 lots are west of the Zone and 8 lots west. There are 3 Reserve Areas with a combined area of 4.22 acres. Reserve 'A': This Reserve is 0.29 acres around the swale in the north central portion of the site, and is largely within the SCPZ. Reserve 'B': The 3.669 acre area encompasses the southern portion of the swale which runs to the southeast corner and majority of the southeast portion of the site. The Reserve includes a 30-foot wide strip of land behind Lots 15-19 adjacent to existing Muirfield Village open space and the area west of Lot 19. There is also a section of the existing right-of-way for Drake Road that is likely to be vacated. The eastern portion of Reserve 'B' is primarily for tree preservation. Reserve 'C': This is the interior of the loop cul-de-sac and is to be used for stormwater management. A tree preservation zone is provided at the rear of each Lots 1 through 13; 35 feet for Lots 1 through 6, and 30 feet for Lots 7 through 13. This area will allow for tree replacements.
Development Text	The applicant has provided a development text with development requirements and standards applicable to this 11.75-acre site.
Permitted Uses	Single-family detached homes, open spaces and related park features.
Density and Lot Sizes	Lots are required to be a minimum of 10,000 square feet with a minimum depth of 120 feet and minimum width of 62 feet at the building line. Lots vary in size from 10,600 square feet to 23,700 square feet and are similarly sized as lots in adjacent sections of Muirfield Village.

Details	**Rezoning with Preliminary Development Plan**
Setbacks	Front Yards: The proposed development text requires a 10 foot Build Zone front yard setback within which a portion of the front elevation must be located. Except for Lots 15 and 16, all lots require a Build-Zone between 20 and 30 feet. The Build-Zone for Lots 15 and 16 is between 35 and 45 feet due to the larger size of these lots. Front yard setback Build Zones have recently been used in several residential developments and enable the staggering of homes as required by the Subdivision Regulations. Side Yards: 7.5 feet for all lots. Rear Yards: Setbacks differ depending on the lot location. Lots 1 through 6 are required to have a 50-foot rear yard setback and Lots 7 through 14 require 45 feet. Lots 15 through 19 require 15 feet and Lot 14, due to its size and location requires 10 feet. The smaller rear yards proposed for Lots 14 through 19 are appropriate considering these lots border Reserve 'B' and are set back far from the property line.
Traffic and Access	Stansbury Drive will have a 50-foot right-of-way and pavement width of 28 feet terminating in a cul-de-sac in the east portion of the site. The street will be designed to Dublin Standards and include curb and gutter.
Traffic Study	A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. The study demonstrates that the additional traffic generated by this development will have little to no impact on the level of service of the surrounding intersections. Additionally, these intersections will continue to operate at level of service "A" or "B". Based on these results, no additional roadway improvements are necessary to accommodate this development.
Sidewalks	The Subdivision Regulations require a sidewalk or bikepath along all public streets. Though not typical for a Muirfield Village neighborhood, the applicant is proposing a four-foot, public sidewalk along all street frontages, except where homes do not front the street. The sidewalk will extend along the frontage of Lot 14 and terminate at the driveway for this lot. An eight-foot asphalt bikepath is proposed in Reserve 'B' to connect the sidewalk along Stansbury Drive through the reserve to the Muirfield bikepath along the south site boundary.

Details	**Rezoning with Preliminary Development Plan**
Tree Lawn	The Zoning Code requires a minimum seven-foot tree lawn. The City Engineer has recently requested that nine-foot wide tree lawns be designed to allow more room for trees to grow and less interference with the sidewalk. To accommodate the wider tree lawns, the sidewalk moves toward the lot and a wider sidewalk easement will be dedicated. The development text requires and the plans show a nine-foot tree lawn.
Parking	On-street parking will be allowed only on the north side of the street opposite of the water line and fire hydrants. Due to limited maneuvering space and proposed driveway locations, parking will likely be restricted within the loop cul-de-sac.
Architecture	The development text describes the general character of the development as 1, 1½, and 2 story homes and requires adherence to the Residential Appearance Standards. The text prohibits vinyl. The Muirfield Village Association will have individual plan approval rights for the subdivision. The proposed text addresses diversity and requires the same or similar front elevations cannot be repeated on two lots on either side of a lot, three lots across the street from the subject lot or on any lot on the cul-de-sac. Should the developer propose a themed community, the homes do not have to adhere to the diversity requirements, but require approval by the Planning and Zoning Commission. The text does not permit fences other than those required around swimming pools. Special requirements for Lot 1 include home orientation toward the south and a side-loaded garage accessed from the west side of the lot.
Tree Preservation	The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The preliminary tree preservation plan shows 278 trees measuring 6 to 24 inches and four trees measuring 24 inches and above, all in good or fair condition. No removal information is shown at this time. A significant majority of the trees on the site are White Ash. The applicant has made efforts to maximize tree preservation with this proposal by clustering lots and creating open spaces that incorporate treed areas. A tree preservation zone, indicated on the preliminary plat, is

Details	**Rezoning with Preliminary Development Plan**
	required for all los with mature tree stands. The preliminary plat shows a 35-foot wide tree preservation zone along the rear of Lots 1 through 6 and a 30-foot wide tree preservation zone along the rear of Lots 7 through 13. The proposed development text states a tree reforestation program is a integral improvement component for the site. A mixture of deciduous trees of various sizes will be installed where appropriate to augment, re-establish or create a new treed buffer between adjoining lots. Details will be included in the final development plan.
Open Space and Landscaping	The Reserves are as previously described encompass the planned open space. The development text states that this open space will be owned by and maintained by the Muirfield Association. All final landscape details will be required at the final development plan stage. The text also states entry features are permitted for the development.
Stormwater and Utilities	This site will have access to adequate public water supply for both domestic use and fire protection through the proposed water main extension from the existing eight-inch water main located along the east side of Drake Road and the installation of five new fire hydrants. Sanitary sewer service is provided through the proposed sanitary sewer mains which will connect off-site to the existing sanitary sewer located to the west of Cruden Bay Court. The applicant has submitted a stormwater management report that demonstrates compliance with the City of Dublin Stormwater Management Code. The proposed stormwater improvements of storm sewers, catch basins, and stormwater retention and detention ponds with permanent stormwater quality control devices will provide for adequate stormwater quality and quantity control. The City guidelines for stormwater runoff control, or the amount of water that this site would release to the existing ditch, require that the proposed site will detain the site stormwater and release it at a rate no greater than the predevelopment condition. As such, there are no anticipated additional impacts to downstream culverts.
Stream Corridor Protection Zone	A Stream Corridor Protection Zone currently exists on this site. This zone is intended to preserve the flood water capacity of existing drainage ways and limits stream erosion. The width of this zone is determined by the contributing drainage area upstream of the segment. This zone has been sized at a total width of 55 feet centered on the existing channel. This zone will be established by the execution of the plat. There are many uses and facilities prohibited in the stream corridor protection zone, including but not limited to:

Details	**Rezoning with Preliminary Development Plan**
	• Disturbance of Natural Vegetation • Buildings • Stormwater Management Facilities In accordance with the Stormwater and Stream Protection Code, the applicant requested that a small portion of the Stream Corridor Protection Zone be exempted or removed. The City Engineer has determined this portion does not meet the definition of a stream.

Analysis	**Rezoning with Preliminary Development Plan**
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) Consistency with Dublin Zoning Code	**Criterion met:** This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text.
2) Conformance with adopted Plans	**Criterion met:** The uses and density proposed for this site are consistent with the development patterns and densities of the surrounding area and meet the intended residential character.
3) Advancement of general welfare and orderly development	**Criterion met:** This proposal is compatible with the surrounding residential development.
4) Effects on adjacent uses	**Criterion met:** The proposal will safeguard the value of property within and adjacent to the area.
5) Adequacy of open space for residential development	**Criterion met:** There are 4.22 acres of open space provided within this development and the ownership and maintenance responsibility of the open space is appropriately that of the Muirfield Association. The landscape design details of the open spaces will be required at the final development plan.
6) Protection of natural features and resources	**Criterion met:** The plan retains the existing tree buffer area along the rear of lots.
7) Adequate infrastructure	**Criterion met:** With the proposed improvements installed, the site will have access to adequate utilities.
8) Traffic and pedestrian safety	**Criterion met:** The applicant has provided a traffic analysis, which accounts for the proposed future development. The plans also include sidewalk and bikepath which will improve pedestrian safety in an around the site.

Analysis	**Rezoning with Preliminary Development Plan**
9) Coordination & integration of building & site relationships	**Criterion met:** The proposal maintains the existing development patterns of surrounding developments.
10) Development layout and intensity	**Criterion met:** The proposed plans contribute to the orderly development of this site, including proposed uses, setbacks, and density.
11) Stormwater management	**Criterion met:** Adequate provision is made for stormwater management.
12) Community benefit	**Criterion met:** The development text outlines all applicable development requirements for this project.
13) Design and appearance	**Criterion met:** The proposal outlines architectural design standards within the proposed development text and requires plan approval through the Muirfield Village Association.
14) Development phasing	**Criterion met:** This is a single phase project.
15) Adequacy of public services	**Criterion met:** There are adequate services for the proposed development.
16) Infrastructure contributions	**Criterion met:** No contributions are required as part of this proposal.

Recommendation	**Rezoning with Preliminary Development Plan**
Approval	In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval is recommended.

