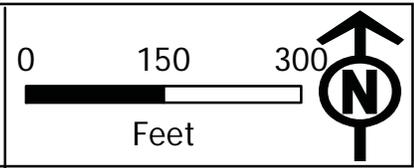


15-061AFDP
 Amended Final Development Plan
 Estates at Scioto Crossing
 7850 Scioto Crossing



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 19, 2013

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

**2. NE Quad – Subarea 4C – Estates of Scioto Crossing – Patio and Deck Features
13-093AFDP
Scioto Crossing Boulevard
Amended Final Development Plan**

Proposal: Additional patio locations and deck features for the Estates of Scioto Crossing, located within the NE Quad Planned Unit Development on the east side of Sawmill Road, south of the intersection with Summit View Road.

Request: Review and approval of an amended final development plan application under the provisions of Code Section 153.050.

Applicant: Ryan Homes; represented by Randall Woodings, Kontogiannis & Associates.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Victoria Newell moved, John Hardt seconded, to approve this Amended Final Development Plan because it complies with the review criteria and the existing development standards, with two conditions:

- 1) Units 6-8 and 20-22 be permitted to increase the depth of the patio and deck area to within 1-foot of the setback along the western property line, not to exceed a maximum of 24 feet in depth; and
- 2) That the existing approved minimum separation between units applies to all proposed outdoor amenities.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

- Randall Woodings, representing Ryan Homes agreed to the conditions.

RECORDED VOTES:

Chris Amorose Groomcs	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Anty Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Tammy Noble-Flading
Senior Planner

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

**2. NE Quad – Subarea 4C – Estates of Scioto Crossing – Patio and Deck Features
13-093AFDP
Scioto Crossing Boulevard
Amended Final Development Plan**

Ms. Kramb asked about the lot coverage. Ms. Noble-Flading indicated the proposed changes were well within the lot coverage given the minor modifications.

Ms. Kramb said the patio look as though they can extend further out than previously approved along the western property line. Ms. Noble-Flading stated with the proposed condition, the maximum depth would be 24 feet, where 18 feet is currently permitted.

Ms. Kramb confirmed the proposed included two rectangular areas; one rectangle for the sunroom and one rectangle for the patio. Ms. Noble-Flading agreed.

Ms. Kramb confirmed if a homeowner builds in both area they can fill in all of the additional space to 24 feet. Ms. Noble-Flading agreed.

Ms. Kramb indicated the houses appear close together and they are built to up to the setback line along the park. Mr. Langworthy said the Code permits condominium development to build up the setback line.

Ms. Kramb commented there would be no yard space.

Mr. Hardt summarized if every home owner took the maximum option the patio area for the entire development would be 12,720 square feet; which would amount to 2%.

Ms. Newell asked about the lot between 1B and 2B, along Essex Gate Drive. She said the plans note a clearance of 10' 6", but that dimension is noted to the prior deck outline. She said there appears to be only a few feet clearance between the proposed new extension and the adjoining deck.

Randall Woodings (Kontogiannis Architects, 400 S. Fifth Street, Suite 400, Columbus, Ohio) said Lot 1 was the model and the outdoor area was existing and minimal changes were anticipated.

Ms. Kramb added she would like to see a minimum distance between the patios. Mr. Woodings indicated the houses were not fee simple properties, but condominiums.

Ms. Kramb asked if there is a side lot line. Mr. Woodings stated there are no lot lines, because it is a condominium development.

Ms. Kramb said that she would like to see the minimum building separation continue with the patios at 10 foot 6 inches. She said the patio size could increase, but it needed to meet the same building separation established for the houses.

Ms. Newell said this would allow some simple flexibility between one condominium and another condominium, depending on the choices that are made and the design of the deck that is put in place.

Ms. Amorose Groomes asked if there was anyone from the general public who would like to speak with respect to this application.

Mr. Jeff Davies (7846 Avaleen Circle, Dublin, Ohio) said he was one of the first ones to build a patio and his was approved at 18 foot by 18 foot. He said his patio does not extend passed his morning room; however, that is how he originally wanted it. He confirmed the condition would not impact what he currently has constructed with his condominium.

Motion and Vote

Victoria Newell moved, John Hardt seconded, to approve this Amended Final Development Plan because it complies with the review criteria and the existing development standards, with two conditions:

- 1) Units 6-8 and 20-22 be permitted to increase the depth of the patio and deck area to within 1-foot of the setback along the western property line, not to exceed a maximum of 24 feet in depth; and
- 2) That the existing approved minimum separation between units applies to all proposed outdoor amenities.

Mr. Woodings agreed.

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

Communications

Ms. Amorose Groomes said she appreciated the emails from staff regarding the President's Cup information and confirmed everyone's issues had been resolved.

3. Bridge Street District – Code Modification 13-095ADM

Administrative Request

Ms. Amorose Groomes introduced Case 3 and confirmed the Commissioners received the February 2, 2012 version to review. She stated Mr. Hardt had indicated the process issues were resolved in the February version. She asked Mr. Goodwin if he had any additional follow-up.

Mr. Goodwin said the February version resolves a number of the issues noted in the email. He said Planning would like to discuss some different ways to accomplish the same goal. He said 153.066 may have a better flow if the two review tracks are separated once a development plan and a site plan are submitted. He said if an applicant is on the Planning Commission track it would make the process clearer then it would be as previously drafted, but it wouldn't change the intent of what was previously reviewed.

Ms. Amorose Groomes asked if the technical issues listed for the Commissioners were still outstanding. Mr. Goodwin said yes. He noted the version provided by Planning via email was similar to the February version, but with slightly different language, specifically in regards to the third criterion. He said the criterion has now been directly linked to the scope or number of waivers, whereas before it was worded more generally in terms of the appropriateness of the proposal.

Mr. Hardt stated subsection 3 sent by Mr. Goodwin was consistent with what he was looking for and he thought accomplished what the Commission wanted. He said subsection 1 moves the review and determinations into the public realm, which he felt was important. He said it allows for compromise in that both options of either Planning and Zoning Commission (PZC) or Administrative Review Team (ART) review exist and can be applied as appropriate on a case by case basis rather than a one size fits all solution. He said the ART process is appropriate for certain cases, such as simple projects or straightforward applications where it is appropriate to have a quick review for a potential applicant. He said there are also complex projects that require conversation in the public setting. Mr. Hardt stated he thought it best not to try to make the distinction between those types of cases at this point, but he found

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
AUGUST 18, 2011**

**1. NE Quad, Subarea 4C – Estates at Scioto Crossing
11-032AFDFP**

**Essex Gate North
Amended Final Development Plan**

MOTION #2 – Amended Final Development Plan: To approve this amended final development plan because with the three previously approved text modifications, it meets the rest of the development text and will provide a more diverse type of housing choice within the subarea, with 15 conditions.

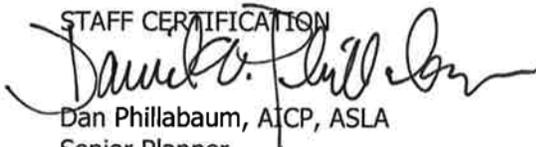
- 1) That the condominium declarations and by-laws require that no more than two units can be owned by one owner or entity;
- 2) That any future additional models have the same architectural character and quality as the proposed models, subject to Planning approval;
- 3) That any recreation amenities proposed for the central green be approved by the HOA prior to being submitted to Planning for approval;
- 4) That the land owner coordinate with Planning to identify locations for additional tree replacements or that a fee be paid in lieu of replacements (\$100/inch) and coordinate the plant quantities in the plant list with the quantities listed in the landscape summary prior to the issuance of building permits;
- 5) That the existing trees in good health within the tree stand at Sawmill Road be preserved, the dead or dying plant material and understory plant material be removed, and the area be mulched or seeded before to the end of November 2011, subject to approval by Planning;
- 6) That street trees be added along Sawmill Road in coordination with the City of Dublin City Forester before the end of June 2012;
- 7) That the northern bike path connect to the central green along the east side of Avaleen Circle (South);
- 8) That the duplex unit depicted on the engineering drawings between the existing and proposed condominiums be removed from the drawings prior to applying for building permits;
- 9) That the grading plan be revised to eliminate grading activities within the wetlands prior to submitting for building permits;
- 10) That the applicant work with Planning to visually break up the space between the sides of the units;
- 11) That the ornamental trees adjacent to the central green be relocated to the back of the walk or bikepath or the interior of the park;
- 12) That all landscape beds adjacent to individual units, be a minimum of 3½ feet wide;
- 13) That the ornamental trees planted in the lawn areas be substituted for a shade tree species;
- 14) That the plant list be revised to correct the plant categorization; and
- 15) That whenever possible, the air conditioning units be located along the sides of the homes, subject to approval by Planning.

* Brandon Felger, NVR Incorporated, agreed to the above conditions.

VOTE: 6 – 0.

RESULT: This amended final development plan was approved.

STAFF CERTIFICATION


Dan Phillabaum, AICP, ASLA
Senior Planner

Page 12, paragraph 7: ~~Mr. Taylor~~ Ms. Kramb suggested designating a couple of parking spaces with five-minute limits be used for delivery and pickup of students.

Mr. Zimmerman seconded. The vote was as follows: Ms. Kramb, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Administrative Business Communications

Ms. Amorose Groomes noted that there were three Administrative Approvals included in the meeting packet. She confirmed that there were no Commission comments with respect to them.

Ms. Amorose Groomes asked if any dates for future meetings with City Council had been set with respect to the Bridge Street Corridor.

Ms. Husak said that Planning had no knowledge of any meeting being set for the topic.

Ms. Amorose Groomes announced that all four cases tonight were eligible for the consent agenda; however, Mr. Zimmerman had pulled Case 1 for comments or questions. She announced the amended agenda order: Case 2, 4, 3, and 1. [The minutes reflect the order of the published agenda.] Ms. Amorose Groomes briefly explained the rules and procedures of the Commission.

