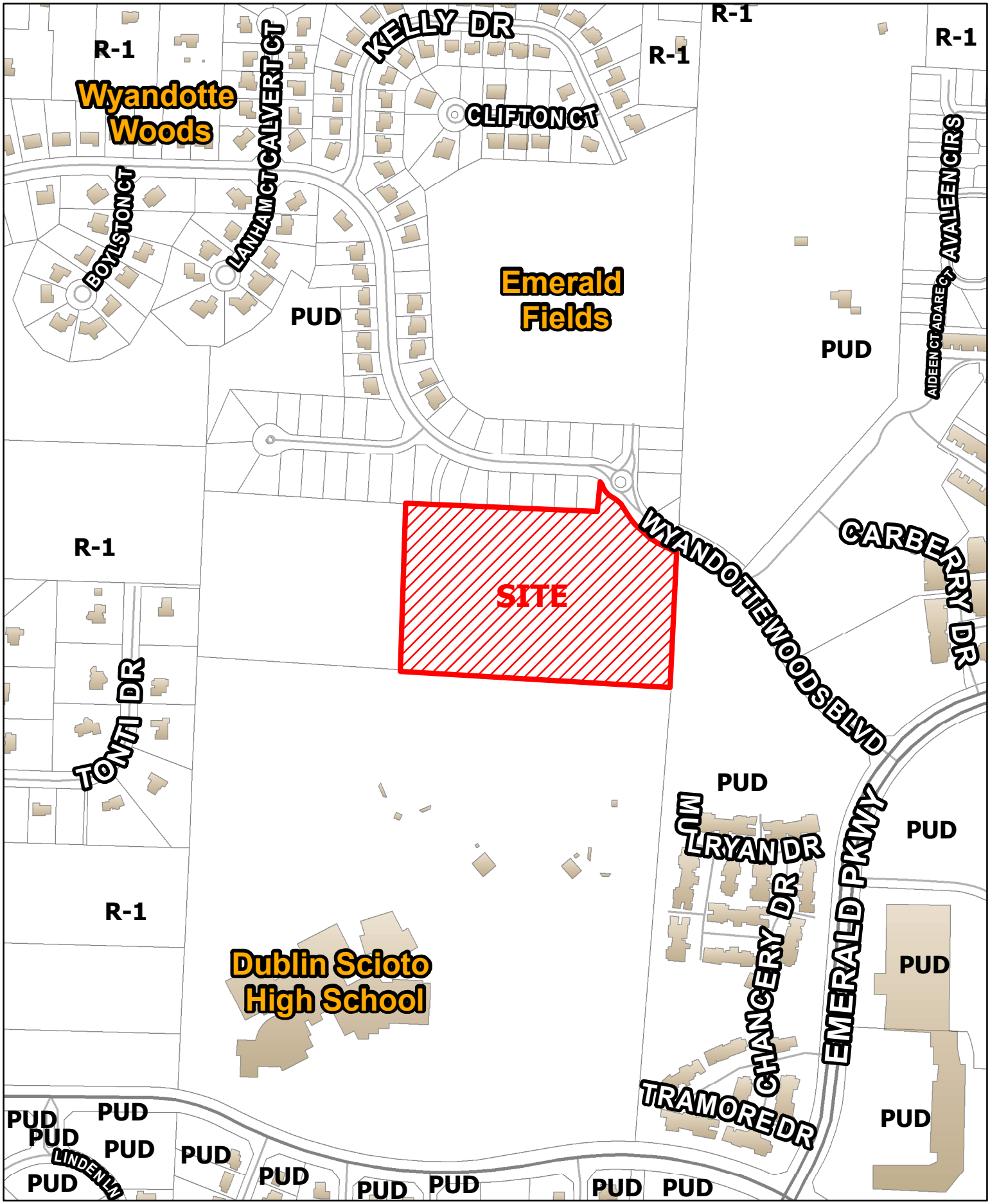

City of Dublin

15-024INF
Informal Review
NE Quad, Subarea 3, Treplus Communities
Emerald Parkway and
Wyandotte Woods Boulevard

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 2, 2015

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

2. NE Quad, Subarea 3, Treplus Communities **Wyandotte Woods Boulevard**
15-024INF **Informal Review**

Proposal:	A 86-unit multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within NE Quad PUD, Subarea 3.
Request:	Review and feedback for the potential development of the vacant property within the Wyandotte Woods subdivision.
Applicant:	Treplus Communities, Glen Dugger, Smith & Hale LLC.
Planning Contact:	Jennifer Rauch, AICP, Senior Planner.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

RESULT: The Commission was supportive of the single-story concept geared toward empty nesters and appreciated the incorporation of many units with rear-loaded garages, as it removed the garages from the main drives. The Commission raised concerns regarding how much of the site was covered with the proposed development. They encouraged the applicant to incorporate an increased buffer/setback from the single-family homes to the north and preserve additional trees throughout the site. The Commission asked the applicant to address stormwater needs for the site and to look at the existing and proposed ponds as amenities. They encouraged the applicant to consider alternative stormwater solutions in the design. The Commission directed the applicant to relocate the proposed dumpster and to ensure connectivity is provided throughout the development and external to the site. The Commission raised concerns about the location of the open space and the sense of the area as a private open space and appearing as inaccessible to all residents. They also asked for additional details regarding the proposed materials, architecture design and garage doors as the project moves forward. Some Commissioners also requested the applicant consider relocating the community center.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner

Ms. Newell indicated she still has concerns carried over from the first plan with regards to the fence line along Amlin. She reiterated her comment that the fence needed to be treated sensitively and what she meant was it did not just become a fence line. She said now units are running straight along that fence with little room for landscaping. She said the fence needs to become an amenity, possibly with masonry, and not just a barricade.

Ms. Newell indicated the green space is a little bit better than it was before. She said she likes this arrangement because it feels more like a green space in this particular scheme.

Ms. Newell said she has the same comment as Ms. Salay in regards to the stone. She said after reviewing the original sketches, she envisioned a lot more refined architectural details. She said she understands the new elevations were just presented this evening but there appears to be a little less detail as the elevations are getting developed. She said it is important to have a mix of materials between the stone and the siding. She recalled the presentation from before where porches were envisioned for a lot of these buildings and wanted to have the street connection. She said that was one of the features she had really liked and yet tonight she is seeing less porches and less character. She said given the close proximity of the zero lot line, the porches are critical. She encouraged the applicant to expand upon that. She concluded that overall she is supportive of the project.

Mr. Brown inquired about the bike path where it cuts across between Lots 18 and 19. He asked what issue Staff has with that. Ms. Wawszkiewicz said from engineering's perspective, having a crossing at the point of vehicular intersection reduces the number of conflict points and increases driver awareness that a pedestrian or cyclist may be in the street.

Mr. Brown said it is on a curve and the drivers may not see them coming but he said he does not always believe that is a deal breaker. Ms. Wawszkiewicz said it does not have to be; we can overcome it. She said the first preference is to consolidate those conflict points at intersections.

Mr. Brown said he would like to see as much connectivity to that green space as can be achieved.

Ms. Menerey referred to the exhibit with the red circles that noted the plan revisions and inquired about the comment made about the circle over the south drive. Ms. Puranik responded it is the sidewalk link that is missing. Ms. Menerey said they would revise the plans to include that link.

2. NE Quad, Subarea 3, Treplus Communities — Wyandotte Woods Boulevard
15-024INF — Informal Review

The Chair said this application is a request for an informal review and feedback for a proposed 86-unit multiple-family development on a vacant property within Wyandotte Woods Subdivision located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within NE Quad PUD, Subarea 3.

Jennifer Rauch said this is an Informal Review for a site located on the southwestern portion of Wyandotte Woods Boulevard, adjacent to the new roundabout. She stated the site was zoned as part of the NE Quad in 1994 as Subarea 3, which permits multiple-family dwelling units with a density indicated in the text of 120 units with this proposal at a total of 86 units. She said there are setbacks and buffering requirements as well as minimal architectural standards. She indicated the informal review will provide review and feedback prior to the applicant submitting a Final Development Plan application.

Ms. Rauch said this site has extensive history stating that from 2007 - 2010 an application was submitted for a multiple-family development that had 19 -20 buildings located throughout the site with an internal loop road with extensive stormwater ponds. She reported the Planning and Zoning Commission

disapproved that application due to streetscape concerns, the lack of character and relationship to the existing neighborhood, and significant concerns regarding the lack of tree preservation. She said in 2014, there were additional informal reviews with a different layout of 3, four-story buildings with parking to the rear and a significant buffer between the residences in Section 8 of Wyandotte Woods. She said this layout provided additional tree preservation with a great deal more integrated open space connections to the neighborhood, but ultimately that proposal did not move forward because of concerns with the character and height of the buildings that exceeded the text.

Ms. Rauch said the site has significant tree coverage with a number of landmark trees that would need to be preserved. She stated the site has a significant grade change of 14 feet adjacent to Section 8 down to the school site. She said the existing stormwater pond is required for the other portions of the Wyandotte Woods Subdivision. She noted the proposal before the Commission is for 17, one-story buildings. She said the main entrance to the site is provided from Wyandotte Wood Boulevard with a loop drive providing access to the front-loaded units and the one-way alleys for the rear-loaded units. She said the proposed layout takes up a significant portion of the site and the Planning Report highlights concerns regarding the limited size of the proposed stormwater ponds and the tree removal. She stated the applicant will need to further study these issues as the proposal moves forward.

Ms. Rauch said the units are a combination of one, two and two plus bedrooms. She said the parking and access meet the requirements within the text. She said the architecture has minimal standards within the text and the applicant is requesting feedback related to architecture and proposed character. She said the site meets the buffering requirements within the text, but is a small setback that was shown with the previous proposal.

Glen Dugger, Smith and Hale, representing the applicant, said the report accurately reflects the proposal. He said the significant difference from the prior proposals is a one-story program with lower density at 86. He said Staff has determined the emergency access located in the northwest corner of the site is not necessary. He said this proposal is community targeted for persons aged 55 and over. He said some concerns of previous proposals have been addressed with the current proposal of lower unit count, different type of architecture, and the commitment of an age restricted community.

Jane Arthur-Roslovic, 1856 Baldridge Road, Columbus, Ohio 43221, said Hawthorn Commons is the name of the proposed development and it will continue to enhance the neighborhood and property values of Wyandotte Woods. She said Treplus Communities is a family owned company and has been in development locally and nationally for 40 years. She said they have developed the Sycamore Townhomes in German Village, the Battleship Building in Downtown Columbus across from the North Market, and Stonegate Village in Grandview. She said all three properties have enhanced and continue to grow in value over the last 20 years. She said in 2012, they resumed their multiple-family acquisition and simultaneously started working on a 50-plus product, which they understand and are excited about. She said they are not offering any type of assisted living or medical services. She said they are offering one and two and a half bedrooms with high quality materials with higher than typical rental. She said it is important to their consumer to offer a unit comparable to condominium finishes and universal design, single-story units with no step entrances and wide hallways. She said there is a one bedroom option if a couple would like to have an elderly parent live next door. She said a park-like setting is very important and a walking path near retail is the number one amenity for their residents. She said there is a commons building where they could have activities, casual social interaction, but no pool, gym, and yoga type classes. There will be a concierge service she said, including onsite management and maintenance with trash pickup a couple of times a week with a trash compacter for the entire development. She said there is a modest level of programing that will be left up to the residents. She said there will be services of watching their units when a resident goes out of town.