Details	**Preliminary Plat**
Plat Overview	The proposed preliminary plat subdivides 11.75 acres of land into 19 single-family lots and 4.225 acres of open space. The plat also provides right-of-way for the extension of Drake Road to serve the site. The plat indicates that the new road and the existing Drake Road stub will be renamed to Stansbury Drive. The road renaming will require separate action by City Council. The plat also shows the vacation of existing Drake Road right-of-way, south of the current existing terminus. The applicant will have to work with Delaware County to determine the appropriate means of the road vacation since the right-of-way, when annexed into the City, was existing county right-of-way. The preliminary plat should be revised to show rear yard setback and tree preservation zone requirements consistently.
Open Space	The Subdivision Regulations require the dedication of 1.28 acre of open space and the proposal contains 4.22 acre of open space to be owned and maintained by the Muirfield Village Association. The development text permits the open space dedicated to Muirfield Village to fulfill the open space dedication requirements stipulated in the Subdivision Regulations Sections 152.086 and 152.087. • Reserve “A” is 0.297 acre located between Lots 4 and 7 on the north side of proposed Stansbury Drive. The reserve encompasses the 55-foot wide Stream Corridor Protection Zone. • Reserve “B” is 3.699 acres located in the southern portion of the site. This reserve includes the southern portion of the Stream Corridor Protection Zone and will accommodate a stormwater retention basin. This reserve also preserves existing tress, particularly along the south side of Lots 15 through 19 and along the west side of Lot 19. An eight-foot asphalt bikepath is proposed in Reserve ‘B’ to connect the sidewalk along Stansbury Drive through the reserve to the Muirfield bikepath along the south site boundary. • Reserve ‘C’ is the center of the cul-de-sac and includes 0.225 acre. The area will accommodate stormwater in a basin. The development text indicates that the open space areas will be owned and maintained by the Muirfield Village Association and the preliminary plat should reflect this information.

Analysis	**Preliminary Plat**

Analysis	**Preliminary Plat**
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) Plat Information and Construction Requirements *Condition 1*	**Criterion met with Condition:** This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including reflecting open space ownership and maintenance responsibilities and setback information.
2) Street, Sidewalk, and Bike path Standards *Condition 2*	**Criterion met:** Street widths, grades, curvatures, and intersection signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are required on both sides of all public streets in compliance with City construction standards, and are included on the preliminary plat. The preliminary plat includes the vacation of existing Drake Road right-of-way south of the access point to the site. Drake Road was originally Delaware County right-of-way and has since been annexed into the City of Dublin. The applicant will be required to work with the County to identify and follow the required vacation process as part of the Council review of this preliminary plat. The plat indicates the renaming of existing Drake Road to Stansbury Drive to be consistent with the road name for the road serving the proposed development. No existing homes are addressed off Drake Road; however, the renaming of an existing road will require a separate action by City Council.
3) Utilities	**Criterion met:** Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	**Criterion met:** The open space provided exceeds the requirement stipulated in the Subdivision Regulations. The applicant will be dedicating the open space to Muirfield Village as has been common practice with parks in this area. The proposed development states the open space dedication to Muirfield Village fulfils all dedication requirements.

Recommendation	**Preliminary Plat**
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions.
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 setback information; and, 2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat.

REZONING/PRELIMINARY DEVELOPMENT PLAN

The purpose of the PUD process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process can consist of up to three basic stages:

1) Concept Plan (Staff, Commission, and/or City Council review and comment);
2) **Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and**
3) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public

safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 4, 2012

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

2. Stansbury at Muirfield
12-062CP

10799 Drake Road
Concept Plan

Proposal:	A new Planned Unit Development for the development of an 11.75-acre site with 19 residential lots. The site is located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.
Request:	Review and feedback for a concept plan under the provisions of Zoning Code Section 153.050.
Applicant:	William Adams, State Street Realty, represented by; Ben Hale, Jr.
Planning Contact:	Claudia D. Husak, AICP, Planner II
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: The Commission (Mr. Taylor recused) reviewed and commented on this proposal for a new Planned Unit Development for the development of an 11.75-acre site with 19 residential lots. The site is located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive. The Commission appreciated the applicant's effort to respond to previous comments and concerns. Commissioners agreed that the previous proposal, which included a clustered site design with greater preservation of open space was the preferred layout.

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

Mr. Goodwin said that was an additional functionality that they have already discussed doing. He said the much earlier prototype of this had a slider so that you could actually slide away the area plan graphic and to see the actual aerial photograph underneath it.

Mr. Budde suggested that the existing part could be the Google Map, and then what the Community Plan is could be fuzzy, but colored with the target and the blue and yellow dots.

Amy Kramb said she had no comments about the interactive map and its functionality because it did not work for her all.

Mr. Goodwin encouraged the Commissioners to keep visiting the site to see ongoing improvements.

Ms. Kramb agreed that the park plan should be included. She said regarding the text in general, when adding text, it needed to be kept short and simple. She said that some very long sentences had been added to the Community Plan part of the text. She said the second sentence of the National Church Residences update was long with five commas, three of which could be deleted. She recommended that when in doubt, make a new sentence, rather than keep adding more. Ms. Kramb said if there is a comma followed by the word 'and' there needs to be a full sentence with a noun and verb, not a fragment. She said the comma separates two sentences. She said to make sure that the second clause is a full sentence, otherwise delete the 'and'.

Mr. Goodwin asked Ms. Kramb to email specifics.

Ms. Kramb said in the Avery Road text, 'historic structures' were specifically referenced which could cause problems later for the City. She said when federal money is tied to any project; the word 'historic' has a very significant impact as far as environmental regulations go. She recommended not calling something 'historic' unless necessary, because that meant they were eligible to be on the National Register for Historic Places versus the Ohio Historical Inventory (OHI).

Ms. Amorose Groomes invited public comments. [There was no one left in the audience.]

Mr. Goodwin said that the Community Plan was included on the October 11th meeting agenda. He said that a Community Plan report will not be included in the packet, but that he would report what had been added to the website.

2. Stansbury at Muirfield **10799 Drake Road**
12-062CP **Concept Plan**

Ms. Amorose Groomes introduced this application requesting review and non-binding feedback on a concept plan for a new planned unit development on an 11.75-acre site with 19 residential lots. She said the site was located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.

Richard Taylor recused himself from this case due to a conflict of interest because he is an employee of the Muirfield Association and a member of the Muirfield Design Review Committee.

Warren Fishman disclosed that he had attended a Muirfield Village Board meeting where the applicant, Bill Adams, had presented a plan for this project. He said that the Law Director's Office had informed him that it would not prevent him from participating in the capacity of a Commission member regarding this application.

Claudia Husak presented this concept plan application. She explained that a concept plan is the first step that the Dublin Zoning Code sets aside for the establishment of a PUD, Planned Unit Development District. She said the concept plan is a step above the Informal as a required step for sites that do not meet the Community Plan or that are over 25 acres, and it is a voluntary process. Ms. Husak explained the steps following the concept plan are the preliminary development plan, which in the PUD process is the rezoning of the property, and then the final development plan, which typically includes the final plat. She said that out of all of these processes, the concept plan can be reviewed by City Council if the applicant chooses and the preliminary development plan requires approval by the Planning and Zoning Commission and City Council.

Ms. Husak said the site consists of two parcels with access from Drake Road. She said the 2007 Community Plan Future Use Map shows the site as the lowest density which is what is what the zoning currently prescribes for the parcel, the R, Rural District. She said surrounding lots in Muirfield are in the medium density, 1.5 to 2.0-units per acre, in the Community Plan.

Ms. Husak said that the applicant came to the Commission for an informal review application in August and there were concerns about the proposed density which was 2.0-units per acre. She said the applicant has lowered the density on this proposal to 1.6-units per acre, the lower end of the surrounding densities. She said that meant the proposed number of lots was reduced from 24 to 19 lots.

Ms. Husak presented a comparison of the site plan proposed at the Informal Review with this Concept plan. She said the Informal Review Plan focused on a cluster-type development where open space was preserved around the site on the perimeter as well as the center in some areas, and the lots were more clustered in an east/west arrangement. She said those proposed 24 lots were empty-nester style housing, with a density of 2.08-units per acre with approximately 50 percent open space.

Ms. Husak said this concept plan shows 19 traditional single family lots located along one main road, coming off Drake Road with a loop road at the end of the road. She said the open space included on the lot, is included in the applicant's open space calculation, which would not be counted typically. Ms. Husak said with the numbers and plans available, Planning estimated the common open space as 20 to 25 percent for this concept plan. Ms. Husak said the lots were very large because one road accesses them and there are lots on either side. She said that along the front of the road, a black dotted line on the plan showed approximately a 30-foot setback from the road for all of the lots. She said there is also a yellow line on the rear of the lots. She said Lots 1 through 12, the line is 50 feet from the rear lot line, and Lots 13 through 19, the line is 30 feet. Ms. Husak said the intent for the area is to function like a No-Build Zone so that new development would not be able to take place in the area, such as homes, driveways, patios, decks, or outdoor amenities. She said that the applicant is also intending to use this area for tree replacement, based on the Tree Replacement Ordinance.

Ms. Husak said that this proposal includes a sidewalk on the south side of the proposed road with a tree lawn and street trees on both side of the road. She said that Planning and the applicant are aware that this is not the typical Muirfield Village street-type design. She said, however the Subdivision Regulations require a sidewalk on both sides of the street, and the sidewalk as shown would connect to a path for the open space which would then connect to the Muirfield public path system in the south side as well as in the northwestern portion of the site. Ms. Husak said that Planning is encouraging the applicant toward the sidewalk arrangement for these lots.

