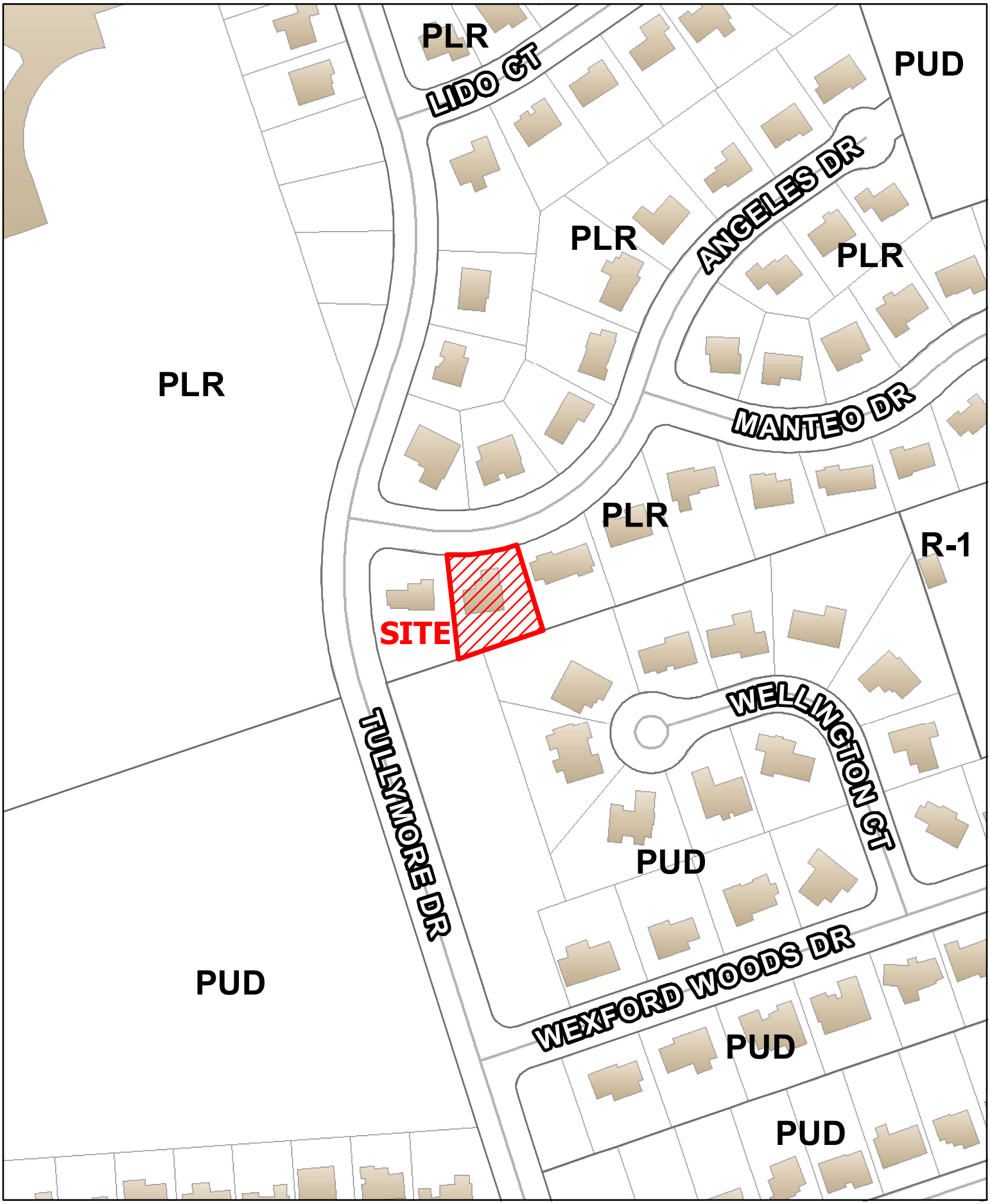

City of Dublin

15-058AFDP/FP
Amended Final Development Plan/Final Plat
Remias Residence
6369 Angeles Drive

0 100 200
Feet

N

C I T Y O F D U B L I N

Department of Planning & Development

RECORD OF ACTION
DUBLIN PLANNING AND ZONING COMMISSION
APRIL 9, 1992

The Planning and Zoning Commission took the following action in the application below at its regular meeting:

4. **Final Plat - Wexford Estates, Section 1**
Location: 24.862 acres located on the west side of Avery Road, approximately 700 feet to the north of Tara Hill Drive.
Existing Zoning: PLR, Planned Low Density Residential District (Wyndham Village Plan).
Request: Approval of Final Plat.
Proposed Use: Single-family subdivision of 60 lots.
Applicant: M/I Schottenstein Homes, Inc. and Transohio Title Agency, c/o Felix R. Borowitz, Evans, Mechwart, Hambleton and Tilton, Inc., 170 Mill Street, Gahanna, OH 43230.

MOTION: That this application be approved with the following conditions:

1) That landscape plans be submitted and implemented for the Avery Road reserves and buffer around the church;
2) That the reserves be upgraded to 125-foot minimum depth and that the detention area be "first and foremost an aesthetically pleasing facility", as required in a condition of rezoning;
3) That the bikepath be appropriately located and constructed;
4) That a tree protection plan be implemented along the south property line, and along the Avery Road bike path, to include snow fencing during all phases of construction;
5) That building area of all lots be checked and setback or other lines adjusted where necessary as approved by Staff;
6) That traffic engineering data be submitted regarding left turns at Avery Road;
7) That engineering siting, utility, drainage and possible ditch enclosure issues be resolved to the satisfaction of the City Engineer; and
8) That a street tree planting plan be submitted to staff for review and approval.