1. NE Quad, Subarea 4C – Estates at Scioto Crossing 11-032AFDFP **Essex Gate North Amended Final Development Plan**

Chair Chris Amorose Groomes introduced this application for modifications to the previously approved architectural and landscape design for 53 condominium units in the Northeast Quadrant Planned Unit Development District, located northwest of the intersection of Scioto Crossing Boulevard and Essex Gate Drive. She explained that motions for the minor text modifications and the amended final development plan application are required. She swore in those intending to speak on this application, including the applicants, Jim Ohlin and Brandon Felger, NVR, Incorporated, their representative, Randall Woodings, Kontogiannis and Associates, and City representatives.

Ms. Amorose Groomes asked if a full presentation was needed for this consent case.

Todd Zimmerman said his questions could be answered without a presentation.

Amy Kramb requested a summary of the changes to the application since the Commission had last seen it.

Dan Phillabaum explained that the case was previously postponed at the request of the applicant so that contractual issues could be resolved between the parties. He reported that there have been no substantive changes to the last Planning Report. He said however, a procedural revision had been brought to Planning's attention at the advisement of the City's counsel, to provide a cleaner record of the minor text modifications related to architecture.

Mr. Zimmerman noted that the Planning Report describes the windows as a double-hung window in a two-over-two style. He noted that the plans depict them as single-hung windows and these were acceptable.

Mr. Zimmerman said the previous proposal was targeted more for retirees. He said the patio home style now had a different customer base, but there were only four extra parking spaces outside of parking spaces in individual driveways, and that on-street parking was not permitted. He asked if that was for Fire Department access.

Mr. Phillabaum said that there were issues with the roadway width and the spacing of the driveways which would make on-street parking difficult in most of the areas.

Mr. Zimmerman pointed out that parking for two cars in the driveway is not enough during the holidays.

Ms. Amorose Groomes recalled that for a previous case, Greystone Mews, the applicants requested relief from their parking, and she would hate to create another similar problem here.

Mr. Phillabaum suggested that if that becomes an issue, the northern portion of the central green could incorporate parking spaces, however, it would slightly reduce the size of the central green.

Ms. Kramb asked if at the development to the south, on-street parking was permitted. Mr. Phillabaum said it was not permitted. Ms. Kramb said she did not want the parking to overflow into this development.

Ms. Amorose Groomes asked if the applicants had concerns about additional parking being needed.

Jim Ohlin, NVR, Incorporated, the applicant, said their similar developments had not had any issues with the amount of parking. He said the less parking there was, the nicer the projects looked.

Ms. Amorose Groomes suggested that if parking concerns arose at a future date, they could be installed in the central green area.

Mr. Zimmerman asked if the homeowners association was forced and funded. Mr. Ohlin said that the homeowners would be required to pay into the homeowners association.

Mr. Zimmerman asked if each unit would be required to maintain their own yard, or was it maintained by the association.

Brandon Felger, NVR, Incorporated explained that each unit maintains its own yard, but overall it is managed by the homeowners association who can take care of it and bill the homeowner in the event the homeowner is not doing so satisfactorily.

Mr. Zimmerman said many times for patio homes, mowing and landscaping are done by the homeowners association so that everyone has the same level of maintenance. He said it was important for uniformity because patio home communities are tightly clustered.

Mr. Felger said in other communities they have had difficulties in achieving a consistent landscape character when it was left to the individual homeowner. He said with this project the developer will do all the initial landscaping and mulching for the units, and this would help with uniformity but that they will not be able to tell everyone when to mow their yards.

Mr. Zimmerman said it was nice when a homeowners association mowed all the grass at the same time. He said that it created value and keeps up the original condominiums.

Ms. Amorose Groomes asked if that was in the Commission's purview.

Jennifer Readler explained that the responsibilities of the homeowners association were whatever the developer chooses to require.

Mr. Zimmerman asked if the applicants would be willing to address the maintenance concerns in the homeowners association documents. Mr. Felger said that in their experience, handling maintenance in this way allows customers to spend that money on the actual house as increased borrowing ability, rather than as a monthly maintenance fee. He said they wanted the community to look good.

Mr. Zimmerman said his concern was not about day one, but about the appearance five to ten years in the future. He referred to the standard maintenance package at Weybridge in Muirfield which provided a nice uniform look to the 20-year old development.

Ms. Amorose Groomes suggested the deed restrictions could list the type of mulch to be used.

Mr. Zimmerman left the decision up to the applicants. He said he hoped that they would consider following the model established by the neighborhood to the south, where the homeowners association mowed and landscaped, considering it was originally the same project. Mr. Ohlin said this was their first project in Dublin, and they wanted to come back and build more projects here. He said it was something that they would look at, but that they have found that a monthly maintenance fee is a shock to many owners because they like to take care of their own lawns.

Warren Fishman questioned whether the Commission could make that a condition. Ms. Readler explained that the criterion that addresses landscaping just says that it has to be adequate.

Richard Taylor said he thought these buildings were much better than what was done before. He said they were all well composed residences. He noted there was an option for a chimney and that it had to be masonry.

Randall Woodings confirmed that if the chimney is opted for, that it must be either brick or stone based on the design of the particular home.

Ms. Kramb asked if the west property lines facing the park were shielded or open and that her concern was that the back side of the houses all looked almost identical. She said she did not want a huge identical wall to be visible.

Mr. Phillabaum said that the mound would screen the first floor of these units.

Mr. Woodings said approximately 50 percent of the buyers add breakfast rooms or additions on the back of the houses, so that there will be architectural variety at the rear of these units.

Ms. Amorose Groomes referred to Condition 5 in the Planning Report and asked that additional language be added to remove any existing Ash trees in this tree stand. She believed that there may be four or five, and requested that they be replaced with another tree variety of the applicant's choice.

Ms. Amorose Groomes referred to the landscape plans for the units. She noted that the HVAC units were located on the back of every unit, and she preferred that they be located at the sides of the units wherever possible. She said if they were put on the side that the adjacent unit could also locate its HVAC unit in this area to group them together. She said this way everyone will not see all the air conditioners in the back and allow for better use of this space at the rear of the units.

Mr. Felger said they would like to do that, but explained that grouping them in this way would leave little room for grading proper drainage swales in this side yard area.

Mr. Fishman said that he had seen projects graded before the air conditioning units are installed.

Mr. Zimmerman suggested that the air conditioner be on a metal stand, next to the house.

Mr. Felger said that they could use a metal stand and hang the air conditioners on the house.

Ms. Amorose Groomes referred to a similar project in Wedgewood called The Barringtons, and said those air conditioning units are staggered and it works really well. She also recommended that some wing walls be added similar to those at the Barringtons because the sight lines between the units tend to be unsightly. She said typically the soil is very poor and based on the orientation some of these areas get

very little sun and the grass does not germinate very well. Ms. Amorose Grooms suggested the wing walls be staggered, front and rear. She said it could be a wooden fence or other type of screen.

Mr. Woodings said that the previous project had wing walls between the units, but that he did not think wing walls would go well with the new architecture and would prefer not to do that. He said they added picket fences in front of a number of the units to give the landscape more character and to add privacy in some areas. He proposed that they move some taller landscape plants in those areas and not do the wing walls.

Ms. Amorose Grooms said that with the amount of space between the units there was not much opportunity for plant material in that area. She suggested a wing wall to the front that would extend maybe four feet off a building and off the back of another building from the corners of the homes to break up the vistas.

Mr. Woodings said he did not see that as looking that great, having something extending off the back and the front of the building.

Mr. Taylor noted that the majority of the units were two-story, so that would make a dark tunnel between them. He said one way or another, something projecting toward that area would be helpful to close down that corridor because there is going to be a lot of them.

Ms. Amorose Grooms pointed out that the air conditioning units would be moved to the side and be required to be screened. She suggested that it would be possible to alternate and screen them and this could help close down the view between units.

Ms. Amorose Grooms asked how the applicants would like to solve their problem. Mr. Woodings asked if she was talking about a solid screen or fence and requested to submit a solution for planning staff to approve in order to avoid tabling the application.

Ms. Amorose Grooms recalled that Mr. Woodings indicated that a wooden structure would be very aesthetically pleasing. She said it could be picket fence-looking, but taller or that it could be board-on-board. She said she just wanted to break up the ten-foot tunnels next to every unit. Ms. Amorose Grooms asked if it was understood what the intention was.

Mr. Phillabaum asked if this treatment was being requested in all locations, or specific ones, due to the sun orientation.

Ms. Amorose Grooms clarified that the treatment should be only where there is a structure adjacent that is less than 16 feet away and it would not be needed on the end units.

Mr. Woodings said he would rather not have a different wall with the architectural element they had brought in already. He asked if something like the picket fence could be used.

Ms. Amorose Grooms said it could be the same fencing but perhaps on a taller scale, such as six feet.

Steve Langworthy asked if she was looking for the same treatment on every unit, or could there be a variety of different treatments to achieve the same thing.

Ms. Amorose Grooms said she thought the treatment would have to be consistent. She said otherwise, it would look haphazardly done.

Mr. Zimmerman suggested that at the corner of the house, the landscaping could turn the corner instead of ending at the front elevation, and help to narrow the view on each side.

Mr. Woodings suggested placing a taller element at the corner of the home and then transition to a row of lower plant material linking the homes with landscaping. He said he saw a wood fence being a maintenance concern and stone or brick becoming very expensive to do at every unit.

Ms. Amorose Groomes said that stone or brick was probably overkill. She said it was done with cedar at the development she mentioned earlier, and it was very attractive. She said it could be conditioned to work out with Planning, she would like someone to look at how the problem had been resolved very well at that development.

Mr. Woodings said they were clear what the goal was and would look at it and would resolve it like that.

Ms. Amorose Groomes noted that on the central green, Cleveland Select Pears were proposed between the sidewalk and the roadway. She said a pear is not a tall shade tree, it is an ornamental tree that grows out primarily to a maximum height of 35 to 40 feet with a width much greater than that. She said she was concerned about the pears being so close to the roadway and suggested they be moved to the other side of the sidewalk.