Ms. Husak said that the proposed open space is shown in the area of the stream and Stream Corridor Protection Zone (SCPZ), which is required. She said that it was discussed at the last meeting that there is also on the Geographic Information System (GIS) that the City maintains, a SCPZ in the southwestern area of the site. She said at the preliminary development plan stage, the applicant would have to study both areas to determine if the area warrants a SCPZ, and specifically, the width of the Zone. Ms. Husak said in the open space areas, the area south of the road, and the cul-de-sac bulb, stormwater

management is proposed. She said that preliminary stormwater management data would be required at the preliminary development plan stage.

Ms. Husak said regarding Lot 1, which is pie-shaped and therefore has a triangular buildable area, concerns Planning in regard to home and driveway location as well as lack of usable outdoor spaces. She said that Planning would like the applicant to address the buildability of uniquely-shaped Lot 12 and where the side yard and rear yard setbacks are to ensure that those requirements would be stated in the preliminary development plan. Ms. Husak said that a 60-foot road frontage requirement is included in the Subdivision Regulations, but Lot 13, which is shaped uniquely to avoid the SCPZ, has 20 feet of frontage and Planning is concerned that is not enough space to access the lot adequately.

Ms. Husak said that Planning is recommending that the applicant move forward to a preliminary development plan stage, incorporating comments and feedback from the Commission based on the following proposed discussion questions:

1) Is the reduction in density from 2 units per acre to 1.6 units per acre adequate to address the Commission's previous concerns regarding density?
2) Should the applicant make changes to the proposed layout?
3) What architectural character is appropriate for this development?
4) Whether or not including the proposal as part of the Muirfield Association and making the Muirfield Architectural Review Board do architectural review for this area, whether or not that is sufficient, or do we want to see more in a potential development text?

The applicant, Bill Adams, State Street Realty, 6580 Cook Road, said that they realized that engineering details, stormwater management, a stream corridor study, and tree surveys are required at the preliminary development plan stage. He said they understood that those types of issues would be addressed in detail and that it was a condition of the project moving forward to create satisfactory conditions to meet those requirements.

Ms. Amorose Groomes invited public comments regarding this application.

Walter Zeier, General Manager, Muirfield Association, 8372 Muirfield Drive, said that the Board of Directors and the Design Control Committee had reviewed this plan and would like it to move forward. He said they would like to review all of the stormwater management, tree replacement, and all that type of information in the future which they understand is included in the following step. He said they wanted to make sure they had a commitment from the developer to bring it within The Muirfield Association and have all of the deed standards as well as design control restrictions placed on this property. Mr. Zeier said that they were interested in having a sub-association to look at how they are going to manage the open space. He said whether management of the open space would be up to The Muirfield Association or a sub-association would be decided by the Board of Directors and the developer.

Russ Randall, 8883 Belisle Court, said that this property is currently zoned for a density of 12 to 15 units. He said they realized when they purchased their property that there would someday be a development. He pointed out that the Commission had disapproved other proposed plans based on various reasons, and he was not sure what he saw here was other than the convenience or expediting of getting this off the rolls into the Muirfield Association. He said he was not sure this proposal causing a change in the variance is any different than other previous proposals. He said the plan is nice, but the developer will be able to clear out the trees completely, except on the greenbelt with disregard for the current wildlife and the runoff. He said this was a much nicer plan than the previous one and he commended the developer for taking time to come up with a nicer visual. Mr. Randall said he did not want to see the density maintained from what it was set years ago which was in the best interest of the community.

Alesia Miller, 8445 Gullane Court, said if the existing stream is taken away, it would fill in a flood zone and take away part of the ecosystem. She said everyone lives downstream and we are all connected to the nature of this small rural area and will be affected if it is overdeveloped. She said she thought the low density is the only density acceptable, considering the precious stream is a riparian habitat which is like a sponge that absorbs the pollution coming from existing yards and the earth. She said it gives a chance for the pollution to be extracted out of the water before it reaches the next capillary or river. She said it is not preserved there will be more pollution and run-off from driveways, sidewalks, and yard chemicals. She said it is all going to runoff and cause flooding, and eventually the houses will have problems with their basements, as she has now. Ms. Miller said she thought it should be preserved and that low density was the only thing she could find acceptable.

Jamie Zitesman, 5701 Springburn Drive, said he was concerned how long it would take to develop and construct the project. He said he would like to see the site development be completed as quickly as possible. He asked if the residents would be able to get assurances from the Commission to help control site development for a reasonable period. Mr. Zitesman was concerned about Lots 1, 12, and 13 being usable lots and requested assurance to the community that Planning will work with the developer to come up with plans for good usable lots that are not odd-shaped. Mr. Zitesman asked regarding drainage, whether retention ponds are going to be created to deal with the water issues and concerns of the community. He asked if working with the Commission and the developer that they would come up with a plan where these issues would be addressed.

Ms. Amorose Groomes said with a number of them, yes. She said that regarding timing of construction, they will apply for a permit which would be good for a specific duration of time. She said the permits are renewable, but the Commission does not have the authority to limit them to a number of days.

Mr. Zitesman asked how long it would be before typical permits would expire.

Ms. Amorose Groomes said the permit is good for a year and it is renewable.

Mark Chambers, 5790 Springburn Drive, said there had been many concerns about the stream. He said that Mr. Kinzelman's previous comment that there was no water flow was probably regrettable. He said he thought he was talking about the collection area on the site near the road is that tends to be dry from time to time, as opposed to the stream, which everyone knows that there is water flow most of the time. Mr. Chambers said he believed the density is probably appropriate for the area, but he was not sure how it became significantly lower than the surrounding homes. He said he knew it was something that the City did before, but he was not sure how it occurred or the purpose for doing that as opposed to being characteristic to rest of the area. He said they were not in place when Muirfield Village was first developed in the 1970s. He said there was not a lot of building and development control exercised at that time. He said he was comfortable that the run-off controls and storm sewer, and things like that can be addressed. He said addressing the requirements may fix some existing problems. He said he thought the developer would have to work to make the lots buildable. He urged the applicant to move forward in the process. He said in the process itself, everything will be worked out to where it was acceptable to everyone. Mr. Chambers said regarding construction traffic, time is money to the developer, so he did not expect it to be prolonged. He encouraged the Commissioners and Planning to continue working with the applicant to support the process in this in working with the Muirfield Association and the developer.

Jeff Schoener, 5825 Springburn Drive, said he was not anti-development. He said he was impressed that the developer had one of the better landscape architects in the City. He said he brought photos of the large amount of water coming through the area, starting at where the line meets Drake Road, after a large 20-minute rainstorm. He asked if as the flow comes through the new development, would there be something in place to prevent more back up before it goes downstream. He said he wanted City Council to be made aware that there is a lot of water that could come back up towards the homes along Lots 4, 5, 3, 2, and 1.

Ms. Amorose Groomes said that the Commission has a rule that they cannot accept any new data the evening of a hearing. She explained that it had to flow through Planning. She said this was not the last time this will be heard and that he could give the photos to Ms. Husak.

Mr. Schoener said the amount of traffic from 19 lots would be a lot on the skinny street. He said he supported a smart development, but not 19 lots and that the amount of traffic needed to be considered on the street.

Jean Fox, 8860 Braids Court, suggested that an independent third party engineering firm be consulted to study and assess the stormwater runoff through the existing and new homes. She said she concurred with the others that there was wisdom put in place initially when the site was zoned low density and she thought there was wisdom in keeping it that way.

Patti King, 8882 Nairn Court said that where the bikepath behind her dipped, it filled with rain during storms. She said they also got runoff from the farm and a mound that Muirfield built. She said people cannot use the bikepath when it rains hard. She said she feared that Lots 17 and 14 will cause more runoff in that area. Ms. King said she would like to see some evidence that it will not happen after development.

Ms. Amorose Groomes said that the correspondence received regarding this application had been distributed to the Commissioners to read.

Mr. Randall asked that the process steps and timeframes that follow a concept plan be described.

Ms. Amorose Groomes said this is a concept plan where the Commission provides non-binding feedback to the developer. She said the Commission discusses and provides the applicant some direction that they would like to see them go. She said the applicant does not have to take the direction, and the Commission has the right to change it. Ms. Amorose Groomes said that no vote is taken. She said afterwards, if an applicant decides to move forward they'd be required to file a preliminary development plan application which is the rezoning to a PUD. Ms. Amorose Groomes said a large list of issues is given to the applicant by Planning that they will have to provide at the preliminary development plan stage. She said the application is submitted to Planning who will review everything. She explained that the City's Engineering Department will then carefully review, verify, or ask for additional information or clarification of how the applicant came to the decisions they came to in a series. Ms. Amorose Groomes said the application will be placed on the Commission meeting agenda, and it would also require two visits to City Council. She said it was a long process designed to be lengthy so that the Commission has the opportunity to vet all the issues and so that the public gets to be involved in the processes and hopefully when it gets to the finish line, everyone is comfortable. She said that was the goal and why it was laid out the way it was. Ms. Amorose Groomes said the timeframes are guided by the developer who will be required to submit a lot of information. She said the rate at which the developer gets that information to Planning will determine how quickly the process moves. Ms. Amorose Groomes said after an application is submitted, they have a significant period before they have to begin those submissions and there are not real deadlines of when those submissions happen.

