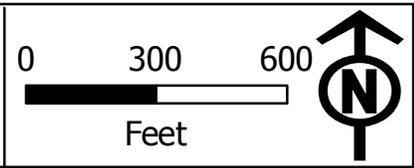


15-001AFDP
 Amended Final Development Plan
 The Glens at Ballantrae
 5638 Cosgray Road





City of Dublin

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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JULY 17, 2014

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

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

**5638 Cosgray Road
Informal Review**

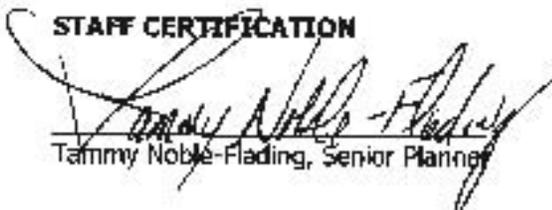
<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>A potential rezoning of 17.7 acres to allow detached condominium units where attached units were previously approved on the west side of Marmion Drive, north of the Rings Road extension (Churchman Road).</p> <p>Non-binding review and feedback of an Informal application.</p> <p>Charles Driscoll, Edwards Golf Communities LLC.</p> <p>Tammy Noble-Flading, Senior Planner.</p> <p>(614) 410-4649, tflading@dublin.oh.us</p>
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RESULT: The Commission reviewed and provided Informal feedback for the proposal for a potential rezoning to allow detached condominium units where attached units were previously approved. The Commissioners largely agreed that the applicant made improvements to the proposal and successfully addressed the Commission's comments. Some Commissioners were cautious of changing the details of a previously approved Subarea. The Commission encouraged the applicant to cluster more units, avoid locating units back to back with small open spaces, ensure that driveways accommodate parking, provide additional visitor parking, and to explore options of shared drives. The Commission liked the change in unit type, the architectural concept, and suggested the applicant provide additional unit designs with careful detailing.

COMMISSIONERS PRESENT:

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

STAFF CERTIFICATION



Tammy Noble-Flading, Senior Planner

needed. She said buildings served by elevators are a nicer building than a buildings serviced by stairs. She said Craughwell Village was an illustration that they wanted to point them to for high quality not necessarily duplicity. She said to feel some freedom to be creative even if it is not like Craughwell but equal in quality.

Ms. Amorose Groomes said that everything built on this site would be curb and gutter. She said the worst example of a dry pond in the City is near this site at Scioto High School and she is only supportive of a wet pond of a living breathing eco system and not a place for stagnant water. She said they should use permeable pavement wherever possible to down play the entrance egress to minimize the traffic to filter out to Wyandotte Woods. She said for this site saving 7 of 9 landmark trees is a good effort and she agrees that the tree replacement should be sensitively placed for the neighbors.

Ms. Amorose Groomes asked if the applicant had any questions.

Mr. Kambitsis asked if there is a comfort level to proceed to a final application.

Ms. Amorose Groomes agreed.

Mr. Kambitsis said there were several comments regarding covered parking and they are working on potentially providing garages on site. He said there is a calculation used to determine how many per unit and thought 30 or 40 garages might be estimated. He thanked the Commission for their time.

Ms. Amorose Groomes said there does not require any motions or votes for this application and moved to the next informal application.

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

**5638 Cosgray Road
Informal**

Chair Chris Amorose Groomes introduced this application for a request for a potential rezoning of 17.7 acres to allow detached condominium units where attached units were previously approved on the west side of Marmion Drive, north of the Rings Road extension (Churchman Road).

Claudia Husak said she was filling in for Tammy Noble-Flading.. She said the application is about Subarea R, which is one of the subareas within the Ballantrae development. She presented the site and explained the City's intent to extend Rings Road which will become Churchman Road. She highlighted the site in yellow, pointing out the northern portion in Subarea R and said the southern portion has developed thus far with just two approved buildings left to be built. She presented the Final Development Plan that was approved in 2004 for the entire development. She said the applicant is proposing to change the design from attached to detached on the northern portion shown in red. She explained this area was approved based on the FDP for 21 buildings and a total of 80 condominium units that were a mix of 3 and 4-unit buildings. She presented the approved elevations and how it translates into reality where there is a lot of siding and stone used in more of a Cape Cod type of design with some large dormers and porches. She said the color scheme is generally light with most of the units containing 2-car garages.

Ms. Husak said the applicant was before the Commission in December 2013 with a proposal as shown on the screen that shows 72 detached condominium units in a layout that emulated more of a single-family arrangement with homes in the general style that Ryan Homes had been building at the Estates of Scioto on Sawmill Road. She reported there were concerns from adjacent residents within the Woodlands of Ballantrae as well as Ballantrae as a whole. She said the Commission shared many of those concerns regarding the mass, scale, and height of the buildings with the predominance of the two-story design that close to one another creating a walled up feeling with the lack of preservation of open space. She indicated there was some desire to simplify the architecture to make it more in line of what the existing Woodlands of Ballantrae architecture in terms of color and materials.

Ms. Husak said the applicant's revised proposal addresses some of the comments by the Commission and adjacent residents. Most significantly, she said the applicant is changing the type of unit proposed with a more ranch or 1.5-story, empty-nester geared design with first floor master bedrooms. She reported there was a reduction of units to 64, which created a little more open space. She said there are some areas where units are clustered more and have been staggered to create open views into the golf course and allow for landscaping. She explained the central road and pond already exist on the site which was planned for the attached units. She said the applicant has provided an elevation as an example of architectural design intent for the units to which they are requesting feedback. She said the applicant would also like comments on the variety number of units to the types of units being proposed.

Ms. Husak read allowed the Discussion Questions:

- 1) Does the redesign of the site appropriately respond to the Commission's comments?
- 2) is the proposed architecture appropriate for Ballantrae Golf Community?
- 3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?
- 4) Other comments from the Commission?

Ms. Amorose Groomes invited the applicant to speak.

Randall Woodings, Kontogiannis Associates - Architects & Planners, Columbus, Ohio, said in December when Ryan Homes came in and initiated some discussions on this site they were marketing this project to families. He said after listening to comments from neighbors and staff they asked for guidance. He told them to listen to the Commission comments, meet with the neighbors and homeowner's groups, which they have done. He indicated they decided to go back to a lifestyle community that will market to seniors and empty-nesters. He said they have considered more open space with more open views. He said they are at 64 units and are asking for feedback to see if they are headed in the right direction. He said the architecture that Ryan had proposed, they are no longer using any of that plan. He said 1-story to 1.5 stories is being considered with no more than three bedrooms in any of the units and all will include first floor master bedrooms. He said they have decided to theme it to look a little bit more like the neighbors in terms of stone, siding, and detailing. He indicated they are fine with one color or if two are used, they will be very close in hue. In closing, he said he wanted feedback on the revised plans.

Patrick O'Brien, 5646 Marmion Drive, said he is exactly across the street from one of the units. He said the existing building on the south side of Marmion Drive had available guest parking to the south of it. He said across from that are proposed labeled units 29, 30, 31, and 32 but there is no guest parking all along that strip. He indicated it is obvious that if you are visiting one of the new units, the only parking you can see is what is associated with the pre-existing units. He is requesting guest parking for units 29 – 32. He said Ryan has been particularly good in working with the residents. He said the resident's number one objective was to get to the genuine empty-nester lifestyle situation to be compatible with what exists. He said they appreciate that change. He said they have a valuation concern as the pre-existing run 1900 - 2500 square feet and the new units will be smaller. He said if the price per square foot were going to be the same, then the new units would be coming out in the low \$250's, which would be a large detriment to all the current owners. After speaking with Ryan, he was told they were getting closer to \$170 as an entry price. He said public price will state more like \$300, which the current residents would be happy with. He thanked the Commission for protecting their interests as Ballantrae residents.

Scott Hendrick, 5737 Ballantrae Circle, right across the pond. He said he had been a resident of Dublin for 17 years and works in Marysville. He said his first main concern is while there may have been several meetings on this, he lives right across the pond and stands to be very affected and this is the first time he learned of this effort and feels fairly unprepared to process this and discuss it with the Commission. He asked if there has been enough notification around. He reported they moved to this property about

five years ago, when the plans were to have approximately 21 buildings; and 64 units sounds really crowded and will not look like the other condominiums and is concerned with the overall appearance and is asking if that is going to impact their property value. He indicated when he viewed this project online, he was concerned about the landscaping and hopes they will see high standards. He said he did not fully understand what the siding would look like as most of their homes have stucco material. He asked the Commission to consider the characteristics and make sure they are consistent with the surrounding area. He referred to the map that showed the area behind the units where there appears to be a lot of green space, right on the golf course and again asked the Commission to consider how that should look and be maintained.

Ms. Amorose Groomes questioned the timing of the notice requirements.

Ms. Husak said this area was notified people within 150 feet of the development for this type of application. She said she needs to review the lists to verify whether Mr. Hendricks falls within the buffer. She said this is an informal so before there is a shovel in the ground, it would come to the Commission and again, people would be notified. She said it might be helpful if this gentleman could leave his address on the sign in sheet and staff will add him to the list for the future.

Ms. Amorose Groomes said in light of having ponds and golf courses in the back, maybe the notification area should be expanded.

Ms. Husak said the HOA is also usually notified.

Ms. Amorose Groomes emphasized the need for increasing the zone for notification when a golf course is involved; at least touching the adjacent property owners on the opposite side of the golf course. She said the good news is, it is an informal review and they are not making any decisions tonight.

Laura Nelson, 6948 Ballantrae Loop, and said it was located just a little bit down the street from this development. She said Ballantrae Place comes around and turns into Ballantrae Loop and where they all live on the circles termed the estates, is supposed to be the most exclusive portion of the neighborhood. She said the houses are larger and cost more. She said they were like the tenth family to move in, almost 12 years ago. She said this project is a huge concern as all of the neighborhoods are unique and have their own pocket park or little park that is shared with the neighbors. She said she did not attend the annual meeting and has never received or heard anything about it except through a neighbor that invited me to come tonight and said nobody around her knows this is going on.

Ms. Amorose Groomes clarified the area the applicant resides.

Ms. Nelson said she was concerned with the character they are proposing with no special parks or green space which makes them concerned about how their property values will be impacted and what it will do on the community as a whole. She thought this was unusual for lots on a golf course. She emphasized how she would love if the notification was expanded outside of that 150-foot mark because that only impacts a few people.

Patrick Henthorne, 6655 Baronscourt Loop, said is really on the other side of the subdivision. He attested to the meetings that have been going on and is current president of the Master Association. He said it was brought up at the annual meeting and trying to figure out ways to share communication. He said it was great that this was an informal process and recognized the progress since December. He indicated the residents had an expectation that the development would continue to be condominiums as originally planned and if a plan was changed, the application as presented today is much more in line with the original development text, targeting the empty-nesters. He indicated they are pleased that the fourth bedroom option had been removed and decreasing the size of the majority of the units to 1.5 stories. He

stated there is a lot of information available on the web. He commended the applicants for the progress and looks forward to the feedback from the Commission.

Ms. Amorose Groomes requested the proposed discussion questions be posted:

- 1) Does the redesign of the site appropriately respond to the Commission's comments?
- 2) Is the proposed architecture appropriate for Ballantrae Golf Community?
- 3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?
- 4) Other comments from the Commission?

Amy Krumb said her concerns from last time of the architecture and the 2-story has been addressed; she did not want to see the Estates of Scioto here. She indicated the new design will attract the empty-nesters. She said she was still concerned with the proximity of the buildings to each other and the property lines; they appear to go right to the setback lines. She inquired about the possibility of patios. She said she was generally ok with the layout because it is very similar to the original layout and asked if the old approved plan included in their packet next time. She stated she was concerned there is not enough extra parking and really is no parking for the units on the south end. She wants to make sure there is enough circulation for sidewalks as there appears to be some on exterior but nothing on the interior, especially around the pond. There is no way to access that as open space. She wants a variety with at least three different styles and prefers multiple colors, not a whole row of the same thing. She felt like this was going in the right direction.

Todd Zimmerman said he likes the layout but questioned the two court areas and asked if the fire department had been approached about the access.

Ms. Husak said Alan Perkins is in a lot of their meetings and is even present tonight. She said they are comfortable with the details provided at this point but more geometry will come into play at the next stage. He recognized the tight pattern.

Mr. Zimmerman said the architecture was appropriate because it is similar to the Woodlands of Ballantrae in terms of colors, stone patterns, and such. He noted the half-moon window on the rear elevation on the three-season room is very dated but transoms are fine. He said the setbacks established in this development should be in pretty close to the same setbacks since day one.

Ms. Husak confirmed that was correct and not changes were proposed.

Mr. Zimmerman commented on the lack of parking for guests and understood the resident's comments across the street from units 32 – 29. He asked if it was a public street.

Ms. Husak said Marmion is a public street.

Mr. Zimmerman asked if people could technically park on that street.

Ms. Husak said just being a public street does not necessarily allow for that and would need to know more of the width.

John Hardt said he was not here for the December meeting. He said it appears to have come a long way and appreciates the progress the applicant has made and attempts to stay engaged with the residents. He stated the architecture seems appropriate for Ballantrae in general and likes the fairly nice detail around the windows and hopes the details survive and not lost in translation. He said he was grateful to see an overall reduction in units but parking is inadequate. He stated he was hesitant and uncomfortable in changing the development pattern of the subarea after the fact. He said other developers have come in and he tends to not be supportive and when they come back with this, it is possible the applicant may

not get his support on that basis alone. He said he is sensitive to the expectations of the neighbors as they have bought their properties in here and not sure he is comfortable “hitting the reset button” this far into the development of Ballantrae.

Richard Taylor said this was an improvement over what they saw the last time. He said he likes these but details need to be worked out. He said there are a couple of areas that are somewhat clustered and asked if more could be created to concentrate more green space. He said his biggest concern about this proposal was the environment and space between these units and hopes that this is addressed in some detail as they go along. He suggested reducing the number of units on the site or creating shared driveways that cut down on the number of curb cuts. He said he agreed with Mr. Zimmerman’s comments about some of the details being “dated”, especially for the facades facing the golf course. He inquired about the chimney tops and requested not to see the typical metal chimney termination for metal fireplaces. He pointed out some windows and stone walls that do not show a header and the shutters do not match the height of the window opening.

Victoria Newell said she appreciated the reduction in unit count but is concerned with a lot of the properties appearing to be right on the setbacks and agreed with Ms. Krumb that the possibility of patios needs to be addressed. She said she was comfortable with the simplicity and the color palette because it is consistent with the previous development that was started here. She said she was equally concerned with changing mid-stream but recognizes the applicant is trying to respond to the previous development. She said the structures have the potential to have a really nice cottage feel and encouraged the applicant to pay careful attention to the details of the building.

Ms. Amorose Groomes expressed her concerns about guest parking and is looking forward to seeing the details on the driveways to accommodate two cars. She said she was most uncomfortable with the back to backs and the tightness of streets and would like to see some more creativity. She said they are not to the level of landscaping details yet but will look for great execution of landscaping. She said it may be appropriate to do a wing wall to kind of screen the entries. She said the architecture does seem appropriate for Ballantrae but details to be worked out. She liked the simple and narrow color palettes for residential units of this proximity; easier on the eye when they blend together.

Ms. Amorose Groomes asked the applicant to take a few moments to decide if they had any further questions for the Commission.

Mr. Woodings asked if less curb cuts are desirable.

Mr. Zimmerman asked if curb cuts were eliminated is the car stacking ability cut to which Mr. Woodings said no as there would still be two cars and two car stacking.

Ms. Amorose Groomes said for close proximity like this, a strong case could be made for shared driveways.

Ms. Amorose Groomes said there is to be no vote or action this evening. She asked the neighbors that were not notified to leave their information with Ms. Husak before they leave to understand where the gaps are in our notification system.

**3. U-Haul
14-038CU**

**6419 Old Avery Road
Conditional Use (Postponed)**

This application was postponed at the request of the applicant prior to the meeting.



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 5, 2013

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

- 2. Ballantrae, Subarea R - Woodlands at Ballantrae 5638 Cosgray Road**
13-103INF Informal

Proposal: Approximately 72 detached condominium units for a portion of Subarea R of the Ballantrae Planned District where attached condominiums were previously approved. The site is located on the west side of Marmion Drive, north of the future Rings Road extension (Churchman Road).

Request: Informal review and non-binding feedback on this proposal prior to a potential future rezoning application.

Applicant: Charles Driscoll, Edwards Golf Communities LLC.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

RESULT: An informal review and non-binding discussion regarding approximately 72 detached condominium units for a portion of Subarea R of the Ballantrae Planned District where attached condominiums were previously approved. While the Commissioners agreed that detached condominiums could be appropriate for this portion of the Subarea, the Commission overwhelmingly was concerned about the mass, scale, height, integration and proportions of the proposed units in relation to the existing condominiums. Preservation of open space and views from the golf course were also concerns.

STAFF CERTIFICATION

Claudia D. Husak
Claudia D. Husak, AICP
Planner II

progress. She agreed that the large parking lot will need to be disbursed and integrated better. She said the ease of access for students, maneuvering through a parking lot, is extremely important, especially for smaller, regional campuses where students are commuting from work. She reported that she drove this site and is concerned about the congestion around that roundabout and said the other parking areas were hard to navigate. She said she had not heard of any university that was unwilling to build a structured parking garage when they get to the point they need the land. She hopes the site is very well landscaped as most universities take that care of that aspect very well.

Ms. Amorose Groomes agreed with the Commission's comments and shared the excitement to have OU come and make an investment in our community. She said this is a privilege and a shame we are in such a hurry. She encouraged the applicant to make it as great as they possibly can. She said she believes the demand of this type of facility is going to be through the roof. She said this is such a great site and location, one of the best that Dublin has had to offer.

Ms. Amorose Groomes asked if the applicants had received clear feedback from the Commission. Mr. Ghidotti replied the feedback was excellent. He said that because of the accelerated schedule, they will not have time to make massive changes before returning in a month.

Ms. Groomes said they look forward to seeing them soon. She requested a five-minute recess at 9:16 pm to reconvene at 9:21 pm.

**2. Ballantrae, Subarea R - Woodlands at Ballantrae
13-103INF**

**5638 Cosgray Road
Informal**

Chair Chris Amorose Groomes introduced this application requesting an informal review and non-binding feedback for a potential rezoning application to allow detached condominium units in a subarea of the Ballantrae Golf Community, which currently permits attached condominium units.

Claudia Husak presented this application for Subarea R, part of the Ballantrae development, bound in the west by Cosgray Road, the south by future Churchman Road, which is the extension of Rings Road, and the east by a vacant site where construction is underway for the Links of Ballantrae, which the Commission had recently approved for rezoning and preliminary and final development plans for a single-family development. She said positioned immediately to the north are portions of the golf course and single-family-units within Ballantrae.

Ms. Husak referred to the site, outlined in yellow, as the last phase of a residential condominium project in the southern part of the Ballantrae community. She said that Subarea R contains 33 acres on the east and west side of Marmion Drive, east of Cosgray Road. She said the buildings and roadways on the east side of Marmion Drive in this subarea have been constructed with the exception of two buildings along Beltain Lane and the completion of the Beltain Lane to connect to Foresthaven Loop.

Ms. Husak said the site is approved for a total of 21 buildings for 80 condominium units. She said the buildings were to be a mixture of three and four-unit buildings and include 17 four-unit buildings and 4 three-unit buildings. She said the applicant is proposing to modify the

residential unit types, permitted for the last portion of the Subarea, to allow the construction of 72 detached condominium units. She said the street system will be completed, as approved, and utilities will need to be extended to each residential unit. She said the architectural elevations of the multi-family units are generally built with siding, stone, and with dormers on some of the elevations. She said the applicant is proposing to use similar unit types as they have used at the Estates of Scioto. She reported that Planning has had some conversations with the applicant about their appropriateness, in Ballantrae specifically, and one of the questions was geared toward whether or not the materials and the style of these units are appropriate here.

Ms. Husak said one of Planning's discussion questions is asking about the type of unit proposed versus the type of unit that was anticipated, which was more of an empty-nester attached unit. She said the proposed detached units are looking more like a typical single-family home and Planning is requesting feedback from the Commission about the appropriateness.

Ms. Husak said the applicant and their team were present. Ms. Amorose Groomes asked the applicant to step forward.

Charlie Driscoll, 495 S. High St., Edwards Land Company, said other individuals were with him from Ryan Homes. He said how proud he was of the Ballantrae neighborhood, developing over 11 years. He explained that they built two condominium projects in Ballantrae, the Lakes at Ballantrae and the Woodlands. He said the original intent was to continue building that kind of product out through the rest of the condominium grounds all the way out to Cosgray Road. He said the Woodlands was not a financial success. He explained they have been exploring some different products for this site, built by Ryan Homes over at the Estates at Scioto on Sawmill Road, as detached condominium units. He said they are averaging \$330,000 and would expect to bring in \$340,000, equal or a slightly higher than the Woodlands price range.

Mr. Driscoll said the neighbors have expressed that they seem to be too much like single-family homes, attracting a lot of kids rather than the empty-nester population and he said that Ryan Homes has had a wide-range of purchasers. He contends that the lack of yard space reduces the attraction for families with several children. He said at this price range, there are thousands of lots to choose from in the Hilliard School District that have full-size lots. He explained the site is too shallow to do regular single-family lots on and fairly close to the railroad tracks, which keeps the cost down. He said the new Rings Road by-pass runs right next to the site. He said they are requesting feedback as to this type of product for the Ballantrae site and plan to modify the architecture to more closely match the existing architecture in Ballantrae. He said the main question is the Land Use, building detached condominiums instead of attached.

Ms. Amorose Groomes invited public comment.

Patrick Henthorne, 6655 Barronscourt Loop, President of the Homeowners Association stated that he, too, was proud of the subdivision. He said that without a doubt the expectations of the residents at the time of purchase was to maintain the existing product that was in the development text as an empty-nester type of development. He said the common architectural elements of the attached units are first floor masters with 2 – 3 bedrooms, large front porches, with some units with side-loaded garages and the community as a whole has sidewalks and resort parking bringing in the higher density. He said the feedback received about the square

footage is concerning. He read in the planning document where some square footage suggestions are as low as 1500. He said that price ranges below \$300,000 is a concern to residents. He reported that they had the opportunity to see the other Ryan Homes development in Dublin and have concerns with the orientation and aesthetics. He said the front load garages with the potential bedrooms or other units stacked right on top was a concern. Mr. Henthorne said it is not that detached units cannot work in the subdivision but want the common theme and architectural character continued.

Randall Woodings, Kontogiannis Architects, 400 S. 5th Street, representing the developer said they were hired to take the elevations and start a process of making them relate more to the existing architecture.

Ms. Amorose Groomes asked how many units are built in the other Ryan Homes development.

Mr. Woodings answered 68 initially designed, 8 were designed and built by Today Homes and there are 52 total Ryan Home units at that site.

Steve Brown, 5664 Montridge Lane, Woodlands of Ballantrae, HOA President. He said when he moved in, he was under the impression the build-out would be the same as the unit they moved into. He said they are concerned about their property values. They visited Estates at Scioto, which is a nice product for their price point but it appears they are trying to shoehorn this product into a lot size that does not permit it. He said they are not opposed to development, just want something similar to the Ballantrae design requirements. They have met several times and have been brought up to speed with what they are offering. Mr. Brown said the existing land use plan calls for attached condominiums and the proposal tonight is detached condominiums.

