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

MEETING MINUTES

MAY 21, 2015

AGENDA

1.	**Means/Griffith Property** **15-030INF**	**7540 and 7660 Hyland-Croy Road** **Informal Review** **(Discussion Only)**
2.	**Hyland-Croy Gateway District** **15-029CP**	**7150 and 7270 Hyland-Croy Road** **Concept Plan** **(Discussion Only)**
3.	**Ballantrae Woods** **15-004Z/PDP/PP**	**Cosgray Road** **Rezoning/Preliminary Development Plan/Preliminary Plat** **(Tabled 6 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: City Council Representative Amy Salay, Christopher Brown, Robert Miller, Cathy De Rosa, and Stephen Stidhem. Deborah Mitchell was absent. City representatives present were: Philip Hartmann, Steve Langworthy, Alan Perkins, Gary Gunderman, Claudia Husak, Tina Wawszkiewicz, Aaron Stanford, Marie Downie, and Laurie Wright.

Administrative Business

Motion and Vote
Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Chris Brown, yes; and Ms. Newell, yes. (Approved 6 - 0)

Motion and Vote
Ms. Newell moved, Mr. Brown seconded, to approve the March 26, 2015 meeting minutes. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Salay, yes; Chris Brown, yes; and Ms. Newell, yes. (Approved 6 - 0)

Motion and Vote
Ms. Newell moved, Ms. De Rosa seconded, to approve the April 2, 2015 meeting minutes. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. Salay, yes; Chris Brown, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approved 6 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said no cases were eligible this evening for the consent agenda. She determined all of the cases would be heard in the order they were published in the agenda.

1. Means/Griffith Property 7540 and 7660 Hyland-Croy Road
15-030INF Informal Review

The Chair, Ms. Newell, said the following application is a request for informal review and feedback for a potential residential development of a 48-acre site on the east side of Hyland-Croy Road across from the Glacier Ridge Metro Park, south of Brand Road. She said the proposal includes two concepts for development for single-family lots and open space.

Marie Downie reported there was a neighborhood meeting regarding the proposal and approximately 15 nearby residents attended who expressed concerns about the lot sizes, buffering between the subdivisions, retaining the existing fence surrounding the property, construction debris, and home values.

Ms. Downie said the Community Plan identifies future land uses for areas of land that are not currently within the City for the event that they are annexed. She said future land uses have been identified for the parcels along Hyland-Croy Road and to the west, which are not part of the City of Dublin. She said the future land use for this site in particular is *Mixed-Residential Rural Transition*, which is intended to provide a density of 1.5 units per acre with a mix of housing types on smaller lots and significant open space. She noted the majority of the surrounding uses are residential.

Ms. Downie said the Thoroughfare Plan identifies four major categories to define the visual experience for the major thoroughfare. She presented the characteristics for the rural category of which Hyland-Croy is classified.

Ms. Downie said the site is included in the Northwest Glacier Ridge Special Area Plan, which provides concepts to guide future development of this area. She said it recommends the use of Conservation Design principles to preserve the existing wooded area and maximize views. She presented a sample layout that includes a mixture of housing types preserving the existing residential structure and the continuation of open space along Hyland-Croy Road.

Amy Salay asked how many units are depicted in the rendering.

Claudia Husak said this would correspond to the 1.5 units per acre future land use density assigned.

Matt Callahan, 5782 Tarton Circle North, said he was here on behalf of the applicant – Pulte Homes. He said Pulte is relatively new to Central Ohio and is now located in Dublin. He said they are ready to launch the first all-Pulte Homes community at the Celtic Crossing Community to the west side of Hyland-Croy Road, across from Jerome High School. He described Pulte as a unique style of homes and floor designs new to Central Ohio.

Mr. Callahan said the goals for this site are to: bring high quality housing; protect and enhance home values in the adjacent neighborhood; develop density comparable to the Community Plan; incorporate high standards; tie into the existing roadway and bike path connections; maintain a rural feel and character of Hyland-Croy Road; maintain generous setbacks, protect the wooded open space on the eastern portion of the site; and add to the existing Park Place Park. He said there are two concept plans to be presented this evening and neither have less than 40% open space. He said the goal is to obtain feedback from both the Commission and the residents.

Greg Chillog, Edge Group, 330 W. Spring Street, Suite 350, Columbus, Ohio, 43215, said a couple of options were developed to present with a lot of similarities and a couple of major differences between the two. He said the applicant views the site as an infill site with many existing conditions that surround the property that dictate what can be done on the interior of the property.

Mr. Chillog presented the site that includes two street connections and an extension of the bike path leading to the park area to the south. He said both concept plans have approximately 1.5 units per acre. He said Concept A represents 75 units of 70 to 80-foot lots. He noted the connections and the main drive allowing for a grid system similar to what exists to the north and south of the site. He said the larger lots face Hyland-Croy Road and the perimeter of the site and the smaller lots are located at the site's interior. He said the idea of Concept A would be to extend a cul-de-sac into the woods to handle stormwater and drainage and allow for a larger green space as a focal point. He said Concept B is an alternative to handle the quantity and quality of stormwater. He said there are the same neighborhood connections as Concept A but the entrance would be midway into the project allowing a grid to the north and to the south, but staying out of the trees. He noted a smaller pond and bio-swales or dry retention areas to hold the water longer and clean it before it arrives at the pond. He said the big differences between the two plans deals with the stormwater.

Victoria Newell asked how the bio-swales and bio-retention areas would be planted.

Mr. Chillog responded that right now it is a "big idea" that needs development with a detailed planting plan. He said grass would not be planted to be mowed. He said it should be under drained. Typically, he said, there is a pipe with a catch basin in the rear of all the lots but the applicant is hoping for something different.

Ms. Salay asked how deep the ones behind the lots need to be as well as the one up front.

Mr. Chillog said he did not know the exact depth but imagined it would be three to five feet maximum. He said the space drawn between the lots allows for a gradual depth.

Bob Miller asked who would be responsible for the green space. Mr. Chillog said he thought all the green space would be dedicated to the City and most likely, the frontage would be maintained by the HOA.

Ms. Husak said there have been some discussions about those areas between the lots since they are intended in this particular concept to be stormwater management areas, that there needs to be some care taken of delineating those so that residents know where the lots end and the possibility of dedicated City maintained reserves.

Mr. Miller asked if the woods were pretty wet.

Ms. Husak said the reason why woods usually exist is because the area is wet. She said there were discussions with the applicant early on about considering the area within the woods as stormwater management to be counted. She indicated the quality and quantity water standards had not been reviewed yet. She said this may cause more disturbance than desired so preserving the woods has been recommended as the preferable option.

Cathy De Rosa asked if there were examples in the City of Dublin where this is successful.

Ms. Husak responded there were not any good ones, yet. She said there is a landscape architect on staff who has a tremendous amount of knowledge of where this has worked successfully in other parts of the country. With this proposal, she said we will rely heavily on her to evaluate our past mistakes.

Ms. Newell asked if that was achievable since bio-swales are difficult to have look nice and function well.

Ms. Husak answered this is definitely something doable. She explained to get the density to work out with a single-family type product and tree preservation being a high priority, something different has to occur on this site. She said she is confident this can be successful; it will just take a different approach than what has been done in the past.

Mr. Chillog said this is often done in parking lots where it is a lot easier and sees this as being closer in size to what is accomplished in a parking lot that might drain two or three bays to an area with a nice clean edge around it.

Ms. Newell said these appear very rectilinear in that plan. She asked if there was ability within this plan for undulation or to soften the edges that might make them more naturalized in appearance and less ditch-like.

Mr. Chillog answered affirmatively and explained that 40 or 50 feet would allow for softened edges and undulation.

The Chair invited public comment.

Ms. Downie posted the discussion questions up on the screen.

Alysia Cassini, 7545 Marston Lane, said she attended the meeting hosted by the developer where they stated their development should be equal or better to Park Place and Bishop Crossing. She indicated their proposal was for single-family homes starting at $400,000 or more. She said she was thrown off to hear the term multi-family homes for this project tonight. She said the acreage for these lots span .20 - .23 acres per home. She requested that the lot sizes match Park Place and Bishop Crossing. She asked the Commission to focus on preserving the woods as part of Park Place Park and use the Conservation Design principles. She suggested to the developers that they invite the entire neighborhood to the neighborhood meetings instead of just the residents that border the property.