Mr. Woodings agreed to move the pear trees to the other side of the sidewalk.

Ms. Amorose Groomes noted that in the front yards shade and ornamental trees were alternated as street trees. She asked if the trees in these front yards and tree lawn areas could be shade trees as well. She pointed out that on Tara Hill, the mature Honey Locust provided a nice canopy over the road. Ms. Amorose Groomes said she preferred to see an oak tree variety because there were already maple trees proposed on the street. She said it would be nice in ten years to have some in-growth and green shading of the rooftops and things of that nature.

Mr. Woodings agreed to switch the ornamental trees for larger shade trees in the street tree areas.

Ms. Amorose Groomes referred to the individual unit landscaping and said she was concerned about the proximity of the sidewalks to the buildings. She said that it would result in plant beds about two feet in width between the walk and the home. She recommended that in order to adequately support shrubs in this location the planting beds should be at least 3½ feet wide.

Mr. Woodings agreed to make this revision to the individual unit landscape plans.

Ms. Amorose Groomes noted that listed on the Plant List certain plants were incorrectly categorized and needed to be revised. She said under Perennials and Groundcovers, were a Little Princess Spirea and an Emerald Green Arborvitae and said the spirea was listed as a groundcover and the arborvitae as a perennial. She said the arborvitae should be listed with the evergreen trees and shrubs and the Little Princess Spirea should be listed with the deciduous ornamental shrubs.

Mr. Phillabaum modified Condition 5 listed in the Planning Report:

- 5) That the existing trees in good health within the tree stand at Sawmill Road be preserved, the dead or dying plant material and understory plant material be removed, and the area be mulched or seeded before to the end of November 2011, subject to approval by Planning;

Claudia Husak provided the language for Condition 10:

- 10) That the applicant work with Planning to visually break up the space between the sides of the units;

Mr. Phillabaum provided language for the following added conditions:

- 11) That the ornamental trees adjacent to the central green be relocated to the back of the walk or bikepath or the interior of the park;

12) That all landscape beds adjacent to individual units, be a minimum of 3½ feet wide;

Ms. Amorose Groomes provided the language for the next condition:

13) That the ornamental trees planted in the lawn areas be substituted for a shade tree species;

Mr. Phillabaum provided language for the next condition:

14) That the plant list be revised to correct the plant categorization.

Ms. Husak provided the following language for the last condition:

15) That whenever possible, the air conditioning units be located along the sides of the homes, subject to approval by Planning.

Ms. Amorose Groomes asked if there was anyone wishing to speak to the Commission with respect to this application. [There was no one.]

Motion #1 and Vote – Text Modification for Garage Percentage [Motion was later amended.]

Mr. Taylor made the motion to approve the proposed text modifications because they meet the review criteria, with no conditions.

Mr. Zimmerman seconded the motion.

The vote was as follows: Mr. Fishman, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Motion #2 and Vote – Amended Final Development Plan

Mr. Taylor made the motion, to approve this amended final development plan to revise the proposed architecture of the detached condominium units and landscaping because it meets the development text and will provide a more diverse type of housing choice within the subarea, with 15 conditions:

- 1) That the condominium declarations and by-laws require that no more than two units can be owned by one owner or entity;
- 2) That any future additional models have the same architectural character and quality as the proposed models, subject to Planning approval;
- 3) That any recreation amenities proposed for the central green be approved by the HOA prior to being submitted to Planning for approval;
- 4) That the land owner coordinate with Planning to identify locations for additional tree replacements or that a fee be paid in lieu of replacements (\$100/inch) and coordinate the plant quantities in the plant list with the quantities listed in the landscape summary prior to the issuance of building permits;
- 5) That the existing trees in good health within the tree stand at Sawmill Road be preserved, the dead or dying plant material and understory plant material be removed, and the area be mulched or seeded before to the end of November 2011, subject to approval by Planning;
- 6) That street trees be added along Sawmill Road in coordination with the City of Dublin City Forester before the end of June 2012;
- 7) That the northern bike path connect to the central green along the east side of Avaleen Circle (South);
- 8) That the duplex unit depicted on the engineering drawings between the existing and proposed condominiums be removed from the drawings prior to applying for building permits;
- 9) That the grading plan be revised to eliminate grading activities within the wetlands prior to submitting for building permits;

- 10) That the applicant work with Planning to visually break up the space between the sides of the units;
- 11) That the ornamental trees adjacent to the central green be relocated to the back of the walk or bikepath or the interior of the park;
- 12) That all landscape beds adjacent to individual units, be a minimum of 3½ feet wide;
- 13) That the ornamental trees planted in the lawn areas be substituted for a shade tree species;
- 14) That the plant list be revised to correct the plant categorization; and
- 15) That whenever possible, the air conditioning units be located along the sides of the homes, subject to approval by Planning.

Brandon Felger, NVR, Incorporated agreed to the above conditions.

Mr. Zimmerman seconded the motion.

The vote was as follows: Ms. Kramb, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Kramb noted that technically, there were additional text modifications proposed besides the two concerning the garage percentage.

Jennifer Readler suggested that the original motion be revised for clarification.

Revised Motion #1 and Vote

Mr. Taylor made a motion to approve the text modifications as outlined in the Planning Report:

1. To permit a modification to the architectural styles and materials depicted in the previous development text as depicted in the Planning Report;
2. To permit a modification to the exterior façade materials specified in the development text allowing for a broader range of exterior materials as outlined in the Planning Report; and
3. To permit a modification to the Residential Appearance Standards allowing front loaded garage doors to comprise not more than 50% of the linear distance of the front elevation of the home.

Mr. Zimmerman seconded the motion.

The vote was as follows: Mr. Budde, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

2. Camberlane Office Park – Oreste Health & Fitness 11-044CU

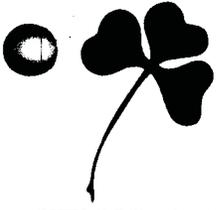
**6017 Post Road
Conditional Use**

Chair Chris Amorose Groomes introduced this conditional use application involving an approximately 2,500-square-foot physical fitness center on the ground floor of an existing office building located on the south side of Post Road, approximately 1,150 feet east of Commerce Parkway. She swore in those intending to address the Commission on this case, including the applicant, Rusty Brunicardi, 5501 Riverside Drive; representing Post HSO LLC, and City representatives. Ms. Amorose Groomes said that a presentation was not necessary for this application since it was included on the consent agenda. She asked if there was anyone who wished to speak with respect to this application. [There was no one.]

Motion and Vote

Mr. Taylor made the motion to approve this conditional use proposal because it complies with all applicable review criteria and the existing development standards within the area, with no conditions.

Mr. Zimmerman seconded the motion.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 22, 2004

CITY OF DUBLIN.

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

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

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

2. Final Development Plan 02-095FDP – Sawmill Condominiums – NE Quad PUD, Sections 4A and 4B, and Subareas 6A and 6B – 7885 Sawmill Road, Emerald Parkway, and Wyandotte Woods Boulevard

Location: 72.744 acres to the west of Sawmill Road and consisting of two contiguous sites: 45.22 acres on the west side of Sawmill Road between Saltergate Road and Copperhill Drive; and 27.53 acres located on the northwest corner of Hard Road and (future) Emerald Parkway.

Existing Zoning: PUD, Planned Unit Development District (NE Quad Plan).

Request: Review and approval of final development plans for Section 4A and 4B and Section 6A and 6B under the provisions of Section 153.056.

Proposed Use: A development of 450 residential units consisting of 144 garden condominiums, 72 townhouse units, 60 single-family patio homes, 174-unit apartment buildings, and approximately 18 acres of open space (including a 6.5-acre wetland).

Applicant: Summit View Associates, Sawmill Partners Investment Company I and II, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben Hale, Jr., Smith and Hale Attorneys, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.

Staff Contact: Anne E. Wanner, Senior Planner.

MOTION: To approve this final development plan because the site plans have undergone substantial improvements since the preliminary development plan to lower overall unit counts, provide more diverse architecture, and preserve the existing wetland features, it preserves substantially more trees while creating high-quality entry features along Sawmill Road and Emerald Parkway, and it follows the sound planning principles and recommendations of the Community Plan, with eleven conditions:

- 1) That stormwater management design be to the satisfaction of the City Engineer;
- 2) That occupancy of any structure is not permitted until sanitary sewer service to the site is provided to the satisfaction of the City Engineer;
- 3) That written evidence of permission to perform all necessary work (entrance drive, water line, and bikepath) be obtained from the City of Columbus and provided prior to approval of the construction drawings by the City Engineer;

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

2. **Final Development Plan 02-095FDP – Sawmill Condominiums – NE Quad PUD, Sections 4A and 4B, and Subareas 6A and 6B – 7885 Sawmill Road, Emerald Parkway, and Wyandotte Woods Boulevard (Continued)**
- 4) That the bike path from the school be connected to bike paths within this development subject to staff approval;
 - 5) That the meandering bikepath along Sawmill Road be integrated with meandering landscape berms and landscaping, subject to staff approval;
 - 6) That protective tree fencing be installed and inspected prior to and during any construction activities, subject to staff approval;
 - 7) That the landscape plans be revised to meet Code and the comments contained in this staff report, subject to staff approval;
 - 8) That all structures meet applicable Building Codes for minimum distance between structures;
 - 9) That all fencing meet Code requirements unless otherwise approved by the Planning and Zoning Commission;
 - 10) That parcels shown be combined or that evidence of cross-access agreements be submitted prior to issuance of building permits;
 - 11) That the rear elevation of Building Type “G” of Subarea 4B be better articulated with architectural details and additional brick and/or stone, subject to staff approval.

* Ben W. Hale, Jr. agreed to the above conditions.