Ann Cook, 1515 Lake Shore Drive Suite 225, said this community is for Dublin residents that are downsizing, want to stay in the area, and age in place with a community type feel.

Jim Bender, President of JLBender Inc., 3040 Riverside Drive, Upper Arlington, is the architect and designer for this project. He said this is a very appropriate use with interaction with the neighboring associations and has been positively received. He said the concept is one or two plus oversized units, upgraded kitchens, baths and cathedral ceilings in the living spaces and all newest technology. He said the site was focused on a fresh look to the architecture and to emphasize fitness. He said they have been in contact with the City Arborists and they have integrated the landmark trees into the site. He indicated the architecture will not be any higher than 26 feet high and the design models the early structures of Dublin, which were more utility style with possibly a single shed roof, or a barn, or house with simple forms. He said the building will include quality materials of stone and cementitious siding with metal for an appearance of freshness with heavy duty shingles and a standing seam porch element. He said they are working on stormwater and refuse management to make this a community to be proud of. He said there are front porches where people can sit, talk, interact, and ride a bike, which is a real need in the community.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, said he is a trustee of the Wyandotte Woods Homeowners Association and East Dublin Civic Association. He said he has lived in Dublin for 21 years, including 10 years at Wyandotte Woods. He reported they have met with the developers several times to discuss the proposal. He said the proposed architecture is far superior to the previous proposals and appreciates the quality of materials of stone and likes the idea of the metal panels. He indicated he is skeptical of the translucent garage doors and questioned whether they will glow at night and will it be a good or bad thing. He said he appreciates the contemporary character of the buildings and thinks the look will be an attractive selling point to the tenants. He indicated there is a lot to like about this project: the 55-plus clientele; and the focus on the universal home design optimized for older residents with the single-family format that will not be obtrusive on the site. He asked if there was an assurance that the tenants will be limited to the older demographic group. He said even though it is 86 units, it is land intensive - all the buildings are on one level and seem to have large footprints. He indicated it feels crowded and will need to remove a number of trees particularly in the eastern section. He said it is an important part of the neighborhood objectives for these trees to be protected. He asked what portion of the site will be built upon and how much open space will be left for all the residents to enjoy. He said there are problems with stormwater retention and issues related to the ponds and in previous applications they suggested some solutions of pervious pavements, the use of pavers, rain gardens, and similar innovations to reduce the use and the reliance on ponds, which are already blight on the neighborhood.

Brett Page, 7638 Kelly Drive, said he has been involved with this property since the beginning and this application is a dramatic improvement to previous applicants. He said they have been very collaborative, very positive, and invested with the neighbors and the community. He said they are here to provide additional ideas to make this project a focal point of the community. He said there are problems with the ponds and provided some pictures of the existing conditions. He said the retention pond is already rather massive, the water is murky, and not a pretty or attractive part of the community. He said this developer did not cause it, but it has problems. He said the adjacent properties (4063 and 4071) currently have water in their basements with the current situation. He said one of the proposals is to make the pond bigger and hold up to 12 feet of water at a maximum capacity and to wrap around the adjacent property. He asked if they could look at creative options regarding drainage and retention. He said the entry in previous plans had a median of trees with two in and out lanes that was a nice entrance and with this plan you enter the road and the trash compacter is the first thing you see with a shed but did not think that it would meet the standards of Dublin. He said he liked the connectivity to the neighborhood, to the high school, and within the neighborhood.

Kathy Harter, 7825 Holiston Court, said she is one of the trustees for Wyandotte Woods Civic Association and has lived in Dublin for 13 years. She thanked the developer for contacting them about the application and hearing to make sure they were going to be a part of the discussions. She said from the beginning, it has been about the character and continuation of the neighborhood. She said the idea is appropriate and

is liked by the neighbors. She indicated the possibility of knowing the potential residents is a nice continuation of a good thing. She said the plans seem to be focused on neighbors getting out and walking around and being a part of the community. She indicated this is a better fit for the character; however, the plans are very crowded and wondered if it might be too crowded and if the sidewalks should be on both side of the street to mimic Wyandotte Woods. She said the plan for a connection from Wyandotte Woods to the school, and all the way to Hard Road was in the 2014 budget to put in this path, but the construction and connection needed to be re-evaluated. She said this is the perfect time to bring everyone together and make the path plan a realization so that Wyandotte Woods is not left like an island. She said the pond should be looked at for a different approach and the wooded entrance should be kept the same as the entrance to the subdivision to continue a wooded theme along with the mounding and the trees along the path. She added the following concerns: that this development should have a forest look; check to see where they are with coverage issues; keep the trees; ensure that someone is onsite during tree removal because there have been trees cut down that should not have been; create double sidewalks; provide the connection with the bike trail to Hard Road; solve the pond and stormwater problems; keep the mounding; evaluate the effects of the garages with the clear part of the doors; landscaping to buffer and consider more spaces; and keep quality materials and not allow siding. She said overall the neighbors like the character, concept, and sense of community that this development is bringing to the neighborhood. She said she appreciates the time and the service of the Planning Commission.

Venkatesh Gundu, 4063 Wyandotte Woods Boulevard, said he lives next to the blue water and does not know if he will be living on an island in the future if they extend the existing pond. He said he has some serious concerns about the ponds. Currently he said, it is the worst pond he has seen in Dublin in the last eight years; and the location is very close to the existing sidewalk, which is very dangerous. He asked for a fence or dense tree line with mounding for separation from their backyards to this development and increased setbacks. He indicated he is worried about construction traffic issues.

Inayat Sajid, 4087 Wyandotte Woods Boulevard, said he cannot really see how it is going to add character to the neighborhood when they are moving the woods. He said he understands the revenue stream for the City and other folks, but he is hoping that they look at the project. He said the impact to the community should be considered. He indicated this is better than previous proposals, but the crowding on this site is hard for him to accept. He said this development will probably cause him to sell his house of the last 12 years because he bought his house because of the woods behind it without knowledge of the additional phasing developments. He said a 25-foot setback will not cut it for an appropriate separation and requested increased setbacks to provide a better separation.

Lisa Cochran, 4103 Wyandotte Woods Boulevard, said she is the second house from the emergency access point and 25 feet is not nearly enough of a buffer zone. She said the activities at the stadium of the high school can be clearly heard at the existing homes, the potential residents should be aware, and the noise from those activities should be considered with this proposal.

Rajeev Desai, 4071 Wyandotte Woods Boulevard, said he lives in the second house from the pond and it is really bad. He said extending the pond would make it worse for the residents. He restated the water in basements is an issue and that needs to be considered when developing the ponds.

Sherry Rath, 7742 Kelly Drive, said to consider the trees because they purchased their homes in Wyandotte Woods because they like the wooded trees. She said she backs up to Summitview and when she bought her home, she was told the trees would not be taken down. Luckily, she said she was home the day they started to remove trees for the bike path and was able to stop part of what they tore down. She wants to ensure someone is there to watch and monitor which trees are being removed. She said she supports an increased setback between the existing homes that back up to this development.

Mr. Bender said he appreciates the comments and said the development is at 65 percent of lot coverage and it does look cozy because it is moved from the east property line as much as possible to preserve the cluster of trees. He said one of the factors in coverage is the use of two car garages for the two units and oversized garages for the single units to avoid having on-street parking and provide apron parking to the backside of the units. He said they exceed the parking requirements and maintain a clean looking street even with the effect of taking up more space. He said the overall aesthetic is much better. He said they will be working with their civil designer soon and it can be seen that the ponds are not finished and they plan to aerate with a fountain. He said their idea is to make the entrance tree lined but did not include a median at this point. He said they are paying a great deal of attention to the aesthetics of this development to ensure the success of the neighborhood.

Ms. Newell asked if there was anyone else that would like to speak to this application. [There were none.] She closed the public comment portion to allow for Commission discussion.

Ms. Newell said the pond needs much more attention than it is currently receiving. She indicated the pond needs to become an amenity and not just a retention pond. She said that feature should be developed and well landscaped. She said the same with prior applications, there needs to be better screening and setbacks between the adjoining residents that front along Wyandotte Woods Boulevard. She noted it is extremely important to preserve the woods. She recalled that it was stated that 50% of the trees may be Ash trees, which she cannot confirm. She said in the spring and fall all the trees were very full and does not recall seeing a lot of dead wood within these trees. She said that is such a great amenity and entrance feature for the residents in this neighborhood. Therefore, she said it should be treated really sensitively.

Ms. Newell asked if another location could be found for the clubhouse to maybe preserve a little more of that area. She said that may mean ultimately having less apartment units than what is being presented. She indicated she appreciates Mr. Bender's comments in terms of this being under the allowable density but often sites will not support the density within that development and if these were two story units or two story apartment buildings, greater density could be found with smaller footprints. She pointed out the walkways that die into the street and do not continue along both sides is a disadvantage. She said if metal siding is going to be introduced, she would like to see the metal siding they are proposing. She said it can look wonderful but it can also be installed very poorly and it is not an element that is common within this area. She stated the trash compactor definitely has to be relocated.

Cathy De Rosa said the pond is less than desirable as it is and expanding it would not be good. She said she would not want to live across from that but perhaps a fountain could be aesthetically pleasing. She indicated when she first reviewed the plans, it felt crowded to her. She noted the one-way streets were interesting but questioned how many one-way streets there are in Dublin. She indicated it was an interesting approach not to have cars on the street but makes the plans feel even tighter.

Ms. De Rosa brought up the noise factor from the high schools; that is something to consider for people that are 55 and older. She agrees the residents should be made aware of that reality. She asked Mr. Bender if the actual design elements will be the same and what was the durability from unit to unit.

Mr. Bender responded that the applicant has set aside forms, which alternate material where one is stone and one is siding. He said the third one is metal and the metal is placed against the siding but everyone gets the stone. He indicated there is always that subtlety between a really nice earth tone development and the Lego-land look. He said it is possible that the applicant will introduce different siding colors because the particular brand they are intending to use has thirty color choices and they are all really nice earth tones out of the Williamsburg palette. He said they will probably end up with two siding colors and two metal colors and then a singular stone, which is the mountain flat rock.

Ms. De Rosa said it is quite different than a lot of developments in the surrounding areas but is also quite interesting. She indicated it could easily go from interesting to monotonous but it is hard to tell from the layout. She said the park in the middle seems quite accessible to the folks in the middle but as far as the green space around that it would be wonderful if the walking paths or connectivity made that really a wonderful space for all of the residents.

Mr. Bender said it has the playful start for a development and said there would be additional landscape and amenities in there to make for a good experience. He said he appreciates the comments about the sidewalk connectivity.

Steve Stidhem asked about the translucent garages.