Martin Matusoff, 5672 Montridge Lane at the Woodlands, asked what the main intent of the original zoning was as to compatibility to the Woodlands. He also asked how the site plan with houses all in a row could be compatible with the Woodlands. He reported that he visited the units at Estates at Scioto on Sawmill Road and saw the limitations. He felt the product is good but not next to the Woodlands or in Ballantrae. He said Ballantrae has some higher priced units for \$390,000 – 450,000. He does not know what the square footage is but heard 1500 – 2000 square feet. He asked how you get \$330,000 for any of those square footages. He has been a realtor and owned his own business for 45 years, dealing with condos for many years, and the average sale price per square foot in Ballantrae is about \$135 so he did not understand how you get \$150 - \$200 - \$225 per foot. He has seen a lot more families at Estates at Scioto.

Mr. Driscoll said that at Estates at Scioto, the existing product is \$330,000 for the average price range at an average of \$140 per square foot. He claimed that all the houses sold in Ballantrae last year averaged \$141 per square foot.

Ms. Amorose Groomes closed the discussion to public and opened it up to the Commission.

Joe Budde said the detached condominiums would be appropriate, but not as presented as they do not achieve architectural intent and design of community, but is certain something could be done. He said he was not in favor of small square footage; 1500 square feet sounds quite

small. He said if there was a way to set a 2000 square foot minimum, he would be in favor. He wants to ensure the materials are to Dublin's quality standards.

Warren Fishman echoed Mr. Budde. He said that if detached units are well done, they would be appropriate. He agreed the plan does not meet the architectural intent or design of the community. He sees a lot of siding and square boxes. He said that the materials need to be high quality, not including siding. He encouraged stone and masonry products with a minimum amount of siding. Mr. Fishman asked the staff if the street plans were set in stone.

Ms. Husak answered that they are partially constructed.

Mr. Fishman asked because the first lot has the side of a house sitting on a main road. He asked if they could lose that lot.

Ms. Husak agreed and stated this has been discussed previously with the applicant as road improvements may impact that lot.

Mr. Fishman said single-family units can be done with high quality architecture. He said he was not concerned about the square footage and allowing smaller units might attract empty-nesters. He suggested that maybe two lots would need to be lost to create an appropriate entrance.

Victoria Newell said detached condominiums were fine as long as done well. She said that viewing the sketches and images provided to show architecture were not good quality representations and is not in keeping with Ballantrae but can be improved upon. She agreed with Mr. Fishman's comments in regard to buildings that are positioned against a street where you are looking at the side of the building, which can also be improved upon. She said the plan with attached condominiums showed the density of units was greater in terms of the number of units, and the way they were positioned on the site gave better open views. She said the plan with the 72 units on it lacked variety in placement. She encouraged a configuration to promote openness or punctuating the front line of the building.

Amy Kramb was okay with detached units but not as presented. She said the two-story square buildings lined up in a row do not match at all with the existing. She recommended a variety of shapes of the buildings and the placement. She said Estates at Scioto is just this vertical wall, with people being able to reach out and touch their neighbor, as they are so close together. She stressed that rectangles dressed in good materials does not improve the shape and to keep in character of the neighborhood, the buildings need to be varied. She stated that if the applicant returns, she would want to know how far apart the buildings were and certainly would not want them as close as Estates at Scioto. She asked that they consider where they might place patios. She believes these are going to be single-family homes and even without a yard there are many units in Estates at Scioto that are rented.

Richard Taylor said he did not like anything about this application. He said while the number of units has been reduced on the site, the number of buildings on this site have more than tripled going from 21 to 72 buildings and doubling the height. He said that he is familiar with the existing buildings, as he spent time on the golf course across the pond, watching them being constructed. He liked that they were very low and unobtrusive with a great number of them screened dramatically by that large grouping of trees. What is being presented is just the

opposite, tall and colorful. He was concerned that the sides that will face the golf course are the worst sides of the buildings. He could not imagine a big row of those along the golf course. He said some of the houses were almost in the water on Water's Edge Drive. He said the site plan shows the rear of some of these actually going down the slope. He said that somebody mentioned tonight that these are shoehorned and that is how it feels to him. He could not understand the street layout either, with lots on the north side. He agreed with Ms. Kramb, there is no room for patio development. He said for some of these, walking out the back will put you in the pond. He understands the economics of these not selling but believes there must be some middle ground.

Ms. Amorose Groomes agreed that there is a lot to be proud of in Ballantrae, an architecturally interesting neighborhood with nice vistas as you are driving through. She stressed that none of those elements were found in this proposed development. She said to her, the 52 units at Estates at Scioto are almost unbearable and if you add 40 percent more to that, it would be virtually crushing just by the experience of being there. She explained that in the existing development pattern, you have open space areas, although the density is significant, it is broken up by different open spaces and we have almost none of that here; jam packed without vistas. She said she was not opposed to detached condominiums, but they would have to have the same character as the existing development. She said houses lined up directly back-to-back with one another gets us in trouble. She said the proposal might get there if significant changes were made but would not get the feel of the community unless there were significantly fewer units.

Ms. Amorose Groomes asked the applicants if they had any questions for the Commission or points of clarification needed. The applicant said no and thanked them for their comments.

**3. The Village at Coffman Park – Ganzhorn Suites Discovery Boulevard & Wall Street
13-058Z/PDP/PP Informal**

Chair Chris Amorose Groomes introduced this application requesting an informal review and on-binding feedback to define subareas within the 22.66-acre Village at Coffman Park Planned District to permit additional residential condominiums, opens space, and a memory care facility within a new Planned District.

Claudia Husak said this was an informal review of a rezoning application received in June 2013. She said the Planning and Zoning Commission had previously reviewed a concept plan on that site in April of his year. She stated that the applicant is back to obtain feedback and see if they sufficiently addressed the comments the Commission made in April before returning to the Commission for a formal rezoning application; which then would be forwarded to City Council for final review and approval; and followed by a final development plan that would come back to the Commission at some point.

Ms. Husak asked Jennifer Readler to address the communications received with copies provided now to the Commission.

Jennifer Readler said there have been some challenges to the application surrounding the notice requirement. She said they have met with the applicant's attorney and another attorney



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 7, 2006

CITY OF DUBLIN.

Land Use and
Long Range Planning
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The Planning and Zoning Commission took the following action at this meeting:

2. **Amended Final Development Plan 06-105AFDP – Ballantrae Golf Community – Woodlands at Ballantrae, Subarea R**

Location: 33.86 acres located on the east side of Cosgray Road and north of the future Rings Road realignment.

Existing Zoning: PLR, Planned Low-Density Residential District (Ballantrae plan).

Request: Review and approval of an amended final development plan under the provisions of Section 153.053(E)(2)(b) and Section 153.055(B).

Proposed Use: Modifications to the architecture for an approved condominium development.

Applicant: Charles Driscoll, Edwards Golf Companies, LLC, 495 South High Street, Suite 150, Columbus, Ohio 43215.

Staff Contact: Jamie E. Adkins, Planner.

Contact Information: Phone: (614) 410-4644/E-mail: jadkins@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan because the proposed modifications meet the development text and theme requirements of the subdivision and the proposed patios will offer an additional amenity to the residents, with five conditions:

- 1) That the applicant continue to work with staff to finalize the alignment of realigned Rings Road;
- 2) That a plat for realigned Rings Road be approved prior to the issuance of building permits for phase 4;
- 3) That the applicant move building twelve from phase 3 to phase 4;
- 4) That the applicant resubmit for site plan approval if these changes require modification to the private water and sanitary services; and
- 5) That the applicant provide confirmation that the changes will be in compliance with the approved Master Stormwater Plan for the Ballantrae development on file with the City.

* Steve Hadden, representing the applicant, agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This Amended Final Development Plan was approved.

STAFF CERTIFICATION


Jennifer M. Rauch
Planner

- 8) That the applicant either remove the awning or come back to the Commission for approval of the awning.

***Revised Motion and Vote:**

Mr. Gerber made a motion to approve this Corridor Development District Sign Review because the proposed signs conform to Code requirements and meet the intent of the CDD sign review and the revised landscape plan will create a high quality aesthetic for the site, with eight conditions:

- 1) That the sign be externally illuminated in order to be consistent with recently approved signage in the area;
- 2) That the wall sign be removed prior to the completion of the ground sign being installed;
- 3) That a sign permit be obtained for the proposed signage;
- 4) That the sign base along Riverside Drive be revised to 18 inches in height at the building side;
- 5) That the Riverside Drive sign be located at eight feet from the right-of-way to meet Code;
- 6) That the Mugo Pines located along Riverside Drive be removed or trimmed as necessary to provide visibility to the sign and a revised landscape plan be submitted reflecting the changes, subject to staff approval;
- 7) That the landscape plan for the Dale Drive sign location be installed per submitted plan with minor adjustments to insure all applicable Landscape Codes are met, subject to staff approval; and
- 8) That the applicant remove the awnings or come back to the Commission for exterior modification review.

Mr. Fisher agreed to the above eight conditions. Mr. Zimmerman seconded Mr. Gerber's motion, and the vote was as follows: Mr. Fishman, yes; Mr. McCash, yes; Ms. Jones, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5-0.)

2. Amended Final Development Plan 06-105AFDP – Ballantrae Golf Community – Woodlands at Ballantrae, Subarea R

Mr. Gerber asked if anyone in the audience was present to speak in regards to this case. There being none, he swore in the applicant's representative, Steve Hadden, Edwards Land Development, who then agreed to the following five conditions as listed in the staff report.

Vote and Motion

Mr. Gerber made the motion to approve this Amended Final Development Plan because the proposed modifications meet the development text and theme requirements of the subdivision and the proposed patios will offer an additional amenity to the residents, with five conditions:

- 1) That the applicant continue to work with staff to finalize the alignment of realigned Rings Road;
- 2) That a plat for realigned Rings Road be approved prior to the issuance of building permits for phase 4;
- 3) That the applicant move building twelve from phase 3 to phase 4;
- 4) That the applicant resubmit for site plan approval if these changes require modification to the private water and sanitary services; and
- 5) That the applicant provide confirmation that the changes will be in compliance with the approved Master Stormwater Plan for the Ballantrae development on file with the City.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. McCash, yes; Mr. Fishman, yes; Ms. Jones, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5-0.)

3. Amended Final Development Plan 06-114AFDP – Perimeter West, Subarea 1 – Perimeter West Professional Park – 6840-6890 Perimeter Drive

Mr. Gerber asked if anyone in the audience was present to speak in regards to this case. There being none, he swore in the applicant, Kurt Dehner who then agreed to the amended condition listed below.

Vote and Motion

Mr. Gerber made the motion to approve this amended Final Development Plan because the proposal meets the intent of the general development standards for the Perimeter West PCD text, the proposed modifications meet the review criteria for amended final development plans, and the development is compatible with adjacent uses and proposed development in the area, with one condition:

- 1) That the applicant submits a master sign detail plan indicating all signs will be associated with an office-type use; that all signs will be of an identical shape, color, size (3.17 square feet), and texture; that all signs will be placed at a similar location under the recessed alcoves of the entranceways to the office buildings; and that the total number of signs on site will not exceed 24 in number.

Mr. Zimmerman seconded the motion, and the vote was as follows: Ms. Jones, yes; Mr. Fishman, yes; Mr. McCash, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5-0.)

4. Amended Final Development Plan 06-110AFDP – Gorden Farms – Carport Additions – Post Road

This Amended Final Development Plan application was postponed prior to the meeting. Adjacent property owners were notified. No discussion or vote was taken.

5. Final Development Plan 06-101FDP – Perimeter West, Subarea 1 – Medical Office Building – 6810 Perimeter Drive

Mr. Gerber asked if anyone in the audience wished to speak in regards to this case. [No response.] He swore in the applicant's representative, Bill Andrews, Andrews Architects, who then agreed to the four conditions listed below.

Vote and Motion

Mr. Gerber made the motion to approve this Final Development Plan because it is consistent with the plan for the Perimeter West PCD and the planned district ordinance, the proposal incorporates high-quality building materials and four-sided architecture, and the plan complies with the final development plan review criteria and the intent of the rezoning, with four conditions:

- 1) That the landscape plan be revised prior to building permit submittal to address the comments and recommendations in the staff report, subject to staff approval;
- 2) That the applicant utilize the regional stormwater basin approved with the National City Final Development Plan and show conformance with the City's Stormwater Management



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 20, 2005

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

6. **Amended Final Development Plan 04-102AFDP – Ballantrae Golf Community – Woodlands at Ballantrae, Subarea R**
Location: 33.86 acres located on the east side of Cosgray Road and north of the future Rings Road realignment.
Existing Zoning: PLR, Planned Low Density Residential District (Ballantrae plan).
Request: Review and approval of an amended final development plan as specified in the approved Planned Unit Development District Standards under the provisions of Section 153.053 (G).
Proposed Use: Addition of access points for fire department vehicle access.
Applicant: Charles Driscoll, Edwards Golf Companies, LLC, 495 South High Street, Suite 150, Columbus, Ohio 43215.
Staff Contact: Jamie E. Adkins, Planner.
Contact Information: Phone: (614) 410-4644/E-mail: jadkins@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan because the amended plan meets the requirements of the Fire Code, and does not compromise the integrity of the initial site plan, with the following condition:

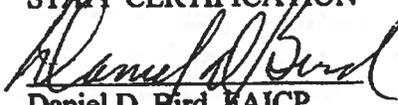
- 1) That the plans be revised to clearly state that no new curb cuts are permitted for these improvements, subject to approval by the City Engineer.

* Charles Driscoll agreed to the above conditions.

VOTE: 5-0.

RESULT: This Amended Final Development Plan was approved.

STAFF CERTIFICATION


Daniel D. Bird, FAICP
Director of Land Use and
Long Range Planning

- 11) And that any modifications be made to the final plat prior to scheduling for a public hearing at City Council.

Mr. Gerber made the motion to approve this Final Development Plan because it complies with the final development plan regulations and the intent of the preliminary development plan, it will provide a mix of housing types needed within the City, and it provides a modified road network that meets the Thoroughfare Plan, with the 11 conditions listed above.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Sanholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 4-0.)

5. Conditional Use 04-171CU Riverside PCD, Subarea A₂ – Potbelly Sandwiches – 6695 Avery-Muirfield Drive

Mr. Gerber swore in Steve Young, the applicant for this case.

Mr. Young agreed to the following condition:

- 1) The any additional lighting coordinate with the architectural character of the building, be subdued in nature, subject to staff approval, and meet the Dublin Exterior Lighting Guidelines and text requirements.

Mr. Gerber made the motion to approve this Conditional Use because the plans meet the general goals and recommendations of the Community Plan, the use is consistent with numerous other comparable uses and will enhance the pedestrian orientation of the streetscape, and it generally complies with the Conditional Use criteria set forth in the Dublin Zoning Code, as amended by City Council on January 20, 2004, with the condition listed above.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Sanholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 4-0.)

6. Amended Final Development Plan 04-102AFDP – Ballantrae Golf Community – Woodlands at Ballantrae, Subarea R

Mr. Gerber swore in the applicant, Charles Driscoll.

Mr. Driscoll said the Fire Department requested that they add emergency access points after the Final Development Plan was approved. He agreed to the one condition as listed below.

Mr. Gerber made the motion to approve this Amended Final Development Plan because the amendments to the development meet the requirements of the Fire Code and the plan does not compromise the integrity of the initial site plan, with one condition:

- 1) That the plans be revised to clearly state that no new curb cuts are permitted for these improvements, subject to approval by the City Engineer.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Sanholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; Ms. Reiss, yes; and Mr. Gerber, yes. (Approved 5-0.)



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

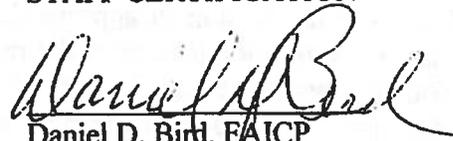
AUGUST 19, 2004

The Planning and Zoning Commission took no action on the following case at this meeting:

2. **Amended Final Development Plan 04-102AFDP – Ballantrae Golf Community – Woodlands at Ballantrae – Subarea R**
Location: 33.86 acres located on the east side of Cosgray Road and north of the future Rings Road realignment.
Existing Zoning: PLR, Planned Low Density Residential District (Ballantrae plan).
Request: Review and approval of an amended final development plan as specified in the approved Planned Unit Development District Standards under the provisions of Section 153.053 (G).
Proposed Use: Addition of vinyl siding as a building material to Buildings 22 through 37 and the conversion of approved detention areas into retention ponds.
Applicant: Charles Driscoll, Edwards Golf Companies, LLC, 495 South High Street, Suite 150, Columbus, Ohio 43215.
Staff Contact: Jamie E. Adkins, Planner.

RESULT: There was no discussion or vote taken on this case which was withdrawn by the applicant prior to the meeting.

STAFF CERTIFICATION


Daniel D. Bird, FAICP
Planning Director

Mr. Sprague said he saw a need for the awning signage due to the expanse of the building, but consistency is desirable.

Ms. Boring said to put “Employees” and “Visitors” on the awnings was tacky. However, she liked the number address on the awning as staff had suggested.

Mr. Sprague asked if a directional sign contiguous to the doors would be amenable to Ms. Boring.

Mr. Zimmerman said the “Main Entrance” door was clearly labeled. The next door said “Employees” and even had a directional sign “Visitors” pointing to the other door. The main entrance sign will not be blocked with the awning.

Mr. Phillabaum said it had been discussed that the door text could be slightly more prominent, which may resolve the confusion.

Mr. Gerber said to do that, it would be necessary to come back to the Commission for review and approval since it would be a text amendment.

Mr. Gunderman said a simple change of the lettering on the doors could be approved administratively.

Mr. Hahn said the main purpose for the awnings was for weather protection. He said they would also break up the elevation.

Mr. Gerber agreed with Ms. Boring that it would look nicer if the address was on only one awning. He did not think lettering was necessary.

Mr. Hahn said the intent was to have just have the street address on the main door awning and the other awnings to be blank.

Mr. Gerber said that would suggest to the average person where the main entrance was located.

Mr. Gerber said if the “Main Entrance” lettering needed to be made larger, that was probably a minor text modification.

Mr. Sanholtz made the motion to approve this amended final development plan because it meets the new Planned District regulations and the Dublin Service Center PCD development text, and it is compatible with the surrounding area, with the three conditions listed above. Mr. Gerber seconded the motion, and the vote was as follows: Mr. Sprague, yes; Mr. Zimmerman, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Gerber, yes; and Mr. Sanholtz, yes. (Approved 6-0.)

2. Amended Final Development Plan 04-102AFDP – Ballantrae Golf Community – Woodlands at Ballantrae – Subarea R

There was no discussion or vote taken on this case, which was withdrawn by the applicant prior to the meeting.



CITY OF DUBLIN.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 22, 2004

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

5. **Final Development Plan 03-156FDP – Woodlands at Ballantrae – Subarea R**
Location: 33.86 acres located on the east side of Cosgray Road and north of the future Rings Road realignment.
Existing Zoning: PLR, Planned Low Density Residential District (Ballantrae plan).
Request: Secondary review and approval of a final development plan as specified in the approved PLR development text.
Proposed Use: 144 condominiums in 37 buildings.
Applicant: Charles Driscoll, Edwards Golf Companies, LLC., 495 South High Street, Suite 150, Columbus, Ohio 43215.
Staff Contact: Kolby Turnock, Planner.

MOTION: To approve this final development plan because it will meet or exceed requirements set forth as part of the rezoning process, the applicant has accommodated changes to enhance the design, while reducing the density of the development plan, and the applicant has worked with staff to improve the diversity of architectural materials, with ten conditions:

- 1) That tree fencing be installed prior to the start of any construction activities, including grading, subject to staff approval;
- 2) That the landscape plan be revised to conform to the text and Code and comments contained within this staff report, subject to staff approval;
- 3) That all streets and parking areas be designed to meet City standards for strength, durability and geometric elements;
- 4) That the Development Plan be revised to show all adjacent and opposing curb cuts, both existing and proposed;
- 5) That the site design meets the previously approved Master Stormwater Plan for the Ballantrae development, subject to staff approval;
- 6) That sidewalks and/or bikepaths be provided along Marmion Drive, Realigned Rings Road, and the Cosgray frontage, subject to staff approval;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 22, 2004**

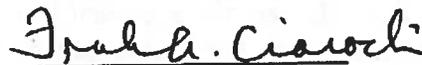
5. **Final Development Plan 03-156FDP – Woodlands at Ballantrae – Subarea R (Continued)**
- 7) That no open cutting of the existing public roadway be permitted without prior approval by the City Engineer;
- 8) That all rights-of-way be dedicated by plat prior to the issuance of any building permits;
- 9) That final grading be determined for the water meter pits, that service to all buildings is verified and that said (water and sanitary) services placement be separated by a minimum of 10 feet; and
- 10) That the mailbox structure be architecturally coordinated with each section of the development, subject to Post Office and staff approval.

* Michael Fite, Design Place, and Ben W., Hale, Jr., representing the applicant, agreed to the above conditions.

VOTE: 7-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION



Frank A. Ciarochi
Acting Planning Director

service to the City of Dublin, and the proposed architecture matches the existing building and will blend with the surrounding area, with seven conditions:

- 1) That the text be revised to include the existing cellular tower and require that any modifications be subject to review by the Board of Zoning Appeals through a Special Permit application, subject to staff approval;
- 2) That all landscape plans be revised to comply with the Landscape Code and all comments in this report;
- 3) That tree protection zones be located along all tree rows on the site, with fencing throughout all phases of construction, subject to staff approval;
- 4) That site lighting comply with the Dublin Lighting Guidelines and utilize only cut-off fixtures;
- 5) That an additional sign be added to all handicap signs to state "Minimum Fine \$250," as required by Code;
- 6) That the text be amended to require 33 parking spaces to reflect current conditions, subject to staff approval; and
- 7) That the cell tower be screened per Code.

Mr. Gerber seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sanholtz, yes; Mr. Sprague, yes; Mr. Zimmerman, yes; Ms. Boring, yes; Mr. Gerber, yes; and Ms. Reiss, yes. (Approved 7-0.)

5. Final Development Plan 04-156FDP – Woodlands at Ballantrae – Subarea R

Mr. Gerber swore-in those who intended to address the Commission on this case.

Kolby Turnock said an informal case for this site was seen by the Commission on September 4, 2003. He showed slides of the site and an aerial which showed a major stand of trees in the center of the site. He said the applicant has done a good job of saving those trees, the main natural feature of the site. During the grading of the golf course to the north, portions slid onto subareas of the residential part. He said there is a safety zone and this proposal stays well beyond that safety zone, so it really does not affect anything.

Mr. Turnock said the zoning for this site is PLR, Planned Low Density Residential District, as is the rest of Ballantrae. He said the text requires the condominium sections of the development to undergo a second review, basically as a PUD final development plan.

He said the staff report incorrectly stated that west of this site is unincorporated land. A section has been annexed into the City.

Mr. Turnock said the site plan had changed from the informal because there were concerns about the architectural appearance along future Rings Road extend. He said Marmion Drive will be extended from its current stub southward. The western portion will be similar to what exists at the Lakes at Ballantrae, and the product to the south of Marmion Drive will be new to Dublin.