VOTE: 7-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION



Frank A. Ciarochi
Acting Planning Director

- 10) That the park access point to be moved westward to align with the entrance on the south side of Wyandotte Woods Boulevard;
- 11) That the color of stone pavers match that of existing sections of Emerald Parkway;
- 12) That the bike path for Wyandotte Woods Boulevard be shown and constructed on the south side of the road, consistent with previous sections, subject to staff approval;
- 13) That plans for Wyandotte Woods Boulevard be amended with the correct orientation of the north arrow;
- 14) That curb cuts on the north side of Emerald Parkway between Wyandotte Woods Boulevard and Sawmill Road be right-in and right-out access only;
- 15) That the City include a clause in the bidding process to include penalties on contractors if tree fencing is ignored; and
- 16) That the left turn lane off Emerald Parkway at Wyandotte Woods Boulevard be verified to provide proper site visibility triangles for landscaping.

Mr. Gerber seconded the motion, and the vote was as follows: Ms. Reiss, yes; Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Messineo, yes; Mr. Gerber, yes; and Mr. Saneholtz, yes. (Approved 6-0.) Mr. Gerber thanked Ms. Adkins and Mr. Hale.

2. Final Development Plan 02-095FDP – NE Quad PUD Sections 4A and 4B, and Subareas 6A and 6B – Sawmill Condominiums – 7885 Sawmill Road, Emerald Parkway, and Wyandotte Woods Boulevard

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

Anne Wanner said this site is north of Hard Road, west of Sawmill Road, and will be south of Summitview Drive. She showed slides of the site. She said the Commission previously approved the final development plan for Section 4C. This site was zoned in 1990 as part of a PUD development. These sections include approximately 53.40 acres of the total 73-acre site. They have frontage along Hard Road, Sawmill Road, future Wyandotte Woods Boulevard, and future Emerald Parkway.

As proposed, the entire development will total 450 units. Subareas 6A and 6B include 174 apartment dwellings. Section 4B includes 72 townhouse units. There are 144 garden condo units within Section 4A. The site plan includes ponds that total approximately 2.93 acres. There is significant open space found mostly in 15.83-acre tree preserves.

Ms. Wanner said the closest building to Sawmill Drive is approximately 94 feet away. The applicant has proposed the bikepath along Sawmill Road. Consistent with the approvals of 4C, she said staff would like to see it meander with landscape mounds and landscaping to add variety along Sawmill Road. The entry features proposed are brick and stone. They will be landscaped with a mix of evergreens, deciduous trees, shrubs, and perennials.

Ms. Wanner said that plans for entry feature lighting match Section 4C, but are incorrect. The applicant would like to use something other than the Jefferson fixture.

The proposed entry features are similar to those for Sections 6A and 6B, with brick and stone and a fence detail on top. It will be landscaped with trees, perennials, shrubs and a mixture of deciduous and evergreen plant material.

Ms. Wanner said another clubhouse and pool are proposed. They will be landscaped and parking will be available. A mail building between Sections 6A/6B and 4A/4B, is proposed. Architecture for all of these subareas was previously approved.

She said the applicant is preserving a significant number of trees.

Ms. Wanner said the applicant has reduced density on the site since the original rezoning and has significantly improved architecture. Since the site is located along several of Dublin's key thoroughfares, staff is pleased with the progress of this application. She said staff recommends approval of this application with 11 conditions:

- 1) That stormwater management design be to the satisfaction of the City Engineer;
- 2) That occupancy of any structure is not permitted until sanitary sewer service to the site is provided to the satisfaction of the City Engineer;
- 3) That written evidence of permission to perform all necessary work (entrance drive, water line, and bikepath) be obtained from the City of Columbus and provided prior to approval of construction drawings by the City Engineer;
- 4) That the bike path from the school be connected to bike paths within this development, subject to staff approval;
- 5) That the bikepath along Sawmill Road be integrated with landscaping and meandering landscape berms, subject to staff approval;
- 6) That protective tree fencing be installed and inspected prior to the start of any construction, subject to staff approval;
- 7) That landscape plans be revised to meet Code and all comments contained in this staff report, subject to staff approval;
- 8) That all structures meet applicable Building Codes for minimum distance between structures;
- 9) That all fencing meet Code requirements unless otherwise approved by the Planning and Zoning Commission;
- 10) That all parcels shown be combined or that the evidence of cross-access agreements be submitted prior to issuance of building permits; and
- 11) That the rear elevation of Building Type "G" of Subarea 4B be better articulated with architectural details and additional brick and/or stone, subject to staff approval.

Ben W. Hale, Jr. and Randall Woodings, George Kontiganis and Associates Architects/Planners represented the applicant.

Mr. Woodings said the locations of the buildings on the site plan have changed from last time, so that there is no parking seen along the frontage. Additional vistas have been provided as requested. He said they will meet with Columbus to see what they can do to meander the connecting bike path coming from the high school. They redesigned the park area when they found there were large trees not shown on the original tree survey. The wetlands mitigation also caused some trees to be removed. That area will be re-contoured and plantings will be added to

replace them. The entry point to the park has been moved, so moving the entry to this site will not be needed to preserve two tree stands. There will be connections to the bike paths at the garden units and townhouses.

Stone and gabled ends have been added to the rear elevations of one of the townhouse buildings so it matches the front elevation. A couple of bump-outs have been added so that there is no longer a flat face. Mr. Woodings said the condominiums roof angles better match the design, and a nice mixture of materials is proposed.

The Sawmill Road entry feature is brick on stone with sandstone and wrought iron railing detail. The signage will be located in the middle of the island. The apartment entry feature is brick and has a different setting of metal railing with turns and patterning. A third entry feature is smaller because there are many existing trees. Typically, along Sawmill Road and all the way along Emerald Parkway they added a special planting area with additional trees to replicate what exists on Emerald Parkway.

Mr. Woodings showed a lighted gateway concept plan with a shamrock-shaped planting on a stone planter with benches. Additionally, they would like to see whoever develops one site emulates it again so there is a nice entryway along Emerald Parkway. Mr. Woodings said as the working drawings continue, they would work with the lighting and some additional plantings.

Ms. Boring asked about the lighting proposed. Mr. Woodings said it was the light pole shown. He thought the Commission previously discussed the light fixture on the stand alone garages.

Ms. Boring read from the staff report: The existing wetlands must be maintained in their current state as they provide storm water management functions for properties on the east side of Sawmill Road. She asked why Dublin was providing storm water management for properties outside Dublin.

Mr. Hale said the Corps of Engineers wetlands permit requires it. He said there was considerable flooding at one time on Bright Road. Large pipes were installed, but Columbus did not require detention in its subdivisions on the east side. This detention facility was part of the creek that ran through Billingsley Ditch.

Ms. Boring read from the staff report on page 11: Due to the impact on existing trees, standard mounding treatments should be eliminated where possible. She suggested instead that they be eliminated “where necessary.” She said that it better implied that it was being done for the sake of the trees. Ms. Wanner agreed.

Ms. Boring asked if mounding could undulate so that it would not look like a “fort.” Ms. Wanner said yes.

Ms. Boring requested that the staff report under Utilities and Storm Water, second bullet read: Grading activity *shall* be sensitive to existing trees. Ms. Boring said Condition 5 sounded confusing. She asked if the landscaping or the bike path was meandering. Ms. Wanner said it was both. Ms. Boring suggested that Condition 5 read instead: That the *meandering bike paths*

along Sawmill Road be integrated with landscape berms and landscaping, subject to staff approval. Ms. Boring also amended Condition 6 to read: That protective tree fencing be installed and inspected prior to *and during* construction, subject to staff approval.

Ms. Boring said this set up the frontage treatment for anything that developed south of this site. Ms. Wanner agreed. Mr. Hale said they are going to use things totally compatible to their entry features.

Ms. Boring said the landscaped entry feature was different and nice. She asked how and who would maintain it and whether it would be similar to that at Dublin Coffman High School. Mr. Woodings agreed and said the greenery was on a mound, an old landscaping technique that used to be used all over the world. It uses plants to write signs and logos. He said it will be raised approximately three feet and then the mound rises about seven or eight feet so that it is visible above the roofs of cars, etc. and will be used as a directional point. He said the owner will be responsible for maintenance, unless the City wants to do it. [Fred Hahn, Director of Grounds and Facilities, indicated “no.”] Mr. Hale said it would be maintained by the condominium association.

Mr. Sanholtz referred to the staff report where it discussed excluding the signage with this review. He was confused because the third condition of the motion for the December 4, 2003, Record of Action indicated it was to be submitted by February 1, 2004. He asked if it would be delayed for coordination.

Mr. Woodings said the entire project was named “Scioto Crossings” in January. It will be called “The Reserves at Scioto Crossings” and “The Residences at Scioto Crossings.” The name of the last project has not been determined. Until they have a name, no final sign plan can be provided.

Ms. Boring returned to storm water and asked if the pipe was being used for the storm water management design. Ms. Cox agreed. Ms. Boring asked if some of the load on the pipe could be decreased by diverting to all of the proposed ponds.

Ms. Cox said the pipe was designed to take the flow from this area. The ponds will do the detention that is required for these sites because they are adding impervious surfaces to the property. The City does not want the water to come into the 60-inch pipe faster than it does now, and it will all be studied. She said it was somewhat complicated because some of the water from the north side of Emerald Parkway had to come through the pipes on Emerald Parkway. She said they are constantly working with the consultants to make sure it is all tied together correctly. Ms. Boring asked if these ponds are going to be a benefit so that they don’t add water quicker. Ms. Cox agreed. Ms. Boring said that was great news.

Ms. Boring said having worked on this site for 13 years, and knowing that the density was not what Dublin approves now, she wanted to applaud the tree stands being preserved. She appreciated the vistas provided and thought they would mitigate the negative densities.

Mr. Gerber thanked staff and the applicant. He said the history on this site was a long, twisting, and difficult road, and he appreciated everyone’s hard work. He said the gateway features were

different, but would set the pace for the entire area. Mr. Gerber said the applicant made this very easy for the Commission by going step-by-step and working together on each section. This resulted in a very nice product; making everyone happy.