Mr. Bender said in keeping with the fresh spirit of this development they are proposing a panel garage door and the panel can have a mahogany color but to keep it kind of light it is a translucent panel so the interior would not be visible. He explained it is a high quality door made out of a poly-carbonate, which is an unbreakable plastic to allow light in. He said the applicant is not 100% finalized on that element yet.

Ms. Newell asked if the garage panels are ribbed with an aluminum frame. Mr. Bender said the initial thought was unribbed with a powder-coated frame.

Ms. Newell indicated she envisioned a door that is extremely industrial and suggested the applicant provide some fine samples to show everyone that these would be appropriate on these buildings. She said to her, it appears as a negative as it does not have residential character and would not lend to a residential appearance.

Ms. Newell suggested a permeable paver system would help with the stormwater. She said water could be held underneath the surface instead of taking all of that water and holding the runoff in the retention pond. She reported she drove on the Greystone Mews recently and the roads are very narrow and do not have the greatest appearance. She said the permeable pavers would be a better look than the asphalt narrow roads in Greystone Mews.

Chris Brown said the whole alley concept of removing some garage doors from the streetscape is an interesting idea; it does create a lot of hard surface pavement creating some of the stormwater issues. He said some of the walkways between the buildings remind him of Trueville in Upper Arlington. He indicated he knows someone that lived there because they have these collector courts that the garages open off and the backyards, and he uses that term loosely because they really have two fronts. He said one is the garage and entry and then somehow everyone tries to seclude the back because with people walking in between the units they lose privacy. He indicated it is an interesting dynamic that the proposal is not typical of Dublin and very refreshing to see. He suggested that by the applicant resolving some issues, they have created other issues. He said he is not a fan of the garage doors on certain streetscapes but he has also lived in a zero-lot line house in the suburbs of Indianapolis, IN, and it is amazing the number of interactions he had with his neighbors while out tinkering in the garage, washing the car, pulling the bikes out, or pulling a stroller out so part of any community is the interaction with the neighbors and part of it is when you want the privacy. He said it is an interesting balance to try and strike.

Mr. Brown said he is always pleased to hear when developers are working with the surrounding neighbors. He said the look/materials are certainly different but he invites that. He said the envelope might be pushed too much with the poly-carbonate garage doors. He stated the dumpster/trash compactor needs to be moved. He asked if there was a better location for the community center or a way that can interact with the community more. He said he is assuming the goal is to get the empty-nesters out of their units once in a while and meet other neighbors and perhaps the larger neighborhood. He suggested that be explored as he is not enthralled with the layout because there is a lot of paving in

there that the applicant is trying to resolve in a unique way. He stated as an older community he does not see the need for connectivity to the schools, but for the people around there, he hates to see them have to take a long way around or to create an incident where they are cutting through someone's backyard in order to get to the community because it is cold and they do not want to go all the way around. He said it should be explored how this becomes a greater part of the entire fabric of the community. He said he appreciates the single-story homes and is curious about the legalities for limiting to 55-plus age group.

Glen Dugger said this is one of the places where Federal law allows these restrictions. He explained there are certain things you have to do in order to create a community that serves 55 and older people and they would do that. He said it could be enforced by the City, the other neighbors, or the other property owners. In Florida, he said there are 55 and older communities all over the place. He said it is a little bit different here, as we do not have the numbers in Central Ohio like in Florida and Arizona but it is a pretty well established mechanism in other places. He indicated this one of the significant advantages of this proposal.

Mr. Brown said it is tough to protect some of the landmark trees given the proximity to the buildings. He said you disturb the roots and they may survive a year or two and then they will die. He said that is a crucial element to try and preserve as many trees as possible. He said the retention pond is ugly, recognizing this developer did not build it. He suggested the possibility of the City holding funds in escrow until something is established. He said obviously it needs to be fixed and the developer needs to be part of that.

Mr. Dugger said everyone that has spoken tonight has mentioned the ugliness of this pond, which he agrees with but it is the applicant's front door too and they have the same interests as those neighbors. He said he does not know if the pond was built correctly.

Deborah Mitchell said she has a translucent garage door and she loves it. She said they can be attractive. She stated she really loved the applicant's design because it is creative, fresh, intriguing, and the integrity was thought about as well as what will appeal to the target audience. She said she is curious to see the applicant's version of what a translucent garage door will look like but they can be great. She said if the homeowner forgets to turn off the internal light, there will be a soft glow that can be seen from the street but that is not necessarily a bad thing. She said she echoes all the comments made about the pond and the trash compactor but her big feedback would be that the walks need to be more intentional and make the community center more of a centerpiece and gathering place. She said she likes the idea of offering yoga classes or a gym because fitness is important to this age group. She added people want to walk, ride bikes, and be out interacting with other people.

Mr. Dugger said the applicant anticipates connectivity to the path system. He said proximity to the school is not a bad thing and sees this community becoming very active with the school. He anticipates they will go to the theatrical performances, tennis matches, and the lacrosse games and sees that as a wonderful amenity. He understands the importance of having connectivity to the school.

Ms. Mitchell said even calculating a walkability score or how things come together would be really helpful. She understands the number of units is important from an economic standpoint but if there is a way to make that community center more integrated, that would be great.

Mr. Dugger said the applicant has met with the surrounding neighbors twice and they learn something every time. He said the applicant will continue to work with the neighborhood and Staff.

Amy Salay said she is really excited about this. She complimented the neighbors for their presentation, which is helpful for the Commission and the applicant as well. She complimented the applicant for working with the neighbors.

Ms. Salay said the Commission received feedback via email that the woods are going to be gone. She said this particular parcel is an oddball piece of the NE Quad, which dates back to 1990. She said this was chosen as an area to allow multiple-family homes to be built as part of the back and forth negotiation. She recognizes it is difficult for the community to lose the woods and the trees.

Ms. Salay said she hoped the builder was working with the new homeowners that have water in their basements to ensure that is fixed before they leave the area. She said that is not acceptable in any case. Ms. Salay said she loves the idea of having some garage doors off the main drive. She supports the one-way streets. She said the patio size is a nice size that is usable. She indicated the good things about this proposal is the traffic impact as for an age-targeted group the trips are a lot less than single-family homes and the school will not be impacted. She asked if any children are allowed to live here with a grandparent or with a parent in a shared-parenting situation or with a parent that is 55.

Mr. Dugger said a child can reside there but no more than 75 or 80% of the time. He said we cannot say 100% of the time; we will not have a child living here because then it is a legal issue.

Ms. Salay complimented the applicant on the earth tones and the stone; she is on the fence about the metal element because of how it ages. She indicated if there was less metal, she would not complain. She likes the idea of a one-story unit; this will be an unobtrusive development.

Ms. Salay said Engineering has probably had some preliminary discussions about handling stormwater and people are not wild about expanding that pond. She asked if the pond area drains down towards the school.

Aaron Stanford said when Engineering met with the applicant, they brought to their attention the initial retention pond was designed and sized for development to the north - Wyandotte Woods Section 8 and portions of Section 3. He said they cautioned the applicant that they will need additional stormwater management. He said there are over 15 different measures that can be provided as options and details for design. He said there are lots of options permitted and what Engineering would encourage. He said the expansion of the retention pond closer to the roadway would not be possible for a host of reasons. He said any new basins have to be 50 feet from the right-of-way per the new Code.

Ms. Salay said something different and creative needs to be done with stormwater. She said sometimes stormwater facilities can be amenities such as rain gardens. She asked about the noise from the trash compactor and does not like the location. She asked if more of the woodlot can be preserved. She asked that the setback be increased between the homes that exist now and the new units. She said if it can be buffered better with landscaping and mounding so there can be better relations with the existing neighbors.

Bob Miller said the biggest issue he has with this proposal are the setbacks. He said the more you can buffer the neighbors the better. He indicated he lives on a pond, and is not sure this retention pond is a finished product. He said you could literally have waterfront property that could be an enhancement to property values. He said he is disappointed to hear the pond cannot be expanded. He stated the community center should be moved. He indicated he had a problem with this the very first time he looked at the drawing; it seems like so much is on the site. He wonders if it is because the applicant has a few areas where there are seven units running on a string and asked if those could be separated. He explained he is trying to envision walking on that street or driving and having a long run of apartments.

Mr. Dugger concluded the applicant learned a great deal tonight and appreciates the comments.

Training Session

Steve Langworthy said given the late hour, he offered to forgo the training this evening if it pleased the Commission.

Ms. Husak said at the next Commission meeting scheduled for April 9th, the agenda has freed up quite a bit. She said all the Bridge Street cases from Crawford Hoying had been postponed so only Riviera updates are on that agenda. She suggested that might be a shorter, better night for the training session.

The Chair confirmed that at the request of Staff and because of the light agenda for the next meeting that the Training Session will be postponed to the April 9th meeting.

Mr. Langworthy suggested a general work session after everyone returns from the APA Conference. He asked if questions could be sent to Staff prior so answers could be prepared in advance for the Commission.

Communications

Claudia Husak said she appreciated the Commission's comments about schedules for the APA Conference. She said she is preparing some ideas of sessions for next week that might be of benefit to the Commission. She said Joanne Shelly was considering organizing a little get-together to have some fun outside of the formal sessions for those who are attending the conference.

Amy Salay said there were a couple of sessions that were mobile workshops, which she was closed out of a month and a half ago. Ms. Husak confirmed they are highly competitive. She asked if there was a way to get some of the Commissioners to those locations even if not formally.

Ms. Husak said the APA Conference travel packets would be distributed next week.

Ms. Husak noted the schedule for the PZC packet delivery for the Riviera application being presented on April 9, 2015. She reported Staff has been working with the applicant to provide materials the Commission had requested.

Ms. Salay reminded everyone that they are all invited to a City Council event held every year, which is the "Celebration of Service" being held on May 5, at 6:00 pm. She said it is for all the Board and Commission members and a guest to come together for social time. She said they recognize individuals whose terms are up or who are leaving a board or commission.

The Chair adjourned the meeting at 9:48 p.m.

As approved by the Planning and Zoning Commission on May 21, 2015.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 2, 2014

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

2. NE Quad PUD, Subarea 3 – Wyandotte Woods Apartments 14-098FDP **Wyandotte Woods Blvd. Final Development Plan**

Proposal:	This is a proposal for three multiple family apartment buildings to exceed the permitted height of the development text for a vacant parcel in Subarea 3 of the Northeast Quadrant Planned Unit Development District. The site is located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quad Planned Unit Development.
Request:	This is a request for review and approval of a minor development text modification as part of a final development plan under the provisions of Zoning Code Section 153.050.
Applicant:	Homewood Corporation, represented by Jason, Kambitsis, A.R. Building Co.
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	jrauch@dublin.oh.us; 614-410-4690

MOTION: Richard Taylor moved, Todd Zimmerman seconded, to approval the modification of the development text to allow the building height to be increased to 47 feet, 6 inches tall with the stipulations the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood, and aim to preserve the existing natural features.

VOTE: 1 – 6.

RESULT: This Minor Text Modification application was disapproved.