Marian Vordemark, 6834 Stillhouse Lane, in Post Preserve, said she has been president of their HOA for over five years. She said she attended the meeting hosted by the Developer, even though she did not receive a letter. She indicated she understands there is a rule in place that Developers only need to notify residents within 150 feet. She said she is in favor of residential development, which mirrors Park Place. She said Post Preserve and Park Place are joint HOAs, consisting of 292 home sites joined together under one body. She stated Park Place lost 57 ornamental cherry trees at their entrance and it takes a long time to grow trees. She said the woods in this proposal have many mature trees, which she would like to see preserved.

Mr. Brown said two concepts have been presented and asked Ms. Vordemark which plan she would prefer and she responded Concept B.

Julia Turley, 6727 Burnside Lane, said her home backs up to the woods and prefers Concept B. She said she agreed with the comments made by Ms. Cassini. She inquired about the impact to the schools if this project were to move forward. She noted that nobody can turn left off of Hyland-Croy Road onto Post Road after 5:00 pm and wanted to know how the traffic flow issues were being addressed with the increased traffic that would be a result of this development. She indicated she appreciated the stormwater being addressed.

The Chair said Staff may be able to address some of her concerns.

Steve Langworthy said Planning does not have any control over the school issues but stated there is regular communication. He reported that maps and figures have been provided to the schools about the remaining developable land in the northwest area and the potential number of homes that could be developed. He said this information allows the schools some advanced planning.

Ms. Turley said trailers are already being added to the high school.

Mr. Langworthy confirmed there are some temporary measures being taken but will be some permanent building as well.

Ms. Turley said that would translate into a need for more schools, more building, and increased property taxes. She asked why all the neighbors were not notified.

The Chair stated there are some very specific regulations when an applicant files, they have to notify residents and businesses within a public distance around that property that does not necessarily require notification to an entire neighborhood.

Ms. Husak pointed out that the applicant is not required to meet with neighborhoods; Planning asks applicants to do that, which this applicant agreed to do. She said they used the same notification requirements that staff followed for this public meeting. Additionally, she said the City has the policy to post a sign in front of a respective neighborhood alerting them of the public meeting as well as having a consistent presence on the internet.

Amy Salay suggested contacting HOA presidents, who can then notify the neighbors.

Ms. Husak said that is part of the rules as well.

Ms. Salay said several of the City Council members meet with the school district on a monthly basis. She said the school district has been aware that we have developable land in the district and we are doing our best to plan that. Additionally, she said this area has been in the Community Plan since 2007. She indicated all of us would like to see this area remain a horse farm, but it is private property and they have the right to develop it. She said the applicant needs to meet the guidelines of our Community Plan, which is pretty low in terms of density.

Tina Wawszkiewicz said the next case on the agenda this evening includes the possibility of an annexation of Hyland-Croy Road and particularly the intersection with Post Road. She said if that were to go forward, Staff would consider with Union County, how a transfer would happen. She reported the long-term interchange plan is well developed.

Mr. Miller inquired about the SR161/US 33 plan as of today.

Ms. Husak suggested getting into that discussion with the second case as it is more directly impacted.

Joe Bogner, 6718 Monticello Lane, asked about the intended use for the large lots. He asked if the existing residential building will be kept intact. He asked if somebody would buy that to live in or if it is meant to be kept for historical preservation.

Mr. Callahan said the intent is for the existing home on the property to remain in place and the existing owner could sell in the future.

Mr. Bogner asked about the playgrounds. He said he thought all new developments require a playground or access to a playground and did not see it in this concept plan other than through a bike path.

The Chair reminded the speakers that this is a Concept Plan for non-binding feedback so in most cases, all the details will not be available.

Ms. Husak said it is not a requirement of have a playground or access to one.

Mr. Bogner asked if sidewalks are intended for this development. Ms. Husak confirmed that sidewalks are a requirement.

Melissa Bogner, 6718 Monticello Lane, asked that a playground be considered. She said the playgrounds in Park Place and Bishop Crossing are geared towards two through five-year old children and requests something appropriate for the next age group. She indicated she prefers paths that are double wide for when there is a parent with multiple children.

Eileen Corson, 6717 Monticello Lane, said she does not see sidewalk connectivity to Jerome High School. She said there are a lot of children in middle school now in Park Place so safe access to the high school would become important. She reiterated that the current surrounding playgrounds are not large. She stated the woods are very important to her neighborhood.

An unidentified resident said there were a lot of animals in the forest area. She said she was concerned about the number of children the additional houses would add to the schools and asked if another school would be needed which would then raise taxes. She said she wants to see the money allocated appropriately.

The Chair closed the public comment portion of this case.

Chris Brown said every time he sees a dry detention basin or any bio-swale in Dublin; they are unsightly and is not fond of them so far. He said he is not opposed, just does not like dry shallow areas that get muddy for five days after a rain. He said he liked the central corridor access of Concept B. He said he wants to save the trees but at the same time Concept A appeals to him with park-like nature of the retention ponds and the way it carves into the woods but still preserves a great deal of it. He indicated he would like to hear a bit more about the product difference that might be offered for sale between Concept A and Concept B.

Mr. Callahan said Concept A would be geared towards the family buyer with the larger home. He said Concept B has smaller lots; the applicant has considered incorporating more of the active adult or empty-nester type housing. He said Pulte is a national company and there is a diverse product range.

Steve Stidhem said he heard the residents say they prefer Concept B over A but he does not like Concept B with the dry basin and does not anticipate a good fit. He said the only thing he does not like about Concept A is the cul-de-sac that goes into the woods. He suggested Concept A stopping prior to the extension through the woods. He said he is concerned about parks. He said Park Place Park appears very small and asked how it would be addressed. He understands the kids in this area are getting older and having something more age appropriate would be fantastic. He said he is concerned with Lot 1; it does not line up with the houses to the north and feels it is too close to the road.

Ms. De Rosa said she is also for preserving the trees. Instead of doing a dry basin, she asked if it is possible to reconfigure the plan or reduce the number of lots to put another small lake in there. She said in Concept B, the cul-de-sac is a little bit into the green and wondered if most of the green can be preserved. She asked if anything could be done to preserve the split-rail fences, farmhouse, and barns that are on there. She indicated she would also be happy to see front porches incorporated. She added that bike path connections should be kept and that school connections should be present.

Mr. Miller said he is a fan of Concept B. He proposed bringing walking paths in from the existing park as well as from the neighborhoods. He said Concept B is taking a huge asset and protecting a few pieces. He said there are already some horse trails in the woods. He said he agrees with Mr. Brown on the dry basins and needs to see a good plan. He indicated it is interesting that the applicant has brought up empty-nester units but would like to see some architectural definition by way of pictures.

Ms. Salay said she was interested in Concept B and saving the trees. She stated she does not want to see any houses going back into the woods. She indicated she likes walking paths or if it is wet back there, a

pond with a boardwalk. She said there are wet areas in her neighborhood and the boardwalks are wonderful. She stated she is intrigued by wet basins. She indicated she liked the idea of having the space between the homes and backyards with the addition of rain gardens. She requested a reconfiguration of Lots 52 – 56 that go back into the woods; she suggested a park or playground aspect with bike paths. She said empty-nester high-end style housing as stone cottages with front porch detail would take some pressure off of the school district as families would not be attracted to that type of housing.

Victoria Newell said she was leaning towards Concept B rather than Concept A. She said there are some features on Concept A that she was hoping to have a marriage between the two. She asked if the barn is being preserved in Concept A as an amenity. She said she likes the idea of preserving the barn but has no idea what condition this barn is in.

Mr. Chillog said they could explore the condition of the barn.

Ms. Newell said she likes the larger pond feature in Concept A that appears as a nice park amenity. She said there is a difference between a dry basin and a bio-swale. She explained that bio-swales will in fact hold water and are intended to have a plant matrix in them. She said what is difficult is keeping up that plant matrix. She said bio-swales are not maintenance free and if not properly maintained, they become a ditch; her concern is long-term. She invited Engineering's comments as to whether they really filter water.