Mr. Banchefsky thanked the Commission because how they got here procedurally took a lot of flexibility and creativity. He thought the result was obvious.

Mr. Gerber made the motion to approve this final development plan because the site plans have undergone substantial improvements since the preliminary development plan to lower overall unit counts, provide more diverse architecture, and preserve the existing wetland features, it preserves substantially more trees while creating high-quality entry features along Sawmill Road and Emerald Parkway, and it follows the sound planning principles and recommendations of the Community Plan, with eleven conditions:

- 1) That stormwater management design be to the satisfaction of the City Engineer;
- 2) That occupancy of any structure is not permitted until sanitary sewer service to the site is provided to the satisfaction of the City Engineer;
- 3) That written evidence of permission to perform all necessary work (entrance drive, water line, and bikepath) be obtained from the City of Columbus and provided prior to approval of the construction drawings by the City Engineer;
- 4) That the bike path from the school be connected to bike paths within this development subject to staff approval;
- 5) That the meandering bikepath along Sawmill Road be integrated with meandering landscape berms and landscaping, subject to staff approval;
- 6) That protective tree fencing be installed and inspected prior to and during any construction activities, subject to staff approval;
- 7) That the landscape plans be revised to meet Code and the comments contained in this staff report, subject to staff approval;
- 8) That all structures meet applicable Building Codes for minimum distance between structures;
- 9) That all fencing meet Code requirements unless otherwise approved by the Planning and Zoning Commission;
- 10) That parcels shown be combined or that evidence of cross-access agreements be submitted prior to issuance of building permits;
- 11) That the rear elevation of Building Type “G” of Subarea 4B be better articulated with architectural details and additional brick and/or stone, subject to staff approval.

Mr. Hale agreed to the above amended conditions.

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

Mr. Gerber thanked Mr. Hale and said this was a very nice project.

3. Conditional Use 03-152CU – Dublin Village Center – Max Sports Center – 6615 Dublin Center Drive



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 4, 2003

CITY OF DUBLIN.

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

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

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

5. **Final Development Plan 02-095FDP – NE Quad PUD, Subarea 4 – Sawmill Condominiums, Section 4C – Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard**

Location: 72.744 acres to the west of Sawmill Road and consisting of two contiguous sites: 45.22 acres on the west side of Sawmill Road between Saltergate Road and Copperhill Drive; and 27.53 acres located on the northwest corner of Hard Road and (future) Emerald Parkway.

Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).

Request: Review and approval of a proposed final development plan for Section 4C of Subarea 4 under the provisions of Section 153.056.

Proposed Use: A development of 60 duplex and single-family condominium units, one acre of open space, and approximately 2.0 acres of wetlands as part of an overall 450-unit condominium and apartment development.

Applicant: Summit View Associates, Sawmill Partners Investment Company I and II, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben W. Hale, Jr., Smith and Hale Attorneys, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.

Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To approve this final development plan because it incorporates multiple building elevations and types with high-quality building materials which provides architectural variety and diversity as requested by the Commission, it includes basement options for the units as requested by the Commission, and preserves the existing wetlands along Sawmill Road as recommended by the Community Plan, with 18 conditions:

- 1) That the side and rear elevations on Buildings 1, 6, 7, 8, 9, 44, 45, 47, 49, and 53 be upgraded to include brick or stone water tables, subject to staff approval;
- 2) That all material samples submitted be acceptable to the Commission and staff;
- 3) That a final development plan for signage be submitted by February 1, 2004;
- 4) That the landscape plan be revised to include the augmentation of the wetland area with additional plantings, and address the comments in the staff report;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
DECEMBER 4, 2003**

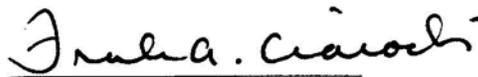
5. **Final Development Plan 02-095FDP – NE Quad PUD, Subarea 4 – Sawmill Condominiums, Section 4C – Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard (Continued)**
- 5) That a comprehensive tree survey be submitted;
 - 6) That all roads be constructed per the requirements of the City Engineer;
 - 7) That any improvements required by Columbus for the Sawmill Road access be the responsibility of the developer;
 - 8) That a sanitary sewer stub be extended to the north property line, with final design and placement subject to staff approval;
 - 9) That occupancy of any structure be prohibited until the sanitary sewer is available for use, subject to the satisfaction of the City Engineer;
 - 10) That stormwater management design be to the satisfaction of the City Engineer;
 - 11) That written evidence of permission to perform necessary work (entrance drive, water line, and bikepath) be obtained from Columbus and be provided prior to approval of the construction drawings by the City Engineer;
 - 12) That the plan be revised to include a minimum of 10 feet between structures;
 - 13) That the plan be revised to include better pedestrian connectivity to the NE Quad Park;
 - 14) That the light poles be dark in color and coordinate with the adjacent developments;
 - 15) That the proposed 60-watt coach lights be replaced with a lower wattage bulb;
 - 16) That a fencing detail for the clubhouse pool be submitted that complies with Code, subject to staff approval;
 - 17) That text and deed restrictions require that no more than two units can be owned by one owner; and
 - 18) That the front bikepath along Sawmill Road meander with landscaping; subject to staff approval.

* Ben W. Hale, Jr. agreed to the above conditions.

VOTE: 6-1.

RESULT: This final development plan was approved.

STAFF CERTIFICATION



Frank A. Ciarochi,
Acting Planning Director

5. Final Development Plan 02-095FDP – NE Quad PUD, Subarea 4 – Sawmill Condominiums, Section 4C – Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard

Mr. Gerber swore in those who planned to testify or speak in regards to this case.

Chad Gibson said the Commission had already approved a preliminary grading plan for this overall site. There was an administrative approval of an update to the 1990 preliminary development plan of the site and there was also an approval of architecture for Subareas 6A and 6B and Sections 4A and 4B of the overall development.

This application is for the northernmost 19 acres (Subarea 4C). It includes the site plan, review, landscape, lighting, utilities, grading plans, and architecture. He showed slides of the site and surrounding area. The site has frontage along Sawmill Road within the City of Columbus. It is zoned PUD as Subarea 4 of the Northeast Quad plan. This section is proposed for a patio home development. Fifty-four buildings are proposed (60 units). The density is 3.19 du/ac.

The primary access aligns with Sawmill Meadows Avenue, along Sawmill Road. Currently, it does not warrant a traffic signal. However, if it does in the future, the developer will be responsible for any intersection improvements which will have to be coordinated with the City of Columbus. Mr. Gibson said final determination would be up to the City of Columbus.

Mr. Gibson said the site is a cluster of patio homes served by a looped private street. There is an acre central green area in the middle, which will be a private space with a bocce ball court and an arbor or trellis. Staff would like additional water table added along some of the rear and side elevations. There are varying setbacks along the private street to provide the visual interest as previously requested by the Commission. An area of wetlands is to be preserved along Sawmill Road. Sawmill Road is over 100 feet away, from the closest building and the closest pavement is at least 70 feet away from Sawmill Road. Staff would like to see the wetland area augmented with additional plantings to make it look more attractive, and the applicant has agreed.

A pond and a clubhouse are part of this application. The clubhouse will serve more than just this section of development. There are 25-foot setbacks along the north and along the west property lines. Staff would like to see better pedestrian activity to the Northeast Quad Park.

Mr. Gibson said most of the buildings have multiple dormer features. The buildings mainly consist of brick, stone, and stucco. The different window treatments and elevations provide diversity. There are eight different building types. Some have front load garages and others some have side load garages. There are a few two-unit buildings. He said a strong effort to address the Commission's concerns had been made. Basement options have been provided. A stucco specification is still needed.

Mr. Gibson said the chief building official would like to see a minimum of ten feet between all structures. The applicant has indicated to Mr. Gibson that this would not be a problem. Most structures are shown with ten feet, but one was shown as eight feet, which will be adjusted.

Staff wants to ensure there is an accurate tree survey and preservation plan submitted.

Mr. Gibson said staff is recommending approval of this final development plan with 16 conditions:

- 1) That the side and rear elevations on Buildings 1, 6, 7, 8, 9, 44, 45, 47, 49, and 53 be upgraded to include brick or stone water tables, subject to staff approval;
- 2) That all material samples submitted be acceptable to the Commission and staff;
- 3) That a final development plan for signage be submitted by February 1, 2004;
- 4) That the landscape plan be revised to include the augmentation of the wetland area with additional plantings, and address the comments in the staff report;
- 5) That a comprehensive tree survey be submitted;
- 6) That all roads be constructed per the requirements of the City Engineer;
- 7) That any improvements required by Columbus for the Sawmill Road access be the responsibility of the developer;
- 8) That a sanitary sewer stub be extended to the north property line, with final design and placement subject to staff approval;
- 9) That occupancy of any structure be prohibited until the sanitary sewer is available for use, subject to the satisfaction of the City Engineer;
- 10) That stormwater management design be to the satisfaction of the City Engineer;
- 11) That written evidence of permission to perform necessary work (entrance drive, water line, and bikepath) be obtained from Columbus and be provided prior to approval of the construction drawings by the City Engineer;
- 12) That the plan be revised to include a minimum of 10 feet between structures;
- 13) That the plan be revised to include better pedestrian connectivity to the NE Quad Park;
- 14) That the light poles be dark in color and coordinate with the adjacent developments;
- 15) That the proposed 60-watt coach lights be replaced with a lower wattage bulb; and
- 16) That a fencing detail for the clubhouse pool be submitted that complies with Code, subject to staff approval.

Mr. Gibson said the applicant will have to return for a final development plan for signage because the project has not been named.

Ms. Boring asked if the bypass, connectivity, and the type of trees along Sawmill Road needed to be determined at the final development stage. Mr. Gibson said yes.