Mr. Turnock said there are four three-unit buildings and the remainder are four-unit structures. He showed slides of the elevations for the western and eastern portions of the development, and said staff recommends approval of this final development plan with nine conditions:

- 1) That tree fencing be installed prior to the start of any construction activities, including grading, subject to staff approval;
- 2) That the landscape plan be revised to conform to the text, Code, and comments contained within this staff report, subject to staff approval;
- 3) That all streets and parking areas be designed to meet City standards for strength, durability and geometric elements;
- 4) That the Development Plan be revised to show all adjacent and opposing curb cuts, both existing and proposed;
- 5) That the site design meets the previously approved Master Stormwater Plan for the Ballantrae development, subject to staff approval;
- 6) That sidewalks and/or bikepaths be provided along Marmion Drive, Realigned Rings Road, and the Cosgray frontage, subject to staff approval;
- 7) That no open cutting of the existing public roadway be permitted without prior approval by the City Engineer;
- 8) That all rights-of-way be dedicated by plat prior to the issuance of any building permits; and
- 9) That final grading be determined for water meter pits, that service to all buildings be verified, and that said placement of (water and sanitary) services be separated by a minimum of 10 feet.

Michael Fite, Bird Houk Design Place, said they were approved for 177 units and this proposal is for 144. All the landscaping is exactly as at The Lakes at Ballantrae and follows its theme for the intersection, etc. Based on suggestions from the Commission, some of the similar elevations along Rings Road have been eliminated. Mr. Fite said the applicant agreed to the conditions listed above.

Ms. Reiss asked if there will be any greenspace between the two streets. Mr. Fite said there was a 30-foot setback between the right-of-way of Rings Road relocated and their driveway which is the approved setback in the zoning text for Ballantrae. He said there was 30 feet from the right-of-way to the road edge. Mr. Fite said the landscape buffer that is on Ballantrae at the M/I section will be duplicated on Rings Road.

Ms. Reiss said this was an attractive layout and she was glad to see the tree stand preserved.

Ms. Reiss said the mailbox structures were ugly and asked if they could be placed in a three-sided building with a roof instead, blending them with the other building architecture.

Ms. Reiss added Condition 10: That the mailbox structures be architecturally coordinated with each section of the development, subject to Post Office and staff approval. Mr. Hale agreed.

Ms. Reiss noted in the staff report that fire hydrants will be installed to the satisfaction of the fire department. She said prior to seeking that approval, she suggested that they consider self-draining hydrants since they are private in this area because when it is very cold there are problems with areas where the private hydrants freeze and residents do not realize that they are supposed to maintain them. She said the City hydrants get maintained, but the private ones do not necessarily get maintained.

Mr. Fite agreed to look into self-draining fire hydrants.

Mr. Gerber made the motion to approve this final development plan because it will meet or exceed requirements set forth as part of the rezoning process, the applicant has accommodated changes to enhance the design, while reducing the density of the development plan, and the applicant has worked with staff to improve the diversity of architectural materials, with ten conditions:

- 1) That tree fencing be installed prior to the start of any construction activities, including grading, subject to staff approval;
- 2) That the landscape plan be revised to conform to the text, Code, and comments contained within this staff report, subject to staff approval;
- 3) That all streets and parking areas be designed to meet City standards for strength, durability and geometric elements;
- 4) That the Development Plan be revised to show all adjacent and opposing curb cuts, both existing and proposed;
- 5) That the site design meets the previously approved Master Stormwater Plan for the Ballantrae development, subject to staff approval;
- 6) That sidewalks and/or bikepaths be provided along Marmion Drive, Realigned Rings Road, and the Cosgray frontage, subject to staff approval;
- 7) That no open cutting of the existing public roadway be permitted without prior approval by the City Engineer;
- 8) That all rights-of-way be dedicated by plat prior to the issuance of any building permits;
- 9) That final grading be determined for water meter pits, that service to all buildings be verified and that said placement of (water and sanitary) services be separated by a minimum of 10 feet; and
- 10) That mailbox structures be architecturally coordinated with each section of the development, subject to U.S.P.S. and staff approval.

Mr. Zimmerman seconded the motion, and the vote was as follows: Ms. Reiss, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Sancholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

Administrative Business:

Mr. Gerber again reminded the Commissioners to turn in surveys to Mr. Harvey as soon as possible for the retreat on Tuesday.

He welcomed several young citizens in the audience that were Boy Scouts working on a project.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,



Libby Farley
Administrative Assistant
Planning Division



CITY OF DUBLIN

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 4, 2003

The Planning and Zoning Commission no action on the following case at this meeting:

- 1. Informal Review – 03-086INF – Ballantrae Condos – Subarea R**
Location: 33.86 acres located on the east side of Cosgray Road and north of the future Rings Road realignment (as reflected in the Ballantrae plan).
Existing Zoning: PLR, Planned Low Density Residential District (Ballantrae plan)
Request: Informal review of proposed condominiums for Subarea R
Proposed Use: 150 condominiums in 40 buildings.
Applicant: Charles Driscoll, Edwards Golf Companies, LLC., 495 South High Street, Suite 150, Columbus, Ohio 43215.
Staff Contact: Kolby Turnock, Planner.

RESULT: There was an informal discussion regarding re-orientation of buildings, architecture, reduction of number of units, driveway material, tree preservation, access, bikepath and sidewalk connections on internal streets, and location of units 14 and 15 encroaching on the tee box at Hole #2. The Commissioners requested a tree overlay. There was no vote taken.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

Mr. Gerber explained the Commission rules and procedures, including the 10:30 p.m. rule. Mr. Gerber said the cases would be heard in the order of the published agenda. There was agreement that the Commissioners would not need a verbal staff report on Case 5.

Ms. Boring said a recent letter in the newspaper concerns the Commission. She thought it would be appropriate to request the staff to draft a response. It should be noted that the changes are part of Council's long range vision, and other communities are doing this. She thought the author of the letter should be informed that the Commission does not dream these things up in isolation. Ms. Boring suggested a motion be made requesting the staff to draft a letter in response. Mr. Gerber agreed a response is needed. It should point out that Commissioners are volunteer residents, and they work long hours. He did not think a motion was necessary. Mr. Gibson said he would contact Ms. Boring.

1. Informal Review – 03-086INF – Ballantrae Condos – Subarea R

[Informal cases are limited to 30 minutes.] Kolby Turnock said Subarea R is located in the southwest area of the golf course development, and he showed several slides. The site is mainly open farmland with a tree stand in the middle and tree rows. It is zoned PLR, Planned Low Density Residential District for 172 condos. He said this plan has 150 units in three- and four-unit buildings. The buildings are very similar to the Lakes at Ballantrae. A public street will be extended through the site to connect with the Rings Road realignment. Mr. Turnock said the applicant is requesting feedback on the design and layout.

Ben W. Hale, Jr., attorney, said they dropped units after talking with staff. He said they now have 36 fewer units than permitted (172 maximum) in order to work around the trees.

Michael Fite, site designer, said they are considering moving the road to the north so that it hugs the existing lake, skirting the woods and ending it at Rings Road relocated. This will save the woods. They will be sensitive to the trees.

Mr. Hale said they want to build the road and do a first phase of the Lakes product. The units sell for \$310,000-\$410,000. The second phase will extend the road to Cosgray Road. They believe this architecture will be a great entryway. The three entries are well spaced.

Mr. Fite said the plan adheres to the Ballantrae standards. They understand the need to buffer along Rings Road relocated, and between the single-family lots and the condos. They moved the units farther away from the property line than required. Detention is handled in the ponds.

Mr. Ritchie liked the single-loaded street along most of the property. How it looks from the street is important. This is a good job, but six buildings towards the center of the site are a problem. Perhaps, two should be re-oriented to front on Rings Road. He said buildings #20, 21, 36, 37, and 39 all are perpendicular to a series of buildings.

Ms. Boring referred to the 15-day rule. The Commission had not reviewed the plans submitted tonight, and their feedback will be limited. Mr. Gerber noted this is an informal hearing.

Mr. Fite said they revised the plans based on staff feedback and dropped another 12 units. They will revise them again if needed before doing the final engineering, architecture, etc.

Mr. Sanholtz asked about architectural diversity. Mr. Turnock said staff's concern was that it was an exact duplicate of the Lakes of Ballantrae. Mr. Sanholtz suggested the Irish theme could be incorporated into the architecture for interest. Mr. Fite agreed to look into that.

Mr. Sanholtz asked if golf balls from the fairway could hit cars on the road around the lake. Mr. Fite said it was designed outside the safety zone.

Mr. Zimmerman asked about the bikepath connection through the site to Ring Road. He liked what he saw on the new plans and appreciated the reduction in density.

Mr. Messineo suggested using stamped concrete driveways because asphalt driveways take away from the buildings. Ms. Boring agreed. Mr. Fite said this may be a maintenance issue.

Mr. Messineo liked the concept of changing the roadway to save the trees.

Mr. Ritchie was concerned about this appearance from the roadway and echoed Mr. Sanholtz' comments about architecture. He would rather see a new product rather than a repetition here. Mr. Ritchie said the units at the Lakes at Ballantrae encroach on the tee box for Hole #2. He was concerned about the units on the 14th or 15th tee being too close. Mr. Fite said a uniform corridor standard was used throughout Ballantrae. He said it was a 150-foot diameter.

Mr. Ritchie asked if traffic issues had been addressed. Ms. Cox agreed.

Mr. Sanholtz said an overlay of existing trees on the site plan is needed. Mr. Fite agreed. Mr. Gerber said that request was directed to staff because at the final plan, it was sometimes too late.

Ms. Boring said the look from the road was important, but units should not be too close to the road. Privacy is an issue for units along Rings Road. She wanted sufficient bikepath connections and sidewalks on the private streets. She asked about the bikepath material. Mr. Fite explained the setbacks and landscape buffers were involved. He said bikepaths were concrete in front of houses. The asphalt part will be installed as one continuous piece.

2. Informal Review 03-100INF – Northeast Quad PUD, Subareas 4, 6A, and 6B – Sawmill Condominiums – Sawmill Road, (future) Emerald Parkway, and (future) Wyandotte Woods Boulevard

[Informal cases are limited to 30 minutes.] Mr. Gerber noted again that new plans, different than in their packets had been presented. They have had no time to prepare, and this should not be repeated. Mr. Gibson said the revision was a minor detail, but to assure the civic associations and the Commission are fully aware, the staff will observe the 15-day rule strictly.

Mr. Gibson said the plans incorporate previous Commission comments, and the applicant requests feedback. He showed several slides of the NE Quad PUD. Mr. Gibson said the linear site is over 72 acres between Dublin Scioto High School and Sawmill Road. The Subarea 6A and 6B site plan shows 174 apartment units in 16 buildings. The large stand of trees to the north will be preserved except for the connection of Wyandotte Woods Boulevard. Subarea 4A is proposed for 144 garden condos and in 15 buildings with eight to 16 units apiece. Subarea 4B is to the north and shows 72 townhouse condos in eight-unit buildings. Subarea 4C has 60

RECORD OF PROCEEDINGS

Held September 18, 2000

(YEAR)

Ms. Puskarcik responded affirmatively. There will be technical support from the IT division. She explained that because the City's web site is considered a communication tool, it was determined it would function better within the Community Relations division. The specific requirements for the position include skills in communication, graphics, writing, and content.

Mr. Adamek asked if the job description would include updating the information pages on the public access channels. They have not been consistently updated recently, and it is important to have the most current information on this channel. He would also like to have the graphics enhanced if possible.

Ms. Chinnici-Zuercher agreed.

Ms. Puskarcik stated that she would take that as direction.

Mrs. Boring inquired if they considered outsourcing this service.

Ms. Puskarcik responded that this was considered, but there is a need to keep this constantly updated. There is even a proposal to make the web site interactive; they are presently considering E-Commerce.

Ms. Chinnici-Zuercher noted that the issue with outsourcing is that an internal staff person is required to provide the information to the outside service; not having the person in-house adds an extra step to a time sensitive communication tool.

There will be a second reading/public hearing at the October 2nd Council meeting

INTRODUCTION & PUBLIC HEARING - RESOLUTIONS

Resolution 44-00 - A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission, Authorizing the Necessary Tax Levies and Certifying them to the County Auditor.

Mayor Kranstuber introduced the resolution.

Ms. Grigsby noted that this is required annually by the Ohio Revised Code.

Vote on the Resolution - Mr. Reiner, yes; Mr. Peterson, yes; Mrs. Boring, yes; Mayor Kranstuber, yes; Mr. Adamek, yes; Mr. McCash, yes; Ms. Chinnici-Zuercher, yes.

OTHER

Preliminary Plat - Dublin Golf Course Community (Case No. 00-090 PP)

Mr. Reiner indicated he would abstain and left Council Chambers.

Mayor Kranstuber requested if Council required any additional information or presentation prior to voting on this plat. All of the materials were provided in the packet.

Council required no additional information.

Mayor Kranstuber invited public comment.

Wallace Maurer, 7451 Dublin Road raised a question in regard to the commitment of the Edwards Land Company and the City to restore water service to the residents whose wells might be damaged by the construction process. Additionally, if their water becomes contaminated or they experience diminished flow, would the City and Edwards address these problems?

Mr. Smith responded that, according to the final development agreement which was executed today, if it is determined by the City, Edwards Company, or the property owner that the water supply has been diminished either due to flow restrictions or contamination, the parties agree to cooperate to restore it.

Mr. Maurer noted that on page 22 of the staff report, it indicates that the City is working with Dr. Hurdzan on the golf course. What type of doctoral degree does he hold?

Mr. Smith responded that his degree relates to his industry and he can provide that information to Mr. Maurer.

Mr. Maurer noted that in view of Tiger Woods achievements, golf course design may have to change in the future. This would be an important consideration in the design process, and he is hopeful that the design architect is capable of meeting this challenge.

Mr. Maurer asked for clarification about the freeholder parcels in the agreement.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 14

Meeting

Held September 18, 2000

(YEAR)

Mr. Smith responded that this Council previously agreed that the property owners on the south side of Woerner-Temple would not be forced to sell their land for parkland. Based upon this direction, the City will not use eminent domain to take their properties.

Mayor Kranstuber moved approval of the plat.

Mr. Adamek seconded the motion.

Vote on the motion – Mr. Adamek, yes; Mrs. Boring, yes; Mr. Peterson, yes; Mr. McCash, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes.

Council Round Table/Council Committee Reports

Mr. Peterson noted that:

1. He appreciates staff's efforts in Old Dublin and believes that progress is being made.
2. He enjoyed a trip to Montgomery County last week and spoke with several people who had visited Dublin and made positive comments about the City. He felt proud to be from Dublin. He plans to visit five similar places in the next couple of weeks and expects he will hear similarly positive comments.

Mrs. Boring noted that at the last meeting, Mayor Kranstuber had raised concerns about the speeding traffic on Tara Hill and staff promptly responded with an increased level of patrol. She thanked staff for the report on street signage which was forwarded to Council. She is looking forward to reviewing this in the near future at the Public Services Committee.

Ms. Chinnici-Zuercher:

1. Noted that she would like to set a meeting for the Public Services Committee to review the tobacco legislation and street signage issues. She suggested that the Committee members bring their calendars to the next Council meeting.
2. Commented that staff member Mike Stevens gave a presentation on economic development at the Dublin AM Rotary on Friday and did an excellent job of representing the City.
3. Moved to direct staff to include in the budget for 2001, which is currently being prepared, funding for the Leadership Dublin program in the amount of \$10,000. Leadership Dublin has benefited the community tremendously and will continue to do so. This would be similar funding as is done by the City for the Dublin Counseling Center each year. Suburban leadership programs are typically funded by the City in which they reside, by tuition paid by participants and from corporate support.

Mr. McCash seconded the motion.

Mrs. Boring asked for clarification of what kind of financial support the program is receiving from the City at this time.

Ms. Chinnici-Zuercher responded that they are currently receiving funds in the form of a hotel/motel tax grant, and she is proposing that this be funded from the operating budget funds next year.

Vote on the motion – Mr. Reiner, yes; Mayor Kranstuber, yes; Mr. Adamek, yes; Mr. McCash, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes.

4. She noted that the United Way campaign is underway in Franklin County and urged everyone to support the campaign.

Mr. McCash noted that he has received several complaints about speeding motorists passing stopped school buses on Rings Road.

Ms. Grigsby responded that staff will follow-up on this issue.

Mr. Adamek noted:

1. Tomorrow evening there is a televised Ohio News Network town meeting from 7:30 to 9 p.m. in regard to Ohio School Funding. He encouraged Council or staff to attend or to view this presentation.
2. There is a ribbon-cutting at the new McDonald's on Tuttle Crossing scheduled on Wednesday evening, and Council members have been invited to attend.

Mayor Kranstuber indicated that he will attend on Council's behalf.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 7, 2000



CITY OF DUBLIN

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

**Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us**

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

3. **Preliminary Plat 00-090PP – Ballentrae – Dublin Golf Course Community**
Location: The site includes 641.85 acres and consolidates multiple parcels into an irregularly shaped site that is generally bounded by Shier-Rings Road on the north, Cosgray Road on the west, Rings Road on the south and begins approximately 1,800 feet west of Avery Road.
Existing Zoning: PLR, Planned Low Density Residential and PCD, Planned Commerce Districts (pending).
Request: Review and approval of the preliminary plat under the provisions of Section 152.018 – 152.022.
Proposed Use: A comprehensive residential development of 677 single-family lots and 421 units of other types of housing designed around an 18-hole public golf course. The plan also includes 22.2 acres of public park and an additional 9.27 acres of open space.
Owners/Applicants: Kim Leppert, 6988 Vintage Lane, PO Box 55, Amlin, Ohio 43002; Blaugrund Herbert and Martin, c/o Chris Cline, 5455 Rings Road, Dublin, Ohio 43017; Multicon Home Builders, Inc., 500 South Front Street, Columbus, Ohio 43215; Dora Koozekanani, 1271 Camelot Drive, Columbus, Ohio 43220; Fred Fisher/Schottenstein Zox and Dunn, 41 South High Street, Suite 2600, Columbus, Ohio 43215; Jay Liggett, 5800 Cosgray Road, Amlin, Ohio 43002; Mariana Buck, 5595 Brickstone Place, Hilliard, Ohio 43026; Gene Martin, 6910 Woerner-Temple Road, Amlin, Ohio 43002; Robert Southworth, 20204 Concord Road, Dublin, Ohio 43017; Jim Moro, PO Box 3381, Dublin, Ohio 43017; Richard Wiseman, 6185 Charmar Drive, Westerville, Ohio 43082; Swichard Enter/Father Swickard, 6913 Avery Road, Columbus, Ohio 43229; Don Plank/Shuler, Plank, Morgan, 145 East Rich Street, Columbus, Ohio 43215; Bill and Dorothy Thomas, 5510 Classics Court, Dublin, Ohio 43017; Bob Thomas, 6600 Rings Road, Amlin, Ohio 43002; Truman Greenwood, 6773 Shier-Rings Road, Dublin, Ohio 43016; Advantage Six, c/o Bill Adams, M/I Schottenstein, 3 Easton Oval, Columbus, Ohio 43219; Bill Adams, State Street Development, 5126 Blazer Parkway, Dublin, Ohio 43017; Kurt Proegler, 6817 Woerner-Temple Road, Dublin, Ohio 43016; and City of Dublin, c/o Tim Hansley, 5200 Emerald Parkway, Dublin, Ohio 43017.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 7, 2000**

**3. Preliminary Plat 00-090PP - Ballentrae -- Dublin Golf Course Community
(Continued)**

MOTION: To approve this preliminary plat because it represents a single unified development, reflects a quality commitment to the area, is consistent with Dublin's economic development goals, provides appropriate image-makers and includes a new municipal golf course for the community, with 20 conditions:

- 1) That reasonable good faith efforts in tree preservation will be employed, including sensitive placement of utilities and site grading to protect the maximum number of trees, subject to staff approval;
- 2) That a tree fencing plan be prepared, and followed, during all phases of construction, for the protection of existing trees, subject to staff approval;
- 3) That the final geometrics for the intersections and pavement details be subject to approval by the City Engineer as part of the final engineering plans;
- 4) That the bikepath be extended along the length of the Amlin By-pass (Rings Road Extended);
- 5) That plat note "M" be revised to indicate "no parking" areas on one side of 32-foot wide streets (in addition to those that are 28 feet wide);
- 6) That the final storm water design conform to the Stormwater Regulations, subject to approval by the City Engineer;
- 7) That the near-term (2009) roadway system conform to the recommendations contained in the final traffic study;
- 8) That utility boxes be placed in the rear of the lot and outside the no-build or no-disturb zones and be screened, subject to staff approval;
- 9) That the final plat indicate utility provider, per lot and that this information be available at the sales office;
- 10) That all concrete bikepaths be saw-cut;
- 11) That all lots with no-build or no-disturb zones be so labeled on each individual lot on the plat;
- 12) That the design concepts selected be repeated to the edges of the site to maximize the quality standard being set by this development;
- 13) That the buffer details and exterior landscape treatment (such as super planting) be prepared and submitted for Commission review at a later date;
- 14) That the street tree plan be subject to staff review and approval;
- 15) That the language and mechanism establishing the assessments be subject to approval by the Law Director's office;
- 16) That side-load garages be required unless there is a topographic, grading or other physical problem on the site, as determined by the Architectural Review Committee;
- 17) That the text for each subarea be revised to reflect (repeat) the standards in the overall PLR development text;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 7, 2000**

3. Preliminary Plat 00-090PP – Ballentrae – Dublin Golf Course Community (Continued)

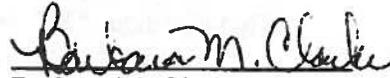
- 18) That only outbuildings that comply with the accessory structure requirements of the development text be permitted;
- 19) That the design for bikepaths and crosswalks at the traffic circle be revised to remove any conflict with the triangular street medians; and
- 20) That the development text be revised to require vinyl siding be a minimum of 0.044 inches, instead of the 0.042 inches.

* Barbara M. Clarke and Ben W. Hale, Jr. agreed to the above conditions.

VOTE: 7-0.

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

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

Mr. Lecklider apologized that time would not permit the remaining applicants to be heard tonight. He said they would appear at the beginning of the next meeting agenda.

Mr. Sprague said that the next time the Commission is asked to rush through a "special project" such as this, he would leave the meeting. He said it was inappropriate to put the Commission in a corner. He knew all parties had proceeded in good faith, but the Commission has a duty that is a higher priority than the timetable. He did not think the Commission was doing "due diligence" when it reviews a huge case at 2 a.m. Mr. Lecklider agreed with this position.

3. Preliminary Plat 00-090PP – Ballentrae -- Dublin Golf Course Community

Ms. Clarke said this a preliminary plat for Ballentrae, the golf course community. She said the co-applicants appreciate the time the Commission has taken to prepare for, and agreement to hear, this case tonight. She said this preliminary plat involves 641 acres, or approximately one square mile. Shier-Rings, Rings, and Cosgray Roads bound the site, and the eastern boundary is approximately 1,800 feet west of Avery Road. The rezoning to the PLR, Planned Low Density District, and PCD, Planned Commerce District, was approved by City Council on August 14. She showed a variety of slides. Ms. Clarke noted that the finalized traffic study and the approved zoning binder were distributed in the packets.

Ms. Clarke said Hole #2 in Subarea Q would return to the Commission for an adjustment to improve the play for the golf course, but it will not change acreage or number of units.