RECORDED VOTES:

Chris Amorose Groomes	No
Richard Taylor	Yes
Amy Kramb	No
John Hardt	No
Todd Zimmerman	No
Victoria Newell	No
Amy Salay	No

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner

Ms. Salay said they should meet with the neighbors and East Dublin Civic Association.

Mr. Hardt said does not support the increase in density and suspect a possible generator or oxygen tanks that is not on the site plan that will take up some of the green space and is extremely concerned with the circulation not only the external access to the site off Sawmill Road, but the internal circulation with the southwest corner driveway that connects with Life Time Fitness on a curve is alarming. He said the text requires earth tone materials that is not being met, spandrel glass is not permitted, and blank rear elevation, the 6/12 roof pitch is not met. He said he agrees the blue glass and the lantern feature it creates is not acceptable. He said signs should be limited to the development text requirements. He said his biggest issue is that the use does not fall into line with general or medical office and understands it does not fit the definition of a hospital but he does not think it is an either or proposition. He said free standing emergency rooms are a new beast that did not exist when the development text or Code was written. He said medical offices were contemplated with normal business hours and no disruptions to the surrounding community. He said this 24/7 facility has the possibility of ambulances with a potential to have significant disruption of the area and he said he does not agree it is an appropriate use for this zoning classification.

Mr. Hardt said they cannot control ambulances from coming into this facility and is concerned about the neighborhoods and surrounding area and if this comes forward as a formal application he would like to see some research into that issue of ambulances.

Mr. Taylor said he agrees with all the comments of the Commission. He said signs should not exceed the text requirements. He said the parking is not an issue. He said the density is not very concerning unless the additional building size results in the loss of any of the trees on the north corner nor should it be a minor text modification. He said the night pictures of other their facilities were on the web and he is not a fan of the tower at night being a beacon. He said the goal of the text of this outparcel was that the building be subdued. He said the architecture should be in compliance of the development text and be entirely earth tone colors and the 6 and 12 roof pitch has got to be the majority of the building.

Ms. Amorose Groomes said this site is a gateway to the City and they are expecting a gateway building and use and she wants it to be fantastic. She said the lot coverage will be a big issue for her and 1,000 feet of building or 1000 square foot of parking is a wash. She said it is a beautiful corner and it should remain a beautiful corner and hoping a beautiful building will fit in with this corner.

Ms. Amorose Groomes asked if there are any other points or questions for the commission.

Mr. Meier thanked the Commission and said he will take their concerns back. Ms. Amorose Groomes said they look forward to seeing great things.

2. NE Quad PUD, Subarea 3 – Wyandotte Woods Apartments — Wyandotte Woods Blvd.
14-098FDP — Final Development Plan

Ms. Amorose Groomes introduced this application for three multiple-family apartment buildings to exceed the permitted height of the development text for a vacant parcel in Subarea 3 of the Northeast Quadrant Planned Unit Development District. She said the site is located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway and the Commission is the final authority on the final development plan. Ms. Amorose Groomes swore in all present to speak to this application, including the applicant and staff.

Jennifer Rauch presented this application and said this is a text modification for a site located at the southwest corner of Wyandotte Woods Boulevard and is currently an undeveloped parcel. She said the

site was zoned in 1999 consisting of multi-family with a density of 120-units. She stated the applicant has come to the Planning and Zoning Commission for two informal reviews to get feedback on the proposal. Ms. Rauch said the current application is a request for a text modification for the building height and displayed a slide outlining the review process for the benefit of the neighbors. She said the action tonight will be by the Planning and Zoning Commission and based on the outcome the applicant will proceed with one of the following options: a final development plan with approval to increase the building height, a final development plan compliant with the development text including the building height, or a rezoning/preliminary development plan with a recommendation from the Planning and Zoning Commission to City Council for final decision.

Ms. Rauch said this had been reviewed in May and July with the most recent plan being shown in July with three four-story buildings located on the main entrance drive that connects with the main access to Wyandotte Woods Boulevard with emergency access provided through Section 8 currently under construction. She said the building location is on the south side of the access drive with parking to the rear backing to the High School site with single family construction to the north and northwest. She said the applicant placed the buildings in this location to take advantage of significant typography, to provide a greater open space buffer to the neighborhood and to retain or preserve as many trees along the boundary as possible, particularly at the entrance of their site.

Ms. Rauch said the final details of the building layout will be reviewed at a different time. She said the proposed elevations indicate the height at 47 feet 6 inches with the development text permitting a 35-foot building height. She said the site section shows the proposed building at grade to where Code would measure the height at 47 feet 6 inches and using the grade showing the existing single family homes under construction a height comparison.

Ms. Rauch said there are five criteria that are reviewed as part of a minor text modification, which will need to be reviewed by the Commission. She said Planning's findings were the proposal is consistent with the Community Plan and while the three buildings are taller than permitted, the proposal design takes advantage of the typography of the site. She said the proposal places the building foundations 14 feet lower than the nearest single family house indicating that they are using the typography to make up the height increase. She said the proposed alteration does not alter the density that is permitted for this application. She said the proposed height increase allows taller buildings and provides a more consolidated development area, greater tree preservation and open space between the development and neighbors. She said the proposal does not hinder the applicant from meeting the final development plan criteria in the Code. She said the character of the taller buildings does exceed what is found in some Dublin neighborhoods; however, using the typography to minimize the overall height increase, its adjacency to the High School, the opportunity for greater open space setback and buffer from the neighbors, and the preservation of trees along the eastern edge of the property are important factors considered.

Ms. Rauch said Planning recommends approval of the proposed text modification recognizing the increase is not to exceed 47.5 feet to accommodate a building and site layout that utilizes site typography, ensures increased setback from the neighborhood and aims to preserve existing natural features, while updating the design concept consistent with elevations provided as part of this proposal in an effort that the architecture and character is in line with the preferences of the Planning and Zoning Commission during the informal reviews.

Ms. Rauch said there was a petition distributed through drop box for the Commission from the neighbors within the Wyandotte Woods Subdivision, as well as copies of emails that were received regarding this application.

Jason Kambitsis, Director of Land Development, A.R. Building Company, 310 Seven Fields Boulevard, Seven Fields, PA, said, Jeff Campbell, architect is here if there are any questions regards to architecture.

He said they met with staff on April 3rd to see what is expected and needed for this site and from there they met with the HOA and East Dublin Civic Association in a public meeting to talk about the proposal finding they wanted a large open space, emergency access left of the site, pedestrian circulation, and tree preservation. He showed existing buildings in North Fayette called Bright Oaks, which is a 40 unit, 4-story building with elevators and 1 and 2-story units at about a 50/50 split.

Mr. Kambitsis said they then met with staff and talked about height, building design and required documents for the May 15th submission. He said at the May 24th meeting they heard suggestions to look at Craughwell Village for architecture, hiding HVAC units, exposed lumber under the porches, integrating the Club House into the site, and the 4-stories height that can be considered with high quality architecture and design. He said they came back with a design that included a main gable on the roof, detailing around the windows, added an entry court on the front and arched doorways on the side entries, changed the materials to brick and stone. He said it was suggested that it was better to have a 4-story building with elevators than a 3-story building with breezeways as a neighbor.

Mr. Kambitsis said they are meeting with the HOA members the next morning with regards to the entry way to the site and will continue to meet with the community to talk to the design and plan.

Mr. Kambitsis said the text modification is to increase the height not to exceed 47.5 feet to accommodate a building and site layout that utilizes the site typography, ensures increased setbacks from the existing neighborhood, and aims to preserve the existing natural features. He said they have shown a higher quality building and want to continue to do a higher quality development project meeting the general development criteria with no adverse impacts with the buildings and layout working within the community based upon tree preservation, open space, and the architecture.

Ms. Amorose Groomes said there are a number of people signed in on the speaker sheets and will take those first and then hear the balance of thoughts from anyone wishing to speak. She reminded everyone as they come forward to state their name and address into the record for documentation of the events of tonight.

Jerry Kosicki, 4313 Wyandotte Woods, said he is a trustee of Wyandotte Woods Home Owners Association and a 20 year resident. He said they have submitted their petition against the height increase which was signed by 237 neighbors from 185 different households. He said the height increase is not a minor text modification. He asked the Commission to continue to uphold the high standard that will ensure continuing protection of their collective investments. He said three-story buildings are not the norm in Dublin although there are three story examples at Tartan West being 3-story residential units built over a first level of parking. He said this proposal is a full 4-stories of residential with no covered parking on the site with the surrounding neighborhood is 2-story single family houses, apartments and condos to the east. He said the proposed buildings are very large in scale by each footprint being 220 x 70 and they consider the height change unprecedented and a significant deviation from the Zoning Code and intrusive into the community and unacceptable. He said the planning report is careful to say the height may be approved because of the elevation changes to the site, however constructing taller buildings on lower ground does not make the buildings less tall and they will be highly visible from Hard Road, Wyandotte Woods Boulevard and the only structures neighbors to the east will see. He said this proposal is justified by saving more trees and land which much of the extra land will be used for parking and large roads and driveways and could be eliminated by placing the parking under the buildings as suggested to the builder.

Mr. Kosicki said when the zoning was created, the average size of one to two bedroom apartments were smaller than planned today and because there is no trade off or compromise on the size or number of units they believe it is important and fair to hold the line on the building height. He said the proposed buildings are higher than anything within the area and do not fit on the property, cannot be built without an unprecedented exception from the current building height and number of required parking spaces. He

said the vision of higher buildings of 5 or 6-storys is planned for the Bridge Street Developments which are supported only for that unique area of urban zone and the greater heights is something that Dublin will have to get used to and as it only applied to Bridge Street. He said these standards of 4-storys should not be applied to other neighborhoods such as Wyandotte Woods, Muirfield, Riviera Redevelopment, Tartan Fields or Ballantrae and felt residents would find a yes decision on this proposal to be highly disturbing and out of character for Dublin. He said new Bridge Street norms should not affect neighborhoods elsewhere in the City were the impact of large scale buildings have not been carefully studied, not appropriate, nor welcomed and where there is nothing to be gained for it and asked that they vote no on the proposal for extra height.

Brian Pero, 7794 Lanham Court, said he is a new resident of Wyandotte Woods, but is a 15 year resident of the City of Dublin of which this is the 3rd home he has owned in the City of Dublin and is the only home where he would be within a stone's throw of a 4-story residential building. He said he also lived in Earlington Village which has an apartment complex situated within Athenry with a 2-story building and well maintained which is setback from the road with a well-manicured property and is intrusive to the surrounding neighborhood. He said he does not know why since he has moved to the other side of the river why he should expect any lower quality of lifestyle, surrounding of ambiance with respect to his home and asked that they vote no to this exception.