Ms. Husak explained that there are time requirements if the applicant is aiming for a certain meeting date, and for that meeting date, they have to bring in all the application materials. She said once the application is filed and has been reviewed internally, the fire, parks and open space, engineering, and building departments and others as part of the review team, put together comments, revisions, and requests that the applicant has to address prior to being placed on an agenda. She said that how much time it takes to address those comments is up to the applicant. Ms. Husak added that for all the steps for public meetings, whether at the Planning and Zoning Commission hearing or the ordinance for rezoning scheduled at City Council, property owners will be notified automatically if they are within 300 feet of the

site. She said if someone is not within that area or did not receive notification for this meeting, addresses would be taken, and notifications will be sent every time public meeting notifications are mailed.

Mr. Randall asked if this would be a part of the Muirfield Association.

Ms. Amorose Groomes said that would have to be agreeable by the developer and by the Association and its Board of Trustees or Directors.

Mr. Randal asked Mr. Zeier if he was acting as an official representative of the Muirfield Association in saying that they would welcome this plan into it.

Ms. Amorose said that Mr. Zeier explained that he had the blessing of the Board of Trustees to begin the conversation to incorporate them into the Homeowners Association.

John Hardt clarified that when documents are submitted to the City, a long list of existing stormwater and site design regulations that have nothing to do with whatever action the Commission takes, exist today and at the local, state, and federal level, and that is what the City Engineers will compare the applicant's calculations and design to for compliance. He said one of the hallmarks of all those regulations is that when an entity takes an undeveloped site to develops, it is not permitted to have any impact on the surrounding sites. He said they have to have stormwater that falls on their site, close to their site, and they cannot let it run off the property. He said that the regulations already exist, are outside the Commission's scope, and are something that any applicant would have to comply with for any development within the City.

Warren Fishman said that the applicant's effort was commendable in trying to make everyone happy. He said he liked the first plan better. He said the problem with this plan is that there is not any usable common area. He said there are woods, trees, and water, but no place to play ball or anything. Mr. Fishman said that this area is probably the biggest sea of houses built in Dublin without open property. He said even though there are 1.6 units per acre, there is no common area close to it. He said he liked the previous plan if the lots were cut down on that plan, somewhere close to 19. He said there could be a spectacular development that he thought the neighbors could be happy with, that would rival the Bob Webb patio homes because there would be useable space within the development. Mr. Fishman said it could work to buffer the neighbors and they could walk onto usable space. He said the previous plan was much more creative and pretty. Mr. Fishman said with a few lots missing, it has some real nice usable space. He said ideally, if there were 19 lots on the previous plan, this would be a knockout development with wonderful open space. Mr. Fishman gave the applicant credit for the creative layout.

Joe Budde complimented the applicant for listening to the feedback last time and returning with a density at the lowest level of the surrounding neighborhood. He said he thought the problems with Lots 1, 12, and 13 are going to force the applicant to come up with something different. He said regarding architectural character, the fact that the applicant is in discussions with the Muirfield Association addresses that so it will be adequately addressed.

Victoria Newell thanked the applicant for listening last time. She said she liked the lower density. She said it was fair keeping it at 1.6 units per acre, given the surrounding properties there. She said when comparing the open space on both plans, they looked similar except for the large reserve area near the current farm residences. She said she liked the entry feature and a lower density. Ms. Newell said a little compromise could be gained between both plans, but she definitely liked the lower 1.6 units per acre because she thought it was more respectful to the surrounding site.

Ms. Newell asked how confident staff was in regards to the stream area. She said looking at the photograph she could see that there is probably a swale there, but that it appeared to be nothing more.

Aaron Stanford referred to the Planning Report, on page 6 of 9, and said the yellow highlighted area was what Engineering has currently identified as a SCPZ. He said if there is a portion of the SCPZ that currently would not meet Code, what they were referring to is the lower branch, where Lots 15, 16, 14, and 13 are located. He said without the applicant providing a further analysis and study, which would not be permitted and would be against that Code. Mr. Stanford said that they could see that area being applied for an exemption, and one of the more common exemptions that is successful in these areas are areas that may have a low area that does not have vegetation, an established channel, or a stream bed that can establish vegetation. He said this area currently starts where the existing structure is located. He said it looks similar to areas where we have exempted for that reason.

Amy Kramb said she still was not set on a certain number of lots. She said through the process, as they go through and get to the preliminary development plan when all the surveys have to be done and they have to know exactly where the stream is located, it will let them know how many lots can reasonably be built on the site. Ms. Kramb said the Community Plan states a density of 0.5 to 1 units per acre and the current zoning would allow 1 per acre or 11 homes on the site. Ms. Kramb said the reason the density was set at that was that the site had never been developed. She said everything around it used to be 1 per acre before it was developed. She said she was okay with raising the density to what was around it. She recalled a recent plan before the Commission where a full room of residents was very concerned about water and what it would do to their yards. She said if this gets rezoned as a PUD, Planned Unit Development, all these details can be addressed, as opposed to in the Rural Residential District, where 11 houses could be built on the site without saying what they would look like, within basic reasoning. She said that with a planned unit district, greater setbacks, preservation zones, no-build zones, SCPZs, architectural standards, stormwater management, all can be required in the text. She said that the first plan was more interesting and this was a very typical neighborhood.

Mr. Hardt said the three big issues that this development brings are the issue of stormwater management, the stream corridor, and tree preservation. He said all three are governed by existing City regulations and are hoops that the applicant will have to jump through. He said regarding density, that the 12 to 15 unit density that exists on this site was not put there per se, but left there. He said all of this area originally had the same R, Rural zoning classification and when it was up zoned to let Muirfield Village happen, this property was left behind, so he did not know if it was a deliberate or a conscious decision made. He said he thought it was justified to go through this process and allow the applicant to build 18 or 19 homes because this process allows along the way to negotiate. He said the applicant is in exchange subjecting themselves to the Muirfield Design Review Process and the Muirfield Architectural Standards, establishing No-Build Zones in the rear of the lots, offering to place the same deed restrictions in place as the existing homes, and open space management, which are things that do not exist today. He said ultimately, they will provide long term protection for the homes surrounding to make sure that the site is developed-well and maintained-well and fits with the rest of the community.

Mr. Hardt said absent this process, someone could build 5,000-square-foot homes with all stucco exteriors and a pre-manufactured barn in the backyard where they tinker with their racecar on Saturday afternoons, and there would be no way to control that. He said he thought the trade-off was worth it. He said 19 homes is certainly more than is allowed today, but what we get back for allowing a little bit greater density is worthy it in the long run.

Mr. Hardt said there were aspects of the last plan that he liked better. He said it was a little more creative. He said he would like to see a density in line with what the surrounding neighborhoods have. He said some modification or hybrid between the two plans would be ideal.

Ms. Amorose Groomes said she agreed this plan was more creative, however the green space is too close to the waterway and she would like to see additional space. She said she would like to see the waterway protected as much as possible. She said she liked the placement of the cul-de-sac on the new plan better than the previous one because it provided more relief from the edge of the stream. Ms. Amorose

Groomes said instead of the rear yards being No-Build Zones, she preferred to see them dedicated back to the Muirfield Association. She said many times, it is easier for people to ask for forgiveness than permission, and she would hate to see some of that area torn down and a swing set pop up overnight. She said if that happened and the area belonged to the Association, it would be considered trespassing. Ms. Amorose Groomes suggested that the applicant should work with the Association to dedicate the No-Build Zones to them.

Ms. Amorose Groomes said that the timing issue of the construction and development of the site is out of the Commission's purview. She said that she believed that these will be very popular lots and will go quickly. She said there was a level of confidence that the engineering issues will be resolved with the PUD process. She said it was her thought that the stormwater management will be better when this is finished than as it is now. Ms. Amorose Groomes said that the Muirfield Design Standards were being updated and she encouraged the applicant to stay be aware of the changes so that the development text is reflected with those changes. She said the only lot that she was uncomfortable with was Lot 13, not because of the narrow driveway, but that she would like to see the wetland expanded.

Ms. Kramb explained that a PUD was a Planned Unit Development which is a type of rezoning that could be commercial or residential. She said that a PUD comes with a text that has many criteria. She said that a text is recommended for approval to City Council by the Commission. Ms. Kramb said it governs the development and is stricter than the general Dublin Zoning Code.

Ms. Amorose Groomes said the text can go to City Council with a positive or negative recommendation from the Commission.

Ms. Kramb said that the public will have the opportunity to comment on the text at the preliminary development plan stage and at City Council.

Ms. Newell pointed out that all of the City's regulations are available on the City's website. She said there are provisions for stormwater and engineering. She said as an architect, she had a great respect for the City of Dublin's regulations. She said that they are extremely good and always have been in the forefront, especially with stormwater engineering before many other Central Ohio communities adopted them. She encouraged everyone to look at the City's regulations which she thought would help them through this process in understanding things that Planning is going to do before it comes back before the Commission as the applicant moves forward with it.

Ms. Husak said all of the application materials, as soon as they are filed with Planning, are also available on the City's website. She said the website information is constantly updated with provisions, updates, and information.

Ms. Amorose Groomes confirmed that the applicant did not have any questions for the Commission. She concluded this case, saying that the Commission does not vote on concept plans. She thanked everyone for coming to the meeting and said she really appreciated their passion about the community.

Ms. Amorose Groomes called a recess at 7:43 p.m. She reconvened the meeting at 7:49 p.m.

Commission Roundtable

Mr. Hardt requested a book bound PDF of the Zoning Code.

Ms. Husak said that the entire Zoning Code was online. She agreed to place a PDF in the DropBox instead. She said it was more updated online than Planning is able to update the hard copies.