Ms. Clarke said this is a very complex arrangement. The City of Dublin is bringing utilities to this site, and the Edwards Companies will extend those utilities through the development. The eight-foot bikepath system will be parallel to the street and connect all of the City-maintained park areas. The homeowners' association will maintain some smaller park spaces and mini-greens. The owners also will be assessed to pay for about one-third of the road cost incurred by Dublin. The City will be buying the golf course site at a greatly subsidized cost. She said the zoning might be the easiest part of the entire process.

The entire site will be re-sculptured, and the golf course will be much lower than the houses. The Commission will review the special plantings and buffers upon completion. She said the Edwards Companies and Dublin have used their best efforts to create a workable plan for the Southwest Area with a fantastic amenity and a dynamic development. She said the co-applicants both have had to bend and yield to produce the best plan.

Ms. Clarke said a community park is to be located between Avery Road and the traffic circle. The Edwards Companies will be contributing substantially to its development. The City is in the process of buying the land of willing sellers along Woerner-Temple Road. This park may be used for the next community swimming pool and public art, and the developer has agreed to contribute to these as well.

The preliminary plat is the Commission's most intricate review and the last review of the single-family areas before construction. The non-standard housing will be subject to future review. The maintenance area and clubhouse will have PCD development plan review. She said the timeframe is very critical because they need to start grading work. The grading work will be done on a mass basis, including the driving range.

Ms. Clarke said the traffic study did not contain any surprises.

She said this is a terrific project which sets a quality precedent for the Southwest Area. Ms. Clarke said staff recommends approval with 15 conditions:

- 1) That reasonable good faith efforts in tree preservation will be employed, including sensitive placement of utilities and site grading to protect the maximum number of trees, subject to staff approval;
- 2) That a tree fencing plan be prepared, and followed, during all phases of construction, for the protection of existing trees, subject to staff approval;
- 3) That the final geometrics for the intersections and pavement details be subject to approval by the City Engineer as part of the final engineering plans;
- 4) That the bikepath be extended along the length of the Amlin By-pass (Rings Road Extended);
- 5) That plat note "M" be revised to indicate "no parking" areas on one side of 32-foot wide streets (in addition to those that are 28 feet wide);
- 6) That the final storm water design conform to the Stormwater Regulations, subject to approval by the City Engineer;
- 7) That the near-term (2009) roadway system conform to the recommendations contained in the final traffic study;
- 8) That utility boxes be placed in the rear of the lot and outside the no-build or no-disturb zones and be screened, subject to staff approval;
- 9) That the final plat indicate utility provider, per lot and that this information be available at the sales office;
- 10) That all concrete bikepaths be saw-cut;
- 11) That all lots with no-build or no-disturb zones be so labeled on each individual lot on the plat;
- 12) That the design concepts selected be repeated to the edges of the site to maximize the quality standard being set by this development;
- 13) That the buffer details and exterior landscape treatment (such as super planting) be prepared and submitted for Commission review at a later date;
- 14) That the street tree plan be subject to staff review and approval; and
- 15) That the language and mechanism establishing the assessments be subject to approval by the Law Director's office.

She said the co-applicants have not agreed on Condition 13, regarding the landscape and buffer details. She always expected these to go through Commission review, and the Edwards Companies expected this to be a staff function.

Ben W. Hale Jr., representing the Edwards Companies, agreed to all 15 conditions. He thought review of the landscaping was more of a staff function. He said Page 21 of the staff report refers to traffic in 2006 and the supplemental connection to Cosgray Road. He noted that one of the two connections was needed, and the other depended on the progress of development. He said Dublin wants a connection from Avery Road to Cosgray Road.

Mr. Hammersmith said the connection is needed within five years of the first building permit. He noted the overall development may not be sequenced as outlined in the staff report. Mr. Hale said they can do one in 2006, or the other in 2009. He said the schedule is an estimate. They think this is a ten-year deal.

Greg Comfort, EMH&T, said they are doing the grading and overall stormwater master plans. They will be grading one million cubic yards of dirt. The site is split at Woerner-Temple Road into two drainage sheds. Everything north of Woerner-Temple Road flows north through the golf course, past the maintenance facility, and into Cosgray Ditch. The land to the south flows into Cramer Ditch. He said one of the commitments was to avoid taking any of the drainage up into the Oak Shier subdivision. There is a series of connected lakes, and the water flows from lake to lake, in a stream or pipe.

He said the golf course is being depressed into the site, and the excavation from the lakes will build up the subdivision three to four feet above the golf course. The design of the lakes satisfies Dublin's detention policy. They will create some wetland shelves. The design needs to inhibit algae growth, and the interconnecting streams should look natural. They will look at the general water quality.

Mr. Comfort said grading down the golf course creates a scenic view for both the golfers and homeowners. He said this creates good flood routing. They will be careful not to add fill around areas with trees so that they can be saved.

Mr. Eastep asked at what depth they have found good bearing capacity soils. Mr. Comfort said in most cases they are adding two to three feet on the lots and cutting the same amount from the course itself. He said they are generally getting good bearing right below the topsoil level. There will be areas of weak spots, but full basements will have footers five feet below existing grade. No problems are anticipated.

Mr. Eastep asked if they found any shale under the Kokomo soil. Mr. Comfort said no.

Mr. Peplow asked how they will prevent flooding during construction. Mr. Comfort said the lakes will be constructed first, as flood control and will protect the creeks from the mass excavation sediment. They are required by law to provide sediment control. Mr. Comfort said they want to start grading October 2.

Mr. Comfort said he expects rainwater to fill the lakes. An irrigation lake and wells will keep it full during the operation of the golf course. Wells will be used to supplement the other lakes during drought conditions.

Ms. Boring asked if this would affect any of the residents' wells in the area. Mr. Comfort said they do not expect it.

Mr. Hammersmith said they will create a log at the beginning and monitor the wells during the process. He said all those who initially expressed concern are on the list for monitoring, but more can be added. Ms. Clarke noted that the City promised to post a notice in the Amlin Post Office, and she did not think this has been done.

Mr. Hammersmith said if wells were affected after the golf course is built, the City would be responsible to resolve that.

Mr. Hale said they want good base line data from which to monitor the wells. The biggest problem is anticipated during the grow-in of the golf course turf. It was agreed as part of the zoning that residents' water problems will be corrected if caused by the golf course development.

Mr. Comfort said this design improves the flooding problems reported to the north.

Ms. Salay noted there are 90-degree bends in Cramer Ditch near Wilcox Road and overgrown conditions. Mr. Comfort said their detention restricts it to the recommended level, based on the CDM study of this entire area. He said flooding in that area should be improved.*

Mr. Hammersmith said based on Dublin's pre-established release rates; the post-development release rate is going to be much less. The final product of this development will not aggravate downstream conditions.

Michael Fite, Bird/Houk Associates, said development will move from east to west. Phase 1 commitments include the connection from Avery Road to the Eiterman Road extension in 2001 which stretches into the interior of the project. He said the golf course will be developed from 2000 to 2002. In 2008 to 2009, the Cosgray pieces will complete the project. Development of the condominium and cluster pieces will range from 2001 to 2003, but it could change.

Mr. Hale said a Memorandum of Understanding was replaced by the Development Agreement that sets out what each party will do. He said the Edwards Companies will commit \$450,000 to the park development, and if there is a swimming pool, it will commit another \$1M.

Mr. Lecklider said Eiterman Road is an expensive road for Dublin, and it is very unusual for Dublin to be shouldering this burden. Mr. Hale noted there is a special assessment to repay part of the road construction charges.

Ms. Clarke noted several instances in the past where Dublin shared expenses on needed road improvements. She said these needed improvements are programmed as part of the CIP process. She said the initial agreement was based on the importance of the golf course to the area and to this development. It took a substantial cooperative effort between a private developer and Dublin to then forge an agreement to make it happen. The agreement requires Dublin to participate at a higher level than for previous residential developments. The golf course land will be transferred to Dublin at a subsidized price, and Dublin will be responsible to build and own the golf course. She said this is truly a one of a kind opportunity.

Mr. Hale said several of the roads were already on the CIP to build in the future whether the golf course was here or not. He noted Mr. Edwards is spending \$30 million up front.

Mr. Hale said the assessment would go to the homeowners. This is a voluntary assessment in which the property owner signs a piece of paper and agrees to have their property assessed. It is sent to the auditor and placed on their tax bill. One-third of the road costs is paid through the assessment, and the other two-thirds comes from Dublin. Mr. Hale said the developer is paying for most of the roads overall.

Mr. Fishman asked what will happen to the "Solove" parcel on Rings Road. Ms. Clarke said they have talked to Mr. Solove about utilities and roads but not about his proposed land use. Both parties agreed to talk further about the road installation.

* Amended at the October 19, 2000 meeting.

Mr. Hammersmith said the southern portion of Eiterman Road is beyond 2005 in the CIP

because they didn't know the development. Ms. Clarke said the alignment has not been determined, and the land south of Rings Road needs to be examined.

Ms. Boring said that the widening of Woerner-Temple Road should only involve the north side of the street. Mr. Hammersmith responded that it is their intent to acquire all of the right-of-way from the north side, leaving the south side alone as much as possible. He said the point of intersection with the traffic circle is set.

Ms. Boring requested an amendment in Subarea E to increase the no-build zones from 25 feet to 30 feet along the Oak Shire lots. Mr. Hale said if there is a bikepath in front of the house, the setback increases, and the building pad shrinks. Mr. Fite noted that part of the bikepath in a right-of-way of 50 feet is in a parallel easement. The 30-foot setback will be measured from the edge of the bikepath, and this squeezed the building area.

Ms. Clarke said the development standards are part of the zoning text and already approved by City Council. Any request can be made, but she did not think an increase could be demanded of the applicant.

Mr. Hale said they have agreed to put in extra landscaping to fill in all the holes along Oak Shire and to assure it is an effective buffer. Mr. Fite said they are meeting next week with each resident to work out landscaping for each property line.

Mr. Lecklider asked when would you be able to drive west of Avery on Rings Road by way of the Amlin By-pass. Mr. Hale said by 2005.

Ms. Boring said she thinks there will be complaints about speed and traffic volumes as this development is built out. She asked about including traffic calming devices. Mr. Lecklider agreed this was important, especially given the long stretches of road.

Mr. Hammersmith said the only traffic calming would be on the Woerner-Temple circle and 32-foot streets, rather than 36-foot streets. There is parking on one side of the street, and they do not see a need for traffic calming. He said Eiterman and Woerner-Temple Roads will handle the arterial traffic loads.

Ms. Boring noted that Eiterman Road will not go through for a number of years.

Mr. Hammersmith said they have never provided traffic calming on major or minor arterials. He said the speed limit is likely to be 35 mph.

Ms. Clarke said the City has to do its part in handling cut-through traffic by building the surrounding road system, as it is needed.

Ms. Boring said people speed in their neighborhoods and through those of others. She thought a good design would include more traffic calming, and this plan has none.

Mr. Fite said much thought was given to the street design. The designers wanted to use narrower street pavement and to bring the trees closer to the pavement which creates a sense of enclosure that makes people feel like they need to drive slower. If they put a traffic circle at Eiterman it would be in the middle of nowhere until all the roads are built.

Mr. Hammersmith said they are trying to maintain the through movement on Eiterman as a major arterial, and introducing a traffic circle would not be consistent with that. He said there would be stop light control at the intersection.

Mr. Fite said they debated the issue, and he favors narrow streets.

Mr. Eastep asked about bikepath route around the traffic circle. The detail shows it going through the triangular medians. Mr. Fite said they are aware of this, and this detail is going to be worked out with the City Engineer. There is a tunnel to the east of the traffic circle, at the community park, but there is no tunnel into the circle.

Ms. Clarke said the lot widths follow the break down supplied at the time of rezoning.

Mr. Lecklider wanted to know if using 35 percent vinyl siding is consistent with the standards approved. Mr. Hale said yes, and this was demonstrated at the rezoning.

Mr. Eastep thought Page 8 of the development text should reflect 44 mills, but the text says 42. Ms. Clarke remembered 44 mills as well. Mr. Hale said Ms. Clarke said they will check on this and correct it if it is wrong.

Mr. Eastep asked if the 100-foot lots will have side load garages unless waived by the architectural review committee. Ms. Goodwin said the committee is their consulting design team, hired by the Edwards Companies. Side load garages will be used unless there are grading issues on the lot. Mr. Eastep thought this basis should be noted in the text.

Mr. Hale said they should say the criterion for a non-side load garage is “physical” in nature. Ms. Goodwin agreed. Mr. Hale said they would make it a condition that it must be a physical condition.

Mr. Eastep noted that only pre-fabricated outdoor buildings were not permitted. His recollection was that all outbuildings were eliminated. Ms. Goodwin said they could repeat this in both areas of the text, if desired. Mr. Eastep wanted the standards repeated in the subarea text. Ms. Goodwin agreed to take care of this.

Ms. Salay asked when the landscape details, buffers, and super plantings will be ready for Commission review. Ms. Clarke said these details are not designed yet, and they will be submitted within a few months for consideration. They should coordinate with the overall design theme. There was some discussion on the upcoming design competition.

Mr. Lecklider wanted assurance that the landscaping will be submitted for review. Ms. Clarke said the Commission, prior to construction will review the entry park. The entry park will set the tone for the rest of the development.

Ms. Salay said the Community Plan says two elevated storage water tanks are needed near Woerner-Temple Road, and the staff report indicated a need for a second tank at the Post Road location. Mr. Hammersmith said the Post Road tank would replace the other tanks cited. He said consultants are updating the water model, and this is a conclusion of the current thinking on

the issue.

Mr. Lecklider asked about the developers “expected” deed restrictions. Ms. Clarke said they are not yet recorded. Mr. Hale said they are marked as draft because they still need some technical information inserted before recording.

Mr. Peplow asked what the City will do for a community park if there are an inadequate number of willing sellers. Ms. Clarke said the land on the north side of Woerner-Temple Road is vacant and will be purchased. The south side is partly developed with estate lot homes, and acquisition will be more difficult. She said their commitment is to establish a community park, but no site plan has been prepared as yet.

Mr. Hale noted the Council’s commitment not to take the land of resident free holders. He said the decision on where the pool will go has not been made, and no land has been purchased as yet.

Ms. Clarke said a municipal park in the Southwest Area is in the CIP. The golf course is very special, but it does not replace a park for the area. She said a “significant water feature” is not the same thing as a “swimming pool.”

Wallace Maurer asked about the well water issue and asked if “diminished” means by volume and quality. Mr. Hale said yes. Underground water patterns are very complex. Mr. Hale wondered what the solution will be if a well becomes contaminated.

Mr. Maurer said the City of Columbus charges \$15 per golf round and Muirfield’s fee is \$150 per round. The market analysis says the Dublin area can absorb additional golf courses in a higher quality/fee bracket. He thinks this means between \$40 and \$100.

Mr. Maurer said the City Council promised not to use eminent domain to displace owners. He wondered if re-grading would have a negative impact on the residents, being too high or too low after development. Mr. Maurer asked if the golf course could become a massive lake in the event of a major cloudburst.

Mr. Maurer said the Memorandum of Understanding referred to the cost of the golf course and the parkland at about \$4.5 million. The new document says \$7.5 million, and he asked why it has changed.

Mr. Hale said they are not grading on anybody else’s property. He said storm drainage will handle anything but the very heaviest storm. He said all the land is under contract, and the contractual numbers have never changed.

Ms. Clarke said the first issue raised was water quality of a well. If a landowner is not in Dublin, utilities could not be extended automatically, and with contamination, a new well may be pointless. The City would have to work out such a problem if it arose.

Ms. Clarke said the cost of a round of golf has not been set. It will be set by the company being hired to construct and manage the golf course. From what she has heard, she would be very surprised if a round of golf would cost under \$40 or more than \$100. She is certain is that Dublin residents will get a discounted fee. Mr. Eastep asked if this would extend to residents of the school district. Ms. Clarke responded that the operator of the golf course could set up other

groups for a discount. She said the goal is to step aside and to let a professional golf management company do its job. The City does not want to staff and manage the course. Mr. Stevens said the deal has not been signed with a third party developer, and who will finance and construct the course is still undetermined. Council will decide these issues by early October. Mr. Stevens said who will do the mass grading is also still in negotiations.

Mr. Sprague said he thinks everyone has done a good job and acted in good faith. The timeframe, however, should have been better. This is a unique project. In the future, it is imperative to establish a reasonable timetable and then honor it. Mr. Lecklider heartily agreed.

Ms. Clarke said she appreciates how much time the Commissioners have spent on this plan. She thanked them for cooperating fully from the outset as partners. She promised not to come "back to the well" often. She said every phase will not be an emergency.

Ms. Salay was not confident she had a full understanding of all issues. The Commission has spent only 2½ hours on the preliminary plat, and she was uncomfortable voting tonight. The rezoning took several meetings over several months. Ms. Boring said she agreed.

Mr. Eastep made a motion to approve this preliminary plat because it represents a single unified development, reflects a quality commitment to the area, is consistent with Dublin's economic development goals, and provides appropriate image-makers and includes a new municipal golf course for the community, with 20 conditions:

- 1) That reasonable good faith efforts in tree preservation will be employed, including sensitive placement of utilities and site grading to protect the maximum number of trees, subject to staff approval;
- 2) That a tree fencing plan be prepared, and followed, during all phases of construction, for the protection of existing trees, subject to staff approval;
- 3) That the final geometrics for the intersections and pavement details be subject to approval by the City Engineer as part of the final engineering plans;
- 4) That the bikepath be extended along the length of the Amlin By-pass (Rings Road Extended);
- 5) That plat note "M" be revised to indicate "no parking" areas on one side of 32-foot wide streets (in addition to those that are 28 feet wide);
- 6) That the final storm water design conform to the Stormwater Regulations, subject to approval by the City Engineer;
- 7) That the near-term (2009) roadway system conform to the recommendations contained in the final traffic study;
- 8) That utility boxes be placed in the rear of the lot and outside the no-build or no-disturb zones and be screened, subject to staff approval;
- 9) That the final plat indicate utility provider, per lot and that this information be available at the sales office;
- 10) That all concrete bikepaths be saw-cut;
- 11) That all lots with no-build or no-disturb zones be so labeled on each individual lot on the plat;
- 12) That the design concepts selected be repeated to the edges of the site to maximize the quality standard being set by this development;
- 13) That the buffer details and exterior landscape treatment (such as super planting) be prepared and submitted for Commission review at a later date;

- 14) That the street tree plan be subject to staff review and approval;
- 15) That the language and mechanism establishing the assessments be subject to approval by the Law Director's office;
- 16) That side-load garages be required unless there is a topographic, grading or other physical problem on the site, as determined by the Architectural Review Committee;
- 17) That the text for each subarea be revised to reflect (repeat) the standards in the overall PLR development text;
- 18) That only outbuildings that comply with the accessory structure requirements of the development text be permitted;
- 19) That the design for bikepaths and crosswalks at the traffic circle be revised to remove any conflict with the triangular street medians; and
- 20) That the development text be revised to require vinyl siding be a minimum of 0.044 inches, instead of the 0.042 inches.

Ms. Clarke and Mr. Hale, co-applicants, agreed to the conditions. Mr. Peplow seconded the motion, and the vote was as follows: Mr. Fishman, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Salay, yes; Mr. Peplow, yes; and Mr. Eastep, yes. (Approved 7-0.)

3. Final Development Plan 00-089FDP - Lexus/Griffith - 3849, 3859, & 3885 West Dublin-Granville Road (SR 161)

Due to the late hour, this case was postponed to September 21 without discussion or vote.

4. Rezoning Application 00-024Z – Llewellyn Farms South

Due to the late hour, this case was postponed to September 21 without discussion or vote.

5. Code Amendment 97-148ADM - Historic Business District

Due to the late hour, this case was postponed to September 21 without discussion or vote.

6. Code Amendment 00-091ADM – External Residential Design

Due to the late hour, this case was postponed to September 21 without discussion or vote.

Respectfully submitted,


Libby Farley
Administrative Secretary

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 5

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10748

Held August 14, 2000

(YEAR)

Zuercher, yes; Mr. Peterson, yes; Mr. McCash, yes; Mrs. Boring, yes.

Ordinance 50-00 (Amended) – An Ordinance Providing for a Change in Zoning for Three Parcels Totalling 641.953 Acres Located Within an Area Generally Bounded by Avery Road on the East, Shier-Rings Road on the North, Cosgray Road on the West, and Rings Road on the South, from: R, Rural, and R-1B, Restricted Suburban Residential Districts (Washington Township Zoning Classifications), to: PLR, Planned Low Density Residential District (618.827 Acres) and PCD, Planned Commerce District (19.491 and 4.252 Acres) (Dublin Golf Course Community – Case File No. 00-020Z) (Applicant/Owners: Kim Leppert, 6988 Vintage Lane, P.O. Box 55, Amlin, OH 43002; Blaugrund Herbert & Martin, c/o Chris Cline, 5455 Rings Road, Dublin, OH 43017; Ben W. Hale, Jr., 37 W. Broad Street, Columbus, OH 43215; Multicon Home Builders, Inc., 500 S. Front Street, Columbus, OH 432125; Dora Koozekanani, 1271 Camelot Drive, Columbus, OH 43220; Fred Fisher/Schottenstein, Zox & Dunn, 41 S. High Street, Suite 2600, Columbus, OH 43215; Jay Liggett, 5800 Cosgray Road, Amlin, OH 43002; Mariana Buck, 5595 Brickstone Place, Hilliard, OH 43026; Gene Martin, 6910 Woerner-Temple Road, Amlin, OH 43002; Robert Southworth, 20204 Concord Road, Dublin, OH 43017; Jim Moro, P.O. Box 3381, Dublin, OH 43017; Richard Wiseman, 6185 Charmar Drive, Westerville, OH 43082; John L. Swickard, 6913 Avery Road, Columbus, OH 43229; Don Plank/Shuler, Plank, Morgan, 145 E. Rich Street, Columbus, OH 43215; Bill and Dorothy Thomas, 5510 Classics Court, Dublin, OH 43017; Bob Thomas, 6600 Rings Road, Amlin, OH 43002; Advantage Six, c/o Bill Adams, M/I Schottenstein, 3 Easton Oval, Columbus, OH 43219; Bill Adams, State Street Development, 5126 Blazer Parkway, Dublin, OH 43017; Kurt Proegler, 6817 Woerner-Temple Road, Dublin, OH 43016; Truman Greenwood, 6773 Shier Rings Road, Dublin, OH 43016; and City of Dublin, c/o Tim Hansley, 5200 Emerald Parkway, Dublin, OH 43017.

Mayor Kranstuber moved to adjourn to executive session at 7:50 p.m. for discussion of land acquisition matters.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion – Ms. Chinnici-Zuercher, yes; Mr. McCash, yes; Mr. Peterson, yes; Mr. Adamek, yes; Mrs. Boring, yes; Mayor Kranstuber, yes.

The meeting was reconvened at 8:45 p.m.