Ben W. Hale, Jr., representing the applicant Randall Woodings, said they met with the City on the access point. He consented to all the conditions listed above.

Randall Woodings, Kontigannis Associates, the applicant, said they divided this project into several sections so it would be easier to review. He said they had the landscaping planned for this area. A bikepath shown is in the City of Columbus. He agreed to meander it as requested by staff, if the City of Columbus doesn't object to it or object to it getting too close to the curb.

Mr. Zimmerman asked if the windows were framed in wood. Mr. Woodings said they are not framed out but some do have detail above them. Mr. Zimmerman asked if stucco was put right next to the window case. Mr. Woodings said yes. In some areas, a certain number of buildings are going to receive additional treatments as described in the Commission packets.

Mr. Zimmerman noted that he previously requested that the mailbox building have fliers and newspapers pegs. Mr. Woodings said he misunderstood, and had proposed bins instead of pins. However he agreed to install pins. Mr. Zimmerman said everything else looked good.

Mr. Sprague asked if the applicant was comfortable with only one entrance into this development. Mr. Woodings said yes, and they had discussed it with the fire department.

Mr. Hale said there are some standards, for instance, HUD standards, that discuss the number units permitted with only one entry. He said this is well under any standard that he had seen.

Ms. Reiss said it looked as though there are two stub streets; one coming from the southern area and a stub street to the north. She asked if the two could be connected to provide a second entry point into the subdivision.

Mr. Woodings said this is a 55-year old and older market and they don't want the traffic. He said the Commission wanted them to reduce some of the water areas, so they removed them.

Ms. Reiss said there would be no cut-through traffic going into this northern subdivision because it is closed, but it would give a second access point into the neighborhood for emergency vehicles. Mr. Woodings did not want to put a second entrance into that area.

Mr. Messineo asked about the location of the 60-watt coach lights. Mr. Woodings said they are not in this section. Mr. Messineo asked if there was a lighting plan for this development. Mr. Woodings said it was in the Commission packet. [Mr. Messineo at a later meeting said it was not.]

Mr. Gibson said lighting was not a make or break issue for staff because they understood that the market for this section was for 55 years old and over, and there is a safety factor that the applicant wanted to meet. However, staff wanted to make sure that the lighting levels were even and Dublinized.

Mr. Woodings said chimneys are optional on these houses.

Ms. Boring thanked Mr. Woodings for putting a sense of calmness to this entire area and working with the civic association. She asked Mr. Woodings if he realized that chimneys used had to be masonry. Mr. Woodings understood. Ms. Boring asked if the bocce ball area, etc. is going to be fully developed when it is completed. Mr. Woodings agreed.

Ms. Boring asked how the condominiums will be maintained. Mr. Woodings said there will be an association fee to cover maintenance.

Ms. Boring asked if someone wanted both a chimney and fireplace, they could be provided since these are not spec homes. Mr. Woodings said in the initial phase, they will build models with some specs. However, after that they will all be on a per-sale basis.

Ms. Boring said she did not see a restriction in the text as to how many units one person could own. Mr. Woodings said they already agreed that someone can't come in and buy three units and rent two. He had no problem adding that to the text.

Mr. Hale suggested that it be made a condition and that they would include it in the text. He said it also ought to be in the deed restrictions. Mr. Gibson said deed restriction is fine, but Commission cannot change the text.

Ms. Boring asked to make a condition restricting the number of units one could own.

Ms. Boring asked to be reassured that grade would not be higher than the road. Mr. Woodings said the PUD zoning defines the grade relationships. They are matching these relationships.

Ms. Boring said the entryway needs to be really dynamic. She asked how stone walls will be used along this property. Mr. Woodings said they have been included. In the initial zoning, there was a stone pillar treatment. Mr. Gibson suggested augmenting the landscaping could substitute for the pillar effect since projects to the south do not include the pillar treatment.

Ms. Boring asked if the wetland area to the north will be undisturbed. Mr. Woodings said no, there is augmented landscaping which the plans reflect.

Ms. Boring asked why isn't there a bikepath shown on the east side of the property connecting to the high school. Mr. Woodings said there is a bikepath in the park they want to connect. All the projects connect at least one time to the bikepath.

Mr. Gerber suggested last condition be: That the front bikeway along Sawmill Road will meander, as long as Columbus agrees and the applicant will landscape accordingly, subject to staff approval. Mr. Woodings agreed to the condition.

Ms. Boring added Condition 17: That no more than two units could be owned by one individual. Mr. Gerber added:...or legal entity. Mr. Hale said it should be done via deed restrictions because then the owners are put on notice, it becomes a problem.

Mr. Gerber made a motion to approve this final development plan because it incorporates multiple building elevations and types with high-quality building materials which provides architectural variety and diversity as requested by the Commission. includes basement options for the units as requested by the Commission, and preserves the existing wetlands along Sawmill Road as recommended by the Community Plan, with 18 conditions:

- 1) That the side and rear elevations on Buildings 1, 6, 7, 8, 9, 44, 45, 47, 49, and 53 be upgraded to include brick or stone water tables, subject to staff approval;
- 2) That all material samples submitted be acceptable to the Commission and staff;
- 3) That a final development plan for signage be submitted by February 1, 2004;
- 4) That the landscape plan be revised to include the augmentation of the wetland area with additional plantings, and address the comments in the staff report;
- 5) That a comprehensive tree survey be submitted;
- 6) That all roads be constructed per the requirements of the City Engineer;
- 7) That any improvements required by Columbus for the Sawmill Road access be the responsibility of the developer;
- 8) That a sanitary sewer stub be extended to the north property line, with final design and placement subject to staff approval;
- 9) That occupancy of any structure be prohibited until the sanitary sewer is available for use, subject to the satisfaction of the City Engineer;
- 10) That stormwater management design be to the satisfaction of the City Engineer;
- 11) That written evidence of permission to perform necessary work (entrance drive, water line, and bikepath) be obtained from Columbus and be provided prior to approval of the construction drawings by the City Engineer;
- 12) That the plan be revised to include a minimum of 10 feet between structures;
- 13) That the plan be revised to include better pedestrian connectivity to the NE Quad Park;
- 14) That the light poles be dark in color and coordinate with the adjacent developments;

- 15) That the proposed 60-watt coach lights be replaced with a lower wattage bulb;
- 16) That a fencing detail for the clubhouse pool be submitted that complies with Code, subject to staff approval;
- 17) That text and deed restrictions require that no more than two units can be owned by one owner or legal entity; and
- 18) That the front bikeway along Sawmill Road will meander, as long as Columbus agrees and the applicant will landscape accordingly, subject to staff approval.

Mr. Sprague seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Zimmerman, yes; Ms. Boring, yes; Mr. Sprague, yes; Ms. Reiss, No; and Mr. Gerber, yes. (Approved 6-1.)

Administrative Business

At 8:05 p.m., Mr. Gerber called a short recess.

6. Corridor Development District 03-074CDD – International Diamond and Gold – 3755 West Dublin-Granville Road

Mr. Gerber swore in those who were planning to talk, discuss or present evidence on this case.

Carson Combs said this is a request for review and approval of a 4,800-square foot retail building. The site is located at the southwest corner of Sawmill Road and SR 161. It is zoned CC, Community Commercial district. He showed slides of the site.

The site currently has access points at the northwest and southwest corners, and close to the intersection. The third curbcut will be eliminated as part of the application. The building, with an attached dumpster enclosure will be located on the southwest corner of the site. Access will be provided by a right-in/right-out curbcuts off of SR 161 and at the southwest corner. As part of the proposal, it includes 32 parking spaces that wrap around the front of the building with pedestrian access to the main entrance. There are existing sidewalks along both streets. The applicant is also proposing to install a landscape treatment at the intersection that includes a stone wall and landscaping, as well as signage.

This application also includes two main identification signs. The major sign is to be located along the SR 161 access point, with a smaller sign along Sawmill Road.

Mr. Combs said the Corridor Development District requires a 15-foot pavement setback for the rear and side yards. The existing building will be eliminated with this application and all access and pavement will be replaced. This is a complete redevelopment of the site.

The proposed architecture for the building will generally be similar to the Meijer outlot parcel. It will utilize a stone treatment with brick accent as well as a dimensional shingle asphalt roof. Trim colors will be a cream color, and the individual window treatments will utilize a blue trim color for accent.

Both the 50 square-foot and 16.5 square-foot signs will utilize materials to match the building.



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

November 6, 2003

CITY OF DUBLIN.

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

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

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

4. **Final Development Plan 02-095FDP – Sawmill Condominiums Architectural Review – NE Quad PUD, Subareas 4, 6A, and 6B – 7885 Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard**
Location: 72.744 acres to the west of Sawmill Road and consisting of two contiguous sites: 45.22 acres on the west side of Sawmill Road between Saltergate Road and Copperhill Drive; and 27.53 acres located on the northwest corner of Hard Road and (future) Emerald Parkway.
Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).
Request: Review and approval of architecture as part of a final development plan under the provisions of Section 153.056.
Proposed Use: A development of 450 residential units consisting of 144 garden condominiums, 72 townhouse condominiums, 60 single-family patio homes, 174 apartment units, and approximately 18 acres of open space.
Applicant: Summit View Associates, Sawmill Partners Investment Company I and II, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben W. Hale, Jr., Smith and Hale Attorneys, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To approve this final development plan for architecture of Subareas 6A, 6B, and Sections 4A and 4B of Subarea 4 because the elevations indicate high quality, four-sided architecture with appropriate detail, the building materials proposed are of high quality and have been modified per the Commission's direction, the applicant has worked with both staff and the East Dublin Civic Association to improve the architecture, the buildings provide for the reduction of surface parking that improves the overall aesthetic of the project, and the separation of the application into different areas of focus allows for a more manageable review of this very large project, with three conditions:

- 1) That final development plans for all site plans and the adjacent road network be submitted for review and approval;
- 2) That all material samples submitted be acceptable to the Commission and staff;
and

DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 6, 2003

4. Final Development Plan 02-095FDP – Sawmill Condominiums Architectural Review – NE Quad PUD, Subareas 4, 6A, and 6B – 7885 Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard (Continued)

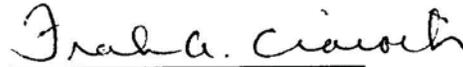
- 3) That the rear elevation of Building Type “G” of Subarea 4B be better articulated with architectural details and additional brick and/or stone, subject to staff approval.