Aaron Stanford said it is one of the approved measures for stormwater management and believes within reason, if properly maintained, can be successful.

Ms. Newell asked what the City's requirements are for a bio-swale.

Mr. Stanford said Engineering would want to have assurances that there were adequate outlets. He said they typically account for very heavy rain events and provide for flood volume through normal neighborhoods so it is not damaging to structures and would do that same analysis with this type of set up.

Ms. Newell said she is not opposed to the bio-swales but has concerns regarding the aesthetics and maintenance. She indicated she likes the preservation of the woods more in Concept B. She said she would envision those woods to have some naturalized footpaths incorporated so it is an amenity for the neighborhood. She likes the water feature as it might be a little bit larger.

Mr. Brown said in Brandon, there is an interesting pond in the woods that has a nice fishing pier and dock and asked if there was an opportunity here to make this a nice feature for the neighborhoods to go back and hang out at the pond and fish. He said that has really become an event for kids in Dublin; there is actually a fishing circuit.

Mr. Stidhem inquired about the fence.

Mr. Callahan said the fence was a topic at the meeting with the residents and it had not been reviewed up until that point. He said he believes the applicant can do a good job at preserving a lot of the fence on the northern side of the property.

2. Hyland-Croy Gateway District 7150 and 7270 Hyland-Croy Road
15-029CP Concept Plan

The Chair, Ms. Newell, said the following application is a request for review and non-binding feedback for a residential development including empty-nester, four-unit buildings, and a retirement facility that includes independent and assisted living units on approximately 45 acres along Hyland-Croy Road.

Claudia Husak said this case is in a similar location, also on the east side of Hyland-Croy Road. She said it is slightly different than the previous one in terms of it being a Concept Plan application, which is the first step in the rezoning process. She said this site is also not annexed into the City of Dublin so the current jurisdiction is within Jerome Township.

Ms. Husak presented the site, which is 45 acres in two parcels. She noted Park Place subdivision to the north and Post Preserve to the east; both are zoned PLR, Planned Low-density Residential District. She said the site is very narrow with 3,300 feet of frontage along Hyland-Croy Road and the depth of the site is only about 500 feet. She said there is a stream tributary that has a Stream Corridor Protection Zone associated with it, which the applicant will be required to study to determine the width of that zone. She said there are tree rows along the stream. She indicated for the most part the site is farmland; there are some single-family homes on it with farm outbuildings.

Ms. Husak reported the applicant had a couple of meetings with adjacent neighborhoods, specifically with the HOA of Post Preserve and Park Place. She said in January there was a meeting where a few residents attended as well as members of the Catholic Diocese as part of the proposal has a senior living component. She said most recently, a meeting was held where about 15 – 20 people from the adjacent neighborhoods attended.

Ms. Husak said the Community Plan has two future land use designations for the site: north of the stream is the Suburban Residential Low Density District (1 – 2 dwelling units per acre) with the remainder as mixed-Residential Low Density (up to 3 dwelling units per acre). She explained that both of those are very similar to residential development patterns within the City of Dublin where the mixed category talks a little bit more about providing buffers to allow more leeway for the type of units provided in that district. She said there have been proposals for more commercial big box type of development on the land in Jerome Township on the west side of Hyland-Croy Road.

Ms. Husak said Hyland-Croy Road has a rural character designation. She said there are major changes proposed by ODOT in conjunction with the City of Dublin to the interchange of SR 161/US 33. She said the limited access area extends towards Post Road from Hyland-Croy Road, which really is dictated by ODOT and access for Post Preserve Boulevard will be required to be eliminated. She said in 2005 – 2007, that project for the interchange was a lot more imminent than it is currently. She said there were numerous neighborhood meetings at that time on how the access would be handled in the future.

Ms. Husak presented what Council approved as the method for access management going into the future, which takes part on this particular property under consideration this evening. She said Springview Lane and Stillhouse Lane within Post Preserve are intended to be extended to current stub streets, through this property and out to Hyland-Croy Road to provide full access into the neighborhood. Upon urging of Staff, she said the applicant has incorporated this public street into their proposal. She reported the extensive update to the Community Plan also occurred in 2007 that included one of the street extensions but not both. She said the Northwest Area Plan is the same, which shows single-family development to the north of the stream at a 1 – 2 units to the acre for density with an extension of a street called Holbein Drive to provide access and distribution of traffic. She said a row of single-family houses adjacent to Post Preserve and multiple housing types to buffer the residential area to the west from whatever might happen west of Hyland-Croy Road.

Ms. Husak said there were also considerations for protecting the stream providing entry to the neighborhood and making sure to be sensitive to the existing trees on the site.

Ms. Husak said the Concept Plan proposed is divided into two subareas. She explained there are 50 assisted living (AL) units and 75 independent living (IL) units at the south end of the site. She said both facilities are connected at the entry porte-cochere but serve different residents. She said the southernmost building is the AL facility designed as a single-story building with four quadrants of care and the IL facility is a three-story building with an open courtyard in the center including parking areas to the north and east and detached garages along the east border with Post Preserve. She said the balance of the site has four-unit residential buildings, which, according to the applicant, are targeted for empty-nesters. She said there are 17 buildings consisting of 68 units shown in the center of the site, south of the stream. She said there is an additional 15 four-unit buildings consisting of 60 units north of the stream.

Ms. Husak said stormwater management is shown throughout the site with retention ponds. She stated the plan includes an eight-foot asphalt multi-use path along Hyland-Croy Road with connections from the site to the path.

Ms. Husak read the discussion questions:

1. Is the proposed land use appropriate?
2. Is the proposed greater density warranted relative to the quality of the proposal?

Bob Miller asked what has been proposed in the past on the west side of Hyland-Croy Road all the way up to Post Road.

Ms. Husak indicated she knew of two proposals for retail development south of Weldon Road. She said the most recent proposal, which Jerome Township requested the City to weigh in on, had larger store-type of development without parcels on Hyland-Croy Road with a potential hotel or some sort of multi-family units north of Weldon for the future.

Steve Langworthy said there has only been one major proposal that the township had approved. He said it was originally called Hall's Corner that had a pretty intense retail development, a couple of big box retail developments along with restaurants and the other outlots. He said there were some concerns expressed by the City to the Township about the relative density and intensity of that product at the time. He said there were discussions about sewer systems, traffic, road improvements, and the like. He said that proposal has since gone away and a new company has come in from Indianapolis that has proposed an application that has not been submitted for anything by that company but the concept plans we have seen recently are much less intense than the original plan.

Mr. Miller asked if an auto dealership had been proposed.

Ms. Husak said there is a site approved for an auto dealership in the township as a conditional use and Costco has received a lot of press.

Mr. Miller asked what has been proposed on this existing Gordon Farm site. Ms. Husak answered no applications have come forward.

Amy Salay asked if the roundabout at Hyland-Croy Road and Post Road is the anticipated solution.

Tina Wawszkiewicz said Ms. Salay was seeing the long-term picture idea. She said if this were to become annexed and became the City's intersection the City could evaluate stepping to this level and could be a discussion with City Council during the CIP process. She noted the ultimate build with the ramp.

Ms. Husak clarified that at this point, this area of Hyland-Croy Road is not under the jurisdiction of the City.

Don Hunter, Schottenstein Real Estate Group, said he resides in Dublin. He thanked the Commission for the opportunity to share information and receive feedback. He explained there are two applicants today: the Roman Catholic Diocese of Columbus; and the Diocesan Retirement Community Corporation and mentioned all the team members in attendance to answer questions.

Mr. Hunter said he has a great respect for the process. He explained he reached a land purchase agreement in August 2012. He said they met with Marsha Grigsby in October 2012. He said they met with Land Use and Long Range Planning in February and started meeting with HOA leadership of Park Place/Post Preserve in May 2013 and have continued that dialogue. He said this particular plan is a result of three to four reiterations in receiving feedback from the leadership of the HOA group. He said the first neighborhood meeting took place in January and most recently, this week. He presented the plan with the senior retirement community to the south that the Diocese will own and the northern two-thirds of the site is the empty-nester community.