Ms. Clarke noted that this is a rezoning of 641 acres of land, which reflects the consolidation of 23 parcels into three tracts. When complete, the golf course development will contain three tracts, two of which will be zoned PCD for the clubhouse and maintenance building, and the rest will be PLR, consisting of the golf course plus the residential area. She noted the following:

- This is a residential development of 1,098 dwelling units with a density of just under 1.8 units per acre. It includes 677 new lots with a minimum width of 80 feet, and 421 cluster or condo units. The goal is to develop a new residential community in one coordinated effort for placement around a high quality 18-hole municipal golf course.
- Council has already agreed that the golf course itself more than exceeds the parkland requirements. There are a variety of smaller parks being placed around this, and the City is looking at acquisition of acreage at the entrance off of Woerner-Temple Road for a new community park.
- This project is a partnership between Edwards Land Company and the City of Dublin, with the golf course to be owned by the City.
- She then showed slides of the site, which is bordered by Avery Road, Cosgray Road, the Village of Amlin, and a railroad tract. Woerner-Temple is the primary access to the area with a roundabout at the entrance of the site, but Woerner-Temple will discontinue as a through road at this point.
- In terms of land use, the City-owned parcels will be zoned PCD and will be reviewed by the Planning Commission; the cluster and condo areas will also have secondary review by the Commission; and the golf course and the single family area will be subject to preliminary plat review only, which has been filed and scheduled for hearing.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 6

Meeting

Held August 14, 2000

(YEAR)

- Significant earthwork will be involved - the golf course will be lowered two feet and the house pads will be elevated two feet, providing a four-foot differential between the course and the building pads. The site will also include ponds and woodland buffering along Rings Road, Shier-Rings, and the Shier Lane neighborhood.
- She noted that this application for rezoning underwent 15 hours of public hearing, with an informal hearing in February, a formal hearing in May, and a unanimous vote of approval at the June 1st meeting. She added that both the City and Edwards Land Company have agreed to accept and follow the results of a traffic study which is nearly complete.

Ben Hale, Jr., 37 W. Broad Street, represented the applicant stated that this development is expected to significantly change the southwest area of Dublin. With Council's approval of the rezoning application, The Edwards Companies will purchase the 23 individual tracts of land to be incorporated into this development, with a total purchase price in excess of \$26 million. He noted that with the nature of all the individual parcels in the area, that there would be no other way to bring such a uniform high quality of development to the entire area. It represents a major step in achieving the goals of the Southwest Area Plan. He then introduced Michael Fite to provide more details about the proposal.

Michael Fite, land planner, Bird, Houk and Associates, 6375 Riverside Drive stated that the proposal represents an opportunity to dramatically change this entire quadrant of the city. He highlighted the planning parameters used to shape this community:

- Image. The significant features - the golf course, the parks, stone walls, the water features on the course, are open to view from the streets, rather than hidden behind the homes. In addition there is a significant amount of open space at the entrance to the project with a traffic circle, which provides many possibilities for design and which will provide a sense of arrival at the community.
- Amenities. Offered to the golf course community and the City of Dublin are: (a) greenspace, including the golf course with 210 acres of greenspace and an additional 40 acres of parkland which are made available to the public through bikepaths and walking trails; (b) water features - over 40 acres of water on the golf course itself; (c) lifestyle choices, including the residential components of condominiums, cluster homes, and single-family; (d) scale - a hierarchy of streets is created which will allow a smaller number of homes to be clustered together and give them the opportunity to create a sense of community with a high visibility pocket park for each cluster.

David Neal, 6076 Shier Lane, stated that he lives in the southeast corner of the Shier Rings Community, and has provided a letter to Council outlining a proposal for modifications to the Plan that will lessen the impact that the building of new homes will have on the existing properties. He summarized that the recommendations include: (1) that all existing tree lines be preserved; (2) that the no-build, no-disturb zone, which is currently 25 feet, be increased to 40 feet to make possible a super planting of evergreens, several rows deep, on the golf course side; (3) that the permitted work hours be restricted to between the hours of 7 a.m. and 6 p.m.; (4) assurance that expenses for any well-related problems be covered by the Edwards Land Development Company, and for a reasonable period after the project is complete by the City of Dublin.

Wallace Maurer, 7451 Dublin Road:

1. Inquired if the one remaining landowner who had refused to sell his property for the golf course development has now agreed to do so? If so, were they satisfied with the agreement?

Ms. Clarke responded that the remaining property owner has signed and is satisfied with the agreement.

2. Asked why the amount of acreage for the golf course has varied in the related documents.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 7

Meeting

Held

August 14, 2000

(YEAR)

Mr. Smith stated that earlier documents were based on estimated amounts. The ordinance presented to Council tonight is based upon actual surveys.

3. Stated that the Edwards development, which includes 1,100 family units for the 642 acres and the abutting Rockford development with 145 family units in its 55 acres will add a total of 1,250 additional dwelling units to the area. The traffic impacts from all of this development will be substantial.
4. Stated that the press is describing the new public golf course as a posh course, which will rival Muirfield Village golf course, and asked if a fee per round has been projected.

Mayor Kranstuber responded that a study has been done for this purpose, but because a golf course management firm has not yet been retained, the question is premature.

5. Inquired in what way the Supreme Court of Ohio ruling in favor of the impact fees imposed by the City of Beavercreek would affect development in Dublin.

Mayor Kranstuber responded that the ruling is not applicable to any development in Dublin, as Dublin has not passed an ordinance establishing impact fees.

Jane Hartmann, 6445 Woerner-Temple Road, stated she and her husband have attended all the Planning and Zoning hearings on the golf course development. She stated that:

1. The residents in that area are concerned that their well water will be affected.
2. Their pond is adjacent to this development and she is concerned that the ponds on this development will impact the underground river from which all ponds are fed in the area.
3. The boulevarded road will be extended past their home, but she does not understand the necessity for 4-5 lanes for a road that goes nowhere. If this road plan is carried out, she asked that the City consider taking right-of-way from the open field on one side of the road. Taking land on the south side would bring the road very close to some homes and impact wooded areas with landmark trees.
4. They are concerned about plans for the Community Park. Although the City has stated they will design the park around the residents who do not wish to sell, a narrow strip of land abutting her property on the west has already been sold. She is concerned that the only use for this narrow strip may be a parking lot, and this would be offensive to her and may force their family to move. She requested that she be made aware of the plans for the land adjacent to her property.
5. She is concerned that at a future date, the only interested buyer for her property may be the City. After the golf course is developed, will they be able to leave their property to their children or will the development preclude that?

Mr. Smith responded that the City would not take any of the property needed for the community park by eminent domain.

Mayor Kranstuber stated that the community park for this area has not yet been designed. When that process begins, Mr. Hahn will include the neighbors in any discussion about park development.

Mr. Hansley added that the City would not artificially do anything to impact the landowners who do not wish to sell. On the contrary, the City will provide buffering and screening as much as possible.

Mayor Kranstuber stated that the City's practice has been to subject rezoning for City parkland to the same public hearing and approval process as private development. In addition to the public hearing process that the residents can participate in, the City will include the residents in the design stage and consider the preferences of the landowners.

Mrs. Boring requested that Council have the opportunity to review the preliminary road realignment.

Mr. McCash stated that during an earlier design process for the extension of Woerner-Temple, informal meetings were held with the residents in that area.

Mr. Kindra agreed to do the same with the design of this phase of Woerner-Temple.

Jerry Solove, 141 East Town Street, Columbus, stated that he shares ownership of land that is on the north side of Rings Road, and which borders the proposed development on the other three sides. He shared the following concerns in relation to his property:

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 8

Meeting

Held

August 14, 2000

(YEAR)

1. Roads. The proposed realignment of Eiterman Road turns westerly and places the proposed three-acre, 70-foot right-of-way and road construction of Eiterman Road entirely on their land. This is intended to be a major arterial running north to south through the community. Who will pay for the road? Given the narrow width of the southern portion of their property, placing the entire road on their land may restrict them to an unmarketable development plan. If the timing for the construction of the southern leg of Eiterman has not yet been determined, and if their access off of Rings Road may be limited, will access be available through the various phases of the golf course community development?

2. Land Use. Due in part to the difficulties of the Eiterman Road alignment, they are concerned with the ability to adequately develop their land. They hope to be afforded the opportunity to develop the land with a transition of uses, including both condominium and single-family zoning. They recognize that overall density would be limited, pursuant to the Community Plan. They are also willing to entertain interest for a school site for this area which lies in the Hilliard school district.

3. Utilities. They would appreciate a better understanding of the timing for availability of sanitary sewer, water and the easements necessary to satisfy storm drainage requirements.

Mayor Kranstuber inquired of staff what factors determined that the road would curve to direct it through Mr. Solove's property?

Ms. Clarke responded that the roadway is only schematically represented. What will determine the direction of the road is how it is extended south to Rings Road, and that has not yet been studied.

Mayor Kranstuber inquired if there is any reason why the road could not run along the property line instead of all on one property?

Ms. Clarke responded that there is not.

Discussion continued.

Mr. Hale stated that Mr. Solove's property is not a part of the rezoning being considered by Council tonight. These drawings simply depict a road that needs to go through a location yet to be determined. The issue is one between the City and the owners of the other property.

Mr. Solove clarified that he is not opposed to the roadway plan, but is asking that the City not expect him to assume the responsibility for providing all of the needed right-of-way for the roadway.

Discussion continued.

Mr. Adamek summarized that tonight's consideration relates to the rezoning application, and not the preliminary plat. Mr. Solove's concerns can be addressed at the preliminary plat stage.

Joe Bucci, 6409 Woerner-Temple Road, stated that he has lived there 40 of his 43 years, and is very protective of this road. He asked that when Woerner-Temple is widened, that the right-of-way needed be taken from the other side of the road and not from his property.

Mr. Hale then responded to the concerns raised by residents:

1. The developer's understanding is that no land will be taken by eminent domain by the City for this development.
2. Regarding Mrs. Hartman's concern about the future, as far as the developer is concerned, the Hartmans can remain on their property, and their children thereafter.
3. In response to Mr. Neal's issues:
 - a) the revised plan provides for preservation of the tree line and placement of evergreens in open spaces for purposes of additional screening.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 9

Meeting

Held

August 14, 2000

(YEAR)

- b) The well problem has been addressed. If the wells were to go dry on a temporary basis, the property owner would be supplied potable water until the wells recovered; if they should go dry completely, a new well would be drilled for the landowner.
- c) The request for a 45-foot no-build zone could not be met, however, two changes were made at the recent Planning & Zoning Commission meeting to increase the buffer: (1) the lots next to their properties were widened from 80 feet to 100 feet; (2) the park originally planned to abut their properties has been moved back, so it is now on their east side; (3) some other additions have been made to lessen the impact of the new subdivision on the present residents.

Mr. McCash inquired about the depth of the lots.

Mr. Fite stated that the lots are 100 feet wide and 150 feet deep. There is a 15-foot no-disturb zone and a 25-foot no-build zone to preserve the existing trees.

Mrs. Boring stated that originally, there had been a property owner at the corner of Shier Rings and Eiterman who refused to sell. Consequently, that boundary was shifted to provide more greenspace between the residents and the housing. Since then, the house has been purchased, and the greenspace shifted back against the houses. Has consideration been given to adjusting that to provide more greenspace behind them? Mr. Fite responded that the depth of the lots has been increased from 130 feet to 150 feet.

Mrs. Boring stated that, although she supported the rezoning at Planning and Zoning Commission, she now has an issue with the timing of the golf course portion. Her understanding was that the community golf course was not to be a posh course, but now there are indications to the contrary. She has requested financial information on the golf course, but none has been provided. As she is not comfortable with plans for the golf course and the financial commitment that may be required, she cannot support this rezoning.

Ms. Chinnici-Zuercher stated that the process for the proposed golf course community has demonstrated the City's interest in incorporating citizen input into the planning process, as well as the willingness of the developer and the City to modify some of the original design to address citizen issues. As a result, the project is more attractive today than the plans she viewed a year ago. She will support the rezoning.

Mr. McCash stated that the City has considered different methods to raise the bar of development for the southwest, and each one had the potential of a significant financial impact to the City, i.e., right-of-way and parkland acquisition, and buying down development rights. This plan represents the solution to the long-range attempts to raise the bar of development. There has been a concern expressed about the greens fee rate, but what is being built here is of higher quality and value to the community than a lower-priced golf course. Twenty-five years ago, Jack Nicklaus came to Council with a concept that positively changed the face of Dublin; today, a private-public proposal is before Council that will also positively change Dublin. He supports the plan.

Mr. Peterson stated that he supports the plan. First, a substantial amount of the money the City will spend in the project would have been spent in this area under any scenario; secondly, the City's financial and development staff consider it to be a good project; and finally, it will solve the sprawling, repetitive development that exists in the southwest. He has confidence in this developer and is comfortable with this partnership effort.

Mr. Adamek stated that much time was spent on the Thoroughfare Plan and the Community Plan. This proposal exceeds the expectations of both. The City could not come up with any better plan for these 700 acres. In view of the amount of money that the City would have spent over the next ten years for infrastructure to serve other development, this plan with the Edwards Land Company will actually reduce the amount

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 10

Meeting

Held

August 14, 2000

(YEAR)

of City investment needed in that area. It will also provide the residents and corporate community with a wonderful amenity and will positively influence surrounding development. He will support the rezoning.

Vote on the Ordinance - Mr. Adamek, yes; Mayor Kranstuber, yes; Mr. Peterson, yes; Mrs. Boring, no; Mr. McCash, yes; Ms. Chinnici-Zuercher, yes.

Pete Edwards, Edwards Land Company, stated that after many months of intensive work, they were successful in obtaining the Planning Commission's 7-0 vote of approval for development of a community that all will be pleased with. While it will not be the most expensive community in Dublin, it can reshape the direction in which the southwest area will be developed. It will also have a positive impact on Avery Road, which is the gateway to the southwest area. He is pleased that Dublin will allow him to take the lead in making the gateway a reality. He noted that he is contributing \$1,450,000 to this project, and is making a personal commitment tonight to make this impressive gateway to the southwest of Dublin a reality. The bank's final commitment was made today, and groundbreaking is scheduled to occur in six to seven weeks. He thanked everyone for his or her contributions, and in particular, Ms. Debbie Rurik.

Mayor Kranstuber stated that he has great confidence in Mr. Edwards. His name behind a project assures that it will be a high quality development. Council is looking forward to working with him on this project.

Ordinance 93-00 – An Ordinance Providing for a Change in Zoning for 1.523 Acres Located on the South Side of (Future) Stoneridge Lane, Approximately 800 Feet West of Dublin Center Drive, from: PUD, Planned Unit Development District, to: Planned Unit Development District. (Case No. 00-065Z – Senior Housing – West Dublin-Granville Road) (Applicant: Phele Investment Properties, 4051 West Dublin-Granville Road, Dublin, Ohio 43017).

Ms. Clarke stated that this is a rezoning application to construct a 48-unit senior housing facility on an undeveloped portion of the Stoneridge office complex site. The site consists of 1.523 acres located on the south side of future Stoneridge Lane, adjacent to the Lexus dealership. She showed slides and indicated that the site plan provided in Council packets has been revised to increase the setback along Stoneridge Lane. The building is a U-shaped, two-story building with a residential look, facing Stoneridge Lane. The density is high, but the Community Plan does not address this type of senior housing which is difficult to site. It requires a location convenient to arterials, services, medical offices, and shopping; on the other hand, it is residential with a vulnerable population which needs a protected environment. Staff considers this an appropriate location for senior housing. It is within walking distance of the medical offices on Stoneridge, backs up to a single-family subdivision, and is situated in a single, compact building. The Planning and Zoning Commission voted unanimously to recommend approval with the following eleven conditions:

1. That the text be revised to tighten up the definition of senior housing, provide a maximum height, and restrict the permitted use of the site to senior housing;
2. That the building be designed, oriented, and sited to mitigate its impact on the existing neighborhood;
3. That the existing tree row along the south property line be protected, preserved, and enhanced, and that this buffer be maintained between the site and the residence to the south, subject to staff approval;
4. That the developer construct the required segment of Stoneridge Lane through the entire Phele Investments site before occupancy permits are issued, and that the construction meet City Engineering standards;
5. That the text be revised to include a larger pavement setback from Stoneridge Lane;
6. That the park fee be paid prior to issuance of building permits;
7. That the text be revised to require a minimum of 50 percent stone on the building's exterior;
8. That a pedestrian path be constructed, subject to staff approval;
9. That the site comply with the Dublin stormwater regulations;



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
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DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

May 4, 2000

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

- Rezoning 00-020Z – Dublin Golf Course Community**

Location: The site includes over 600 acres that consolidates multiple parcels into an irregularly shaped site that is generally bounded Shier-Rings Road on the north, and Cosgray Road on the west, being approximately 1,800 feet west of Avery Road.

Existing Zoning: R, Rural and R-1B, Restricted Suburban Residential Districts (Washington Township classifications).

Request: PLR, Planned Low Density Residential and PCD, Planned Commerce Districts.

Proposed Use: A comprehensive development for a residential community that is designed around a municipal golf course. The plan includes 686 new single-family lots, 430 multi-family or cluster dwelling units, a clubhouse, 28 acres of parkland, and a municipal golf course.

Owners/Applicants: Kim Leppert, 6988 Vintage Lane, PO Box 55, Amlin, Ohio 43002; Blaugrund Herbert and Martin, c/o Chris Cline, 5455 Rings Road, Dublin, Ohio 43017; Multicon Home Builders Inc., 500 South Front Street, Columbus, Ohio 43215; Dora Koozekanani, 1271 Camelot Drive, Columbus, Ohio 43220; Fred Fisher/Shottenstein Zox, 41 South High Street Suite 2600, Columbus, Ohio 43215; Jay Liggett, 5800 Cosgray Road, Amlin, Ohio 43002; Mariana Buck, 5595 Brickstone Place, Hilliard, Ohio 43026; Gene Martin, 6910 Woerner-Temple Road, Amlin, Ohio 43002; Robert Southworth, 20204 Concord Road, Dublin, Ohio 43017; Jim Moro, PO Box 3381, Dublin, Ohio 43017; Richard Wiseman, 6185 Chamar Drive, Westerville, Ohio 43082; Swichard Enter/Father Swickard, 6913 Avery Road, Columbus, Ohio 43229; Don Plank/Shuler, Plank, Morgan, 145 East Rich Street, Columbus, Ohio 43215; Bill & Dorothy Thomas, 5510 Classics Court, Dublin, Ohio 43017; Bob Thomas, 6600 Rings Road, Amlin, Ohio 43002; Advantage Six, c/o Bill Adams, M/I Schottenstein, 3 Easton Oval, Columbus, Ohio 43219; Bill Adams, State Street Development, 5126 Blazer Parkway, Dublin, Ohio 43017; Kurt Proegler, 6817 Woerner-Temple Road, Dublin, Ohio 43016; and City of Dublin, c/o Tim Hansley, 5200 Emerald Parkway, Dublin, Ohio 43017.

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

May 4, 2000

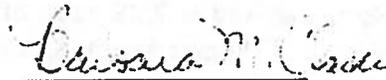
1. Rezoning 00-020Z – Dublin Golf Course Community (Continued)

MOTION: To table this rezoning application.

VOTE: 7 - 0

RESULT: This rezoning application was tabled after two hours of discussion by the Commission on a variety of issues.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director



CITY OF DUBLIN

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DUBLIN PLANNING AND ZONING COMMISSION

MEETING MINUTES

May 4, 2000

1. **Rezoning Application 00-020Z - Dublin Golf Course Community (Tabled 7-0)**
2. **Development Plan 99-130DP - Tuttle Crossing PCD, Subareas B and C - The Offices At Bradenton - 5100, 5130, and 5190 Bradenton Avenue (Approved 7-0)**
3. **Revised Final Development Plan 00-038RFDP - Donegal Cliffs Park, Phase II - 4460 Donegal Cliffs Drive (Approved 7-0)**
4. **Rezoning Application - Preliminary Development Plan 00-028Z - Lexus/Griffith - 3849, 3859, & 3885 West Dublin-Granville Road (Postponed prior to meeting)**

Mr. Lecklider called the meeting to order at 6:30 p.m. Commissioners present were Warren Fishman, Roger Eastep, George Peplow, and Jim Sprague. Amy Salay arrived at 6:42 p.m., and Cathy Boring arrived at 7:28 p.m. Staff members present were: Balbir Kindra, Mike Stevens, Fred Hahn, Paul Hammersmith, Keith Willis, Staci Peters, Anne Wanner, Carson Combs, Chad Gibson, Kyle Ezell, Mary Newcomb, Holly Susong, Bobbie Clarke, Libby Farley, Flora Rogers and Mitch Banchefsky

Administrative Business

Mr. Fishman made a motion to accept the documents into the record. Mr. Eastep seconded and the vote was as follows: Mr. Sprague, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Mr. Eastep, yes; and Mr. Fishman, yes. (Approved 5-0).

Mr. Sprague made a motion to approve the April 20, 2000 meeting minutes; Mr. Fishman seconded. The vote was as follows: Mr. Eastep, yes; Mr. Lecklider, yes; Mr. Peplow, yes; Mr. Fishman, yes; and Mr. Sprague, yes. (Approved 5-0).

Mr. Lecklider announced Case 4 was postponed, and Cases 1-3 will be heard in order.

1. Rezoning 00-020Z - Dublin Golf Course Community

Mr. Sprague said he had received a letter from the superintendent of the Hilliard Schools regarding the golf course case. Mr. Lecklider said he passed along his copy to the staff.

Mr. Lecklider said the Commission previously discussed density, parkland dedication and traffic as well as the roads. He said tonight's Commission discussion will cover the golf course, architecture/materials, stormwater management, protection of wells and septic systems, landscaping and tree preservation, school site, and construction activity. He said this will not be a public comment meeting, and the Commission should ask its questions.

Ben Hale, Jr. said they have determined landing areas for the golf course. The layout will avoid golf balls being hit into backyards, etc. He said they know the golf course layout works from the technical standpoint. The next phase is to design the slopes, trees and bunker sites.

Mr. Eastep asked if they have done environmental studies. Mr. Hale said no, but they have done soil testing and water placement. They must grade down the fairways so that the play will be in a valley. The golf course will be lower than the houses. They will create lakes and use that soil to build up the house pad sites. He said many golf courses require moving a couple hundred thousand cubic yards of dirt, but this will be closer to 1M. The site is flat and drainage isn't very good. Engineers are working on the ponds. Their goal is to keep the pond freeboard to a minimum. They want an attractive course and to integrate the existing trees.

Mr. Hale said they would come back with text language on the trees. The plan preserves as much of the treed area as possible. They will use "reasonable good faith effort" to preserve the existing trees, although they are exempt from the tree preservation ordinance. He said they will try to preserve what is already there.

Mr. Eastep asked if the stormwater design keeps the course's stormwater on the golf course. The water from the course needs to be filtered before it runs back into the creeks if it is not maintained on the course. He would like to see it maintained 100 percent of the time. He wanted existing flooding problems to be mitigated where possible. Mr. Hale said the course can only hold so much water, and there are storm outlets. The lakes are designed to interconnect and eventually go into the lake system with pipe relief. They have not done a comprehensive plan.

Mr. Eastep asked if the "jumping water" feature would use the course's stormwater containing pesticides, etc. He was concerned that kids will drink the fountain water.

Michael Fite, Bird/Houk Associates, said they will not intermix the fountain water with the stormwater; the fountain has a self-contained system. This layout has about 50 acres of water surface, and they need 30 acres. There is area for wetlands and creating a filtration system. Their filtration design system will leach out any pesticides. He said Dr. Michael Hurzdan is well known for designing environmentally-friendly golf courses, and he has won an award for it.

Mr. Eastep asked if he will be the course architect. Mr. Fite said Dr. Hurzdan is expected to be involved with the project. Mike Stevens said the City has a contract proposal from Dr. Hurzdan, but no final determination has been made on the designer.

Mr. Eastep wants as much filtration as possible to maintain all stormwater on site.

Mr. Fite said much of the site is agricultural, already using several chemicals and pesticides, and the course will improve the quality of the run-off from the site.