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 9, 2012

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

2. Stansbury at Muirfield **10799 Drake Road**
12-043INF **Informal Review**

Proposal:	A development of a 11.5-acre site with 24 residential lots as a new Planned Unit Development, located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.
Request:	Informal review and non-binding feedback on this proposal.
Applicant:	William Adams; represented by, Ben Hale Jr., Smith & Hale.
Planning Contact:	Claudia D. Husak, AICP, Planner II
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: This Informal application was discussed noting density, stormwater management, green space, architecture and a tree survey as areas of interest. There were many neighbors that provided public comment.

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

link to the City website was sent, and moving forward all the Board and Commission liaisons will be doing that so that if interested, anyone can see the documents.

Ms. Husak said Planning has been working with IT to assign the Commissioners City of Dublin email addresses. She said it would be something positive if they wanted to keep their Commission work separate from their personal or business work. She said if there were ever a records request, it would be focused on their city email address. She said City of Dublin emails can be accessed through the Internet as a regular web browser, or if they have an iPhone or iPad, they could also access them through that technology. Ms. Husak she would send an email reminding them to send their middle initials to either her or Flora Rogers. She said in the next packet or at the next meeting, instructions will be provided on how to get to the email and she will send a couple of tests to them.

Ms. Husak thanked Ms. Amorose Groomes for her time and effort helping Planning with the electronic packet project. Ms. Amorose Groomes said that she had brought the paper documents as backup to her iPad tonight.

Administrative Business

Ms. Amorose Groomes said that the applications for Cases 1 and 3 were consent items. She said that Mr. Hardt had requested that Case 3 be pulled for comments or questions. She announced that the cases would be heard in the order of the published agenda. She briefly explained the rules and procedures of the Commission.

1. Dance Extension **4400 Tuller Road**
12-045CU **Conditional Use**

Chair Chris Amorose Groomes introduced this request for review and approval of this conditional use application for a 6,760-square-foot dance studio within an existing building on the north side of Tuller Road, approximately 1,000 feet east of the intersection with Riverside Drive. She swore in City representatives intending to address the Commission on this consent case. Ms. Amorose Groomes noted that the neither the applicant nor representative were present but there were no conditions that needed their agreement. She invited public and Commissioner comments regarding this application. [There were none.]

Mr. Taylor moved to approve this Conditional Use application because it meets the review criteria of the Zoning Code and the development standards within the area with no conditions. Ms. Newell seconded the motion. The vote was as follows: Ms. Kramb, yes; Mr. Fishman, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

2. Stansbury at Muirfield **10799 Drake Road**
12-043INF **Informal Review**

Chair Chris Amorose Groomes introduced this request for informal review and non-binding feedback for a development of an 11.5-acre site with 24 residential lots as a new Planned Unit Development located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.

Richard Taylor recused himself from this case due to a conflict of interest because he is an employee of the Muirfield Association and a member of the Muirfield Design Review Committee.

Claudia Husak presented this request for informal review and feedback. She said the site is located south of Glick Road and north of Carnoustie Drive, accessed by Drake Road. She showed a photograph of the site surrounded by single-family Muirifield Village residences in all directions, which were platted in the late 70s and developed in the early to mid 80s. She said a vacant house and several outbuildings are located on the site. Ms. Husak said City maps show two forks of a stream located within the boundaries of the site that have not been studied as far as the width or depth. She said a Stream Corridor Protection Zone (SCPZ) overlays the two forks of the stream. Ms. Husak said the intention of the SCPZ is to preserve any floodwater capacity of existing drainage ways and the width has to be determined by studying the area. She said if the applicant were to move forward, that is information that needs to be submitted as part of a Preliminary Development Plan.

Ms. Husak said that the applicant has provided a site analysis indicating where undeveloped open spaces are located, showing where significant green spaces are, and showing a 100-foot minimum clear area around a certain area of the SCPZ, but not on the southern fork. She said at this point, it would not meet Dublin's SCPZ requirements, and any disturbance of natural vegetation with buildings or stormwater management would not be permitted unless the applicant submits a study and receives a variance from the Board of Zoning Appeals.

Ms. Husak said what the applicant is proposing would result in a density of two units per acre. She said according to the data provided, large portions of the site totaling 52 percent are proposed to be preserved as open space. She said the development statement provided by the applicant to the Commission explains the intended market for the houses as well as the type of home to be built on these lots. She presented a plan with one cul-de-sac type street from Drake Road with open areas in the center of a cul-de-sac to the east and a reserve loop area in the center of the site with lots on both ends of them. Ms. Husak said that the Fire and Engineering departments have concerns about the road layout and will work with the applicant in the future to ensure that all the roadway geometry would be adequate for vehicles to turn, stop, and make movements around intersections and the cul-de-sac areas.

Ms. Husak said also for the site, there is a proposal for a an open rear yard, which has not yet been defined and then larger open spaces around the perimeter of the site, keeping the lots a little smaller, but through the design allowing larger setbacks around the perimeter and the against existing homes.

Ms. Husak said a scaled plan had not been submitted, so the lot size cannot be determined. She said however, they are comparable from what surrounds the site. She said that Planning wants to ensure that there is adequate space to accommodate the large homes as well as outdoor living spaces, such as patios, decks, or fireplaces. Ms. Husak said that Planning would want the applicant to move forward with layout changes to the environmental concerns as far as tree preservation and the Stream Corridor Protection Zone. She pointed out that in the center of the site there is definitely room to open it up and cluster the lots more to either end.

Ms. Husak said the 2007 Community Plan shows this site as Low Density, one-half to one-unit per acre. She said all the surrounding area is shown as medium density or high density. She said the lot sizes here are similar to those surrounding the site. She said the current zoning for the site is R, Rural District, which would require approximately 40,000 square feet for a lot to develop on the site, depending upon how much right-of-way would be required, it would potentially be eight to 11 units per acre on this site. She said the applicant is looking at a density higher than the Community Plan suggests and the existing zoning on this site permits. Ms. Husak explained that the site was zoned in 2003 as R, Rural District, with the idea that the owner at the time wanted to retain some allowances for horses or farm animals on the site which can only happen in that district. Ms. Husak presented a zoning map showing the surrounding areas of Muirfield ranging from 1.6 to 1.9 units per acre.

Ms. Husak said a Commission discussion was being requested for this Informal Review by the applicant and Planning, and the following questions were suggested:

1) Does the proposal warrant a greater density than that outlined in the Community Plan, and if so, to what extent?
2) What other layout considerations should be made with this proposal?
3) What architectural character should the applicant strive for with this development?
4) What should the applicant consider when laying out the roadway and pathway system?

The applicant, William Adams, 6580 Cook Road, Powell, Ohio introduced Brian Kinzelman, their planner.

Brian Kinzelman, Landscape Architect and City Planner, MKSK, 462 Ludlow Alley, Columbus, explained that they had no preconceived notions as they first walked onto the site. He said that they decided to do a site analysis to understand the tree cover, topography, hydrology, and the surrounding neighborhood. He said the southwest branch of the watercourse was not shown on the analysis because it was rather insignificant to the extent that he did not even see it with the tall grass. He said as this project progresses, they will work further with Planning to protect any water corridors that need protected. Mr. Kinzelman said that his approach was to not disturb any more trees than they have to, not move more dirt than they have to, and cross the swale at its most advantageous location from the topography standpoint. He said working with the land, attempting to create reserves in the front yards what is largely two pods of housing, and use those possibly for stormwater management and reforestation of the site in the front yards, preserving the entire perimeter of the site as it is seen today, leaving all the trees and undergrowth, bolstering the tree perimeter to the extent possible with reforestation. He said he believed in touching as lightly as possible and not doing more manicuring than needs to be done.

Mr. Kinzelman said that regarding the rear yard easements that Planning mentioned, his notion is that they will restrict development, including mowing of those rear yard areas. He said they were proposing this to be an empty-nester market, with small ½-story to 2-story houses, and to bring them forward on the lots, preserving as much of the perimeter green space as possible, reforest that green space and take back some of the rear yards and cause them not to be developed.

Mr. Kinzelman said that Planning made a logical point about the need for livable outdoor space, and they understood that, but they did not look to have any development in the rear of those yards. He said they may sell these lots in fee, but they take the green space back to the surrounding neighbors, and also their community itself, they have that green space buffer.

Mr. Kinzelman said because this is a conceptual diagram, not a site plan, it does not show the whole notion of linkage to the community pathway system. He said they proposed that they would have sufficient interior linkage to all of their home sites, to their street corridor and to the pathway system to their perimeter. He said they were proposing to be a part of not only Muirfield Village, but of Dublin, and tie into that infrastructure system as well.

Ms. Amorose Groomes invited public comments regarding this application. She requested the comments to be as close to point as possible because the Commission wanted to hear from everyone present. She explained that the Commission meetings are recorded and kept, and that each speaker should begin with their name and address so that it will be known who participated in the meeting.

Public Comments

Barry Boyles, 8890 Belisle Court, said in 1978, they purchased their lot because of the beautiful woods and peace and tranquility of the Buckner property. He said this project should not happen. He said 24 homes are over the top, and typical of developers' greed. Mr. Boyles said they realized someone would eventually develop the property, but this proposal is ridiculous. He suggested saving green space with maybe ten homes. He said this proposal would totally wipe out all green space in spite of what the computer-generated plan shows. He said cluster homes at $650,000 are unbelievable when they cannot sell similar homes in Tartan Fields.