Mike Cuddy said they have been in the senior housing business since 1977. He said they have 16 facilities in 10 counties. He said they are open to residents of all faiths and they are replicating their Villas of St. Therese concept. He said this is a high-quality architecturally compatible with the neighborhood. He said this is a mission-based goal of serving seniors providing safe well-appointed housing for seniors in a continuum of care that runs from independent living to assisted living and building a retirement community where people have the ability to move from one level to the next. He said they have done this very successfully out on the east side of Columbus at the Villas at St. Therese and the goal is to do the same thing here in Dublin, Ohio.

Mr. Cuddy said they have done a study to ensure that there is market demand for this type of facility and had a great deal of interest as expressed by Dublin residents. He said prior to the Villas of St. Therese facility, there were people on the east side of Columbus who were really looking to maintain residence in their own community. He said part of the mission is to provide a facility where they could retire, have independent living as long as that was possible for them, and transition in the same community to a higher level of care to assisted living. He reported they are a non-for-profit corporation and able to deliver a higher quality product at a lower price. He presented the 75 units of IL facility and 50 units of AL in the lower portion of the graphic.

James Michael Milligan, JMM Architects, 4685 Larwell Drive, Columbus, Ohio, 43220, said his firm is a senior living design specialty firm and have designed over 1000 retirement communities around the nation. He said this is not subsidized housing. He said the Roman Catholic Diocese of Columbus provide a niche that is compatible with the highest quality facility but in a much lower cost. He said these facilities will be 1 or 2 bedroom apartments with washers/dryers in the IL areas and garages for their cars, brick/stone cement fiber siding and use residential style materials with pitched roofs. He said between the AL and IL, there will be a main street facility/common area where folks can have dining opportunities, library, etc. an indoor/outdoor space with a lot of light. He said the AL is all private rooms and operated by the diocese. He said the Villas at St. Therese are 15 years old and have held up quite well. He said the apartments are a three-floor concept and on the site plan, garages are a buffer with four-sided design. He said there is a wet pond on the south side for stormwater management and site amenities and controlled parking.

Brian Schottenstein, Schottenstein Real Estate Group, 600 W. Goodale, Columbus, Ohio said Dublin has the highest standards of any community around. He said they believe their attached homes will be the nicest in the state of Ohio. He said they have been voted the BIA Developer of the year three times.

Mr. Schottenstein presented images on the screen and on boards. He said there are four units in each building and each unit has 2-car garages, a screened in porch, and two first floor bedrooms geared towards empty-nesters. He said there will not be a clubhouse, bar, or trash cans outside. He said trash pick-up service will be provided to go into a central compactor including a mail center in that building as well. He said there are 128 units and density is 3.9 units per acre. He indicated the average age of someone moving into AL facility is 84 years old. He said they want to capture the market of people in their 50s, 60s, and 70s before they would go into the community right next to us. He said we would even provide opportunities for them to get into the community sooner if they live in ours first because they believe there will be a waiting list. He pointed out that on two-thirds of the plan, on the north side is their four-unit empty-nester homes. He noted the nice buffering of trees. He said they plan to respect the Stream Corridor Protection Zone.

Mr. Hunter summarized there are two fundamental but related uses: senior retirement community and empty-nesters. He said 30 years ago, the average age of entry into IL was 65 years of age. He reiterated that now the age is 83, more and more services have to be provided (meals, transportation). He recited statistics about population growth in Ohio to demonstrate the need for this type of housing. He said there is a “silver tsunami” coming. He presented 17 objectives from the Community Plan and stated how his plan addresses some of these. After spending a lot of time in this community analyzing economic development issues, he suggested we are at a crossroads and asked if Dublin was a generational community. He indicated they are going to enhance the Park Place/Post Preserve neighborhoods with the transitional use. He said Hyland Croy Road will become five lanes. He said his plan will insulate the community from that noise as a quiet, compatible neighbor. He noted the 360 degree architecture they will provide and how this site is a challenging property and not appropriate for single-family homes. He concluded they are proposing high-quality, low-density development.

Bob Miller asked what the square footage is for the empty-nester units.

Mr. Schottenstein responded there are four different floor plans, going up to 1,900 square feet.

Mr. Miller asked what the rent range is. Mr. Schottenstein answered high teens would be the amount for rent.

Ms. Salay asked if the empty-nester products were all for rent. Mr. Schottenstein said they could be for sale; it is market driven.

Mr. Hunter said they are trying to meet the needs of the community by offering flexibility.

Ms. Salay asked if some of the units were two-stories. Mr. Schottenstein said all have two bedrooms on the first floor and some have loft above, which make those a story and a half.

The Chair invited public comment.

Jeffrey Smith, 7226 Springview Lane, said the concept of putting the empty-nester community along that track of land makes a lot of sense and would be supportive with some exceptions. He said it meets the demand within the City and provides a nice buffer to whatever goes in on the west side. However, he said it does not appear to be any mechanisms in place to enforce the stated objectives of empty-nester housing. In his research, he said there is federal legislation known as the Housing for Older Persons Act in 1995, that would allow the developer to designate a community as housing for residents that are 55 years and older. He said that stipulation requires 80% of the units are occupied by at least one person who is 55 years old. He asked if that was considered and if it was, why that designation is not going to be in place.

The Chair said she would entertain those Commission questions as they proceed.

Mr. Smith said 3.9 units per acre for density is higher than what is shown in the Community Plan. To make that exception on the density he said, for supposed improvement in quality to address an unforeseen demographic shift back when the Community Plan was completed, is unjust. He indicated there are no assurances that given the higher density space that those needs are going to be met. He said without some designation through the Bylaws or in the deed restriction, potentially, those units are occupied by non-empty-nesters, which would bring in over-crowding of schools. He said then there is the issue of rent vs own. He asked if the City is going to be responsible for maintaining the landscaping of that Post Preserve entrance once it is closed off. As a founding board member of the HOA, he said it is costly to maintain that entrance. He said once it is closed off, it is no longer the enjoyment specific to just the HOA but rather open to the public.

The Chair announced over 13 people have signed up to speak and asked that the comments be brief and not repetitive.

Bill Razor, 6857 Holbein Drive, said he has lived in this Post Preserve neighborhood since it was built. He indicated the applicant is proposing an apartment complex and trying to put an empty-nester label on it. He said the developer is not willing to put any stipulations on who may live there. He said if $1,700 a month is the rent, they will attract families that want to get into Jerome High School. He said the key thing the Schottenstein folks said was this was a Concept Plan and a lot of these issues are going to be market driven. He indicated he suspects that if the market is not going to be there for the empty-nesters then the market will be filled with whoever will pay the rent and we will not end up with a quiet community. He said that is further complicated as City Council had previously ruled that our entrance will go through this neighborhood. Currently, according to the plan he said, it appears we will drive past the trash compactor on the way to our house. He said when Council originally ruled on the entrance closing, they specified that the intention of the new entrance would be along the same lines as our existing entrance and would have the same character. He said he believes the City made a mistake with the planning in that area and feels strongly that the community is owed more than just having our neighborhood go through an apartment complex.

Mr. Razor said he did not receive any notice that any meetings were taking place until the one that occurred last Tuesday and at that meeting, he was told that the purpose was not for the developer to hear the thoughts of the residents but to answer questions about what they planned to build on this site. He asked if these people are going to manage an apartment complex next to my house, how cooperative of a neighbor are they going to be. He concluded maybe they are not the right developer for that land.

Alycia Cassini, 7545 Marston Lane, said she appreciated the Commission's comments earlier about getting the HOA more involved in these meetings with the notifications. She said the applicant said they met with HOA leadership from May 2013 – May 2015. She said meeting with one individual who did not share any information with the community does not constitute neighborhood feedback. She said once we were made aware of this situation this past Tuesday, the neighborhood has responded with how they feel about this development. She said this is really two separate concepts: the retirement home and 128 rentals that will be in our backyard. She said there are no restrictions on who can rent these units regardless of age and family size. She said the rentals will be designated as Suburban Residential low density, outside the design concept and the Post Preserve entrance will be closed. She said this is unacceptable for Post Preserve and for the rental agency or renters because there will be a high volume of traffic coming through their neighborhood. She said the Conservation Design Principals and support of the rural feel of this neighborhood has not been applied to this concept. She indicated it is interesting that Schottenstein is taking these two very separate concepts and bundle into one proposal; these should be two separate independent plans. She said Schottenstein is trying to say what the market is through charts, quotes, and the emotional heartstrings to get approval for their highly profitable business of rentals. She encouraged the Commission to do their own independent research and not rely on the carefully crafted information presented by Schottenstein.