Scott Haring, 3280 Lillymar Court, said he does not live in this neighborhood and attending because he is interested in the process of things and has lived in the City for over 15 years and he attends about three planning commission meetings per year. He said this case has puzzled him especially after sitting through the July meeting to try and figure out what was going on with the height issue because the facts were that the maximum height was 35 feet and the applicant requested to go higher and many board members said they would consider going higher and that puzzles him. He said the display presented tonight regarding building a tall building at the end of the lot it is not so bad and he doesn't understand. He said the only analogy that his house off of Martin Road could be called a 125-feet high relative to the Scioto River but a negative 30-feet below Sawmill Road of which he does not understand. He said he does not see a minor change asking to put an entire additional story about what is currently allowed. He said the heights allowed in the Bridge Street District is for a special area and asked if the height is being considered because of the PUD process because a lot of the details of a PUD are negotiable and is this what is truly at stake when there is a PUD in for a hearing. He said he hopes they will vote no and say 4-stories of residential living is not allowed in East Dublin.

Randy Roth, 6987 Grandee Cliffs Drive, President of the East Dublin Civic Association, said if this was a rezoning it would not be accepted by today's standards and the Association does not feel that it is inspired architecture for a building of this size despite the changes. He said the drawing for a 4 building design was uninspired and not done in a serious 4 building solution and they would like to have a chance to look at that option in a creative way to determine how much greenspace would be lost in return for a lower height and more in scale with the high school and residential neighborhood. He said they worked hard on the plan for this site and every time there was disapproval on a plan they have gotten something better never where they are asked to do something that isn't as good as before. He said this plan is not as good as they had asked Homewood to do and is concerned that this plan is going in the wrong direction and asked that they vote no.

Kathy Harter, 7825 Holiston Court, said she is one of the trustees at Wyandotte Woods Civic Association. She said they are concerned that minor text modifications are being voted on by the Planning Commission and not before City Council because the big picture for the City decisions and precedents. She said when they built their home the builder informed them of the multiple family site down the hill that was not planned or any possibility that it would be a 4-story development because of the height limitations in the zoning. She said the intent was to blend in with the area and a 4-story development will be overwhelming and out of place. She said stating that the roof tops will look like they are on the same plane will look similar and in reality the view from the residences this building will look at of place.

She said they have asked for perspectives of the view from Kroger or from the homes within Wyandotte Woods and they have not made these examples available. She said they do appreciate the developers meeting with the homeowner's tomorrow at 7 a.m. to look at the entrance area and keeping the vegetation close to proximity to the entrance is experience in the neighborhood. She said everyday there were petitions being dropped off looking at only the 4-stories they have a strong look about what the neighbors are feeling.

Herman Shen, 4337 Wyandotte Woods, said he has been a resident for 23 years and agrees with the neighbors. He said he jogs this area every day and a 4-story building with 120 units generating 300 people with the cars could not be enough space and would be very crowded. He said if they were going to building for the amount of units they would need more space for parking and recreation. He said this site is not big enough and would not be fair for the proposed residents of this development and asked that they reconsider this application.

Brett Page, 7638 Kelly Drive, said he is on the Board of Zoning Appeals and Code is something he actually likes to review and he is concerned that this text modification is being isolated from final development plan review as in 153.053 why are they not talking about a text modification not in the deep analysis of a final development plan because this looks sneaky. He said they are being asked how does this development feel in the neighborhood focusing on looking at the top of a building on Wyandotte Woods on the closest side of this development and forget about the rest of the building with the first story being hidden. He said the Enclave was concerning because it was hidden and this proposal will not be hidden when you feel the buildings, but this is in-material because they are looking at a text modification and not a final development plan and suggested the application be tabled because he doesn't feel it is in the Code to be isolated.

Jennifer Readler said the Code does provide for a minor modification determination by the Planning and Zoning Commission and can be considered with the final development plan and is part of the final development plan application. She said the issue with this application is for the Commission to determine if the proposal does or does not meet the criteria for a minor modification and for the applicant to gain a determination before spends additional time and money on the proposed concept. Ms. Readler the text modification, if granted would not approve or automatically grant the height, and the applicant would have to come back with a detailed design in final development plan and be reviewed and approved by the Commission. She said the text language is also linked to architecture and all the details that are part of the review.

Mr. Page said they are premature in assuming this text modification is something they should be approving because the other proposals have not had an in-depth analysis in his opinion and they just want something that fits better within the neighborhood. He said he has seen 3-story buildings around other areas that seem massive and he can only imagine what 4-stories are going to look like. He asked for deeper analysis of this before they put this text modification to a final vote or say no and make them go back to zoning and work on this together. He said the zoning for this has been questioned of what was approved 20 years ago and in years to come people are not going to think about the nuances they are just going to see the zoning and text modification for a 4-story within a residential neighborhood and will not look into the details and builders will come in and pick away at the nuances and make them forget about them. He said he knows this is what happens because he sees it happen at the Board of Zoning Appeals and has heard this in their strategies and this Board should think about when making their final decision.

Steve Koesters, 4312 Wyandotte Woods, said he agrees with many of the thoughts from his neighbors and makes him proud of the community because they care. He said he has lived in Dublin for eleven years with this being his first real house and loves the open space and the green and it has an appeal about it. He said you cannot hide 4-storys and even though they cannot change the zoning from 20 years ago but can make sure it fits within the neighborhood. He urged the Commission to vote no and

said they are talking about 12 feet down from the top of the hill and is one of the highest points on the street and then go down 12 feet and add an extra story it will not fit.
Waleed Muhann, 4304 Wyandotte Woods, said he lives in his home with his wife and 5 children and running out of space and will be coming to request a minor modification to increase the height of his house by 2 stories. He said if they were to approve it he would have his brother and cousins move in and would be in his best interest to get them to rent space. He said his point is the dangerous precedent for the City and if it is minor to go 12 feet higher above Code then why not 15 or 50 feet. He said all Dublin residents have a vested interest in protecting property values and ensuring quality of life in their neighborhoods. He said the proposed development jeopardizes those interests. He said he understands the developers desire to maximize their profits, but it should never be at the neighborhoods expense. He said he is concerned that this development will affect his objectives for a quality life and for those reasons he urged the Commission to vote no.

Sue Hutras, 7834 Silver Rose Court, said she is the Davis PTO president and there are a lot of enrollment concerns at this time especially in East Dublin. She said Davis Middle is over enrollment and by 2016 is expected to over by at least 100 students, Chapman, Old Sawmill, Riverside, and all the elementary schools on the east side of Dublin are all over capacity and by 2016 they are all expected to be grossly over enrollment. She said they should look at the information and know that 120 units don't fit and she is disappointed that this site was ever zoned for 120 units within the neighborhood. She said she didn't expect that 12 years ago when she moved from Hilliard. She said she expected high quality within the neighborhood and this development will bring down the value of her property. She urged the Commission to vote no.

Paul Smith, 4385 Wyandotte Woods, said he has lived in Dublin for over 2 years and grew up in Worthington. He said he is the president for what use to be Pacer International and now is XPO. He said his move to Dublin was because of the esthetically difference in the community for the surrounding community because of the control around what was built, how it was built and what it looked like and specifically when you drive through Wyandotte Woods it is beautiful with the trees and open area and walking paths and peacefulness of the community. He said he understood that this project was up the street the whole time but never fathomed they would be having a conversation about a building of this size. He said his office building is a large 3 story building and couldn't imagine a building as proposed fitting in the neighborhood and encouraged them to vote no on this issue.

Chris Brownlowe, 7725 Kelly Drive, said he is new to the neighborhood and the height change based on the plans creates a large parking lot that backs up to a football stadium that is empty most of the time and he is concerned that this will cause a crime issue because of the vehicles sitting out and the only way to emulate that is to have lots of bright security lighting which would make it look like the Kroger parking lot which is now blocked by the trees. He said he is concerned about creating a large parking lot along the woods accessible to the jogging path with an increased crime rate and wondered if it was a consideration how it will affect the neighborhood.

Josh Dritz, 4228 Clifton Court, as he sat through the emergency room project and heard the feedback and the amount of attention that has been given to the corner of Sawmill and Hard Road and asked that the same attention be given to their neighborhood in terms of impact, visibility, and what it does to the City.

Ms. Kramb thanked everyone for coming out and understands this is a complex site with many issues. She said she feels for the neighbors and has lived through growth and knows it is hard to watch the growth of buildings and places. She said they know that something will develop on this site, and Planned Unit Development allows the flexibility for some give and take. She said she did tell the applicant she is willing to give on some height for some really good buildings and has to see a lot of detail to allow the height. She cannot separate the height from the details. She said without the details she cannot allow change in the existing development text that could allow developers coming along to have the same

height. She said 12.5 feet is not minor and fails the review criteria. She's willing to give on some of the visual impacts if there are a lot of other positives, but would need to see the list together. She said she disagrees with the criteria analysis in the planning report and thought that it fails in leaving out the context of the all of the other details.

Mr. Zimmerman said he appreciates the neighbors coming and has been in the audience many times. He said this is zoned for 120 units and was trying to get the best 120 unit complex possible. He said he does not live there and is now looking at it differently based on the feelings and concerns as expressed in the letters and petitions of the surrounding neighborhood. He said he is not in support of the text modification.

Mr. Taylor said he does not consider the 11.5 feet height increase to be minor but it is a procedural word in the Code and they have been extremely clear that the height would never be granted unless the quality of the project was up to standards that would be imposed being tied to the architecture. He said the existing development text shows a drawing from 1995 of a really lack luster building that would be un-approvable today which is the bases for the very early design replaced with the current elevations of the proposed buildings with quality materials and design which becomes the base standard for this site. He said the text modification gives the developer assurance that he can proceed with his investment in this project and more importantly it gives the Commission the assurances they are going to get the quality high standard buildings even if the property gets sold. He said the final development plan will have ample opportunity to work out all the details to make sure it is at a high standard of design and quality of materials.

Mr. Taylor said this is the best proposal they have seen for this site. He said he has always looked at this as balancing the zoned 120 unit buildings location versus the height. He said he is willing to accept the higher building to cover less land if they push these buildings to the south having less impact on the surrounding properties.

Mr. Hardt thanked everyone for coming to the meeting and said they are volunteers that talk about issues that impact the City and there are usually very few people in the room. He said it is very beneficial and they are appreciate hearing the feedback.

Mr. Hardt said one of the benefits to having a PUD document that governs development is that there is give and take between the developer and the City and that raises the standards over and above what the Code permits. He said with this site there is a development text from 20 years ago that is weak and this review is an opportunity to improve. He said he is mildly supportive of the text modification to include higher buildings. He said the typography of the site is only one of the considerations and believes the project has the potential to be a better project because of the more compact footprint and preserves greenspace and trees and the distance between the buildings and the single-family homes. He said there are construction issues too that the developer has agreed to build with internal elevators and without breezeways which is a significant issue in making these buildings good neighbors. He said there is a significant upgrade in exterior materials with brick and stone and the balcony's and railings makes for a better project on day one with better longevity.

Mr. Hardt said he is supportive of the increased height because of the things they are getting from it and agrees that this is not minor, but it is a procedural question and recognizes this is a significant policy issue on the part of the City and has significant impacts outside of this project and does need a thorough and full review at the Commission as well as at City Council. He said he agrees that the developer is on the right track and the proposal is better than they have seen in the past. He said at this stage of the game they are just promises and the documents should be incorporated into the zoning text to replace the 1995 drawings so the entirety of the resulting document represents a commitment of give and take.