* Randall Woodings, George Kontiganis and Associates, representing the applicant, agreed to the above conditions.

VOTE: 5-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION



Frank A. Ciarochi
Director of Development and
Acting Planning Director

Mr. Gerber stated for the record that the reason he recused himself previously was because he represented a client at the time who was bidding on the construction and had done some construction work in the past. He said the relationship he had with the Immkes had been within the vigils with respect to their personal legal affairs and also the closing of their personal residences.

4. Final Development Plan 02-095FDP – Sawmill Condominiums Architectural Review – NE Quad PUD, Subareas 4, 6A, and 6B – 7885 Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard

Chad Gibson said this is a review of architecture only as part of a final development plan. He said there have been several Commission hearings regarding this site: a preliminary grading plan for wetlands mitigation and an administrative direction based on an update of the 1995 preliminary development plan for this zoning. The Commission has provided much direction for this proposal and this is an incremental step for the overall application. The gateways, bikeways, etc. will be presented at a later date.

Ms. Boring asked for a clarification as to whether there would be a vote taken tonight on this. Mr. Gibson agreed.

Mr. Gerber asked why the architecture was being broken away from the final development plan approval. Mr. Gibson said because of the size of the 72 acre project to address every issue, staff and the applicant felt it was in the best interest of everybody to break it down into components.

Mr. Gerber said another case tonight was just as large and complicated. He asked why it was not broken up also. Mr. Gibson said it could be broken up if desired.

Ms. Boring liked addressing one issue at a time. She appreciated this being done this way.

Mr. Gibson said the site is located in northeast Dublin. It will have frontage on future Emerald Parkway and has frontage on existing Sawmill Road. The site is very long; about 4,000 feet or more from Hard Road to the northern property line. Two large tree masses are located near the middle of the site and close to Dublin Scioto High School. There is a pending application for a Kroger shopping center and initial phases of the northeast quad park are located to the west and northwest of the site. The site is zoned PUD, Planned Unit Development District as part of the Northeast Quad plan. This application involves Subareas 6A, 6B, and 4. He showed a slide of the site. The southernmost portion of the site is a combination of Subareas 6A and 6B and is just the apartments, of which their architecture will be discussed. Architecture for Subareas 4A and 4B, the garden and townhouse condominium section, will also be discussed. Mr. Gibson said the site plan, architecture, landscaping, etc. for Subarea 4B is expected to be discussed in December.

Mr. Gibson said material samples had been provided for the Commission to see tonight.

Mr. Gibson said staff felt a revision needed to be made to one elevation, and the applicant is in process of doing that.

He said staff is recommending approval of the architecture submitted with three conditions:

- 1) That final development plans for all site plans and the adjacent road network be submitted for review and approval;
- 2) That all material samples submitted be acceptable to the Commission and staff; and
- 3) That the rear elevation of Building Type "G" of Subarea 4B be better articulated with architectural details and additional brick and/or stone, subject to staff approval.

Ben W. Hale, Jr., representing the applicant, said they felt it was appropriate to do this in subsections because there is a lot to see. He said as they go forward, five to seven different final development plans will be seen. Mr. Gerber agreed this was appropriate to break this into pieces.

Randall Woodings, George Kontogiannis and Associates Architects/Planners said he was present to review the architecture of three of the four portions of the Sawmill condominium project. He said most of the site and bikepath work had been submitted on October 1.

Mr. Woodings showed elevations of the front, side, and rear elevations of the apartment buildings totaling 174-units. He said a gable has been added to the back elevation as requested by Ms. Boring at the last meeting. He said there are nine different types of apartment buildings. He said articulation, the ins and outs, porches, bay window, cupola, enclosed balcony have been included. There is a lot of variation in both the roofs and the walls on all of the buildings. He said it was similar to The Crossings at Avery on Avery Road. He said some of the buildings have garages on each end and some have garages on the front. They wanted to get as much covered parking as they could. Three bedroom units are in the middle and one-bedrooms are on the ends. The buildings have between eight and twelve units in them. Additional brick is on the rear elevations because they face Emerald Parkway to make it look like the front of a building. Porches and other elements were added to the fenestration to make it look like it was facing the street. Brick and white trim, the same color scheme used at Avery Road will be used with brown Timberline shingles. The shingles will be dimensional as the Commission requested. He said each building will have small detail differences.

One building will have lapped siding that is smooth faced at 5¼ inch instead of the larger trim to provide more detail and stand away from the other buildings. He said the siding shown on the elevations is not accurate, but it is accurately specified in the documents provided. It has a smaller, stick-style fenestration and relief.

Mr. Woodings showed samples of the brick and beige colored trim for the garden condominiums. There will be a parking court. He showed renderings of the four-sided architecture proposed. He said all side buildings which face Emerald Parkway or large areas on the inside of the project will have a special elevation where the brick is taken up and another gable is added to provide pleasing elevations. The smaller building will have brick in the rear. The condos typically face either into a wooded area or into each other.

He showed a rendering of the townhouse building with siding and brick. He said staff requested that the rear elevation be modified and they have begun to do so. He showed a drawing of their proposal. He said they have provided some relief by kicking the buildings out. He said they added stone to the back, kicked the buildings out two feet in two areas, added stone elements, and changed the rear roofline to match some of the front. He said the new elevation will have more articulation and look better. He said they would provide the revised drawing for approval.

Mr. Gerber said he saw tonight how the brick was added for better durability and also the increased architectural especially within the patio home area.

Mr. Zimmerman appreciated the applicant addressing Condition 3 tonight. He said it made a huge difference and he appreciated that.

Mr. Zimmerman asked if there could be a bin system added to the mailbox buildings in Subareas 4A, 4B, and 4C for flyers and newspapers. Mr. Woodings said they would design it into the mailbox area. Mr. Zimmerman said he appreciated this being broken down for review. He said the diversity and dimensional shakes, the diversity with the brick, and everything they had done looked really nice. He thanked Mr. Woodings.

Ms. Boring liked the gables instead of the flatness above the upper windows. She said the effort to change that was duly noted.

Mr. Gibson said he had a site plan slide that showed the architecture being proposed. Ms. Boring said she would like to have it available later because this is a long running thing and sometimes they forget where they started.

Mr. Gerber made the motion to approve this final development plan architecture only because the submitted elevations indicate high quality, four-sided architecture with appropriate detail, the building materials proposed are of high quality and have been modified per the Commission's direction, the applicant has worked with both staff and the East Dublin Civic Association to improve the architecture, the buildings provide for the reduction of surface parking that improves the overall aesthetic of the project, and the separation of the application into different areas of focus allows for a more manageable review of this very large project, with three conditions:

- 1) That final development plans for all site plans and the adjacent road network be submitted for review and approval;
- 2) That all material samples submitted be acceptable to the Commission and staff; and
- 3) That the rear elevation of Building Type "G" of Subarea 4B be better articulated with architectural details and additional brick and/or stone, subject to staff approval.

Mr. Woodings agreed to the above conditions.

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

5. Rezoning 02-126Z – Tartan West

Kolby Turnock presented this rezoning application. Since the Commission had seen it several times previously, he only went over the changes since it was last seen. The large book provided in the Commission packet has been reformatted. Every subarea contains all the information necessary for a final development approval. He said staff believes it will make it easier in the long run when all the final development plans start being submitted.

Mr. Gerber said he had reviewed the book this weekend and he thought it was great. Mr. Zimmerman agreed.



CITY OF DUBLIN

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 19, 2003

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

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

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

2. **Administrative Review of the Preliminary Development Plan 03-040ADM – Northeast Quad PUD, Subareas 4, 6A, and 6B – Sawmill Road, (future) Emerald Parkway, and (future) Wyandotte Woods Boulevard**

Location: 72.75 acres to the west of Sawmill Road and consisting of two contiguous sites: 45.22 acres on the west side of Sawmill Road at the intersection of Saltergate Road; and 27.53 acres located on the northwest corner of Hard Road and (future) Emerald Parkway.

Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).

Request: Administrative review of the approved 1995 preliminary development plan for site layout, architecture, and procedural considerations under the provisions of Section 153.056.

Proposed Use: A residential development of 466 units consisting of 160 garden condominiums, 72 townhouse condominiums, 60 single-family patio homes, 174 apartments (in 15 buildings), and approximately 14.3 acres of open space.

Applicant: Summit View Associates, Sawmill Partners Investment Company I and II, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben Hale, Jr., Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.

Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To approve the 2003 proposed direction as an appropriate update of the preliminary development plan as originally approved.

VOTE: 7-0.

RESULT: This administrative review was approved. The Commission also gave feedback on various facets of the proposal. There will be a second review by the Commission prior to filing a final development plan.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

Administrative Business

Mr. Gerber announced the remaining agenda order would be: Case 9, 6, 7, 8, 5, 4, 2, and 3. [The minutes reflect the order of the published agenda.]

2. Administrative Review of the Preliminary Development Plan 03-040ADM – Northeast Quad PUD, Subareas 4, 6A, and 6B – Sawmill Road, (future) Emerald Parkway, and (future) Wyandotte Woods Boulevard

Ms. Clarke said the questions about the nature of this case and how the Commission is to act on it have been raised. She said this is the Commission's first administrative review in many years. In a PUD, there are typically a non-binding concept plan, then the enactment of the rezoning or preliminary development plan, and then a final development plan. The Commission is empowered to determine if a plan is an appropriate interpretation of the preliminary development plan. This is a proposal for the Commission to consider. It needs to judge if the plan is a valid articulation, or an appropriate update, of the preliminary development plan.