Eileen Corson, 6717 Monticello Lane, reiterated the stress that could be put upon the school district if we have this many rentals this close to our homes; there is no elementary in our area but good access to Jerome and Karrer. She said if the apartments are not age restricted, there will the potential for a lot of school bus traffic. She said HOA representation had no communication with them. She indicated there were three members: one is leaving, the other said during the meeting with the developer yesterday that she has been shopping for these homes. She said there are two new members on the board and has serious ethical issues with their board. She requested additional time for review of this proposal for the residents.

Kumar Vemuri, 7021 Post Preserve Blvd, said he has been a resident of Post Preserve since February 2006 and was never told there was an entry issue by the builder. He said as soon as he entered his new home, he started getting letters about this proposed entry closure and he attended meetings that were well organized in those days (2006 & 2007). He said they were given five or six options and finally narrowed it down to one or two. He said during that time they were promised there would be a layer of single-family homes just to their backyards of Post Preserve and that there would be a similar entrance on the other side. He said with this proposal, we do not see any of that happening. He asked what will be the size of the entry roads if there will be any coming into Post Preserve. He asked what would happen to backyard fences or if there would be any fences between these two properties.

Marian Vordermark, 6834 Stilhouse Lane, said she is the president of Park Place/Post Preserve HOA. She referenced the timeline presented by Mr. Hunter. She confirmed the three previous board members did have a couple of meetings in 2013 and they were told they had contingency contract with Mr. Gordon, which was going to expire in November 2013, which it did. She indicated they were told it was not going to be extended so the HOA members did not publicize their meeting. She said she was not given any further information until much later on. She said we do not correspond with our community on a regular basis because it costs our HOA a lot of money and they have not seen an extreme amount of interest from their residents. She said apparently there are interested people in the community. She presented several pictures: the Post Preserve entry, the ponds, the street that will be closed off, and Post Perimeter Road. She said she is concerned about the replacement entrances surrounding their community. She said the quality of the Gateway project significantly impacts their neighborhood and the valuation of 145 residences of Post Preserve and potentially, Park Place because they are viewed by realtors as a joint M/I neighborhood. She said the residents are requesting an engineering study be completed to determine if a right in/right out entry into Post Preserve could be allowed by ODOT. She said other exceptions to that rule within the state have been made. She said there are a total of 292 home sites in the Park Place/Post Preserve are affected by this decision. She said there will be a high interest in getting to Costco and OU development that will contribute to additional traffic.

Keith Hammond, 6965 Post Preserve Blvd, said his biggest concern is his master bedroom and back windows face west so immediately out his backyard he will see a three-story apartment complex. He said he agrees the retirement facility at one story is a good idea but the third-story building will be right in their faces and the garages will back up to their property line.

Parminder Rooprai, 7035 Blakemore Lane, said that he strongly opposes this plan. He said the builders already indicated this is going to be offered at a low cost around 1,900 square feet as the biggest unit. He said the average home in Post Preserve is 3,000 square feet. He asked why they are trying to integrate a low cost product with high cost homes. He indicated the builder has probably already figured the appreciation they would gain as well as the depreciation the current homeowners are going to see. He asked who would compensate the current homeowners for that depreciation. He said Hyland-Croy Road already has high traffic congestion and asked what the plan is to address that.

Carmine Spada, 7012 Post Preserve Blvd., said he has resided there since 2006. He said the word “rentals” was not presented by the developers at the meeting. He said 20 - 25 residents took a vote on Tuesday and all but one stated they did not want rentals in their community. He said they were told they

were rentals because it is not feasible otherwise but this evening they said they could be for sale at some time.

Lora Boukheir, 6957 Post Preserve Blvd., said they moved there to raise their children and are looking to the Commission to represent them. She said she lives in the fourth house and when she walks out her front door to sit on her porch, she already looks at a parking lot and a church that is at least three stories high and an apartment complex. She said less than a mile away is a healthcare facility and now she is to expect another three-story building in her backyard. She said she is looking to the Commission to protect her home so it does not depreciate in value. She said the moment she received the letter she asked why she should stay in this community and asked how she could sell it with no backyard. She said this proposal does not represent family or the Dublin she committed to for her children. She pleaded with the Commission to put themselves in her position as this is not good planning and zoning.

Jerry Merrell, 8742 Craigston, said he is a member of St. Brigid of Kildare and wanted to share the view from the seniors of that church. He said there are over 100 members and they are all looking for a "St. Therese of the north". He said he is very familiar with the Villas of St. Therese on the east side and to duplicate that in Dublin would be a plus for the community. He said he is not certain about the Schottenstein part of this proposal. He said a lot of people in his age group who are not ready to commit to moving into an assisted living or independent living facility and need something that they can step into short-term and then eventually move over to the St. Therese north area. He said he has been in the Columbus area since 1970 and has watched this city grow as well as the population of seniors increase. He said the age of people speaking against this appear to be younger than those with gray hair. He said he may be the only person speaking for the gray-haired group. He said they would like to stay in Dublin and the only way they can do that is if they have these kinds of facilities.

Eileen Martin, 5509 Villas Drive, Dublin, 43017, said she wanted to speak on behalf of the seniors in the community. She said she believes she is the oldest person in attendance but having a retirement community in Dublin is definitely needed. She said she moved here five years ago because she had to downsize and had children who lived here. She said most people her age, when widowed or with a spouse but is up in years, that is where you go, particularly if there are grandkids. She said you want to be close to them so they can visit you. She said she had considered Erikson when it was time for her to move but they were in Hilliard, and then the recession hit. She said she took a condominium because there was nothing else available. She asked that this proposal be considered. She said to the young folks, this may be someplace they will want to go in 30 years so they do not have to leave the community.

Jeffrey Smith, who spoke earlier, said he did not get a sense from anyone from the Post Preserve/Park Place that they do not want a retirement community there. However, he said they are looking for restrictions on the development to ensure that the older people have access to that community. He clarified that this land is not owned by Dublin but rather Jerome Township to ask Dublin to annex this land. He said if that does not happen, because we are not pragmatic about this, we could end up with something far worse. He said there are certain issues that need to be addressed like the three-story building, density, and rent vs owned.

The Chair closed the public portion of the meeting.

Amy Salay said the presentation by the developer was compelling in terms of the need for empty-nester housing as well as the apartments and assisted living. She said there is a lot of work to be done between the developers and the neighbors. She stated there is no way she could support this application in its present form. She indicated she assumed this was a 55 and older community and asked why that is not a part of it by placing restrictions on it. She said character based planning is important – creating a sense of place. She said the seniors and the current single-family neighbors will need to be well integrated so they can feel like this will be an enhancement to their community and not a detriment.

Ms. Salay said she was looking at the entryways and improvements need to be made. She said this neighborhood is losing their very attractive front door, essentially, because of the ODOT restrictions. She said the City made concrete expectations for the entrance. She said traffic calming is also important.

Ms. Salay asked if there is a way to reduce the height of the St. Therese portion, possibly spreading it out and taking away some from the apartment portion as this is very jarring for the neighbors that back up to it. She indicated she is generally ok with the architecture with the primary materials being brick and stone. She said she likes the idea of the connection with the atrium.

Ms. Salay said the apartments are not conducive to people living together as the way they are structured, turning their backs on each other. She said she would prefer to see where folks can be interactive and front porches are important. She said there is a lot of time between 55 and 80. She said there is no central park and asked where people are supposed to gather. She suggested moving this across the street and adding a mixed-use environment as opposed to big-box retail that is offensive.