Mr. Boyles said were many other issues in Mr. Adams' development statement that were incorrect, but they need to focus on reasons to not change the density of this property. Mr. Boyles asked about the traffic flow of 40 to 50 vehicles on Springburn Drive, two to three times a day. He said school bus drivers occasionally have to ask residents to move cars so that they can get the buses through on Springburn Drive now. He said they have watched serious whitewater on this site, but the developer says that the creek has dried. Mr. Boyles suggested the Department of Natural Resources should analyze the water flow and the impacts on the surrounding area. He said three culs-de-sac from his home, when it rains, their backyards flood.

Mr. Boyles said this project will greatly affect their home values. He suggested if this property is going to be developed it be six to ten homes to save some of the last green space. He said Muirfield and Dublin will be a better place by saving some of the beautiful trees, flowers, and animal habitats. He suggested a similar project like was done with the Dublin Bait Store where money was spent for 31 acres, which turned out beautiful. He said he could not see why that could not happen on this site instead. Mr. Boyles said that the green spaces shown on the plan no longer exist. He said he proposed ten homes to keep the density where it was.

Warren Ashton, 8864 Belisle Court said his property was adjacent to this site. He said he selected his residence in Dublin 14 years ago because of the chance to invest in a place that had some stability. He said he asked his real estate agent what was the potential for this site and the agent assured him it was zoned low density and that Dublin had a zoning committee that really provided stability. Mr. Ashton said he would like the low density zoning to remain for the site.

Mr. Ashton said that a risk that could occur due to this proposal was to their quality of life. He said he felt that 24 homes were too many for what was being proposed. He encouraged the Commissioners to walk the dry creek. He said the tree roots were undercut and this year someone placed riprap along the creek due to the erosion just beyond the culvert under Cruden Bay. He said as a professional engineer, he believed the culvert was undersized for the runoff from building 24 homes and a road on the site. He said someone had constructed a wall with screening downstream. He said the culvert underneath Ayrshire Drive was enlarged about five years ago which he was confident was a waste of money because there were only two streams that fed it and this stream was one of them. He said that the possible flooding of neighboring homes needed to be considered.

Mr. Ashton said there is low land or a wetland on the site, and the Ohio Department of Natural Resources needed to evaluate the flooding and the effect on the environment if they change the creek. He said that some of the proposed lots actually span the creek. Mr. Ashton asked the Commission to really look and evaluate this proposed development.

Russ Randall, 8883 Belisle Court said they moved to their adjacent property 12 years ago. He said his children have enjoyed playing in the field and seeing the wildlife. He said they realized that this property would inevitably be sold and they factored in that it would be 6 to 12 homes, which was okay. He said he could not understand the rationale behind changing it from 12 to 24 homes, a low density to a high density, other than as the numbers it takes for certain profitability in purchasing this property for the developer to profit. He said they totally supported the landowner's right to sell this property and the right to sell to a developer within the current constrains or what it is zoned for, but with the limited open land that they have in Dublin, it was hard to understand how they are going to reverse it and take away some of that beauty. He said once developed, they cannot get it back. He referred to the bottom corner of plan and said that there was no way to avoid disrupting the view. He asked who would be the steward of the property or the interest of the Dublin community after the development begins when trees needed to be removed. He encouraged the Commission not to rezone this property. He said they had no problem if the developer wants to come back with the current zoning.

Linda Swearingen, 8881 Cruden Bay Court said that the creek ran beside them and often filled up high, although they were not in the floodplain. She said that she did not think this was the right place for a high density development. She said she was in the development business, and she had investigated the potential for this site before she purchased her property.

Gary Kaiser, 9015 Picardy Court said he lived downstream, north of this site. He said that his property was originally in the floodplain, but after the new culvert was put in, it was not in the floodplain. He said in June 1989, there was a floodplain study for Deer Run Creek which indicated that it was a very close margin where they are no longer in the floodplain. He said the EMH&T Engineers' study indicated an elevation in their backyard of 879.9 feet was the 100-year floodplain, and the elevation that would flood would be 880.0. Mr. Kaiser said they had no tolerance for a runoff in this area from 24 homes which would include new streets, rooftops, driveways, and patios all contributing to the runoff in this particular area. Mr. Kaiser said that he thought a lesser density would be appropriate, but as a homeowner who has a very short tolerance for flooding, he was very concerned about what was being proposed from the developer's point of view.

Pete Welsh, 8440 Gullane Court, a resident for 26 years, read into the record an August 6, 2012 letter addressed to the Commission from Britta Campton of 9184 Leith Drive that stated her concerns for the viability of the existing wildlife and wildflowers if this proposed high density zoned development came to fruition.

Gretchen Randall, 8883 Belisle Court said that her property is adjacent to the farm. She said her father, Roger Berlin, was one of the original builders of Muirfield Village. She asked that the density not be changed on this site. She said it was not possible to take a 3,200-square-foot footprint into a one-floor plan and not have every square inch of the property be covered. She said although a medium density is being proposed, the percentage of the area covered by actual structure then does become high density, and that was something that they really need to think about. Ms. Randall said they bought their house based on the low density, as many did. She said the environmental implications of this are huge. Ms. Randall said they were always told that the east end of the property would never be developable because of the watershed, the runoff, and the wetland. She said that the Commissioners needed to walk the site. She said she took offense to it being said that the creek is not a creek. She said it was humongous and unbelievable. She said it was torrential at times and except for the week or two they were out there. She said it almost always has water in it.

Ms. Randall pointed out on the plan the trees where the home footprints would have homes that cover the entire lot. She said there was no way the trees could stay and they would have to go. She said the reserve area will probably not survive the development process. She said she really took offense to what was an embellished picture where someone greened the area. She said it should in reality look like small twigs. She said her yard was embellished in the brochure to make it look greener for the developer's gain. She said that the proposed home price was ridiculous and unrealistic because at $625,000 to $650,000 per unit it is not doable and the market will not support it. She said one of four things will happen when the market does not support a price:

1) The development will take years to be done, in which case there will be constant noise and disruption to the neighborhood;
2) They will sit and get dilapidated, possibly be vandalized, and become an eyesore;
3) The price will have to come down in order to sell them which attracts a level of residents that is not consistent with the neighborhood; and
4) That the building is not able to make a go of it, and then the neighbors have a huge problem in their backyards and their property has been ruined for no reason.

Ms. Randall said she would like to see the park idea revisited. She said they had been told that the site was not going to become a park because of the price. She said the price is now half of what it was

several years ago. She said as Mr. Boyles mentioned, the city purchased the Bait Store and made a beautiful park out of it. She said her goal was to find out how to get the park idea revisited.

Greg Cunningham, 5801 Springburn Drive said he lives where McIntyre and Springburn Lane came together. He noted that the two accesses into Springburn Lane, which enters Drake Road and the extra traffic that will come through went straight into his house. He said he was concerned that there will be approximately 75 cars a day using the accesses and that had not been discussed. He said his main concern was the buffer zone. He said he purchased his home two years ago with the understanding this site was zoned low density and that it would be developed some day. He said if these 24 homes are built, they will not be anything special or different than can be found anywhere in Dublin. He said a 3,200-square-foot house on a 0.23-acre lot needs the buffer zone behind it because there would not be room for a yard. Mr. Cunningham said 50 percent of the trees in the buffer zone are problematic ash trees. Mr. Cunningham said that water from the farm flows into his backyard, so he knew the site was not dry.

Alesia Miller, 8445 Gullane Court said she had lived there for four years, and that her home was previously owned by Mr. Adams. She said she walked these paths every day. She presented a photograph of a redheaded woodpecker she saw recently on the site. She said it was one of the rare varieties of birds that will be lost if disturbed in any way. Ms. Miller said mammals depend on the waterway, and if it was not a good quality, they would not live there. She said the habitat was important.

Ms. Miller said the proposed development is going to create more flooding, cause the homeowners grief in the future, and take away the one small green space that they have. She suggested that if it cannot be a preserve if somehow it can be saved so that everyone can enjoy it that is not much to ask because that is all they have left of the past and she would like to see it left alone.

James Zitesman, 5701 Springburn Drive said his house backed up to the site. He said they moved in 18 years ago when there were horses. He said when he was a member of the Muirfield Civic Association, they discussed the property and called the City regarding options for the land. He said whether it is this project or any project it has to be balanced with the community and the desires of everyone with the use of the premises. Mr. Zitesman emphasized that it was neither the neighbors' nor his property, but the Buckner Estate's property, and they have a right if they can sell it, to do what they want with their property.

Mr. Ziteman said the use of the property will obviously be negotiated between all the interested parties. He said whether it is going to be this plan or a variation of this plan, there will no doubt be an impact, unless somehow it is bought by someone else who decides not to do anything with it. He said it was interesting to hear the sentiments of the community, but he did not agree with all of them. He said there is no right or wrong answer. Mr. Zitesman said this is a process of developing what may be the outcome in the end. He encouraged the community, the developer, the Commission, and the city to go through the process. He said he did not see the density that much different from what they saw on the chart of the surrounding areas. He said if one or two lots were lost, the density would be very similar to the density in his neighborhood. He said he appreciated this forum being an informal meeting, allowing the community to speak because it gave insights to everyone to all the issues involved. Mr. Zitesman encouraged everyone to keep a reasonable perspective and civil tone to have a good discussion, and perhaps a solution for this property will be found.

Peggy McDaniel, 6005 Springburn Drive said her home was at the corner where all the traffic turned into the site. She pointed out that Drake Road was a dirt road that was smaller than her driveway. She asked how the construction trucks would use the road. She said currently, on Carnoustie Drive there is a lot of traffic and this development will add to the problem. She said she did not want to see McMansions on small lots. Ms. McDaniel said her concerns were with the added traffic and lost green space.