Ms. Readler said they are only voting on this revision to the text if it were approved tonight the applicant would come back with a final development plan review, if it is disapproved it doesn't mean they are never going to get the height, it is a different procedure they would have to come through for a rezoning if they wanted the increased height so that would be a hearing at Planning Zoning Commission and a recommendation at City Council.

Ms. Salay thanked all the neighbors and knows what it is like to come to a meeting and be afraid for their property values and quality of life and concerns about their neighborhoods. She said she hears tonight that they are not comfortable with going to four stories because they are next to one of the nicest beautiful neighborhoods and that is further affirmed. She said she doesn't think this is a minor text modification because they are looking at four story buildings in proximity to single-family homes. She said the neighborhood was aware of the multi-family project but expected it to fit in with the neighborhood and this does not. She said the developer has a lot of work to do with the neighborhood to make sure this is something that does fit. She said she would not want that in her neighborhood because it is too tall and out of context and is something that is envisioned for the Bridge Street Corridor and it was not envisioned for this location. She said she will not support this as a minor text modification and would support voting no.

Ms. Newell said for everyone that sits on the Planning and Zoning Commission they are often on because they have been in similar situations as the neighbors and appreciates when residents come in and speak their mind. She said this application is difficult because of what can go on the site and that is their struggle because it is approved at a 120-unit development seeing several applications of what that could look like to the surrounding property. She said she has walked the site and it is beautiful with the grove of trees and she would want to preserve as much greenspace and tree space as possible. She said there is a pay back with that and with a development as approved would mean that most of the site would be covered with parking and individual buildings. She said she cannot support this being a minor text modification without being tied to the architecture and knowing what the final results are as part of the development text.

Ms. Amorose Groomes said she does not have a lot to add to the comments and is appreciative to the community coming out because she believes communities are better when people are involved and believes in government of the people by the people and for the people. She said they respond to the things brought before the Commission and they did not bring this as a minor text modification, it was presented to them to weigh in and evaluated. She said she would like to dispel anything is done behind closed doors or sneaky and they want to hear all their thought tonight because they want to do everything by the light of day. She said they have been in this discussion of if four stories okay and it is a tenuous situation of preserving the land versus increasing the height with the density remaining the same. She said the highest density permitted on a piece of property has always been earned by the highest level of architecture and the highest level site amenities that they bring. She said in order to achieve the 120 units they have to bring forth the best and brightest of all the site conditions and she is very familiar with this site and it is a wonderful piece of property. She said she cannot look at this in isolation and it is a big deal with a significant impact and was supportive of minimizing the impact to the site and look at them achieving the maximum density that were permitted by the zoning classification with earning that with the highest level of architecture, but without looking at them as a whole it is impossible to make the judgment call without all the details and if this is disapproved it does not kill the project it simply sets the path as how are they going to proceed as a community what is best for this piece of property.

Ms. Amorose Groomes asked the applicant what their wishes were for moving forward with this application.

Mr. Kambitsis said they would like to see a yes vote on the text modification with the intent to connect it to the architecture as a base line in the sense that they have never had any intention of getting this

passed and moving on because of the time and expense to get to this point having met with the community over the last 5 months leading up to this and they want direction for what happens next.

Motion and Vote

Mr. Taylor moved, Mr. Zimmerman seconded, to approve the modification of the development text. The vote was as follows: Ms. Salay, no; Ms. Newell, no; Mr. Hardt, no; Ms. Kramb, no; Ms. Amorose Groomes, no; Mr. Zimmerman, no; and Mr. Taylor, yes. (Disapproved 1 – 6)

3. Brandon Park **7800 Brandonway Drive**
14-096AFDP **Amended Final Development Plan**

Ms. Amorose Groomes introduced this application for the construction of a new fishing dock and enhanced walking paths for an existing park located on the north side of Brandonway Drive, west of the intersection with Brandbury Place. She said the Commission is the final authority on the final development plan, for which we will need to swear-in. Ms. Amorose Groomes swore in all present to speak to this application.

Ms. Amorose Groomes said the presentation is not needed for a consent case and asked if there were anyone in the general public that would like to speak to this application. [There were none.]

Ms. Amorose Groomes said there were no conditions on the application.

Motion and Vote

Mr. Taylor moved, Mr. Zimmerman seconded, to approve this amended final development plan. The vote was as follows: Mr. Hardt, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Salay, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0)

4. Zoning Code Amendment – Temporary Signs
14-097ADMC **Zoning Code Amendment**

Ms. Amorose Groomes introduced this application for an amendment to the Zoning Code to revise regulations for temporary sign regarding commercial and industrial For Sale/For Lease Signs. She said the Commission will forward their recommendation to City Council for the Zoning Code Amendment.

Steve Langworthy presented this Zoning Code Amendment and said City Council asked that the signs and permits be addressed and for staff to provide basic information and alternatives regarding what could be done with temporary signs. He said staff prepared a memo for City Council showing the locations and came up with 120 different permits for temporary signs at different locations primarily in commercial, retail and office locations. He said they identified issues and talked about the issues that Council had also identified. He said they use the term temporary signs but it appeared that these signs were always in the same locations for the same buildings saying the same things and did not appear there was a temporary nature about them. He said the reasons for that were discussed and how to monitor the Code compliance. He said the issue was the difficulty in monitoring the vacancies noting that in many cases even if the building was fully occupied the owner would have leases that would be expiring and they would be soliciting to backfill the spaces that would be vacated shortly. He said other concerns were the visual clutter of the number of signs and the spacing of the signs between separation and how they looked along the roadside.

Mr. Langworthy said alternative language requirements were forwarded to City Council, who then asked to forward as an amendment to the Planning and Zoning Commission review for recommendation onto City Council.

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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JULY 17, 2014

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

1. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family **Wyandotte Woods Blvd.**
14-032INF **Informal Review**

Proposal:	A 120-unit multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Request:	Informal review and feedback for this proposal prior to the Final Development Plan application.
Applicant:	Jim Lipnos, Homewood Corporation, represented by A.R. Building Co.
Planning Contact:	Jennifer Rauch, AICP, Senior Planner.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

RESULT: The Commission reviewed and provided informal feedback for the proposal for a 120-unit multiple-family development. Adjacent residents commented on the importance of using high quality materials, preserving trees, and creating a community with enduring value. The Commission complimented the applicant on the improved architecture and preferred the elimination of the previously proposed covered parking. They were generally supportive of reduced parking ratios, with the potential for adding parking if needed in the future. Commissioners suggested increasing the open space to the north by moving buildings farther south. The Commission agreed with staff for the need to downplay the emergency access drive and encouraged the applicant to make sure that all details for the buildings are well thought out and materials are selected carefully. Commissioners emphasized the importance of tree preservation and quality stormwater management facilities.

COMMISSIONERS PRESENT:

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

STAFF CERTIFICATION

Jennifer Rauch

Jennifer Rauch, AICP, Senior Planner

City of Dublin

Land Use and Long Range Planning

5800 Shier Rings Road

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

JULY 17, 2014

AGENDA

1. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family Wyandotte Woods Blvd.
14-032INF Informal (Discussion)

2. Woodlands at Ballantrae 5638 Cosgray Road
13-103INF Informal (Discussion)

3. U-Haul 6419 Old Avery Road
14-038CU Conditional Use (Postponed)

4. BSD Commercial District – Shoppes at River Ridge – 4535 West Dublin-Granville Road Coldwell Banker King Thompson
14-057MPR/MSP Minor Project Review/ Master Sign Plan Review (Postponed)

5. BSD Residential District – Tuller Flats Residential Development 4313 Tuller Road
14-008BPR Waiver (Disapproved)
Basic Development Plan (Approved)
Basic Site Plan Review (Approved)

Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor, Victoria Newell, Amy Kramb, John Hardt and Todd Zimmerman. City representatives present were Steve Langworthy, Gary Gunderman, Jennifer Readler, Yazan Ashrawi, Alan Perkins, Claudia Husak, Jennifer

Rauch, Joanne Shelly, Devayani Puranik, Jeff Tyler, Barb Cox, Kristin Yorko, Dana McDaniel, Nikki Martin, Andrew Crozier, Logan Stang, and Laurie Wright.

Administrative Business

Motion and Vote

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

Ms. Amorose Groomes said there were no cases on the consent agenda this evening and was notified moments ago that the Coldwell Banker case was postponed and the UHaul case had been postponed prior to the meeting, per the applicant's request. The Chair determined the cases would be heard in the order of the published agenda. She briefly explained the rules and procedures of the Planning and Zoning Commission. [The minutes reflect the order of the published agenda.]

1. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family Wyandotte Woods Blvd.
14-032INF

Informal

Ms. Amorose Groomes introduced this application for a request for informal feedback for a 120-unit multiple-family development to be located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.

Jennifer Rauch said this is an informal review for the second time through for this particular site which is located within the Wyandotte Woods Subdivision off the recently connected Wyandotte Woods Boulevard. She said the site is approximately 14 acres of undeveloped land. She said the applicant presented a site plan informally in May of this year which had one main entry drive with a secondary access to 3 four-story buildings with 40 units within each building and parking located behind the buildings. She said the intent of the proposal was to push the development as far to the south as possible to take advantage of some of the grade changes and provide a large open space buffer between this proposal and the single-family portion within Wyandotte Woods currently under construction.

Ms. Rauch said there is an existing stormwater pond located in the northeast corner of the site and the proposal includes a pool and club house in the northern open space. She said some of the comments that the Commission provided in May were related to the heights of the buildings and how the development fits within the entire existing neighborhood. She said there was discussion about covered parking and this portion of the proposal has since been removed. She

said the applicant was encouraged to revise the proposed architecture to be more in line with the existing neighborhood and with additional attention to detail.

Ms. Rauch said they have revised the plans including a layout that looks similar to the previous proposal, but with larger and relocated stormwater facilities following the direction by staff to more accurately depict the needs for this development. She said the site plan also includes an area for deferred parking, should the Commission want the applicant to meet the parking now or at a later date. She said the Code requires 300 spaces for the 120 units proposed.

Ms. Rauch based on the concerns of the proposed building height some of the discussion on May by the Commissioners, the applicant has also included an option for 3-story buildings in a four-building layout. She said they would retain the single access off Wyandotte Woods Boulevard with the proposed buildings facing each other with a neighborhood type street running through the middle with parking proposed on either side. She said the parking to the north would be oriented toward the existing single-family homes and the club house will be within the trees. She said the new layout takes up more land on the property and impacts more trees. She said the applicant revised the architecture with a central building and added dormers to break up the massing of the roof, consistent gable and arch feature that is also replicated on the outdoor patio areas for each building. She said the other two building elevations show a similar rhythm and design as the central building without the main gable feature in the center. She said the materials will be brick and stone on all sides of the buildings. She said the applicant provide section drawings that show the proposed building height in context to the existing homes to the north. She said the proposed 4-story buildings exceed the text limitation on height by over 10 feet, but given the grade it takes up over the site it would be in line with the height of the single family that is adjacent to this project.