Bob Miller said he is in agreement with Ms. Salay as the analytics are solid. He said this is really good land use. He indicated he was uncertain that single-family homes on a five-lane road would be appropriate. He looks at this as a buffer and could be an enhancement for the existing subdivisions. He suggested that the Schottenstein folks go the condominium route to solve the big problem with the neighbors or the 55-year old designation is worthwhile. He said he struggled with the height proposed as he views this as a gateway project. He indicated from the Hyland-Croy side, a lot could be done to make this property pop for people entering from the SR161/US 33 interchange. On the other hand, he said he is sympathetic or empathetic with the residents. He said he does not have a northern elevation so he is not certain what he is looking at. He said he appreciates the protection of the stream but would like to see a little more diversity in terms of how the empty-nester housing is aligned to create that connectivity. He understands this is not easy to do on this very thin piece of land but would like to see more connectivity, which would be appreciated by the neighborhood as well. He said he would like to see pictures of the existing properties at the Villas at St. Therese as they are 15 years old.

Cathy De Rosa said she agreed with her two colleagues that if it is going to be a retirement community, it should be designated as such. She said she does not see evidence that a person that starts in one end would actually move to the other end, speaking from her personal experience and the resident that stated they would want to stay near their children/grandchildren. She said the Villas at St. Therese appear to be one or two-stories on the website but the applicant confirmed they are three stories. She asked if consideration could be made for the height. She said she is concerned that if it is going to be a 55-year old designation if there would be some mobility. She said there is a need for this but for active seniors. She said this is an opportunity for families to be next to seniors and this needs to be figured out as a community but there is a lot of work to be done for this one to fit that bill. She said this works on this piece of property but there is a ways to go with the application.

Chris Brown said he is supportive of the retirement community overall. He said three separate neighborhoods should be designed: the Villas; the new entry to Post Preserve/Park Place; and then the northern section. He said it is crucial that the new entry to Post Preserve respects the community nature of Post Preserve as a whole. He said he agrees with Ms. Salay's comment that the units tend to turn their backs to each other; he likes a front porch presence if appealing to empty-nesters. He said he looked at Friendship Village, Villas at St. Therese, and First Community Village, which are all very low impact on the areas with very little traffic and few people walking about. However, he said there should be the opportunity to walk about as Ms. De Rosa just said; there is still a lot of vitality in these seniors. He noted there is no interconnectivity other than that bike path along Hyland-Croy Road and the community within needs to be engaged. He said the stream green space was respected but it disconnects the central portion to the north section. He said he understands we do not control Hyland-Croy Road but by living in a community east of Dublin Road, taking a left in the morning is brutal. He asked if there may be a roundabout opportunity, how to get people actually turning south on Hyland-Croy Road with 292 homes

in that community plus this particular community. He said the height on the north, west, and south portions do not terribly bother him but the part that engages Post Preserve are really looming over those properties and needs to be addressed. He said the eastern wing has the most impact. He stated anything this high of density has to be designated as 55 plus and could not support something that did not have that definition. He said everything we have learned through current market trends through what we are doing with the Bridge Street District and everything else, it does not bother him tremendously if they are rentals vs condominiums; he said there is incentive to keep standards up if there is one singular owner as opposed to elderly people that are wearing down and might not maintain the property as well.

Steve Stidhem said he agrees with almost everything that was said here. He said he appreciates the neighbors coming in and voicing their opinions. He indicated he is frustrated with the lack of leadership it seems in this neighborhood but that is another topic. He said it is way too dense, there is no community space, and the entrance to the neighborhood was not accommodated given the upcoming closure of Post Preserve. He said he visited the St. Therese AL website, which looked like a two-story building so he needs to physically visit the Villas. He said he hopes the community is maintained better than the website.

Victoria Newell said many of her comments mirror Mr. Brown's comments. She said she is not in favor of the three-story assisted living area next to the residents and suggested stair-stepping those elevations. She stated the overall land use is appropriate. She indicated the residents could end up with something substantially far worse so she hopes for willingness within this community to work with applicants that are considering developing this property. She said if it is developed within Jerome Township and outside Dublin's borders, the residents will have no control. She said with the closures, the residents are going to feel like they are driving through an apartment complex per the current layout. She said this really needs to be addressed better. She said the site is broken into three parts and maybe there could be a variety in the units for the center section to make this feel more like a community. She said the entry structure described, which houses the trash compactor kind of looks like a gatehouse and reminded the applicants this will be the first thing seen when arriving to this site and better served someplace else. She would like to see the SPCZ expanded upon. She noted a presentation was made very compassionately for senior citizen housing and yet there does not seem to be a limitation to restrict it to that. She asked the applicant is they were or were not going to place that age targeted restriction on this.

Mr. Hunter said the short answer is they had not contemplated doing that and it is not their intention to do that. He said they could go back and study it. He said sometimes you get unintended consequences when doing that such as restricting highly educated people in the age bracket of 45 – 53.

Mr. Schottenstein added the example of a person having a child in their 30's when the spouse passes away, in between creating a life for themselves, they have to come back and live with their 55 – 60 year old parent, they would not have the opportunity to be in here even for a short period of time.

Ms. Newell said there have been recent proposals in front of the Commission that were for elderly housing and could approach the limitations tonight's developer is looking at. She encouraged the applicant to research this further.

Mr. Hunter asked for clarity.

Ms. Newell said recent applicants were willing to put those restrictions upon those age limitations. She indicated there have been some conversations about a child that moves back home with you for a period of time so she thinks there are entities that are able to address that. She suggested there is something the applicant tonight could do in that instance.

Mr. Hunter said he would explore that before returning.

Mr. Stidhem inquired about a barrier or fencing between this and the housing on the behalf of the residents. Mr. Hunter responded there are no plans for a fence.

Mr. Schottenstein said the entry feature has not been designed yet and promised to work with the neighbors. He said they are considering a community garden, also where the residents can plant their own vegetables on individual plots.

For another resident, Mr. Stidhem asked what stage is this designed because it appears to have been presented to the residents as a final design and it is clearly not the case.

Mr. Hunter confirmed this is a Concept Plan.

Mr. Brown said the Commission is representing the residents but at the same time, it is an opportunity to create a nice buffer between you and what Hyland-Croy Road is going to be. He encouraged the residents to keep an open mind and work with the developers. He encouraged the developers to work with the residents particularly on the entrance and what it means to their neighborhood; it is not just their backyard, this is the entry because of the situation with ODOT.

Ms. Salay encouraged the developers to be sensitive to the neighbors considering your own home and what you would want to live next to.

The Chair called for a five minute recess.

3. Ballantrae Woods **Cosgray Road**
15-004Z/PDP/PP **Rezoning/Preliminary Development Plan/Preliminary Plat**

The Chair, Ms. Newell, said the following application is a request for review and recommendation of approval to City Council for a rezoning to a Planned Unit Development District for a single-family residential development on a 49-acre site, east of Cosgray Road and north of the Conrail railroad tracks. She said this is also a request for review and recommendation of approval to City Council for a Preliminary Plat for the lots, reserves, and rights-of-way.

Devayani Puranik presented the site and said this development has been reviewed several times. She noted a Cosgray Rings Road connector is proposed along eastern property line - Churchman Road. She said east of Churchman Road is the Links at Ballantrae, a multi-family development and further east is the Woodlands at Ballantrae. She said parcels along southwest corner of the property are within Washington Township in the Village of Amlin, which is outside of the Dublin corporate boundary. She described the character of this area as village residential with limited commercial activity along Rings Road where a pizza shop is located. She said the existing tree cover is present within the northern section and mature tree rows are present along the railroad tracks.

Ms. Puranik stated this case was presented informally to the PZC on September 18, 2014. She said the Concept Plan was presented on April 2, 2015. She said today's stage is the first formal stage to establish a Planned Unit Development. She said depending on the Commission action this evening, it could move forward to City Council for final approval.

Ms. Puranik explained there are two zoning classifications for this site. She said the northern portion of the property is zoned PLR-Planned Low Density Residential and the southern portion of the site is zoned R-Rural.