Steve Bownas, 5975 Springburn Drive said he was worried that selling 3,200-square-foot homes on such small lots at $650,000 would be difficult and would take a long time. He recommended that the applicant have good information about how much space there really is, how usable it would be, and how appealing he could make the product to work for him. He said he thought what worked best for the applicant might very well work better for the rest of them also.

Jack Burns, 9035 Picardy Court, said that he lived at the end of the stream where the Deer Run Creek intersected with this site. He said there has been a bridge across the stream since he moved there in 1986, and numerous times water from the 'dry' stream rose over the bridge. He said in 1989, 1990, 1991, and 1992, they had water in their home. He said what changed between 1986 and 1989 was that the Glick Road swimming pool was built. He said that was what parking lots and Phase 33 rooftops did to the small stream coming down the Deer Run to the inadequate culvert. He said he involved the Army Corps of Engineers and paid for his own flood study. Mr. Burns said that he had a 20-year-old video that showed the whole basin where this small stream came down. He confirmed that it was whitewater. He said he was worried about the safety of children. He said that Muirfield has rebuilt the bridge at least three times since 1986 because it was washed out. Mr. Burns said that the Commission needed to take a hard look at this proposal for the site.

Jeff Shanner, 5825 Springburn Drive, said that he lived at where the street began and the pool was on the left side. He said he understood that the stream issue was because of all the drainage from Muirfield. He said that how much runoff that came out of the drain directly under Springburn Drive needed to be determined before the Commission makes a decision on this development. He said when it rains hard, the drainage is at least two or three feet deep in his backyard. He said he also was concerned about the additional traffic. He said low density was fine at ten units per acre, or less. He reiterated that the water needed to be studied at the bottom and beginning of the stream.

Ms. Amorose Groomes explained that this was an informal hearing and that there had been no formal application for this project submitted to the city. She said that the developer said that he would like to pursue this kind of idea in this kind of area. She said the Commissioners are volunteers and residents of Dublin just like the neighbors. Ms. Amorose Groomes said that they were not city employees per se, and are not engineers. She said they sit on the Commission and try to think of what is best for this community as a whole.

Ms. Amorose Groomes said what will happen next is the Commission will have a discussion and provide feedback to the applicant. She said with the Commissioners' and neighbors' feedback the applicant will try to assemble what their strategy might be from that point. She said it may be nothing, pursuing a rezoning, or going with the existing zoning on the property. Ms. Amorose Groomes said given this is an individual property and there are property rights associated with that, they have the freewill to pursue what they feel is in their best interests. She said this is a very informal review and the Commission's feedback is not binding, nor is what the applicant says to the Commission binding.

Ms. Randall pointed out that they were told signs would be posted to announce this meeting, but the only sign they saw was on Drake Road, a dead-end gravel road.

Ms. Amorose Groomes said unfortunately, legally signs cannot be placed on property that is not subject to the application and there are residential homes right to the right-of-way of the street. She said a notification sign can only be placed on the property itself.

Ms. Randall reiterated that Drake Road dead-ended so no one drove on it. She asked if it was possible to place a sign elsewhere.

Ms. Amorose Groomes suggested that perhaps an adjacent resident would want the sign in their yard.

Ms. Husak said property owners within a certain distance of the property are notified by mail. She said that staff would mail public notifications to residents that provide their addresses. She said that the City website includes all active applications filed, and if this were to move forward, it would become a new application and would be posted on the City website as soon as it is processed.

Ms. Amorose Groomes asked if anyone else in the audience wished to speak in regards to this case. [There was none.]

Victoria Newell said she would have some difficulty changing the density requirements to increase to what is proposed. She said the Commission did not have a lot of information in the meeting packet to make a good judgment on what might transpire with the development that is here. She said there are times that she thought high density could be done where a substantial amount of green space is preserved with that doing zero lot development or clustering the homes in very small clusters. Ms. Newell said she did not see that evolving out of what has been presented tonight. She said she thought it would disturb a lot of the older growth on the site that she thought would be better preserved. She said there is a point at which you start to take the shade and reduce that into the center of those growth areas that the mature trees will eventually die, even when a preserved area is left, they have grown up with each other and there is very little under branch growth within them.

Ms. Newell said there is nothing to delineate what this proposal is architecturally, and she thought if they ever got to a point where they will look at this property with more dense zoning on it, what would have to be here would have to be spectacular, and she did not see that in this initial presentation tonight.

Joe Budde, said he thought it behooved Mr. Adams and Mr. Kinzelman to take into consideration the comments that the neighbors have provided. He said he agreed that the density was too great as it has been presented and it was imperative that the appropriate study of the water flow and its impact on this property and the neighboring properties be undertaken to make sure that there is adequate drainage and that it does not affect the development to be developed and the neighbors that could be affected. Mr. Budde said he thought the architectural character should be in keeping with the surrounding development. He said the road width and the radii of all the turns are very important for emergency vehicles. He said existing heavy traffic on Springburn Lane made it difficult to turn into driveways. He said he thought less than half the number of building sites and not so much lot coverage would be better. He said he liked Ms. Newell's suggestion of doing that and maintaining the green space. Mr. Budde asked if anyone had contacted the Muirfield Association about acquiring the property to make it part of their green space.

Warren Fishman said the residents had made excellent points. He said when he flew over Muirfield Village and Dublin, he noticed when there is high density there is always open space around it. He said he was a Commissioner when the area developed around this site. He recalled a developer's comment that he would not live long enough to see the Buckner Farm developed. Mr. Fishman said he was not happy with the 1.9 units per acre density of these neighbors' home because he thought that was too dense. He said in the beginning, they tried to keep the density at 1.25 units per acre including the open space. Mr. Fishman said he agonized over this proposed development because he would like to see it less dense than 1.25 units per acre because the overall plan of the community around it is dense compared to the rest of Muirfield Village. He said he would never support a density over what was prescribed in the Community Plan. He suggested the density should even be lower. He said if spectacular housing not available in Dublin is built, perhaps the density could be higher, but he did not envision that.

Amy Kramb said to rezone this as a planned unit development she thought was the better and best option because it gives the Commission more control on the number of buildings and how they are laid out, as opposed to leaving it open, as a rural zoning. She said when residents comment that they do not want something rezoned, she likes to remind them that it provides much more control such as who will

control the trees that fall in the preserve areas and maintain the property. She said those controls can be placed in the PUD, but they are not available if the existing zoning remains. She said a PUD can state the number of units in the development. Ms. Kramb said she was for the PUD and as far as the number of units, it was how many lots can they fit on the site and still preserve the water and be able to have it flow the way it should, preserve as many mature trees, and lot coverage than necessarily a set number of houses. She said she would rather see something that has 20 to 30 percent lot coverage and not 80 percent lot coverage. She said 12 houses with 30 percent lot coverage is a lot better than 12 houses with 80 percent lot coverage.

Ms. Kramb said she was not yet ready to say how many the set number of houses is. She did not think as drawn, all the lots will fit as proposed with the stream. She said perhaps 16 to 18 houses would fit depending upon all the natural features and having to fit all the setbacks in, as part of the PUD, they can say where those preserved zones are and how much lot coverage there can be. She said if the current zoning states 15 to 11 houses, it might be okay, depending upon how they are arranged. She said if this came back to the Commission, she would want to see the reports of the stream and how many trees can be preserved, and other things the Commission always reviews. Ms. Kramb said the site will be developed and she thought PUD was the best option.

John Hardt said regarding the residents' comments wondering why this cannot become a park. He said that the Commission's only task with reacting to the proposal in front of them. He said that the Commission does not get to propose alternatives. He said specifically, the decision on whether to acquire and buy land is a decision that is made by City Council.

Mr. Hardt said the stormwater and drainage comments and concerns were completely valid as something that obviously needs to be addressed before this property can be developed. He said that any developer that wants to develop this property will have to hire a team of engineers who do this for a living and they will do remarkable calculations. He said after the work is done, it will be submitted to the city that has a group of talented engineers who review and check the calculations. He iterated that the stormwater and drainage issues were something that they need to keep their eyes on because they do not want to make them any worse.

Mr. Hardt said regarding tree preservation, he also is interested in the overall configuration of the proposal and making sure that as much green space and trees are preserved as can be. He said when he walked the site, he noted that many trees on the site are not great trees or are sick, dead, or dying. He said in other developments, it has been recognized that there are trees in Dublin that are better than others are. Mr. Hardt said that the applicant needs to submit a detailed tree survey early so that what trees are there can be identified. He said he would not want to revise the proposal in order to save trees and find out that it ends up being a worse plan because trees that were going to die anyway were saved.

Mr. Hardt said one of the things that the Commissioners are keenly aware of whenever they look at development is that they have to be very careful about unintended consequences. He said he always asked himself what would happen if they said 'No' to the development. He said one of the things that might very likely happen, is that someone would come along, and develop this site as a series of one-acre lots under the current regulations. He said if they did that, using similar lot coverage, it could end up being six to eight, 10,000-square-foot homes dropped on one-acre lots. He said in doing so, they would not have to devote any of the reserve or green spaces or no-disturb zones that are being proposed by this developer because they would not have to go through the PUD process that Ms. Kramb mentioned and they would not have to make those commitments. Mr. Hardt said at times, they have to be careful what they wish for and he agreed with Ms. Kramb that in some ways rezoning this property could be the best thing for everyone because it gives the opportunity to put controls and restrictions in place that are not there today. He said he could support a rezoning of this property and even lifting the density somewhat over what the Community Plan calls for to bring it into alignment with what exists around the site, but he would not support going above the density that surrounds the site.