VOTE: 7-0

RESULT: This application was approved.

STAFF CERTIFICATION:

Barbara M. Clarke

Barbara M. Clarke
Acting Planning Director

5131 Post Rd. Suite #102 Dublin, Ohio 43017 614.761.6553 FAX 761.6566

CASE 4: Final Plat - Wexford Estates, Section 1

Ms. Clarke presented slides and the Staff Report. The first piece was at the north end. This second piece wraps around St. Brigid's. It will be called Wexford Estates. Tullymore Drive originates in Lowell Trace and is intended to extend Brand Road to provide for north/south traffic for the development west of Avery. The woods was deeded to the City by the developer of Lowell Trace. This developer will be constructing 500 feet of Tullymore Drive through the park. This is a final plat for 60 lots, on approximately 25 acres. The lots will be between 90 and 100 feet wide. The minimum requirement within that subdivision is an 80 foot wide lot by 130 feet deep. The overall park dedication for the subdivision is 16.2 acres. There are two small reserves along Avery Road that become part of the linear park system that will be mounded, landscaped and have a bikepath. There is an inaccurate statement in this section of the Staff Report which refers to the storm water basin as "dry" pond when in fact it is wet. There are two bike paths to be installed by the developer, one along the west side of Avery Road within this linear park, and the second one along the west side of Tullymore Drive. These bikepaths will finally tie into Avery Park at the north end. In addition, the developer agreed to a landscape and mound around the perimeter of St. Brigid Church and to extend the bikepath along the church's frontage. Development Standards here are the same as in the R-3 District. The second entry street on the south end is a 60 foot right-of-way and shown with a 36 foot pavement width measured back to back. The box setback is used on cul de sacs, and that is also a no build zone set at 90 feet from right-of-way. The Staff, when reviewing the plans found that a number of lots had a building area that appeared to be too constricted for house construction. Staff has talked to the developer about changing the no build area to relax the requirement, probably to 100 feet in a number of cases so that the buildable area of the lot will not only accommodate the initial house, but perhaps the addition of a porch, etc. Staff is recommending approval of this subdivision with the conditions listed in the Staff Report:

1) That landscape plans be submitted for implementation along Avery Road reserves and the buffer around the church;
2) That the reserves be upgraded to a 125 foot minimum depth and that the detention area be "first and foremost an aesthetically pleasing facility" as required as a condition of rezoning;

3) That the bikepath be appropriately located and constructed;
4) That a tree protection plan be implemented along the south property line to include snow fencing during all phases of construction;

5) That the building area of all lots be checked and setback or other lines adjusted where necessary as approved by Staff;
6) That the traffic engineering data be submitted regarding left turn land on Avery Road;
7) That engineering siting, utility, drainage and possible ditch enclosure issues be resolved to the satisfaction of the City Engineer; and
8) That a street tree planting plan be submitted to Staff for review and approval.

She stated that this subdivision has some modifications from the original plan, known as Wyndham Village. The street layout in the southern end has been changed. It still provides for the proper width of the right-of-way, and the width of the pavement, and a stub street into the backside of the church. Staff finds this plan, although modified, to conform in all the major ways with the approved Wyndham Village plan. The proposal is consistent with the Community Plan, and there are substantial community improvements including the extension of Tullymore Drive, the landscaping of park areas, and two major sections of bikepath being completed by the developer. Staff supports this plan.

Ben Hale, Jr., representing the applicant, addressed the requirement of the 120 foot setback in the plan to centerline. Lot 1 on the plan will be dropped and will become open space for a better entry. They have increased the lot sizes on this development by 10 feet on almost all the lots which is an upgrade from the preliminary development plan. They have worked with St. Brigid's and the other neighbors to work out problems.

Dan Terlecki, representing Wexford Woods, stated that they were most concerned about was the protection of the trees along the southern property line. They would like to minimize grading in that area. Perhaps the catch basin located about 10 feet off the property line should be moved in a little. They do appreciate the snow fencing and Staff's efforts to protect the trees. He also commended Mr.

Hale's clients for doing this. It was very important to the people in Wexford Woods that the trees were protected and we appreciate it.

Janet Jordan also asked for cooperation in protecting the trees within the right-of-way in front of the church. The area is limited and the bikepath should be placed with sensitivity. Mr. Hale agreed.

Mr. Hale stated that they agree to the conditions.

Mr. Manus moved that the application be approved subject to the following conditions:

1) That landscape plans be submitted and implemented for the Avery Road reserves and buffer around the church;
2) That the reserves be upgraded to 125-foot minimum depth and that the detention area be "first and foremost an aesthetically pleasing facility", as required in a condition of rezoning;
3) That the bikepath be appropriately located and constructed;
4) That a tree protection plan be implemented along the south property line, and along the Avery Road bikepath, to include snow fencing during all phases of construction;
5) That building area of all lots be checked and setback or other lines adjusted where necessary as approved by Staff;
6) That traffic engineering data be submitted regarding left turns at Avery Road;
7) That engineering siting, utility, drainage and possible ditch enclosure issues be resolved to the satisfaction of the City Engineer; and
8) That a street tree planting plan be submitted to staff for review and approval.

Ms. Renkert called the roll. The results were as follows: Mr. Geese, yes; Mr. Rauh, yes; Mr. Fishman, yes; Mr. Campbell, yes; Mr. Leffler, yes; Mrs. Stillwell, yes; and Mr. Manus, yes. (Approved 7-0.)