Ms. Puranik presented the Future Land Use/Southwest Area Plan maps. She said the Community Plan recommends "Mixed residential- Medium Density" for this site, which is meant for walkable, pedestrian

oriented, village scale development up to 5 units per acre for density. She said this site is also part of the Southwest Special Area Plan, which recommends preserving Amlin's quaint character as adjacent development occurs. She noted future residential development should provide adequate separation with open space to visually define a clear transition between traditional neighborhood design and surrounding area. She said the plan provided recommendations for preserving the natural features and integrating woodlots and fencerows in the design. She said the plan also recommends establishing a roadway network that preserves existing character and regional and local connectivity should be maintained.

Ms. Puranik presented the Concept Plan presented at the Planning and Zoning Commission meeting in April, 2015. She noted the total acreage for the site is 51 acres; out of which 4.6 acres are for Churchman Road right-of-way. She said the Commission suggested a buffer and consistent setbacks. She said the comments also focused on the architecture requesting more detail.

Ms. Puranik said the applicant is proposing a combination of single-family and detached condominium development for this site. She pointed out the northern section: Subarea A, which consists of 23.1 acres for 45 fee-simple single-family lots and Subarea B is 24.3 acres for 90 detached condominium lots within the southern section. She said the proposed density is less than presented in April. She said the density is now 2.72 units per acre and the approximate open space is 18.1 acres. She said Subarea C is the right-of-way for Churchman Road, south of Marmion Drive. She said the family homes will be served by a public street and the condominiums will be served by private drives. She said a 100-foot buffer is proposed from Churchman Road. She pointed out the main stormwater retention pond. She said the existing wood lots around the northern portion of the site will be preserved.

Ms. Puranik presented the main revisions from the April 2nd plan including the revisions for Lots 43 and 44, single-family road alignment, and tree preservation. She said there are now consistent setbacks from Cosgray Road and Churchman Road. She said a condominium unit was removed to preserve two landmark trees.

Ms. Puranik presented the Open Space Plan and noted the sidewalk connectivity and bike path connections. She said the applicant is proposing three different homeowner associations: Subarea A (HOA), Subarea B (COA), and Master's Owners Association (MOA). She pointed out that the street frontage area is to be owned and maintained by the MOA, the blue area is the City's responsibility that includes the stormwater pond as well as the railroad track buffer, and the center half acre is the condominium green to be maintained by COA. She said the private drives within the condominium subarea are also to be maintained by the COA.

Ms. Puranik presented the conceptual Landscape Plan with details to be finalized with the Final Development Plan.

Ms. Puranik presented the architecture for the single-family, fee-simple homes in three different styles: Traditional, Craftsman, and Victorian. She said the primary materials proposed are cementitious siding, and secondary materials are stone/brick. She noted three-car garages will be included in some of the elevations.

Ms. Puranik presented the proposed architecture for the condominiums, which is Carpenter Gothic – Farmhouse character. She described the front elevations with gable accents, porches, brackets, etc. which include several details. She said all condominium units will have two-car garages. She said the primary material is cementitious siding but it is white and used in different forms and textures.

Linda Menerey, EMH&T, introduced the project team. She explained they are down three units overall, the density is down a bit, and the open space up. She said they heard the last time that the proximity to Cosgray Road was an issue and where they made the biggest change. She said they eliminated the mid-

block crossing. She said a lot of details need to be worked out with the bikeway plan. She indicated they created a more green buffer by Amlin.

Ms. Menerey said through this process they have received a lot of feedback. She said the architecture section now contains a diversity matrix. She said there are still 14 conditions, 11 of which are pretty simple but wish to discuss three or four of those left.

The Chair invited public comment.

Mike Wallen, 5016 Foxtail Drive, Hilliard, Ohio, said he is the administrator for Northwest Chapel and owns property that borders this proposal. He requested more trees and bushes along Amlin as it is an alleyway.

Ms. Puranik went over the 16 criteria for the Rezoning/Preliminary Development Plan Review. She said the first 9 are either met or met with condition, #10 is about private drives and have been a concern of the Commission specifically about the financial burden on residents for maintenance. She said 11 and 12 are met but #13 is Design and Appearance, which have not been met: single-family architecture; materials for both products; and the third car garage exceeds the width for frontage. She said the applicant has provided three options for three-car garages that fit the lot but does not fall within the restricted 45% requirement. She said criteria 14 – 16 are met. She explained that Staff believes that criteria 10 and 13 are very important to the review of this application. Staff will continue to work with the applicant to resolve those issues, but at this point Planning is recommending disapproval of the case.

Ms. Puranik said the Preliminary Plat meets criteria so approval is recommended but it is related to the Development Plan.

Ms. Puranik presented the 14 possible conditions:

1) That the proximity to active railroad tracks is clearly stated in writing during the sales process and the options to install windows and exterior walls with higher STC levels for sound abatement are explored prior to the Final Development Plan;

2) That the applicant works with Staff to identify the appropriate combination of the plant material and landscaping elements for Amlin and railroad buffer;

3) That the applicant works with the Staff to finalize the access points through the woods and the shared-use path alignment by taking updated right-of-way lines for Cosgray Road roundabout and Churchman Road into considerations;

4) That the applicant works with the Staff to finalize the appropriate dimension of the protection zone and fence details to protect the landmark trees' critical root zone during construction;

5) That the tree survey and replacement plan is updated to reflect the changes due to Churchman Road construction for the Final Development Plan;

6) That the traffic impact study is updated to the satisfaction of the City Engineer prior to a City Council hearing of the rezoning to address the comments listed by the City Engineer;

7) That the applicant differentiates the private drives visually by using different street sign colors or other appropriate means as permitted by Engineering;

8) That the applicant works with Staff to finalize locations for additional visitor parking in Subarea B;

9) That the applicant provides a vehicular connection between Inchcape Lane and Eva Loop to improve connectivity;

10) That the two fee-simple, single-family lots (#44 and #45) south of Ballantrae Woods Drive adjacent to the detached condominiums are replaced with the detached condominiums for consistent setback and streetscape at the main entry point to the development;

11) That the setback deviations for all lots and screening details for outdoor amenities, are clarified in the development text in the appropriate section for each Subarea;

12) That Subarea A architecture and Design Matrix be revised to show a dominant masonry front façade for all homes, and that these details and accents illustrated on the conceptual elevations for single family homes and detached condominiums are clearly reflected in the architectural design guidelines;

13) That the three-car garage percentage in Subarea A is limited to 45% per the Appearance Standards as opposed to 50% per the development text; and

14) That the applicant work with the Staff to finalize the construction plans, right-of-way dedication, and responsibilities for Phase 2 and 3 of the Churchman Road project.

Chris Brown inquired about the three-car garage percentage. Ms. Puranik confirmed the calculation was based on the percentage of the front elevation.

The Chair asked the applicant if they wanted to do the presentation on the architecture.

Paul Coppel, co-owner of Schottenstein Homes asked to respond to the 14 conditions and the three reasons for Planning's recommendation of disapproval and part of that will include a full presentation of the architecture. He said the first big issue had to do with the private drives in the condominium section. He said he does not know of any condominium project that has public streets. He explained their whole concept in that area is to have the yards, buildings, and roofs maintained by the condominium owner's association. He said the drives will be built to Dublin standards and the association will be fully funded. He said they have prepared a full maintenance budget for the drives as well as replacements to establish proper reserves. He stated they are fine with conditions 1 through 8 and 9 is the vehicular connection. He said they have completed a concept to do that but believe what they have proposed is better. He said with his plan, the units are siding to the railroad area and the only way to connect would be to have the units front on the railroad area and believe that is an inferior plan. He addressed condition 10 and said they could return those to two condominium units. He said conditions 11 and 14 are fine. He said George Acock will address conditions 12 and 13.

George Acock said in order for these condominiums to be a success, they all needed to have the same materials, details, and a consistency of quality throughout the whole condominium development. He said this was important unlike the single-family homes where the residents will want the homes custom built to their preferences. He said there will be a lot of options available to make the homes unique and individualized. He explained continuity of architecture will be seen with the condominiums by using a Carpenter-Gothic style, which came about with the scroll saw. He said this saw easily mass-produced interesting architectural details in the 1800s. He indicated this can all be replicated today on the computer generated machines to keep the cost down. He said the applicant raised the first floor of each of the units about 18 inches so the stone base can be emphasized and they ended up with a very delightful cottage look. He added with all this detail, the eye does not go directly to the garage and softens the scale and emphasizes the other elements. He noted for the single-family garages, they have exceeded the garage requirement by three feet, which equates to 48% instead of 45% but the driveway does not relate to the third car garage as those are set back and with proper landscaping, that third

garage will not be noticeable in a couple of years. He said they have included the third garage because they found it is in demand in today's market. He indicated it is an important element to have for additional storage.