Ms. Clarke said in 1990 and 1995, PUD preliminary development plans were adopted. She said the developer needs feedback on whether the proposed direction of the 2003 plan is close enough to be called an appropriate articulation of the adopted plan. This is neither a preliminary development plan nor a final development plan. The Commission is to decide whether this 2003 rendition looks like an appropriate update, given the changes in wetland and tree preservation regulations. The staff is not recommending the path for the Commission to take; it is the Commission's call. Based on the Commission's vote, the applicant will prepare a final development plan based on the original zoning graphics or the 2003 rendition.

Chad Gibson said the undeveloped 73-acre site has frontage along Sawmill Road, future Emerald Parkway, and future Wyandotte Woods Boulevard. It has several pockets of trees and is zoned for multi-family use. Subareas 4, 6A, and 6B are under discussion. Mr. Gibson said a schematic site plan was submitted, and four housing types are proposed: patio homes, town home and garden condos, and the 174 unit apartments. The zoning plan for the north area shows apartment buildings arranged around two large ponds with surface parking.

Mr. Gibson said the applicant has agreed to submit a final development plan based on the Commission's direction this evening. The applicant has been meeting with the civic association.

Ben W. Hale, Jr., said he had been talking with Randy Roth about this for many years. He said Mr. Roth wanted to see the original 497 apartments shifted into condo ownership as much as possible. He said their proposed plan has about 60 percent condo units. He said Mr. Roth also wanted the shopping center to provide neighborhood services, and that application was filed.

Mr. Hale said they are following the Community Plan by preserving the woods. Dublin wants Emerald Parkway to be extended just like the other built sections, and they will write a check for their share of the road. Dublin will build it after Burgess and Niple designs it.

Randall Woodings, project architect, said they have worked with the Civic Association. The architecture has changed from a Colonial brick look to more typical Dublin-type architecture with stone and siding. The townhouse architecture was upgraded to match the garden condos. Detached condos will be 1,800-2,800 square feet in area and placed around a central green. He

said the Association indicated this is an improvement, though it remains concerned about the density.

He said the Association hated a “big house” design. They will do something similar to the Crossings at Avery development. He said they will continue to work with the Association on unresolved density and architecture issues.

Mr. Woodings showed a plan of the original 1990 architecture around the lake. He said there was brick banding on the bottom and a few brick supports with the remainder stucco.

The new architecture for this section is similar to that of The Crossings at the Avery, but it has more brick and attached garages. There is also more traditional detailing and porches. The siding proposed for the multi-family is Hardiplank. The condos will have stone, Hardiplank siding, and brick, providing a transition to the patio homes.

Randy Roth, president East Dublin Civic Association, said they met many times with Mr. Hale and Mr. Woodings. He thanked them. He said there was a positive response, but everything is not yet resolved. He hoped that the Commission would go over this carefully. Mr. Roth said they were really pleased with Today Homes’ willingness to build appropriate products. The Association was concerned about the view from Emerald Parkway. If this doesn’t look upscale in terms of setbacks and the look, Dublin will lose value along the interstate. He was concerned about the appearance of the building on the end. He suggested one pond less, using the greenspace to shift things around to get a clearer view from the parkway.

Mr. Roth said this density would never get approved today, but they are pleased to have a higher degree of owner/occupancy. They are concerned about security along Sawmill Road.

Mr. Roth said the patio home area is too grid-like, and he was worried about architectural uniformity. If the architecture is the same, the buildings should be set in different ways. He hoped different elevations would be considered. The neighborhood like stone and Hardiplank siding, but brick might provide the best look after 30 years. They support this 2003 rendition.

Carl Forbush, Sawmill Forest Civic Association, asked that the Sawmill entrance not to land lock or impact their Columbus development. A signal was suggested. Mr. Gerber suggested that he contact the Traffic Engineering Division of the City of Columbus.

Mr. Gerber said they had the 1990/1995 and 2003 plans to consider. He suggested that a second meeting may be necessary to provide adequate guidance, prior to the applicant filling a final development plan. This would assure the best communication. All of the Commissioners preferred the direction of the 2003 plan.

Ms. Boring said although the Civic Association endorsed* the plan, the Commission still had issues.

Mr. Hale said they will come back to the Commission after responding to any concerns from the Commission and civic association. They will provide more refinement and will address the patio home section. They will present a more complete application. They prefer having more input before preparing and filing the final development plan, which is very expensive.

*As amended by Commission vote, July 10, 2003.

Ms. Boring said concerning Sawmill Commons, providing access in a crisis was an issue. Mr. Woodings said the detached and townhouse condos have basement options, but the garden condos and apartments did not. Ms. Boring said having basements attracts more customers.

Ms. Boring wants the bikepath connections made through the park to the high school. She said it was very important to save trees. She gave comments starting at the north end. Stone may look good today, but real brick is more durable. She did not like “faux” materials. While she liked the village green, she preferred a curvilinear layout. The units should be staggered and have different colors. She liked the different peaks and gables over the entryways and front windows. The garage doors negatively dominate the townhouse condos and streetscape. Mr. Woodings responded that they will build a percentage of side-loaded garages to address this.

Ms. Boring said they should use long-term, durable architectural materials. She said the plan has too many goose-friendly little ponds and no play area. She wanted more greenspace and less water. The Sawmill Road and Emerald Parkway setbacks need to reflect a Dublin appearance.

Mr. Woodings said the Sawmill Road building setback was 70 to 120 feet. He said the garden condos are two-story walk-up buildings, with one-story units.

Ms. Boring said the Martin Road condos have a restriction that no one owner could own more than two. Mr. Hale agreed to incorporate this. She said the Commission liked brick chimneys to extend to the ground, with no cantilever. Ms. Boring said something is wrong with the middle park. She said the entry features were needed. She liked the use of the pitched roofs, the different gables, the dormers, etc. She said brick was needed for 50-year durability.

Mr. Ritchie said pedestrian facilities were important, including to connect to shopping areas. He said Weybridge condos in Muirfield are two-family units with similar design but different colors and materials. He said the patio homes should have be related in appearance, not identical.

Mr. Saneholtz said more greenspace is needed. He said more diverse architecture in the most northern part would help. He referenced the Tartan West architectural schematics. Mr. Woodings noted that Dublin has a park with baseball and soccer fields to the west of this site.

Mr. Messineo agreed with the comments of Ms. Boring. There is a need for deed restrictions limiting owners to no more than two units. He also wanted more architectural diversity, particularly in the townhouse condos and the multi-family units. He suggested using two or three different elevation types for those. He also wanted the buildings to have basements. Mr. Woodings said basements could also be done with the townhouses.

Mr. Sprague was concerned about play areas in the multi-family apartments and asked how dense the woods are. Mr. Hale said the trees were mature. Mr. Woodings said children could play there, but it was not an open area. Mr. Sprague also wanted pedestrian paths to shopping and recreation areas. The architecture was good. The patio home garages are a problem.

Mr. Zimmerman also thought one of the ponds could be replaced by lawn. Condo and town home basements are a huge selling point. He said the bikepath connections are needed. He likes real brick because it can be power washed and tuck pointed forever. The different style of roofing and pitches were great. He assumed the asphalt shingles would be dimensional. Mr. Zimmerman said this development had a lot of nice diversity and the plans were excellent.

Mr. Woodings said the fence in the single-family condo area will be prefinished metal. He noted the parking ratio on the apartments was 2.5 spaces per unit.

Mr. Gerber agreed with the other Commissioners' comments. He emphasized gateway features and their importance at this entryway. He hoped the plan will "knock their socks off." It should be clear that this is in Dublin, and amenities are essential. Mr. Woodings said they made a commitment to do great gateway features.

Mr. Gerber asked if there could be an overarching theme, to include the bikeway and walking paths, gazebos, areas to cookout, etc. He said the northern elevations needed diversity, more creative and varied elevations, side-loaded garages, and brick. The lighting should be soft. He said Subarea 4 should be redesigned to reduce the perceived density. Mr. Gerber agreed that the ponds needed to be water features. Mr. Woodings said the ponds had waterfalls.

Mr. Messineo suggested low impact nature walking trails through the woods.

Mr. Hale said they were not coming back with full engineering plans, but with another preview plan for the Commission to review. Mr. Gerber agreed to this approach.

Ms. Boring thanked everyone for all their work on this and restated to Mr. Woodings the importance of preserving trees.* Mr. Gerber agreed.

Mr. Gerber moved for approval of this administrative review, to adopt the 2003 proposal, and Mr. Zimmerman seconded. The vote was as follows: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Sanholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.) Mr. Gerber thanked the applicants and looked forward to the next meeting.

3. Development Plan 03-004DP - Balgriffin PCD - Mid States Carwash - 5740 Avery Road
Jamie Adkins presented this PCD development plan for a carwash on a three-acre site on the east side of Avery Road. She said a carwash facility is a permitted use in this text. The site is relatively flat with woods on the northern portion. Ms Adkins said the proposed carwash includes five hand-wash and two automatic bays. Traffic enters at Avery Road and circles the building. The building has gray Hardi-plank siding and a stone watercourse. The automatic bays have overhead doors and there are faux windows on the north and south elevations. She said the proposed sign uses the same stone and has white channel lettering.

Ms. Boring asked how a 35 square foot sign area was calculated. Ms. Adkins said Dave Marshall was present and could answer that later.

Ms. Adkins said staff recommends approval of this development plan with six conditions:

- 1) That the hours of operation be limited from 7 a.m. to 9 p.m. daily to minimize noise impacts on the adjacent apartments;
- 2) That the overhead doors remain closed between wash cycles;
- 3) That a revised landscape plan that complies with the service structure screening requirement be submitted, subject to staff approval;
- 4) That a five-foot sidewalk on the east side of Avery Road be installed with this development;
- 5) That a dumpster be added if trash becomes problematic, subject to staff approval; and