Mr. Eastep asked if there been any discussion of pesticide usage. Mr. Hale said that is a question for the City because Dublin will be running the golf course.

Mr. Eastep asked about involving the USGA. Mr. Fite said it has not progressed to that level yet. He said they have worked very closely with Dr. Hurzdan to locate and to shape the lakes. He said you can severely extend the play time of a course if every ball lands in the water. They are very interested in the "playability" of the golf course.

Mr. Eastep said a municipal course should not be built as a championship caliber course, requiring at least six hours to play. He wanted a user-friendly course for younger and less skilled golfers. Mr. Fite said the goal is a play time of 4.5 hours. He said they are designing small details like mowing the fairway to water's edge. If your ball goes in that direction you know it is in the water, and it saves time.

Mr. Eastep asked about the design of the maintenance facilities. He noted there are new systems that collect and reuse the water used to clean the equipment and golf carts. He encouraged using a filtration system for 100 percent recycling of that water.

Mr. Sprague asked if the ponds will be fed by wells. Mr. Fite said the large ten-acre lake will be supplemented by a well for irrigation purposes, and most of the lakes are connected with pipes. During the summer, the wetlands tend to dry up.

Mr. Fishman noted the Memorandum of Understanding (M. O. U.) and asked if the City will hire someone to build the golf course, and if the golf course specifications are complete. Mr. Hale said they have been working with Dr. Hurzdan. They will turn the golf course land over to the City when the rezoning is complete. The City will own it. Much care has gone into planning.

Mr. Fishman is concerned that the Edwards' commitment to have 50 acres of water surface might increase the challenge to build it sensibly and economically. Mr. Hale said Dr. Hurzdan has been involved to make sure it will work as planned. Mr. Hale said the City has hired a consultant to study the viability of the golf course.

Mr. Fite said they need 30 acres for the stormwater system with a freeboard of two feet or less, and committing to 50 acres may be premature.

Mr. Hale said many of the golf course decisions are going to be made by the City, not by the developer. Mr. Fishman said they should concentrate on explaining what is around the course, instead of the course itself.

Ms. Salay asked why the driving range will be zoned PCD. Mr. Fite said it was due to the clubhouse and the commercial activities in it. Ms. Clarke said staff requested it. It is not totally

clear under the PLR District that the driving range and a clubhouse fit within the residential definition. There will be secondary review on these buildings.

Ms. Salay asked if the driving range is only for people playing the course that day to practice. Ms. Clarke said that is what is anticipated. In a PCD, the Commission would review any future changes. The budget for, and components of, the clubhouses have not been determined. Outside consultants will assist with this decision. It could range from simply golf services to elaborate banquet halls.

Mr. Stevens said there is a variety of options. A typical clubhouse has a pro shop and a bar and grill, but it could include something closer to a country club facility. He said they could make it small to start up the course with the capacity to expand.

Mr. Hale said a lot of money is in golf events. He said it would be surprising to him if the City did not engage in some of that business.

Mr. Fishman thought residents should be able to just go hit a bucket of balls. Ms. Salay agreed but said that might bring more people into the area.

Mr. Fite said the driving range will not be lit after dark. He said it is about 500 feet from side to side at the tee box, and about 1,000 feet long. It does not have a teaching box. Mr. Eastep said the text states it is for players only. Mr. Fite said this might change. Mr. Stevens said they hope that the operator will not market it as a driving range.

Mr. Lecklider would like the pesticide run-off resolved. He would like the stormwater maintained on site and wants the maximum water surface.

Mr. Peplow asked about the percentage of vinyl. The text permits 15 percent of the units to primarily vinyl, and that all units can have up to 35 percent vinyl. The text references heavy gauge. He said there have been similar requests, but the actual building always seems to lack trim, and it looks average in the end. He would like this to be different.

Gerry Bird, Bird/Houk, showed residential elevations that represent less than 35 percent vinyl. They indicate using vinyl in gable ends above natural materials. He said carrying brick over a frame structure is very expensive and difficult, and lighter materials in those cases make more sense. After some discussion it was determined that the text states that it is 35 percent of the total house throughout the whole development.

Mr. Peplow asked about the 15 percent of the units that can be primarily vinyl, and how they will be trimmed. Debbie Rurik-Goodwin, The Edwards Companies, said they would use specialized products. Mr. Bird said the 15 percent of the units could be of a special product. He said the way vinyl is used is extremely important. There are very good-looking trim packages available with cornices and lintels. They will come to the Commission for prior approval.

Mr. Hale said they would like to include large vinyl homes at such as those at Highland Lakes, which range from \$350,000 to \$600,000.

Ms. Rurik-Goodwin, said the intent is to have generally four-sided brick houses, for example, with vinyl used in the gables, eaves, etc., creating a totally maintenance free house. She said one builder has a specialized product of vinyl homes. That will come back to the Commission before construction. The specialized product would never exceed 15 percent of the lots. Mr. Hale said if they want to exceed 35 percent vinyl, they will come back for review.

Mr. Hale said eaves would also be vinyl. Ms. Rurik-Goodwin said this included soffits, underhangs, and eaves. Mr. Eastep said he would like to encourage the use of a thicker product, 0.44 mils. He said a big problem with vinyl installation is the warping of the studs. He encouraged the use of O.S.B. plywood, or a non-flexible product, not on styro-foam, etc. He said this is a problem even on very expensive homes.

Mr. Lecklider and Mr. Fishman said the drawings submitted were very tasteful, but they seem to show less than 35 percent vinyl. Ms. Rurik-Goodwin agreed. Mr. Hale said they would come back with a lower percentage that reflects the drawings. Mr. Lecklider thanked him.

Mr. Bird said the front facades will be stone or brick, and all houses will go through internal architectural review.

Mr. Sprague said this is a rezoning, and he wanted to know how much specificity needs to be in the text at this time, and what can be determined later. Ms. Clarke responded that the housing falls into two categories: standard single-family residences and the "other" types such as the cluster, condo, or villa units. She said the "other" types of units will be subject to a secondary review prior to construction, and those plans should be judged against the zoning text. These will be similar to the final development plan reviews under the PUD. The standard single-family phases will not have secondary review. The preliminary plat will be done for the whole site after the rezoning, but the plat will not include architecture. If those standards are desired, they should be included in the rezoning text and staff will administer them.

Ms. Clarke said the preliminary plat includes right-of-way and pavement widths, layout, easements, bikepaths, utilities, and neighborhood design. Architecture is not a plat issue. In a PLR District, the architectural commitments are in the rezoning text. In a PUD, architecture could be handled at the final development plan. The diversity standard is typically in the text, for instance that a specific house elevation cannot be repeated for two lots on either side and three lots across the street. This is actually demonstrated using lot numbers on the preliminary plat.

Mr. Hale said the text for each non-standard subarea indicates the proposed housing product and gives a local example. These will be judged for conformance in the secondary review. In standard single-family areas, where there is only one builder, they will use the typical four lots on the same side and three lots across the street rule to avoid repetition. If there are multiple builders in subdivisions like those previously developed by Mr. Edwards (Coventry Woods, Bristol Commons, Llewellyn Farms, etc.), this mix will be more than adequate without the using

the same repetition standards. At the higher price points, adding gables, etc. is easier to accomplish in the architectural review process. The architectural standards on materials, etc. will apply to all lots in the development. Most of it will have multiple builders.

Mr. Fishman said the future is unpredictable, and the land might be sold, etc. He wants as many of the understandings as possible in the text. Mr. Hale said every subarea would indicate the standards for it. Mr. Eastep agreed the standards need to be in the rezoning text.

Mr. Hale said there is specificity of the non-standard products. He said this is rather risky because the project will take ten or more years to build out. The standards will be specific in the text for the Commission to determine if the proposal meets the mark.

Mr. Banchefsky clarified that there is no “final development plan” review in the PLR District. However, pursuant to the M. O. U., the applicant agrees to that type of review for the non-standard housing types. This will be spelled out in the text. Mr. Hale agreed. Mr. Banchefsky said City Council will decide what process will be used, but the Commission has input on this.

Ms. Rurik-Goodwin said this is addressed in the text on page 2.

Mr. Hale said he would meet with staff on this proposal. Ms. Clarke said staff recommends using the final development plan submission standards and review process as the model for secondary review. Mr. Hale said they want to submit without doing all of the engineering. If changes are made, they need to engineer it twice. He will meet with Ms. Clarke to resolve this.

Ms. Salay asked about the developer’s internal architecture review. Mr. Bird said drawings are submitted both to the Edwards Companies and to him for review. He reviews a checklist, site plan, floor plans, elevations, and landscaping and recommends changes to the committee. He may discuss changes with the applicant to assure that everyone agrees. The committee issues a recommendation to the Edwards Companies, and then they issue a letter approving the design.

Mr. Fishman asked how long the Edwards Companies would keep control. Ms. Rurik-Goodwin and Mr. Hale said until every house is built.

Ms. Salay asked about colors and examples. Mr. Bird said colors are speculative, and they are trying to identify what is not included. He said Dublin has been building earth tone subdivisions for 25 years. He said they can better define colors and include white into the color pallet.

Ms. Salay said stone or brick chimneys, instead of stucco, would be preferred. Mr. Eastep wanted to limit stucco used on each house. He is interested in four-sided architecture. When a house has stone and cedar on the front, and with three sides of stucco, it ruins the whole look.

Mr. Fishman said an all-stucco house can be very beautiful, but he is in favor of limiting the number of stucco houses on the same street. Mr. Hale said that could be done section by section.

Mr. Bird also thought all-stucco homes could be quite attractive. He said the points on detailing and consistency, and a percentage limitation, are all valid.

Mr. Fishman said if the house is all stucco, a stucco chimney would be fine, but they mostly should be masonry. Ms. Salay agreed.

Ms. Boring did not have a position on the chimney materials. She is more interested in diversity of house styles on the same street.

Messrs. Sprague, Peplow and Lecklider concurred with the other Commissioners' comments.

Ms. Salay asked about outdoor storage buildings (being architecturally coordinated, made of the same materials as the house, within the building envelope, etc.). Mr. Bird said when storage buildings are not allowed, the garages get loaded up with yard equipment, etc. If the accessory structure is tied into the house architecture and located close to the house, it is not so visual.

Mr. Hale said they need to work on very attractive houses with four-sided architecture.

Mr. Lecklider was not aware that they were approving any subdivision with accessory structures. Mr. Eastep said the Code allows a 25 percent area maximum within the buildable area of the lot. But there are no architectural or material standards. Ms. Salay doesn't think they should be allowed. Ms. Boring had no problem with accessory structures. Mr. Hale said it is a mistake to disallow accessory structures.

Ms. Rurik-Goodwin said the text standards prohibit detached accessory structures or barns in the back of the yard, especially on the golf course. Mr. Eastep suggested revising the text to prohibit accessory structures. Mr. Hale said they will work on it.

Regarding stormwater management, Ms. Salay asked about Holiday and Shier Lanes. Mr. Hale said they believe they have resolved the problems. Ms. Salay asked about flooding on Cramer Creek at the southern part of the site, and if there are provisions on the golf course. Mr. Fite said they believe introducing the lakes will eliminate flooding.

Mr. Hammersmith said the new stricter stormwater regulations will apply here. Mr. Hale said Dublin's stormwater management plan is the strictest in central Ohio. Ms. Boring said if they follow that plan, they should not have any problems. Mr. Hammersmith agreed.

Mr. Fite said the wetlands and other techniques should help with stormwater issues.

Mr. Eastep asked if some of the little ponds near Subarea Q can be combined into bigger usable ponds. Mr. Fite said they will consider it and at the ones near Shier-Rings and Eiterman Roads. They want an appealing entry feature and gateway.

Mr. Lecklider wanted a stormwater management commitment for the neighbors. He said several residents expressed concern regarding their wells and septic systems. Mr. Hale said they are

going to test wells to get a base line. If their construction causes wells to go dry, they will repair or dig new wells for them. He believes the City has made a similar commitment.

Ms. Clarke said her understanding is that the neighbors are most concerned about the watering to establish the turf for the golf course, and the City will be the owner. The fear is that a high level of irrigation would draw down the ground water. They want Dublin's commitment to make them whole. Mr. Stevens said all the residents around the golf course would be protected.

Mr. Lecklider asked if City Council exempted this from the tree preservation ordinance. Mr. Hale said yes.

Mr. Lecklider asked about a school site. Ms. Clarke said she spoke with Superintendent McVey of Hilliard City Schools. Mr. McVey said the school board is urging him to find a school site in this development. She noted his letter requesting a donation of a 15-acre school site, to City Council and the Commission. She said neither the City nor Edwards is currently providing a land donation. She said the City would work with Hilliard to find an appropriately configured and located site with utility access at a reasonable price, the same as has done with the Dublin Schools. She said this will require planning on Hilliard's part, particularly regarding timing.

Mr. Lecklider said Mr. Calhoun, a Hilliard school board member, requested donation of a school site, but Dublin usually gets a donation of parkland. He said it is the City's adopted goal to have the Dublin school boundary co-terminus with City boundaries. If Dublin had its preference, this land would be in Dublin Schools. Ms. Clarke agreed this is a Community Plan stated goal.

Ms. Salay agreed with Mr. Lecklider. Mr. Fishman said they could not treat Hilliard different from the way Dublin is treated. He noted there are no houses yet, and new buyers will be fully aware of the school system when they buy.

Mr. Sprague said he agreed with these comments. He noted that the Hilliard school district will be a component of their overall services, and he wants to maintain open communication. Mr. Fishman said Dublin has been very, very school friendly.

Ms. Boring said the Jonathon Alder School system should be treated consistently also.

Ms. Clarke said the Hilliard District has asked for a school site donation in large developments. She thinks it is important to establish a school site that is convenient and ready for construction when needed. She looks forward establishing a good relationship with Hilliard Schools.

Mr. Lecklider said this is a very large project, and he would favor reasonable limitations on construction hours. Mr. Hammersmith said there is an existing ordinance that limits noise and construction activities. Mr. Sprague noted Dublin often exempts itself, and Mr. Kindra agreed.

Mr. Eastep said Dublin's bridge project has pile driving at 6 a.m. Mr. Sprague the City needs to be a good neighbor and to subject itself to the noise ordinance, etc. that other developers are required to follow. He noted that truck engines can be very annoying during regular sleep hours.

Mr. Lecklider said the area is extremely open, and the sound will carry well east of Avery Road. Ms. Salay agreed. She added that a neighbor suggested building a truck path along the Tuttle Crossing right-of-way to keep trucks off Woerner-Temple and Rings Roads.

Mr. Sprague said there is nothing more disturbing than a dump truck running its engine at 1:30 a.m., and he believes the City needs to be a good neighbor. Ms. Salay believes the neighbors understand it is a big undertaking. She said a letter to residents may be necessary if there is extraordinary activity. Mr. Lecklider was concerned with weekend construction hours.

Mr. Fishman said density is unsettled. The area with seven condo units per acre along the edge of the development sets a very bad precedent. The Community Plan sets a maximum of five per acre. Ms. Boring agreed. Mr. Hale said they will amend the area showing seven units per acre.

Mr. Eastep asked if any of the multi-family is going to exceed five units per acre. Ms. Rurik-Goodwin responded the combined multi-family does not exceed five units per acre.

Mr. Sprague said there are some good improvements. He said City Council is working on realigning Cramer Road. He wants implementation of the Thoroughfare Plan and amendments to parcels A and U. The pocket parks and mini-lakes need to be addressed.

Ms. Salay said she has less of a problem with Subarea U; she did not foresee Dublin rezoning adjoining land in a detrimental manner.

Mr. Hale expressed appreciation to the Commission and requested tabling to the next meeting. Ms. Clarke said nothing new has been submitted and she was not sure they would be ready by the next meeting. Mr. Lecklider told the co-applicants to work out the rescheduling.

Mr. Eastep made a motion to table this case at the applicant's request; Ms. Salay seconded. The vote was as follows: Mr. Fishman, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Ms. Boring, yes; Ms. Salay, yes; and Mr. Eastep, yes. (Tabled 7-0.)

The Chair called for a 10-minute break. The meeting was called back to order ten minutes later.

2. Development Plan 99-130DP – Tuttle Crossing PCD, Subareas B and C – The Offices At Bradenton – 5100, 5130, and 5190 Bradenton Avenue

Mary Newcomb presented this development plan, as postponed from February 17, 2000. She said the major issue was locating the access, but this issue was resolved. The site contains 3.43 undeveloped acres in Subareas B and C of the Tuttle Crossing PCD.

Ms. Newcomb showed several slides of the area. She said the applicant will preserve a fencerow located to the north. The access for this site will be aligned with the Tuttle Crossing Medical Building and shared with the Hawthorne Suite site. She said these three buildings will be similar to those at the Bradenton Medical site. The three buildings have 12,000 square feet apiece. It is



CITY OF DUBLIN

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION April 20, 2000

The Planning and Zoning Commission took no action on the following case at this meeting:

2. **Rezoning 00-020Z – Dublin Golf Course Community**

Location: The site includes over 600 acres that consolidates multiple parcels into an irregularly shaped site that is generally bounded Shier-Rings Road on the north, and Cosgray Road on the west, being approximately 1,800 feet west of Avery Road.

Existing Zoning: R, Rural and R-1B, Restricted Suburban Residential Districts (Washington Township classifications).

Request: PLR, Planned Low Density Residential and PCD, Planned Commerce Districts.

Proposed Use: A comprehensive development for a residential community that is designed around a municipal golf course. The plan includes 686 new single-family lots, 430 multi-family or cluster dwelling units, a clubhouse, 28 acres of parkland, and a municipal golf course.

Owners/Applicants: Kim Leppert, 6988 Vintage Lane, PO Box 55, Amlin, Ohio 43002; Blaugrund Herbert and Martin, c/o Chris Cline, 5455 Rings Road, Dublin, Ohio 43017; Multicon Home Builders Inc., 500 South Front Street, Columbus, Ohio 43215; Dora Koozekanani, 1271 Camelot Drive, Columbus, Ohio 43220; Fred Fisher/Shottenstein Zox, 41 South High Street Suite 2600, Columbus, Ohio 43215; Jay Liggett, 5800 Cosgray Road, Amlin, Ohio 43002; Mariana Buck, 5595 Brickstone Place, Hilliard, Ohio 43026; Gene Martin, 6910 Woerner-Temple Road, Amlin, Ohio 43002; Robert Southworth, 20204 Concord Road, Dublin, Ohio 43017; Jim Moro, PO Box 3381, Dublin, Ohio 43017; Richard Wiseman, 6185 Charmar Drive, Westerville, Ohio 43082; Swichard Enter/Father Swickard, 6913 Avery Road, Columbus, Ohio 43229; Don Plank/Shuler, Plank, Morgan, 145 East Rich Street, Columbus, Ohio 43215; Bill & Dorothy Thomas, 5510 Classics Court, Dublin, Ohio 43017; Bob Thomas, 6600 Rings Road, Amlin, Ohio 43002; Advantage Six, c/o Bill Adams, M/I Schottenstein, 3 Easton Oval, Columbus, Ohio 43219; Kurt Proegler, 6817 Woerner-Temple Road, Dublin, Ohio 43016; and City of Dublin, c/o Tim Hansley, 5200 Emerald Parkway, Dublin, Ohio 43017.

Staff Contact: Barbara M. Clarke, Planning Director.

RESULT: After over five hours of discussion and due to the late hour, this case was continued to the May 4, 2000 agenda without a vote. It will be scheduled for 90 minutes of discussion, without public comment, to complete the feedback from the Commissioners.

STAFF CERTIFICATION


Barbara M. Clarke
Planning Director

- 3) That site lighting conform to the development text and the Dublin Lighting Guidelines, and be consistent with other sites in the immediate vicinity;
- 4) That the service area and all mechanical units be screened to meet Code, and that the dumpster be screened with brick to match the building;
- 5) That easements be dedicated to the City to accommodate eight-foot bikepaths and seven-foot trees lawn along the streets;
- 6) That evidence of recorded cross access easements be provided prior to issuance of building permits;
- 7) That a revised landscaping plan be submitted meeting all Code requirements and the comments contained in this staff report, for both phases and that additional landscaping be provided adjacent to the east elevation, subject to staff approval;
- 8) That the design of public roads, private drives, public and private utilities, and storm water management meet City requirements;
- 9) That any additional signage meet the limitations of the Code and development text and be consistent with signage as submitted, subject to staff approval;
- 10) That approval of this development plan shall rescind the prior approval granted on June 4, 1998, Case 98-028DP;
- 11) That downspouts and gutters be painted out to match the brick;
- 12) That the window tinting be 20 percent; and
- 13) That revised drawings meeting the above conditions be submitted within two weeks and prior to the scheduling of the building permit pre-submittal meeting.

Mr. Fishman seconded the motion . The vote was as follows: Mr. Eastep, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Ms. Salay, yes; Mr. Fishman, yes; and Ms. Boring, yes. (Approved 7-0.)

2. Rezoning 00-020Z – Dublin Golf Course Community

Mr. Lecklider said this case will be presented in a different order. The City and the Edwards Companies are co-applicants, and the combined presentation will be limited to one hour. The presentation will be followed by questions from the Commission, and then public comments. He estimated that public comments might start between 9:30 and 10:00 p.m.

Mr. Eastep said Commissioners do listen to the speakers and would appreciate it if multiple speakers do not repeat issues and only provide new information. Mr. Lecklider said there will not be a vote this evening, and there will be other opportunities for public comments.

Ben Hale, Jr., representing the Edwards Companies, said he worked with Chris Cline on this, and Bird/Houk has done the planning. He said many years ago Ashland bought a big parcel for its new world headquarters. They later decided to stay in Kentucky, but they put Ashland Chemical here which has flourished. Ashland and Midvo were the first two I-270 buildings, giving a great start to development. Next was Muirfield Village that set a standard in Dublin. Since then, those original standards were enforced, and this gave people the confidence to invest their money here. Everyone knows after going through the zoning process, that nothing inappropriate will come in later next door. The standards give courage to the investment community.

Mr. Hale said sometimes someone with vision, capital, and passion decides to do something that will transform an area, and he believes this is what Pete Edwards wants to do. Mr. Hale has

attended all the Southwest Area meetings, and the discussion is always about increasing the quality standard. He showed a plan of 21 parcels being assembled for the golf course. He said if the rezoning is approved, Mr. Edwards will be obligated to invest a total of \$21M, for streets, utilities, etc. Otherwise, the parcels will be 21 zoning cases without coordination.

Mr. Hale said the flat site plan will have about 50 acres of water. The golf course will transform the land and create character. It and the water will be much more visible than at Muirfield. He estimated that houses will cost \$300,000 to \$500,000. This will change the area's character, and it is a unique opportunity for Dublin and Mr. Edwards to put this together.

Debbie Rurik-Goodwin, Edwards Companies, reviewed the project history. Wallace, Robert, and Todd, the consultants for the Southwest Area Plan, Mr. Edwards, and her met in January 1999, and this idea surfaced. She said they continued to follow the Southwest Plan, and the golf course answered many of the area goals and challenges. As the concept built, people asked Mr. Edwards to do it. In March 1999, he undertook a feasibility study. He committed staff time, his time, and \$250,000. Landowners were contacted, and they needed a critical mass of 400-500 acres in order to raise the bar for the entire area. They now have 600 acres in contract.