Ms. Rauch read the Discussion Questions:

1) Which site layout provides the best site design, including building layout, parking, and open space?
2) Would the Commission support a text modification to increase the building height?
3) Is the revised architectural concept more appropriate to the surrounding area?
4) Would the Commission support a lower parking ratio for this development than required by Code?
5) Other considerations by the Commission

Jason Kambitsis, AR Building Company, 310 Seven Fields Boulevard, Suite 350, Seven Fields, PA 16046, said they started with a staff meeting on April 3rd wanted to get any concerns and get initial feedback on the design. He said they met with the HOA on April 15th, at the Fire Station on Hard Road and received valuable feedback. He said the following day they met again with staff to relay the information from the HOA meeting and received more feedback on the updated design. He said they met with the Planning and Zoning Commission on May 15th to

informally get more information and feedback. He said when they completed the updates there was another staff review on June 19th and they returned for another HOA meeting on June 24th.

Mr. Kambitsis said the big things discussed where how can they meet the market in Dublin, how can they push the market within their building, how can they get higher rents and reach for luxury apartments with architecture and materials that were accepted and wanted in Dublin. He said they researched other development within Dublin to set a precedent of the direction they should be going in when developing their buildings, site layout and usable open space, as they are all add to the community. Mr. Kambitsis said they are proposing a parking ratio of 1.75 spaces per unit and wanted to keep it less than 2.5 spaces per unit.

Mr. Kambitsis said they are showing what a development within the Code could look like and noted the changes within the Planned Unit Development for height and parking. He showed a site plan of 4 buildings with 30 units each topping out at 35 feet with 2.5 spaces per unit of parking. He said the current zoning allows 120 units.

Mr. Kambitsis said they are looking to build a high quality development that meets the density of the zoning but also meets the character, feel and wants of Dublin. He said they want to create a development that has usable open space for the residents and the entire community.

Mr. Kambitsis said the Code does not talk about design, it shows in figure 18 some sort of guidance in an elevation but those are not stated in the PUD text. He said this figure does not show where they would like to go in terms of design and everything they heard it is not the preference of anyone else they have met with. He said if they went with the Code compliance plan they would create a lot more impervious surface, would have to build 25 percent larger ponds and would take up more than 25 percent of usable open space for parking and building footprints, not to mention the additional tree removal.

Mr. Kambitsis said the benefit of going 4 stories is they will build a better building with elevators, no breezeways, more dramatic view for the residents creating a higher market as expected, invest more into the facades of the buildings to follow the wants and needs of the community, and create much more usable open space with less foot print, and take the air conditioning units and put them on the building and not on the ground. He said they feel there is a lot of an added benefit to going to 4-story buildings.

Geoff Campbell, Rothschild Doyno Collaborative, Architecture and Urban Design Firm, Pittsburgh, PA, said they have been working with AR Building Company for about 15 years on their projects throughout the nation. He said when they look at the zoning text for this PUD Subarea 3, the multi-family zoning requirements stating that the architectural style and materials will be consistent with those as indicated in figure 18, and that the colors and materials should be coordinated with the surrounding architecture.

Mr. Campbell said the Code mentions stucco and brick and shows a style that is not relevant to the comments from the Planning and Zoning Commission. He said that he would like to understand is the Code something they need to use as a standard or because it was created in the 90's they should move on and base their elevations on the comments that were heard from the Commission.
Ms. Amorose Groomes said that it is a site specific within the community. She said the piece of property that they are contemplating is in a very nice part of town that is surrounded by schools and single-family homes and they are asking for different architecture than expected in other more commercial districts of the community. She said they want to raise the bar to match the surrounding uses.

Mr. Taylor said they moved past that the last time they were here.
Mr. Campbell said he appreciates the comments. He said from the comments heard from the HOA were to increase quality, focus on materials, and on detailing. He said they heard not to use vinyl, do not stretch a one story building into a 4-story building and to look at Craughwell Village as an example of a good project that had gone through the process using a high level of details.

Mr. Campbell said the visited Craughwell Village looking at the materials, brick, stone, wood shingles, HVAC units on the roof, the mix of materials, the dormers, and the existing precedents as part of the context. He said they went back to the drawing board to adapt the amenities, the porches, and scales of building plans. He said they came up with a plan and submitted to staff and their comments were roof expanse too massive, windows needed to vertically centered and proportionately sized, need a better material relationship, and to provide more perpendicular elements to break the planes of the façade.

Mr. Campbell showed revised elevations investing more in the front façade of the buildings that will be visible from the street. He said they incorporated elements from Craughwell Village having a central gable, arched openings that accented the center, providing balconies, using a mix of stone and brick with a strong stone base. He said the roof tops will have all the HVAC systems and will be completely invisible from the front and hidden in the gable. Mr. Campbell asked if the architecture was consistent with what the Commission was expecting.

Ms. Amorose Groomes said they will hold off on their comments until they hear public comment.

Mr. Campbell said the next item they reviewed was the height and from the comments they felt there was support for 4 stories as an option because it provided more open space. He said they are going about 12.5 feet above what Code permits with the grade sloping about 12 feet.

Mr. Kambitsis said the parking has an effect on the open space and the surrounding community. He said they want to make sure that when people come and live in this community

that they can park without searching for available parking. He said they had talked about going from 2.5 to 1.75 parking spaces with analysis from other communities that they built, own, and run. He said one sister community is Cranberry Community which is very similar community to Dublin. He showed examples of other communities that have similar parking ratios. He said they have never had anyone leave their community due to parking. He said just from experience the ratio of 1.75 is the best for their community but they do have the space to expand parking to 2.5 parking spaces per unit if needed.

Mr. Campbell showed the site plan and tree survey that was done in 2010 showing all the existing trees on the site and said that they are dedicated to meet the Code in tree replacement. He said they have identified 9 legacy trees that are greater than in 24 inches in diameter, the current site plan does not impact 5 of them located in the south of the site. He said the current site plan does impact trees 1, 2, 3, and 4. He said they are doing their best effort not to impact those trees by possibly moving the center building back a little to retain trees 1 and 2 on the survey. He said trees 3 and 4 will be impacted by the site plan and wondered if that is a situation that will hold this project or something that could be replaced if they are able to maintain the other 7 legacy trees.

Mr. Campbell said the HOA had concerns about the detention pond location near the stadium on the adjacent site and they propose changing the pond to a dry retention pond for a better solution. He said the northern pond is serving the single-family homes and would double in size with this development. He said they are working to understand how increase the pond while being sensitive way to maximize the open space as much as possible.

Ms. Amorose Groomes said there are a few signatures on the sign-up sheet and will begin with those and then anyone else that would like to speak to this application will have the opportunity.

Kathy Harter, Trustee at Wyandotte Woods, 7825 Holiston Court, thanked the developer for meeting with them, they have met twice and appreciate their time. She said they have been emailing neighbors to get feedback related to this development. She said the area has established a character of heavy tree coverage and foliage at the entrances of other neighborhoods and businesses. She said they were looking at all the development in downtown Columbus and noticed they are moving in the direction of using natural materials that really carries the City and would be preferred in this part of Dublin. She said this development should fit in with the surrounding community. She said the 120 units seem like a lot of units and was not sure what the name of the community will be and she wondered what impact there might be to the school district. She said they have been experiencing housing construction and the trucks coming through the development and hoped that the truck traffic utilizes the back entrance. She said the football field is light and neighbors are concerned that the field is used all year round and wondered what impact the parking lots of this project will have when lighting is complete for safety concerns.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, thanked the commission for the opportunity to speak to these plans and said getting this development is very important for the neighborhood. He said he appreciates the quality building standards, designs, and the use of natural materials, land use guidelines, and the character of the residential neighborhood. He said they understand this site was zoned for multi-family a long time ago and are very aware of the need for reasonably priced housing, current market demand for rental units, and the desire to develop this property. He said he is not opposed to any of these goals. He said he and everyone else in his neighborhood would be more comfortable if they were considering a condominium project. He said they would like to see as many trees retained as possible and this property developed in an environmentally responsible way. He said at the last meeting he criticized the plans because of covered parking solutions, inadequate off-street parking, height of the buildings, and the overall appearance of the building materials and architecture. He said the new plans are only a step ahead of the previous plan. He said the 4-story buildings are too large and would be largest buildings within the City except for North and South Terraza Court at Tartan West that he can see. He said buildings that are built to a standard that can be creditably converted to condos at a future point might be a better long term investment and fit the community. He said the proposed buildings are too tall, too massive and do not fit the neighborhood. He said the new plans do not provide any type of covered parking with garages or parking structure and was informed that renters do not care about covered parking by the developer. He said it seems that covered parking is an integral part of the proposals at Bridge Street that is targeting empty nesters and young professionals. He said he is fearful that their neighborhood will be saddled with overly large buildings that are inferior to those proposed in Bridge Street. He said this development will generate substantial traffic and this should be handled where it does not burden on the neighborhood and hopes that if traffic is sent west on Wyandotte Boulevard that traffic calming measures and enforcement will be forth coming.

Brett Page, 7638 Kelly Drive, said to his knowledge the extra height at Craughwell Village was approved because of being within a highly commercial area which does not compare to this neighborhood. He said this development is not a minor height change and he feels it should be a zoning and not a minor text change and adding 12 feet is not a minor change. He said the developer has indicated that they own the land and he does not believe that to be true and would like the ownership confirmed. He said one of the selling points of AR Building Company is that they keep the development they build and if they do not own the land how they can be sure that they will retain the property is questionable. He said if they do not own it they are just waiting to see what they can develop before the purchase the land. He said he does not think they have increased the quality of materials. He said the bottom line is that there are lighting rod issues regarding this development regarding the Code, quality, and what is appropriate for their back yards. He said developers that have not purchased the property but are waiting to see what they can potentially get prior to the purchase of the property.

Jennifer Readler said it is common to have an owner sign an application to have a representative who is pursuing zoning for feasibility.

Kim Smith, 4385 Wyandotte Woods, said this is her first meeting. She said she questioned this being a luxury apartment development with only providing 8-foot ceilings and debates over what type of quality materials are being proposed. She said if this is a project for empty nesters it will not attract them because of the lack of covered parking spots. She said some of the points that have been made are not in agreement with what is being proposed.

Ms. Amorose Groomes asked if there were anyone else that would like to speak to this application. [There were none.]

Ms. Kramb said she had sent an email requesting the height of the apartments that are near the High School.

Ms. Rauch said Subarea 3 is the site being discussed, Subareas 6A & 6B has units that are 30 feet, 6 inches to the top of the gable and Subarea 4 has a maximum height to the peak of the gable 35 feet. She said Craughwell Village has a height of 38 feet.

Mr. Taylor said this plan is a big improvement as far as the exterior. He had some concerns about the roof pitch, the dormers on the roof pitch with a hip roof at two different roof pitches and the front to back roof pitch is lower than the roof pitches on the sides and it looks like 8/12. He said he believes that the dormers are going to hurt the project and he would prefer not to see the dormers because the lower pitched roofs because you see a lot more side wall on the dormer. He said they are trying to play down the height of the building. He said he hopes when they see the detailed plans that they will see more detail of materials and more texture and building materials with brick coursing and bands and sills and headers to give the building some texture.