Mr. Coppel said the remaining issue on the single-family units was the predominance of stone. He explained the applicant is going to offer stone options on all of those homes but in a style a little differently than the neighboring communities. He indicated the applicant may have caused confusion with staff by listing cementitious siding as the predominant material but they are amenable to amending that statement to say "and/or stone". He said they are going to allow the market to dictate it.

Mr. Acock said from an architectural standpoint what is important is that the stone is used for protruding elements that would make a nice statement to the street. He indicated it would be great to have an all-stone house but people are not going to pay that much money.

Cathy De Rosa requested the price points for the condominiums.

Mr. Coppel responded they anticipate three different condominium sizes: the smallest starting slightly under $300,000; the middle size being $325,000; and the largest with all options will be offered at $375,000. He said the single-family homes will be low $300,000 and average around $400,000.

Amy Salay inquired about the size of the homes.

Mr. Coppel said the smallest home size is 2,200 square feet and the largest is around 3,100 square feet or possibly up to 3,500 square feet.

The Chair invited public comment since she had allowed the applicant to speak again. [Hearing none.]
Chris Brown said the Commission can get hung up on brick and stone. He said Carpenter-Gothic is one of his favorite styles of all times. He said he is slightly refreshed from what he normally sees in Dublin; it is a nice change of pace. He indicated it would make a very quaint condominium community and would like to see it carried through to the single-family side. He stated he is not opposed to cementitious siding as a material and not opposed to the percentages; he likes the stone foundations. He said he understands the market demand for three-car garages. He said it is important that it be balanced with the entire façade of the house. He said it should not appear as the main presentation on the façade. He said three-car garages in Dublin are hard to come by. He said he can be supportive if it is tucked back and treated in an appropriate manner.

Mr. Brown addressed condition 9; he said that connection is not crucial. He said for condition 10, he believes it is more appropriate to have Lots 44 & 45 be part of the single-family homes and not the condominiums and then Lots 43 and 42 balance off with Lot 44. Overall, he said the conditions staff recommends do not really strike him as deal breakers at all. He concluded he loves the architecture that is a nice change of pace from the typical development.

Ms. De Rosa stated she also very much liked the architecture of the condominiums. However, she said she did not quite feel the same about the single-family homes. She requested more prescribed brickwork or percentages of brick. She said she likes the continuity of the condominiums but would like to see the single-family illustrations with brick. She indicated richness is missed on the single-family homes and the absence of detail will make if feel more monotonous than quaint. She said she likes the latest version of Lots 44 & 45. She said she likes the change made on the first few parts of the lot; it is a nice improvement. She said she did not understand where the parking is for the condominiums.

Ms. Menerey said on the old plan, they showed parallel spaces on streets; Staff asked them to remove those but she will work through that at the Final Development Plan.

Ms. De Rosa said she did not feel strongly either way about the connector.

Mr. Brown said he agrees with Ms. De Rosa. He indicated the single-family architecture does not stand out as much as the condominiums. He said some improvements can be done using the proper proportions. He said sometimes gables get lost in elevations as opposed to renderings and he would like to see more of the intent in the final plan.

Bob Miller stated he was in total agreement with Mr. Brown and Ms. De Rosa.

Ms. Salay said she was in agreement as well. She said she would like to see more stone on the single-family homes; she does not like the all siding all the time look. She indicated she loved the architecture for the condominiums. She inquired about the detail and thought it would require a lot of painting and upkeep over the years. She asked if that will be the responsibility of the HOA.

Victoria Newell responded that it would occur about every ten years.

Ms. Salay noted the window boxes on a couple of these and no landscaping but if the stone foundation can be seen in some places that would be important. She said she loved the detailing of the plant material in the window boxes but does not know how you make that happen because somebody will need to water the plants. She concluded the details improved this proposal.

Steve Stidhem concurred; he really liked the window boxes with flowers. He said he visited the area and asked if Cosgray Road could be connected to Rings Road as an option.

Tina Wawszkiewicz answered that is a public Franklin County right-of-way and not incorporated into the City of Dublin. She explained that at the time the applicant annexed the piece of land adjacent to that, they asked if there would be vehicular connectivity and indicated that would not be their preference.

Mr. Stidhem asked for clarification on who made that statement. Ms. Wawszkiewicz said Franklin County Engineers Office.

Mr. Stidhem said he agreed with 46 and 45. He said the biggest issue was the train sound. He emphasized some sound proofing into the buildings and suggested clear communication for the prospective buyers.

Ms. Newell said she really liked the architecture of the condominiums in the design sketches presented. As an architect, she said there are some really great looking details and scroll work and does not want to see that get lost when it gets constructed. She said the text is not really protecting is currently. She inquired about how some of those features were actually going to be constructed on the elevations. She said she likes buildings when they can be constructed all in one material and is not against cementitious siding. After reviewing the text and the illustrations, she said she was left with the impression that the single-family homes would be predominantly siding, also. She indicated she would be fine if developed with the same character, if that is what the applicant is going to stick with. She suggested other elements to be offered besides cementitious siding and stone. She said the designs need to go further and text needs to reflect that as well. She said she is fine with the locations of the single-family Lots 44 & 45; it makes a much nicer entry and makes this feel more like a community. Unless there is an issue with fire access or engineering, she said the connection is not better for the residents. She said it would take away buffer space. She stated she liked the improvement at the other entry drive. She concluded she was still in favor of this project.

Mr. Coppel said the applicant heard what the Commission said about the single-family homes and thought maybe the problem was with the way they presented the elevations. He believes the Commission

will be pleased with their submission at the Final Development Plan. He asked that the application be moved forward with the conditions and that a recommendation of approval be made to City Council.

Ms. Newell said if her vote was requested tonight with the text in front of her, she would vote no. She said she likes this project and would like to see it move forward but is not comfortable voting when the architectural details are not there. She said sometimes the property is not developed and then the Commission is stuck with that text.

Ms. Salay agreed and asked if the Preliminary Plat could be moved along. The Chair said it could not be moved forward.

Ms. Salay said she would like to see this application tabled.

Mr. Miller agreed.

Ms. De Rosa said the applicant is so close to achieving a recommendation of approval.

Ms. Menerey requested suggestions as to how the Commission would like to see the development text refined. She said it would be really helpful if they could spend a few minutes discussing what specific things would make this Commission more comfortable with the current verbiage.

Ms. Newell said an example of a community of all siding is Seaside in Florida. She said it is completely sided with very unique buildings that have a lot of great architectural detail. She said she would be happy if the applicant came up with a community that was using a mix of stone and siding to develop that character. She said pictorial examples were needed for the text. She said if there are to be central features of the single-family homes, show those examples and that those options are available.

Ms. Menerey said Avondale Woods text includes a sketch showing some of the gable detailing and detailing on the stoop cover.

Mr. Brown said he agreed with what Ms. Newell was saying. He said the example of Seaside, FL is one of his favorite places and one of the first really great form-based architecture zoned communities that was so successful. He said there is such a great feel to the entire community and they defined it in their text in conjunction with diagrams. He recommended the applicant pin it down; establish and define a character and it will be easy to agree to.

Ms. Menerey said they choose to table the application if that is the choice of the Commission.

Motion and Vote
Mr. Brown made a motion, Ms. Salay seconded, to table this application for a Rezoning with Preliminary Development Plan and Preliminary Plat. The vote was as follows: Ms. Newell, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Salay, yes. (Approved 6 – 0)

Communications
Ms. Husak said there are some projects coming up that might prompt a second meeting in July. She said there is only one meeting currently scheduled for that month. She said the proposed dates are July 16th, or 21st and requested responses via email.

The Chair adjourned the meeting at 10:51 p.m.

As approved by the Planning and Zoning Commission on July 9, 2015.