Ms. Rurik-Goodwin said initially, owners wanted very high land prices and did not want to tie up their land very long. Some owners had estate or tax planning problems and did not want to sell. The Edwards Companies asked for two-year contracts, giving time for annexation and rezoning, but no owners would agree. A one-year contract was agreed upon with substantial deposits. The 21 parcels have 34 owners, plus spouses, and it took six months to get the first contract. That started the one-year clock running for everyone. She said they have had many hurdles to cross.

Ms. Rurik-Goodwin said a private sector person could not afford to do this project alone. They approached the City, and they were told to analyze the gap between Dublin's existing commitments in the Southwest Area and what this project needed. She said the project is unusual because all of the land must be bought at once (635 acres, \$21M dollars). Then they transfer 209 acres to Dublin for the golf course. The interest on \$21M is \$200,000 per month, and it takes 18-24 months to construct the course. The major infrastructure for roads and utilities is needed before housing can begin. It will be a long time until revenues start to pay the debt, and this is risky. Also, Central Ohio has not had a real estate downturn in last nine years, but one will surely occur before the project is done. She said Mr. Edwards is committing \$10M cash equity and signing on another \$50M for this project. It is in a different market because it is not in the Dublin School District; and it has a different pace and pricing.

They have done 30 separate iterations of the plan. This final was the basis for the Memorandum of Understanding which outlined the economic partnership between Dublin and the Edwards Companies. She said the first property was put in contract in August 1999. They filed for annexation on October 1, 1999, and it was approved by City Council in March. They only have four months left on their contract period that causes the urgency. She said their anticipated costs have already been exceeded. Thus far, Edwards has spent over \$400,000 on this project.

Jim Houk, Bird Houk and Associates, said his firm has spent over 1,500 hours in this team effort. EMH&T has worked on the engineering. He introduced Michael Fite, the project manager who has worked hard on the plan, and Jerry Bird. Mr. Houk said the site is accessed by the Tuttle Crossing interchange, the Avery Road interchange, and Cosgray Road. The site contains 635

acres and stretches from Shier-Rings Road to Rings Road. He reviewed the surrounding conditions. He said there has been a lot of work with the various landowners, both in and out of the site. He noted the site is entirely in the Hilliard City School District.

He has been involved in many other golf communities. Their mission here is to raise the bar in the Southwest Area by developing an extraordinary golf course community. Their quality goal stems from the first version of the Southwest Area Plan, and it has been a consistent theme. The golf course and open space foster the goal. Dublin's expectations for development were taken seriously throughout the "push-and-pull" in coordinating the many interests. The golf course design, finances, engineering feasibility, storm water management, etc. were involved. The first step was to annex 516 acres, some of which are not in the rezoning. He said the Community Plan, and Thoroughfare Plan, and the goals of the Southwest Area Plan were their basis.

Michael Fite said their master plan could be broken into layers which simplify understanding it. He presented a number of slides in this presentation. He said the site is flat farmland with a few stands of trees. None of the roads have been improved, and there are some industrial uses in addition to scattered residential uses. He said three homes at the center of the site are not included in this rezoning. The site is basically square with possible access from each side.

Mr. Fite said storm water is a major component of the plan. Flat land drains poorly. The area drains into three separate areas. Land north of Woerner-Temple Road drains to the north, and land to its south, drains to the southeast. There is a gas line through the middle of the site. They have complied with the rights-of-way for all of the roads according to the Thoroughfare Plan. Mr. Fite said five points shape the plan: traffic, green image from the roadway, land ownership, design of the golf course, and storm water. The roads break the site into four quadrants. He said land assemblage has been difficult, and some parcels had to be worked around when the owners chose not to participate. The orientation of the golf holes, placing the clubhouse in the center of the site, equalizing the front and back nine holes, and keeping the course length over 7,000 yards were factors in the golf course design. The golf course stretches across the whole site. There are 50 acres of water shown on the plan; at least 30 acres are needed to keep the storm run-off freeboard less than two feet. A smaller freeboard is visually more attractive.

He showed the proposed Master Plan. Woerner-Temple Road will extend to the clubhouse, and 23 acres will be zoned PCD, Planned Commerce District. The plan includes the golf course, the single-family residences, condos, single-family cluster homes and parkland. The golf course layout depends on many things including the direction of the sun. A major component is safety. The routing envelopes (landing areas) are 350 feet. Mr. Fite said the golf course size is being cut in an effort to make it facility high end. They want to create visual diversity. Grading the course down, plus the stormwater issues ends up with a seven-foot difference between the house pad and fairway. There will be natural areas and grass which will promote wildlife and other areas will be more manicured. A stream will connect some of the lakes.

The traffic plan has been designed according to the Community Plan, and the only change is in Woerner-Temple Road. Eiterman Road is in place and all the rights-of-way on the exterior. He said Woerner-Temple has been stopped at Eiterman Road for visual effect, and the traffic has been diverted north on the neighborhood streets and south. Cramer Road now is included.

Mr. Fite said the subareas are defined. There are 785 single-family lots and cluster homes (detached patio homes), and 331 condominiums for a grand total of 1,116 units. The density is 1.7 du/ac. Lot sizes are 100, 90, and 80 feet wide. Lots are 150 feet deep except the 80-foot lots with landscape buffers behind them, which are 130 feet deep.

Jerry Bird discussed the single-family architectural components and showed a number of graphics. He said there will be an internal architectural review committee on which he will serve. The key components of the homes are predominately natural materials (brick, stone, stucco, wood, and Hardi-plank). They want to include heavy gauge vinyl with a historical profile (a colonial bead or Dutch-lap siding). They plan to come back before the Commission to review architectural and planning presentations. Mr. Bird said the single-family section has 90- and 100-foot lots with mostly natural materials. Vinyl can be a maximum of 35 percent on each of the facades. A mix of materials provides interest. Side-loaded garages will be required on 100-foot lots, and they are encouraged on 90-foot lots. They want 15 percent of the units to be primarily vinyl with brick and stone architectural integrated. The 80-foot lots would have natural materials and the same 35 percent maximum on vinyl.

Mr. Bird said the condominium sections will come back to the Commission for architectural approval at a later date. The roof pitches will be 7:12 with dimensional shingles. He said the villas are ranch, four-unit buildings of 1½ to two stories with at least one-car garages, side loaded where possible. The minimum roof pitch will be 6:12 with dimensional shingles.

He said the cluster homes will have an urban character and be reviewed later by the Commission. The roof pitch will be 7:12 with dimensional shingles. There will be narrow streets, reduced setbacks, and an intimate-scaled pedestrian friendly environment. The unifying elements are hardscape, landscape, rural fences, pavement, and lighting. He compared this to Weatherstone.

Mike Fite said there are two parts to the street plan: right-of-way and pavement width. The thoroughfares will match the Community Plan. He said some pocket parks were included in the right-of-way calculations. Most internal roads have 50-foot rights-of-way. They want to create a sense of scale and be pedestrian-friendly, partly by minimizing pavement. He showed slides. The Eiterman boulevard has 16-foot one-way pavement to the traffic circle. The neighborhood collector streets should have 24 feet of pavement and parking on one side. Other streets are 20 feet wide with no parking, and there is one-way traffic on 16 feet of pavement around the pocket parks. The landscaping will be closer to the pavement. He showed several street sections.

He said the golf course is being made visible to the community. There are a number of pocket parks scattered throughout the development. There are 241 acres of open space, including the 208 acres in the golf course. The park requirement is 74 acres, and this plan has 167 excess acres of open space. The land cost averages \$33,000 per acre, and the excess has a value of \$5.5M, and Dublin is to pay \$1.5M for the golf course. This is a \$4M subsidy to open space.

Mr. Fite said the potential entrance park has been well publicized and is located outside their boundaries. It is to be on both sides of Woerner-Temple Road, totaling nearly 50 acres. He then showed a video of a series of interactive water fountains that have been built elsewhere. The goal would be to locate one here. While it is not designed, it is a fantastic opportunity to have a fun place for children and adults. For comparison, he said Easton spent \$350,000 on its fountain.

In this case, the combined commitment is \$1.7M for a fountain and other improvements. He said Mr. Edwards is very excited about it and committed to this aspect of the plan.

He showed the layout of pocket parks, the road views of the golf course, and schematic park designs. Cramer Park is nine acres on both sides of Cramer Road. The parks will be connected by bikepaths; eight-foot bikepaths are along the thoroughfares and six-foot sidewalks are elsewhere. There are about nine areas for buffers and saving tree rows. Houses will front Rings Road because it will stay rural in character. They will landscape in a woodlands design. He showed the street tree hierarchy. They will use three-inch caliper trees. The phasing is east to west but are strictly schematic. Phase 1 of the traffic plan includes Woerner-Temple to Eiterman, the traffic circle, Eiterman Road from Shier-Rings to slightly south of Woerner-Temple Road. The golf course and the homes in the southeast corner will be built first. Mr. Fite reiterated the goal is to raise the bar in the Southwest Area by developing an extraordinary golf community. He said many professionals have reviewed it and he was happy to work on it.

Regarding the entrance park on Woerner-Temple Road, Mr. Hale said City Council have made the commitment that it will not take someone's home by eminent domain. The north side has no residences. He said this takes a good plan, and Mr. Edwards is an excellent developer to make it happen. This is Dublin's absolutely best chance to raise the development bar.

Ms. Boring noted the entry park will be built by Dublin under the M. O. U. Ms. Rurik-Goodwin agreed and noted there was a misstatement during the presentation. Dublin has committed \$1.3M, and Mr. Edwards will contribute \$450,000 toward the entry park. The total is \$1.7M. Ms. Boring noted Dublin will buy the land for that park and pay \$1.5M for the golf course land.

Ms. Clarke said she appreciated being able to alter the usual presentation format, and she thanked the Commission for its attention to the lengthy presentation. She said staff usually critiques proposals from the sidelines, but here, the staff is acting with the developer on the application. The co-applicant team has been working toward an appropriate plan for the area.

Ms. Clarke said Council's support to date has been based on its development of quality in the area. The interest in the golf course is directly tied to an interest in creating quality.

She noted both the February and March parts of the traffic study were sent to the Commission. The developer and Dublin have made a commitment to follow its recommendations. When the layout is finalized, there will be a final edition of the traffic study.

She said the proposal follows the Community Plan land use recommendation of low density residential use at 1.0 to 2.0 du/acre. Staff calculates the project density at 1.83 du/acre, and it excludes the PCD parcels. The PCD areas are the maintenance facility, driving range and the clubhouse. Ms. Clarke said the plan conforms with the Thoroughfare Plan, except for the section of Woerner-Temple Road to the west of Eiterman Road.

She said staff was guided by City Council's Memorandum of Understanding (M.O.U.). The M. O. U. was included with the written staff report. It acknowledges the golf course as exceeding the typical park dedication requirement. It waives conformance with any future Road to WOW standards and with the tree replacement ordinance. The overall development will actually exceed the tree replacement requirements, and this is noted in the M. O. U.

She said several adopted plans identified the need for a community scale park in the Southwest Area, schematically shown near the intersection of Eiterman Road and Woerner-Temple Road, or in the middle of the golf course. The community park need is not met by the golf course, and Dublin merely needs to find a new park site. The new preferred site is just west of Avery Road on both sides of Woerner-Temple Road if adequate acreage can be amassed. The north side is undeveloped, but the south side is as yet uncertain. It was selected because it lies almost in the center of the emerging mass of housing in the Southwest Area. With bikepath tunnels, it can be made almost as convenient for families on both sides of Avery Road.

Ms. Clarke said there are a few important historic buildings. These include a residence on the south side of Shier-Rings Road which is to be included in the maintenance facility site. There is also a very nice old barn on Cosgray Road immediately to the north of the railroad tracks. She hopes it can be incorporated into the plan in the long term.

She said the land assemblage is a huge benefit. The single plan covers multiple parcels. This is better than trying to coordinate 21 separate zoning applications, with different land uses and dedications, and trying to align and stage the roads. This plan incorporates an overall utility and transportation scheme. She said the utilities will be addressed at the time of the preliminary plat. The character and roadway width discussed by Mr. Fite are not actually part of this rezoning application, and those issues will be handled as part of the preliminary plat. This is a PLR application, and that process will be used for all of the single-family development. She said something closer to the PUD process is proposed for the cluster homes, villas and condos. The Commission will see the equivalent of a final development plan for review before construction. Ms. Clarke said the preliminary plat may be the hardest part of the review process. That is the time to discuss utilities, existing trees, routing, grading, road sizes, etc.

Ms. Clarke said the negative aspect of this coordinated plan is that it will facilitate the quick development of the Southwest Area. She believes this application will foster a better quality than 21 separate applications. She apologized for a staff report of record length. Ms. Clarke said staff was recommending approval of this overall concept because it accomplishes many of City Council's goals for the area. She said there are ten issues that still need to be addressed:

- 1) That the legal description and acreage discrepancies be completely resolved;
- 2) That the text be amended to better address historic resources, tree preservation, architectural diversity, "flexibility" in shifting units among subareas, procedure for secondary review, and to clarify any remaining ambiguities;
- 3) That the plans and text be completely reconciled with consistent information and appropriate development standards for the PCD areas;
- 4) That the text and plan incorporate the findings of the final traffic study;
- 5) That all right-of-way, pavement, street design, utility, storm water and flood hazard issues be resolved to the satisfaction of the City Engineer at the time of the preliminary plat;
- 6) That the design of the golf course development extend to its perimeter to assure a "quality" precedent is extended to the limits of the project;
- 7) That the developer's plan for architectural diversity be submitted for review as part of the preliminary plat process;
- 8) That all of the multi-family subareas (condo, villa and cluster) be subject to a future plan review by the Planning and Zoning Commission utilizing the final development plan submission procedures and requirements;

- 9) That the developer prepare comprehensive protected tree and historic resource survey information and preservation plans; and
- 10) That the developer, Dublin, and the Hilliard City School District work to identify an appropriate school site in this vicinity.

Ms. Clarke said this presents a terrific opportunity, and she hopes that enough information has been provided for the Commission to support it. She said the Law Director's office has said the Commission has a reasonable time to review this. The staff needs to know what additional things are needed in order for the Commission to make a good decision for the City of Dublin.

Mr. Lecklider, for the Commission, complemented Ms. Clarke on the staff report and the hard work to support it. He acknowledged Steve Smith and Mr. Banchefsky for their involvement. He thanked the Edwards Companies and Bird/Houk for their time and effort. He asked for understanding and patience to give the Commission an opportunity to absorb everything.

Mr. Lecklider called a brief recess. He called the meeting back to order after the recess and announced the public comment section. He asked speakers to limit their remarks to five minutes and asked that comments not be repeated. Libby Farley said about 20 have signed in to speak. Jane Hartman thanked the Commission for allowing her to keep her home where a public park is being planned. She said Hilliard had great schools, and the Dublin community was absolutely beautiful. She said people on one side of Woerner-Temple Road, got anything they wanted, but those on the other side had to fight to keep their homes. Ms. Hartman said she has lived on Woerner-Temple Road for 35 years, and she was concerned about the widening of Woerner-Temple Road to four or five lanes. She suggested widening it only on the north side, through the empty field, rather than using her land. She said some good citizens are being made to suffer by this plan, and she asked for the same consideration given those on the other side. She thanked the Commission for watching the development behind her and its density.

Russ Meyer, a member of the Shier-Rings community adjacent to the proposed development, said he was concerned with well water, storm water, and existing bond issues. His community relied upon wells as their only water source. They understood the proposed golf course will have 300-foot deep wells to water the course. Their water wells are only 35 to 80 feet in depth, and there is a real risk that they will run dry. They have heard of water well problems at Tartan Fields. He said this should be addressed now, during the planning process.

Mr. Meyer said he understands that Dublin is to take over the golf course and operation. They want the City to maintain their uninterrupted supply of drinking water. This could include drilling deeper wells if they go dry. Heavy golf course fertilizer and pesticide use could foul their wells, regardless of depth. His community might consider City water as an alternative, if they incur no out-of-pocket costs. They should not be forced into costly annexation and tap-in fees just to maintain standard function. This should be the first issue addressed.

Mr. Meyer said storm water run-off is a concern. Most of the project land experiences recurrent flooding and ponding. The long-time residents know about its significant water problems. The area is flat with little slope and with low natural absorption of water into the ground. He said even small amounts of rain cause substantial surface run-off, flooding, and standing water in the farm fields. The small drainage ditch overflows very quickly and backs up onto their land. There are health concerns from chemical residues from the run-off water and mosquitoes. Four or five

houses near the Cosgray Ditch already have multiple sump pumps in their basements. He said photos (taken April 3) and materials were sent to the Commissioners. The pictures show at least 25-30 acres under water and the Cosgray Ditch starting to overflow its bank.

Mr. Lecklider noted Mr. Meyer had exceeded his time limit, and Mr. Meyer said several other speakers were donating their time to him.

Mr. Meyer said there was no margin for error in planning for the storm water run-off. He has received a copy of the engineering report from the developer, and it recognized some of their concerns. The report recommended routing storm water into Cosgray Ditch near the Dublin maintenance facility, well past the Shier-Rings community. They proposed sending most of the overflow through storm sewers east along Shier-Rings Road to that point. They will need some time to fully analyze the report, but storm water is a critical problem in their area. The site is a swamp during the spring, and moving the water downstream is a very good idea. He would like this as a formal requirement if the project goes forward.

Regarding retention ponds, Mr. Meyer requested designing them with maximum storm water capacity, as a margin for safety. They face the reality of flooding, not a simulation. Water retention work should be done early in construction. Mr. Meyer requested that no development be allowed downstream near Cosgray Ditch that would cause a back-up to the Shier-Rings community. He said the drainage capacity of the ditch had slowed over the years. He commended the more stringent stormwater regulations.

Mr. Meyer said there is an outstanding bond issue for 1990 improvements to Woerner-Temple Road. He said the bond issue was for \$685,000 in principle, and the taxpayers of Washington Township will owe until 2010. He asked why taxpayers should continue to pay for something that has been removed to benefit this development. He thought the taxpayers should be compensated. Mr. Meyer thanked the Commissioners and invited them for a field visit.

David Neel, a Shier Lane resident, noted Councilman Peterson's published remarks about preserving rural character and avoiding the removal of greenspace. He noted that Dublin's Community Plan stresses the importance of maintaining rural character. He said this is especially important along the corridor surrounding the site. The rural character should be preserved. He said high density housing was proposed behind the Shier-Rings community and it is not consistent with preserving rural character. He said it only appears to be low density because it includes the area of the golf course itself. The homes are packed in tightly. Larger lot sizes would create a much more rural feel. He suggested preserving all existing trees and fence rows, especially the trees in the tenth fairway.

Mr. Neel said large green areas, rather than pocket parks, should be considered. A super planting treatment such as concentrated woodlands should be adopted bordering the existing houses as a buffer zone. Tree and park areas, including bike and walking paths, should be throughout the project to ensure that it is both aesthetically pleasing as well as more pleasant.

Mr. Neel said he was troubled with the statement in the staff report regarding the developer's request for flexibility to shift lots and units from one subarea to another. He said that suggested the expected results are not known. His property directly borders the southwestern edge of this development. He urged the Commission to not allow that level of flexibility and require it to be

less dense and more rural. It is a quality of life issue for the area. He urged the Commissioners to follow the Community Plan as it is written.

David Geese, a Cosgray Road resident, said he owned a large frontage area facing the golf course. He was concerned about water run-off ruining farms and flooding basements.

Mark Hutchins, Trinity Park, said he lives on Woerner-Temple Road where much of the traffic will pass. He thinks this development will be excellent after the resident's issues are addressed.

Wallace Maurer said Dublin was already known throughout the world for excellence in golf, and he wanted to propose an alternate use for the 600 acres. He suggested that Dublin should pursue a cultural and arts center. He suggested something like Stratford, Ontario. This would be a good plan for theater in all of its forms. He said it could be a multi-million dollar project which would draw national attention from an entirely different arena.

Kelly Gardner, Dublin Convention and Visitors Bureau, said it favors a new public golf course. It would provide another marketing opportunity to help fill the hotels on the weekends.

Larry Goodwin, said he supported this project and that he believed this project would be a wonderful amenity for the City of Dublin.

Steve Marsh, Heather Glen Civic Association, said they felt this proposal was very favorable.

Kathryn Epp said the development will be next to the golf course, and it was troubling to see the density based on all of the acreage. That is not the case elsewhere. Ms. Epp expressed appreciation for the Commission's efforts to promote the Tree Preservation Code provisions. She said the Code's monetary disincentive needs to be paired with the Commission's commitment to tree preservation. Provisions for drainage, and preserving the tree rows and stands of trees should be incorporated into the plan as part of the approval process.

She was not for or against the golf course use. Ms. Epp said preserving rural character along the edge of the property will be difficult unless some of the buildings are eliminated or the design is improved. She noted the golf course is largely hidden.

Todd Zimmerman, Brighton Park resident, favors this development. He said no one ever fathomed a development of this magnitude. He was glad it is not a piecemeal plan.

Tom Calhoun said he is a 15-year member of the Hilliard City School Board. The area has grown greatly in recent years. He hoped that Dublin will open communication lines with Dale McVey, Don Parker, or other Board members.

David Patch thanked the City for placing ads in the Hilliard paper and a posting this case in the Amlin post office.

Mr. Lecklider thanked the speakers and said there will be future opportunities for comments. He invited the Commissioners to ask questions. He wanted the discussion to be broken into topic areas: density, parks, traffic and roadway system, the golf course itself, architecture and

materials, stormwater management, concerns of the neighbors on wells and septic systems, landscaping and tree preservation, school site, and construction activity and hours.

Ms. Boring said the M. O. U. was approved with 940 units, and this plan has 176 extra units for a total of 1,116 units. She noted that various portions could be subject to future rezoning requests. The southeast area does not appear to be connected to the golf course. She said the Commission should create a strong public record.

Mr. Fite said the plan has been manipulated numerous times, changing the unit count and adding single-family lots. The scale of the drawing was 1:300, but it is now computerized and much more accurate. Land was added to the golf course.

Mr. Hale said the plan attached to the M. O. U. had 1,082 units. Ms. Boring said the City Council minutes reference 940 "taps," and she was concerned that this total is being exceeded. Ms. Rurik-Goodwin said the discrepancy might have been caused by the multi-family buildings only having one tap. This reference was for assessment purposes.

Mr. Fishman said he attended a professional conference, and golf courses are not "park-like." The use of the course is very, very limited. It can be seen but not used by most people. He thought any good residential plan includes neighborhood parks. He noted that Muirfield Village has 200 acres of open space for everyone's use in addition to the two golf courses.

Mr. Fishman said he favors the plan, and this is an outstanding effort. This is a fantastic opportunity, and his comments should not be taken as negative. This project needs to be tweaked and done right for the present and future residents. Neighborhood parks are essential, and roadways should not encircle them. He noted the water feature video was very impressive, but that is outside the site and will be done by the City. He liked the more narrow streets.

Mr. Fishman said he could never support a text that permits shifting of units from one area to the other. The density of the project is definitely too high if there is no land for parks. No other neighborhood has even been proposed without a local park.

Mr. Hale said the M. O. U. commits Dublin to acquire 4+ acres along Woerner-Temple Road to be improved immediately for various types of recreation. The developer will contribute toward its development. He noted the land on the north side of the road has no residents. He said Dublin does not plan to take home sites by eminent domain. He noted there is a park on both sides of Cramer Road. He recalled that Avery Park was originally part of Muirfield Village.