Ms. Amorose Groomes said that the city always requires a tree study from any application, and this one would probably have to be a particularly detailed study, although typically we get the caliper, condition, and genus of the trees. She said if this application were to move forward, she would be very interested in reviewing the tree study. She said that one of the key standards that the Commission tends to hold developers to that come before them is that they cannot do more than what is in the neighborhood. She pointed out that the vast majority of this property is surrounded in two directions by a density of 1.6 units per acre. Ms. Amorose Groomes said she believed it was very reasonable for the residents of this area to think that whatever development would happen on this site would be subject to the same constrictions that they were subject. Ms. Amorose Groomes said she could not support anything over 1.6 units per acre, because that was what was a reasonable expectation in her opinion given by the neighborhood because that was the standard that they were held. She said she also was a Muirfield Village resident who walked this path with great frequency and she appreciates this beautiful property.

Ms. Amorose Groomes did however, want to keep in mind that the Buckner Estate did have rights because they own the property. She said they just needed to be held to the same standards that everyone else has been held to so that the playing field is level. She said she did not know that a $200 per square-foot home is out of the realm of possibility for this site if the architecture, spaces, and finishes were great. Ms. Amorose Groomes said obviously, it has to be done very well and they have to be held to the same standards. She said she believed that they were likely to get families rather than empty nesters. She said she was really encouraged by seeing this quantity of residents come to something like this meeting who were passionate about their community. Ms. Amorose Groomes encouraged all of them to remain passionate about their community. She said she thought that was what made Dublin great and separated it from other communities.

Mr. Fishman said he it clear to the rest of the Commission that he agreed with Ms. Kramb in the way that he fervently agreed that it had to be a PUD because it would benefit everyone. He said the only way he disagreed was that he would like to see it no denser than it is now, but possibly less dense because when the Commission agreed to allow the density of 1.9 units per acre, it was a maximum density. He said the existing homes are sitting on the maximum density. He agreed that the development should be at least the standard of the existing homes, but because there is no real open space around those homes, he thought the Commission should pay very close attention to ensure that it is no denser, but maybe less to accomplish the open space. He said he also walked the site and saw many dead trees. He said it was not a lovely, healthy grove of trees. He reiterated that they should not even think about not having the site zoned PUD and should look at the density closely to make sure that it is at least the same density of the surrounding area, however he would like to see it less dense, using some imagination and making it something to be real proud of as the last piece in that area. He added that they should learn from the mistakes as he said with three-car garages. He agreed that there will most likely be families with children who will want yards than empty nesters. Mr. Fishman said that in Muirfield he had observed that people with small yards have a tendency to mow into the green space areas, their yards expand over the years, and the green space areas are lost. He reiterated that the density should be as low as possible to make the development something that Muirfield can be proud of having.

Ms. Amorose Groomes said a PUD would provide a great amount of protection to the surrounding properties in terms of architecture, lot coverage, and a number of things. She suggested if anyone was \interested in a better understanding of what benefits might come from the PUD, they should contact the Planning staff for more information. She explained that a PUD was not necessarily tied to density. She said it was a tool for development, not a prescription for development.

Ms. Amorose Groomes invited Mr. Adams to ask questions that would help him go forward.

Mr. Adams said his questions were for the benefit of the seller with whom he would be meeting tomorrow. He said the property was zoned as Rural in 1993, and he understood under a Rural zoning

format, 40,000-square-foot lots are required which would be approximately 12 lots on this property without deducting rights-of-way and that type of thing. He said he knew there had been other proposals that went wall-to-wall at a much higher density than what they were proposing. He said they supported the PUD process and obviously, that was the way it was being proposed to be able to provide the amount of open space that they have proposed, the flexibility in lot design, product type, and that sort of thing. Mr. Adams said that he understood that under the Rural zoning, if they prepared a plan or plat that complied with those zoning regulations, no presentation to the Commission was required and they would simply file a plat.

Ms. Husak said a plat would require a subdivision review and approval by the Commission and City Council.

Mr. Adams said also, rural zoning permits farming enterprises, which can be livestock or agricultural plantings. He asked if someone chose to go that route, were there restrictions as to how the property could be developed under that zoning. He asked if they were exempt from tree removal as a rural property that would be implied or restricted as a residential zoning change. He said there are many regulations that have to be complied with that people not in the business might not realize what they have to do. He said that a PUD is a text tool, but they have to go through tree preservation, tree, water quality, and runoff studies. He asked if someone developing a rural property would be exempt from that.

Gary Gunderman explained that if the property were divided into a rural subdivision, some of those restrictions in the platted arrangement and the single-family homes that he assumed would come with the plat would still apply. He said the City would not lose all that control on trees. However, he said if it was not platted and kept in a truly agricultural setting, a great deal of flexibility would be gained with the trees and things.

Ms. Amorose Groomes confirmed that Mr. Adams had all the information that he needed.

Mr. Adams thanked the neighbors for attending this informal review because they needed to hear their concerns. He said their comments were appreciated.

Ms. Amorose Groomes requested a sign-up sheet for notifications to be placed in the lobby. She thanked everyone for coming to the meeting for the review and discussion. She called a five-minute recess at 8:25 p.m. before starting the next case.

3. OhioHealth Campus, Subarea 2 - OhioHealth Urgent Care & Dublin Health Center
6905 and 6955 Hospital Drive
12-041Z/PDP/FDP **Rezoning/Preliminary Development Plan**
Final Development Plan
(Tabled 6 – 0 -Rezoning with Preliminary Development Plan and Final Development Plan)

John Hardt recused himself from this case due to a conflict of interest.

Chair Chris Amorose Groomes introduced this rezoning/preliminary development plan and final development plan application requesting review and approval for modifications to the approved development text to permit a combination of wall and ground signs, directional signs to exceed size limitations, and off-site directional signs for a portion of an existing medical office campus. She said the

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 18, 2003

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

2. **Area Rezoning 03-055Z – Muirfield Lots Area Rezoning**
Location: Four parcels comprising an area of approximately ± 14.33 acres, as annexed from Concord Township in 1973, and generally on the east side of Muirfield Road, within the Muirfield Village Development.
Existing Zoning: Township Districts.
Request: Review and approval of an ordinance to establish Dublin R-1, Restricted Suburban Residential District.
Property Owners: Everett Buckner, 10799 Drake Road, Dublin, Ohio, 43017; Jack Beatley, c/o Glick Road LLC, 6713 Glick Road, Dublin, Ohio 43017; James Green, 6548 Glick Road, Dublin, Ohio 43017.
Applicant: City of Dublin, c/o Jane 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 zoning classification for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan.

VOTE: 6-0.

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

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

material of the rest of the wall? She thought the Commission had agreed if it were not brick, that it could match. She asked to have Mr. Harvey double check this for the record. With that notation, Mr. Gerber moved for approval of the August 14, 2003 meeting minutes. Mr. Ritchie seconded, and the vote was: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, abstain, Mr. Zimmerman, yes; Ms. Boring, yes; Mr. Ritchie, yes; and Mr. Gerber, yes. (Approved 6-0-1.)

Mr. Gerber said the seven cases tonight would be heard in the published agenda order.

1. Administrative Request 03-013ADM – Code Amendment – Planned District
Mr. Gerber said this was discussed at length at the August 28, special meeting. The only new direction given was to change the Category A and Category B language. Mr. Gunderman said the draft ordinance is consistent with that language. Staff has made a few other corrections.

Ms. Boring referred to page 2, AD1(b). She understood the maximum density, but she asked why a minimum density is included. Mr. Gunderman said it does not set a "do" or "don't" situation for a minimum density. If it is included in the text, it would require Council action to amend it. In certain types of projects, there may be a certain density you want to achieve.

Ms. Boring was uncomfortable because the language begins with, "All requirements that are necessary" and asked for further explanation. Mr. Gunderman said if these were things listed, we know the need to go back to City Council for any future amendment.

Mr. Gerber made a motion for approval because this ordinance for planned districts is a City Council goal, and it will clarify planned district procedures and processes, and the revisions will streamline and enhance the overall public review process. Mr. Zimmerman seconded, and the recorded vote was: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Ritchie, yes; Mr. Gerber, yes; and Mr. Zimmerman, yes. (Approved 7-0.) Mr. Gerber thanked Mr. Gunderman, Mr. Ritchie, and Ms. Chinnici-Zuercher for their work.

2. Area Rezoning 03-055Z – Muirfield Lots Area Rezoning
[Mr. Zimmerman recused himself due to a business relationship with Jack Beatley.] Anne Wanner showed a location map for the area rezonings. She said this 14.33-acre area rezoning involves land south of Glick Road, and west of Dublin Road in the middle of Muirfield Village. These areas were annexed around 1973 but were not part of the Muirfield PUD. Three of the four parcels contain houses. Staff proposes R-1, Restricted Suburban Residential District for the area north of Glick Road. R, Rural District is proposed for two other parcels.

Ms. Wanner had received inquiries regarding future development of the property located south of Drake Road. Nothing is planned. She said staff recommends approval.

Mr. Gerber said Ms. Wanner had done a nice job of summarizing this. These are primarily housekeeping efforts and do not affect most property rights. Mr. Ritchie 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. Gerber seconded, and the vote was as

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.