It was noted that the entry park is a mile away from many new residents. Mr. Hahn said the preference is about four acres to support a tot lot, gazebo and play area. Mr. Fite said several areas are .5 to 1.0 acre. He noted that some of the cul de sac islands in Muirfield Village are used for neighborhood play, and it is very safe. He said the golf course is definitely a park, but it has a specified use. It is a public golf course, for public play—but not for softball, etc.

Mr. Hale said there has been discussion that Dublin residents will have lower greens fees than the general public. He said this plan has more than adequate park areas to handle its casual recreation needs, but it will not handle soccer or softball.

Mr. Fite gave the example of Scioto Golf Course in Arlington, which is private. He appreciates and experiences it as a driver on the street without ever using or entering the property.

Mr. Fishman said that golf course did not displace the local neighborhood parks. He could not conceive of a development of this size and 1,100 units with so little park land for its families. He noted that Arlington attempted to buy more park a few years ago.

Mr. Hale said this plan matches the open space of Muirfield Village.

Regarding the entry park, Mr. Fishman said it is not part of this application. Dublin has to buy it and then improve it. Mr. Edwards will contribute \$455,000 to the improvements. It is a great amenity, but it is not a neighborhood park. Mr. Hale said the improved entry park and counting the golf course as part are included in part of the agreement.

Ms. Salay the new residents to the east of Eiterman Road will have easy access to the entry park. She was concerned about meeting the park needs for the residents to the west of Eiterman Road. She suggested combining the mini-parks into more usable acreage. The mini-parks surrounded by a road and traffic, make her very uncomfortable. They do not seem safe or relaxing.

Mr. Fishman agreed; every neighborhood deserves a tot lot. He thought the mini-parks or other neighborhood parks could even be private parks, if they are close to homes and have typical park/play amenities. The bikepath system needs to connect them.

Ms. Clarke noted this plan mimics the adopted bikepath plan. The paths will be along the roads in the Thoroughfare Plan, and connections to parks need to be examined.

Mr. Eastep wanted the Commission to stay focused on the density issue.

Ms. Boring said the M. O. U. (page 4) gives park credit for the golf course. Ms. Clarke agreed and added that the Commission can still determine that the plan needs areas for play, gazebos, tot lots, etc. She noted the City and Edwards are partners, and the staff has heard and understands the Commission's concern. She was not sure how the partners will solve it, but they will try. She said the golf course meets her own definition of a "park" as an open land with habitat areas plus the recreational benefit of playing golf. She noted it does not meet all park/recreational needs of the residents; no single parcel in the park system does. Only a minority plays golf.

Several Commissioners thought it unreasonable to count "eyebrows" as park or green space. Mr. Sprague said traffic-calming needs to be incorporated into the park areas that are surrounded by streets. Mr. Fishman thought the small areas should be private for maintenance purposes.

Mr. Hale said Dublin under the M. O. U., must pursue acquisition of the community park at the entry park along Woerner-Temple Road. Dublin is to appropriate it by June 1, 2001, and develop it immediately. The date coincides with the opening of the course, completing the northern half of Eiterman Road, and completing a model. The improved community park is a big part of their marketing strategy. It builds confidence for buyers looking at expensive homes.

Mr. Lecklider acknowledged that this is a very special case. He was concerned that Dublin has to provide the community park. The park will cost the City \$1.3M plus purchase costs. The developers generally provide parks with the development.

Mr. Hale said Mr. Edwards will provide a subsidy of over \$4M for the improved golf course.

Mr. Lecklider complimented Ms. Clarke on the staff report.

The traffic circle at the east entrance is 2.3 acres with a 300-foot diameter. Mr. Lecklider noted it was large, but access seems almost impossible to him. Mr. Fite said this was probably more visual, perhaps with a fountain, than interactive. It has not been designed.

Mr. Fite noted that Mariemont, which is a much-acclaimed small town near Cincinnati, is about the same size as this proposed community. He said the park spaces proposed match up with those in Mariemont, and Route 50 runs through it. Parks inside the street circles are used every day, and it is a fantastic community.

Mr. Lecklider was also concerned about density, if the density rises, the park contribution seems to be lacking. He recognizes the amenity contributed by the golf course, but after the lots and streets, there is nothing left for local recreation. He suggested some compromise on parkland between what is shown and the 73 acres generally required under the Code calculation.

Mr. Eastep had a problem with the density. He noted Subarea Q has 4.5 du/ac, Subarea R has 5.0 du/ac, Subarea S has 4.5 du/ac, Subarea T has 4.5 du/ac, and U has 7 du/ac. The PLR district is totally inappropriate for the multi-family uses proposed, and it is misleading to roll them into a description of 1.7 or 1.8 du/ac for the overall plan.

Ms. Clarke said gross densities have been used consistently in Dublin. She noted the Earlington density includes the Asherton Apartments, and the Indian Run Meadows density includes the Dublin Village apartments. Incorporating multi-family sites into larger plans has been a long-standing policy. She found the only unusual thing here is utilizing the PLR zone, rather than the PUD zone, as was done in all the other cases. It is permissible to use the PLR for this purpose.

Ms. Clarke said the multi-family products will be subject to a secondary review process prior to construction, very much like the PUD final development plan, because they are not yet designed. Mr. Hale said this will include site plans, architecture, landscaping, etc.

Mr. Eastep responded that his core concern is the density, not the site plan. He believes this is a misuse of the Community Plan and the time spent on the WOW program. There is no rural character in a development with 7.0 du/ac.

Ms. Clarke said the Community Plan land uses are based on development impacts. This proposal falls within those tolerances. The only exception to the Community Plan is that City Council has set an absolute cap on density for any site at 5.0 du/ac..

Ms. Salay noted her long-term interest in the Southwest Area. She said all of the adopted plans are too vague. She thinks this is a very positive direction for the future development.

Mr. Lecklider said the Subarea A density is a problem, and this was noted to the developer in February. It has not changed. It is segregated from the rest of the project and begs for park in addition to the Cramer Road green space. Mr. Hale said this area was changed, and all of the lots will be 80 feet wide with the same architectural standards. Mr. Fite said it will be connected by Eiterman Road. Mr. Lecklider noted that this part of Eiterman road is not on the golf course site.

Mr. Sprague said Subarea A and Subarea U are highly problematic. They need to be changed, and he believes this is the consensus on the Commission. He suggested more land is needed for Subarea A. Mr. Hale noted the abutting land is owned by another developer.

Mr. Sprague said Subarea U has 59 units on a sliver of land, and is not acceptable. With the whole plan in front of them, he said it is the Commission's job to assure that the same quality of life will be achieved in this area of Dublin.

Mr. Lecklider said Subarea A is one of the first areas to be developed. It is distinct and separate, and it is not near the model home or the entrance. It will be completely isolated for perhaps many years; the roads are not there. Mr. Sprague noted it is not near the golf course, and it will not set the quality standard desired. It is a higher density and has no rural character; the developer/designer needs to work on this.

Mr. Fite noted Subarea A includes 35 acres, including a nine-acre park. The density of this area 1.7 du/ac; and also includes Subareas N and M. It has connections to the park and pedestrian connections to the overall site.

Mr. Fite said there will be no connection from the "villas" area to Rings Road in Amlin. He noted the plan formerly included additional land for a "town center," but it was dropped. Mr. Sprague suggested this was a good area for additional park. He suggested the developer address Subareas A and U sooner rather than later if the announced timeline is to be respected.

Ms. Salay was very concerned about switching units back and forth between subareas. This needs to be much tighter. Mr. Lecklider agreed.

Mr. Sprague noted the comments made by Mr. Neel and the "Character" section of the staff report. The area is overwhelmingly agricultural, and this development will change it forever. He accepted the guidance of the M. O. U., but he thought the intent of the Road to WOW should be incorporated, if not the specifics. He thought Ms. Salay had made good comments on this point.

Mr. Hale said as a zoning attorney, it would be better for him if the area would be rezoned and developed piece by piece. He said this land will ultimately be developed with something, and this site will set the standard. It takes a critical mass, which this has, to make a real impact.

Ms. Salay said the historic barn on Cosgray Road could be donated and gave Malabar Farms as an example of preserving agricultural heritage. The staff report references historic structures and contributing agricultural character. She wanted character addressed, aside from the golf course.

Mr. Lecklider said at the Saturday session he was concerned about implementing the Road to WOW. Reforestation or some heavy planting will be the minimum needed along Cosgray Road. They will not contribute to a great character along this scenic road.

Mr. Hale said he has consistently supported the Road to WOW as a great program. Mr. Fite added that the Cosgray buffer will be planted at the outset of this development, and those houses are ten-plus years away. The buffer will have ten years to mature, and it will be needed by the homebuyers because Cosgray Road will be eventually five lanes wide.

Mr. Fite noted the buffer plan has two parts. Facing the homes will be a dense evergreen screen, and facing the scenic road will be a deciduous woodland. The buffer is 50 feet wide along the parallel to the right-of-way.

Ms. Boring said there is too harsh a contrast between the existing rural home development and this proposal. The proposed lots are too narrow backing up to the acre-plus home sites. She wanted this addressed. Up to five new lots will abut a current home, and that is not acceptable.

Mr. Hale said he made commitments to the Shier Lane neighborhood. If their wells go dry, the developer will dig them new ones. The houses are not in Dublin, so water taps cannot be used. Also, he said there are existing drainage or flooding problems. The new development will pipe its storm water flow to a point downstream from the Shier Lane neighborhood.

Mr. Fite said the lots are larger, 80' by 150' to protect the tree line, and the Shier Lane lots are 140' deep. Ms. Boring said 80 feet is too narrow; and the contrast is too great. It is not consistent with rural character.

Mr. Eastep asked about preservation of the historic buildings or relocating them. Mr. Fite said the barns at the Shier-Rings historic house would be preserved in the golf course maintenance complex owned by Dublin. They will be visually intact. The Cosgray Road barn and house have not been assessed. Mr. Eastep said a tall fence to surround the maintenance facility would not be consistent with the historic character. Mr. Fite agreed.

Ms. Clarke responded that the house could continue to be used for a residence, but an alternate site is needed to provide for golf course maintenance.

Mr. Eastep said most golf course maintenance buildings need to be designed from the ground up, and historic barns would not work. The wash water needs to be recaptured, and there are other ecological and operational concerns. Mr. Fite agreed and other special barns will be built. Mr. Eastep suggested incorporating the historic structure on Shier-Rings Road into a park. Mr. Fite said it is needed to service the golf course. Mr. Hale said its specific use is not important to the Edwards Company.

Mr. Eastep started the discussion on traffic and roads. He said he was still uncomfortable about vacating the portion of the Thoroughfare Plan that relates to Woerner-Temple Road west of Eiterman Road. Mr. Fite said most of that traffic would go north to Shier-Rings Road, or south to Cramer Road. Cramer Road was not in the original Thoroughfare Plan.

Mr. Lecklider found it difficult to accept that the section of Woerner-Temple Road leading to Cosgray Road has become insignificant. He noted that the eastern portion was improved, and Rings Road was reconfigured to flow into it all the way from Frantz Road. He believes this investment was to create a main thoroughfare along Woerner-Temple Road. The plan was to divert traffic away from the southwest neighborhoods. Much of the westbound traffic that

terminates at Eiterman Road will then divert through neighborhoods—this neighborhood and Cramer Road. He noted that Cramer Road is not planned and is not guaranteed to be built. It seems that all of the same complaints will arise that were experienced along Wilcox Road.

Ms. Salay said the Thoroughfare Plan is a work in process and may be outdated. The Southwest Traffic Taskforce was playing catch-up, and Mr. Clear understands the area traffic. The main traffic carriers in the area are Shier-Rings Road, Avery Road, Cosgray Road, Emerald Parkway, and ultimately Tuttle Crossing Boulevard. The goal is to route most through traffic on Shier-Rings Road and Tuttle Crossing Boulevard because these do not go through neighborhoods.

Doyle Clear, Parsons Transportation Group, said he conducted the transportation testing for the Community Plan. There was not much emphasis on Woerner-Temple Road to the west of Avery Road. Shier-Rings Road gets wider to the west of Avery Road to carry more traffic. Because Woerner-Temple Road existed, it was kept in the Thoroughfare Plan, but the volume is low.

Mr. Clear explained some of the traffic calming efforts. He said Cramer Road would function as a residential collector. He said the staff wanted no houses to face on Cramer Road. It was not shown on the original Thoroughfare Plan.

Mr. Clear said he had participated in the Saturday session to review this project. He said the land uses tested in the Community Plan included 1,106 single-family houses and 64 condos in the affected TAZs (Traffic Analysis Zones). The golf site total has 1,116 units.

Regarding density, Mr. Fite said it is 1.76 du/ac., and the staff computed it at 1.83 du/ac.

Mr. Sprague asked whether the traffic associated with the golf course itself would invalidate the Community Plan traffic analysis. Mr. Clear said some of the development shifts, but no changes are needed in the overall roadway network. Total trips generation by this development exceeds the Community Plan estimate by 20-25 percent, but this does not require any additional turning lanes or traffic signals. The roadway system is based on the AM and PM peak hour volumes, and the golf course generally contributes very little at these times. The golf course overall traffic numbers are higher, but they are spread out broadly throughout the day.

Ms. Boring said this project needs Eiterman and Cramer Roads, and it is unclear how, when, or if these roads will be done. Ms. Clarke said Dublin is making the commitment to follow the traffic study recommendations. Due to its eminent domain authority, Dublin has the power to make any required road improvements. Over time, some plans change, but Ms. Clarke did not believe that Dublin would change the road plans in a way that would erode the overall traffic network. She said Dublin's number one priority is to address traffic and complete the transportation network.

Ms. Clarke noted that Dublin has earned a reputation for completing its plans, including streets. She noted that Muirfield Drive to the south of Brand Road and the whole length of Emerald Parkway were merely "plans" for over a decade. She said she has every confidence needed roadways will be completed.

Mr. Eastep wanted the Eiterman Road extension alignment to be shifted onto this site, to get it done and avoid condemning land. Ms. Clarke said both parties prefer to defer this cost. Mr. Lecklider asked who will build the Eiterman Road extension. Ms. Clarke responded that under

the current agreement, she thought Dublin would be responsible for additional road improvements. She noted that neither Dublin nor Edwards has made the commitment. If that road is not built through the course of development and it is still needed, Dublin will be responsible to build it in order to fulfill its commitment to follow the traffic study..

Mr. Lecklider said the Eiterman Road extension is needed for access to the south; any project of this size should have that connection. Ms. Clarke agreed and said she believes that it will happen in time. Mr. Eastep believes it is needed now. Ms. Clarke said she has heard the concern, and as a co-applicant, she will attempt to find a solution.

Mr. Lecklider asked about the area to the north of Cramer Road through the “surrounded site.” He wanted assurance that the road alignment is not creating an untenable situation for that future developer. Ms. Clarke said that owner was not contacted, and the staff could study it further. Due to having residential use on three sides, the resulting parcel would be expected to be residential as well. It is in Dublin but is not included in this plan. Mr. Lecklider wants an assurance of its viability for compatible development.

Mr. Fishman was concerned about the Eiterman Road extension and Cramer Road. If through roads are not built at the outset, the new residents will object and try to stop construction. At least the Eiterman Road extension should be on the golf course site, and re-aligning the east/west road northward, onto the site, also makes more sense. He acknowledged that this would eliminate a few lots.

Mr. Clear said Eiterman Road alignment was not originally shown this far east. It will be extended all the way to Tuttle Crossing Boulevard eventually.

Mr. Fishman asked about the disposition of the bond for the existing Eiterman Road improvements. Ms. Rurik-Goodwin said it was a voted bond for Washington Township.

Mr. Hale said the Edward Companies and Dublin have been working to balance the economics, and roads are very expensive. Eiterman Road will be constructed 200+ feet south of Woerner-Temple Road, and this developer is making a substantial contribution. He said the team will re-examine the recommendations. He added they cannot eliminate 300 units. The purpose of the agreement between Edwards and Dublin was to balance the economics. He said a number of adjustments along the way to improve the design have cost the developer a lot of money.

Mr. Fishman was concerned about the cost to Dublin and complications in getting the roads themselves built. Ms. Clarke said the message she is taking from the discussion is that the Commission wants assurance that the Thoroughfare Plan can be built, including how and when. Mr. Fishman said that is his first concern, and this proposal should cost Dublin huge sums in the future. He understands that the economics are Council’s concern, but decisions should be made with full understanding of the implications.

Regarding the outstanding Eiterman Road bond, Washington Township Trustee Ruth Reiss said it was a 20-year township bond. All of Dublin is in the township, and everyone will be paying on it for another ten years. There is a remaining debt of \$465,000. It is a non-callable bond, but it may be possible to defease it.

Ms. Boring noted there was a request to shift the right-of-way take northward for the widening of Woerner-Temple Road west of Avery Road. This is off-site, but shifting the right-of-way may change the traffic circle. Ms. Clarke said many factors are considered when widening a road, such as cost and existing facilities. These have not been investigated, and this would normally be done at the preliminary plat. She said staff would look into this.

Mr. Lecklider was concerned about the lack of street connections, especially to Kendall Ridge and the other abutting parcel. Ms. Clarke said it is within the realm of possibility to connect all three developments, but the M. O. U. specifically exempts Edwards from this. She said it was discussed with the developer.

Mr. Sprague stated connections should be made, and he requested that this be further considered. Ms. Clarke said neighborhood-to-neighborhood connections are supported by the Community Plan and the staff, but they are very difficult politically. The City and Edwards representatives did not agree on this issue, but the City did not want to abandon the project over it. She said she has tried to be honest in presenting all of the Community Plan issues, but while this is a terrific project, the staff has not achieved every goal.

Mr. Lecklider appreciated this, but said a lack of connections is very unfortunate. Ms. Clarke said the Edwards representatives repeatedly argued that this new development needs its own, exclusive identity. They argue it cannot be marketed properly if it is seen as an extension of another development. The developer considered this to be a critical issue.

Ms. Salay said various neighborhoods have complained to City Council about the traffic on through roads. She thought this large development should not be serviced through Kendall Ridge and could present a different set of problems.

Mr. Lecklider said it would only be a convenient access for a small section of homes. He has heard from the staff for years about the advantages of connecting, and this is disappointing. Mr. Sprague said there should be additional pedestrian and bikepath connections at a minimum. Mr. Fishman said this underscores the importance of the north/south and east/west roads; and getting them done in a timely fashion.

It was noted that it was 1:00 AM, and Mr. Fishman suggested a special meeting.

Mr. Lecklider was interested in traffic calming for the Eiterman extension to avoid the experience along Tullymore Road. Mr. Hale said no homes face Eiterman Road. Mr. Lecklider thought that the neighborhood would probably still be dissatisfied due to speed.

Mr. Lecklider asked the Commissioners to summarize their major concerns.

Mr. Eastep said his main issues were parkland, density, and roads. He still is not comfortable with calling the golf course "park." Mr. Fishman agreed with these issues.

Ms. Boring said "green space" does not necessarily mean "park," and the golf course will be green. She was uncomfortable with using such small parcels, such as 0.4 acres, to meet park needs. The pockets were inadequate. She said she had discussed her issues earlier.

Ms. Salay said the park should be amassed into larger areas. She thought the area to the east of Eiterman Road would be fine, but changes are needed to the west. She accepts the golf course as meeting the park definition. Her previous comments covered other issues.

Mr. Peplow said a larger park area is needed, especially in the northwest section of the site. The southern appendage needs to be better integrated into the plan. Completing the through roads is very important to him. The course meets open space definitions.

Mr. Sprague appreciated all of the good work to get the plan to this point. The density on Subareas A and U needs to be dropped, and they need to be better hooked together. He agreed with a number of the points raised, especially completing the important roads. He thinks the water well and flooding issues are being handled. Architecture and material commitments are needed in the text. He said the City has enjoyed a special relationship with the Dublin City Schools, and with this is the opportunity to reach out to the Hilliard District. Landscaping, tree preservation, and buffers will need to be handled well. Construction should have limited hours. Mr. Fishman agreed with these comments.

Mr. Lecklider's main concerns were traffic and roads, and he said there is consensus on density. The proposal has 30 percent multi-family, which is quite high, and very strict standards should apply. The treatment of the perimeter roads should be special, and buffers are needed along the existing homes. The water well issue needs attention. The golf course itself should use ecologically sound practices such as handling run-off, storage of pesticides, recycling water used in washing equipment, and tree preservation. He restated the importance of trees along the tenth fairway. Mr. Fishman agreed with the comments.

Mr. Eastep noted that golfers are only a small percentage of the population, and most recreational activities are not permitted on a golf course. A good golf course becomes a regional destination, and the Visitors Bureau is ready to market it. He would like to survey Dublin residents on how many would use and/or support this golf course. Local park land is needed to support the new neighborhood. He noted the plan has six-foot bikepaths, and Dublin's standard is eight feet. The parks shown are too small, and usable park space should be added in every area, including the condos, for use by the new families. An arborist should be involved in the tree preservation plans. The golf course run-off should be contained on site so that the pesticides do not flow into streams. This water should be cleansed.

Mr. Eastep said the professional golf course designer and manager should be on board by now. He suggested involving the USGA, given its strong background in golf course design. He asked if the OEPA is involved, if an environmental plan is in place, and if an integrated pest management program is included. The complete storm water management and water quality plans need to be done. He said the architectural standards on all of the multi-family areas should be in the text, and under Code this should be part of the rezoning. He would like vinyl eliminated from the text.

Ms. Salay thanked the applicant for all the hard work. This is a good thing for Dublin and the local area. She is very pleased.

Mr. Hale asked the Commission to review the M. O. U. and the staff report. He said some good issues were raised, and they will seriously try to address these. Some other issues are economic

and are covered in the agreement with City Council. If they did everything suggested tonight, the developer would lose a lot of money. For example, they cannot provide 75 acres of open space plus the golf course. This project has a quick time frame; he would like to re-schedule this as quickly as possible. He said they have used a golf course designer throughout their planning process. The golf course works.

Mr. Lecklider said according to a national conference, the usual review time is 18 months; 12 months was the fastest. He said the Commission is taking this seriously.

Ms. Clarke asked if wanted to continue this hearing until another date so that the Commission can give additional comments on this submission. If the Commission comments are complete, the application should be tabled, revised and then re-scheduled.

There was some discussion about the best way to proceed, including time limits and scheduling a special meeting. The consensus was to schedule 90 minutes to complete the golf course discussion, not to rehash items discussed tonight, at the May 4 Commission meeting. There was agreement that it will not be a public input session; it is to conclude the Commission discussion of the issues. At the conclusion of the discussion, the co-applicants will be given the opportunity to give a comprehensive response. Ms. Clarke agreed to indicate that this is not a public comment session on the meeting notices.

Mr. Eastep described this as a two-week timeout. Mr. Lecklider said there would be two or more future opportunities for public comment, but not at the May 4 meeting. There were over five hours of consideration tonight, and the Commission needs to finish its comments. Ms. Clarke stated that two weeks between meetings is inadequate for the staff to respond to a new plan because it only gives one week for design modification, followed by staff review and issuing a new staff report a week in advance of the meeting.

Mr. Hale said again that his client needs a quick decision.

Mr. Banchefsky said that procedurally, this hearing is being continued until the next meeting. The discussion will start where it left off tonight.

There was agreement among the co-applicants on the continuance. The Commission continued this case until May 4, without a formal vote.

The meeting was adjourned at 1:15 a.m.

Respectfully submitted,

Libby Farley
Administrative Secretary