Mr. Taylor said the fencing hiding the HVAC units on the roofs is going to attract more attention and should be screened with a different solid material. He said the entrance at the east side should find a way to make that a right hand turn only and to work with staff to make sure it is a right turn. He said the building should be pushed more to the south and he appreciates the green space between the building and the parking. He said he is okay with building height because they are getting better architecture. He said the materials should be full dimensioned brick. He appreciated the idea to allow for future parking and initially having less parking because they are encouraging less cars. He said it is always difficult to add a building and building type that is different than the surrounding area, but this is the future of Dublin as an infill community. He said this is an appropriate use of the property and overall they have done a good job bringing the quality level up and preserving as much open space as possible and is in favor of the project.

Mr. Hardt said they have made some progress in the architecture, the elimination of the covered parking for aesthetic reasons is an improvement. He thanked the applicant for the continued communication to the neighbors and mitigating as many concerns as they can. He said he remains open to 4-story buildings because it keeps parking and buildings from the existing homes, creates more green space and tree preservation. He said the only reason he is willing to consider 4 stories on this site is because of the topography. He said 4-story buildings with elevators make better neighbors than three story buildings with breezeways. He said he would be more comfortable if this was a development text modification that was forwarded to City Council for further review. He asked what the signature material is on the building with the large centered gable.

Mr. Campbell said they are looking at a manufactured stone.

Mr. Hardt thought stone was most appropriate. He said the gable in the aerial perspective is a parapet gable that extends past the roof line and is not appropriate because it makes the façade look more massive than necessary. He asked that they change to an ordinary gable that stops below roof line at the break and freeze boards. He said the elevations have come a long way and asked for detail on the railings on the porches and suggested they be a permanent material of vinyl or PVC or something appropriate with the trim of the building. He said the undersides of the balconies are intended to be closed.

Mr. Hardt said site details regarding emergency access in the northwest corner needs to be addressed having a dead-end into someone's back yard in not appropriate and should be wrapped into the parking lot to downplay the emergency access drive and look at pervious pavement.

Mr. Hardt said the landmark trees should be preserved and saving 7 of the 9 is a good attempt to preservation.

Mr. Hardt said the dumpsters locations should be identified and kept from the residents.

Mr. Zimmerman said he can support the project and the text modification only because of the topography of the site. He said the architecture is appropriate and agrees with the lower parking ratio with authority provided to the City to enforce the construction of additional parking if needed. He said the open space on the north side should have a playground for the community to enjoy something and provide the best buffer they can do between this development and the single-family homes in trees and plantings. He said the pool and clubhouse should also be screened.

Ms. Kramb said the height is okay with the topography and would like to see line of site drawings from the other side with topography lines. She said she does not like the four buildings and is willing to have taller three buildings and would like to see the center building

moved south to preserve trees 1 and 2. She said she understands there may be two landmark trees lost and replaced on site. She said they should provide more buffers around the club house and pool area for noise control. She said she does not agree with a playground and thought this development should be kept a quiet community especially with the park across the street. She agreed with removing the dormers on the roofline to minimize the roof. She said the emergency access issue can be solved with the street being curved south into the parking lot. She said they should have wet ponds in the southeast corner and not dry detention because that corner already gets really wet.

Ms. Newell said she appreciates the improvement in the designs and would like the fine details in that building to be carried out with the character through all of the components. She said she does like the dormers. She said she is uncomfortable with the height of the building. She said this is a beautiful site with a grove of trees and they want as much green space preserved and this is the first application that has preserved the largest area of green space in a way that is much more pleasant to the surrounding residents. She said there are some unique things about the site that gives merit for going 4 stories to preserve that much more of this site. She said the wet pond is a better amenity for the neighbors and should be treated as an amenity and made a nice feature, incorporated into the site. She said the entry street with on-street parking should have permeable pavers to help with stormwater runoff and also provides an amenity for the residents and gives a residential feel. She said they should make sure there is parking for visitors and she said she is not a supporter of reducing the parking ratio, but could support if there is a plan for future parking if needed. She said the emergency access could have a structured base below turf without any pavement across and should appear as a natural entrance.

Ms. Amorose Groomes thanked the applicant for working with the residents and incorporating their comments and hoped they continue to in the future. She said the 3 versus 4 stories is a challenge because of the zoning in place but would be supportive because of the topography and open space. She said to preserve as much of the green space and be sensitive to the neighbors as much as possible. She said the benefit of the three building layout outweighs the cost of the 4-story nature of the structures. She said the building height is deferred to staff to address. She said to continue the quality of the materials in terms of windows, balcony treatments, doors and anything that can increase the quality will be appreciated. She said she supports the lower parking ratio with a plan in place for future parking if needed. She said buildings served by elevators are a nicer building than a buildings serviced by stairs. She said Craughwell Village was an illustration that they wanted to point them to for high quality not necessarily duplicity. She said to feel some freedom to be creative even if it is not like Craughwell but equal in quality.

Ms. Amorose Groomes said that everything built on this site would be curb and gutter. She said the worst example of a dry pond in the City is near this site at Scioto High School and she is only supportive of a wet pond of a living breathing eco system and not a place for stagnant

water. She said they should use permeable pavement wherever possible to down play the entrance egress to minimize the traffic to filter out to Wyandotte Woods. She said for this site saving 7 of 9 landmark trees is a good effort and she agrees that the tree replacement should be sensitively placed for the neighbors.

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

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

Ms. Amorose Groomes agreed.

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

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

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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

MAY 15, 2014

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

2. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family **Wyandotte Woods Blvd.**
14-032INF **Informal**

Proposal:	A 120-unit multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Request:	Informal review and feedback for this proposal prior to the Final Development Plan application.
Applicant:	Jim Lipnos, Homewood Corporation, represented by A.R. Building Co.
Planning Contact:	Jennifer Rauch, AICP, Senior Planner.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

RESULT: The Commission informally reviewed and discussed a proposed 120-unit multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District. Several residents voiced their concerns with the proposal in terms of the number of units and how they are proposed in three, four-story building. The Commissioners discussed the improvements from the previous proposals for development. Some Commissioners favored the benefits of having taller buildings and the benefits of preserving trees and providing more open space, particularly given the topography of the site. Some Commissioners were concerned about the proposed height of the buildings and how they would fit within the existing neighborhood. They discussed the single entrance for this development and the potential for it diverting traffic through the Wyandotte Woods neighborhood. The Commission was also concerned about the proposal for covered parking and the proposed architecture. Some Commission members suggested that four-story buildings could be accepted but would require high-quality architecture and materials. Commissioners advised the applicant to investigate parking below the building to decrease the surface parking. The Commission encouraged the applicant to make the clubhouse and pool a visual amenity for the residents.

COMMISSIONERS PRESENT:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes
Amy Salay	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

MAY 15, 2014

AGENDA

1. Bates Property Management — 5560 Shier Rings Road
14-019CU — Conditional Use (Approved 7 – 0)

2. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family — Wyandotte Woods Blvd.
14-032INF — Informal (Discussion)

3. Tuttle Crossing/I-270, Subarea 5A — 5515 Parkcenter Circle
14-033FDP — Final Development Plan (Approved 4 – 3)

Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Joe Budde, Victoria Newell, Amy Kramb, Richard Taylor, John Hardt and Amy Salay. City representatives present were Steve Langworthy, Gary Gunderman, Yazan Ashrawi, Alan Perkins, Tammy Noble-Flading, Claudia Husak, Jennifer Rauch, Aaron Stanford and Laurie Wright.

2. NE Quad, Subarea 3 - Wyandotte Woods Multi-Family — Wyandotte Woods Blvd.
14-032INF — Informal

Ms. Amorose Groomes introduced this application for a request for a 120-unit, multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.

Jennifer Rauch said this is an Informal Review and the next step would be a Final Development Plan as the zoning is already in place for this development. She presented the site that is located on the southwest side of the Wyandotte Woods Boulevard, just recently connected through the entire Wyandotte Woods subdivision. She said there are existing single-family homes within the Wyandotte Woods Subdivision and the new sections under construction within Sections 6-8. She said the applicant has met with the neighbors, prior to submitting an application.

Ms. Rauch stated the proposal includes three, four-story buildings, each with 40 units and 210 parking spaces with the buildings situated in the center of the site. She said there is one main public entry from Wyandotte Woods Boulevard at the northeast corner of the site. She said there is a private interior street connecting the site from east to west and includes on-street parking. She said a secondary emergency access point is in the northwest portion of the site between two single-family lots in Section 8, currently under construction. She said parking is proposed to the rear of each building in smaller pods, separated by landscaping. She said the five northern pods closest to the building will incorporate a covered parking area. She said a clubhouse with a pool is located within a large open space north of the proposed buildings, across from the drive serving this site. She said the intent is to provide a buffer between Section 8 and the proposed site. She reported new trees or tree replacement would take place in the southwestern corner and preservation of existing trees in the opposite corner.

Ms. Rauch said preliminary elevations were provided in the packets for review designed to look similar front to back, with the main access from the rear, adjacent to the parking areas. She said the proposal

includes porches and balconies on all four floors. She said the predominant materials are brick and siding with a stone base, generally earth-tone with a more vibrant color of red brick. She noted they are screening their mechanicals and AC units so there are no ground units.

Ms. Rauch said the development text limits the height of buildings to 35 feet, and the proposed buildings are 47 feet, 6 inches tall. She stated the proposal brought forth with the taller buildings, as an option to have a smaller area of building footprints allowing more useable open space on the site. She noted the increased height would require a text modification, should this move forward.

Ms. Rauch said the 210 parking spaces to the rear are based on the applicant's user needs and history. She stated Code would require 300 parking spaces based on 2.5 parking spaces for each dwelling unit. She said they are showing a future parking area in case more parking is needed. She noted the Commission had previously mentioned the importance of visitor parking within these types of developments and the applicant should more clearly indicate where visitor spaces are anticipated for use. As mentioned earlier, she said the applicant is proposing covered parking.

Ms. Rauch read the discussion questions and invited feedback from the Commission:

1) Are the proposed four-story, 40-unit buildings, parking, and opens space sited appropriately given the existing site conditions?
2) Could the Commission support a text modification to the building height?
3) Is the proposed architectural concept appropriate to the surrounding area?
4) Could the Commission support a lower parking ratio for this development than required by Code?
5) Should additional open space amenities be considered?
6) Other considerations by the Commission?

Ms. Amorose Groomes invited the applicant to step forward and state their name and address for the record.

Jason Kambitsis, Director of Land Development for AR Building Company, 310 Seven Fields Blvd., Suite 360, Seven Fields, PA 16046. He said Dan Mancosh, President of AR Building Company, Geoff Campbell, architect from Rothschild Doyno Collaborative, and Kevin Kershner, civil engineer from Stantec were also present.

Mr. Kambitsis thanked the Planning Staff, serving as a great resource. He said the community members have been extremely helpful and responsive and thanked them for attending tonight.

Mr. Kambitsis said AR Building is a residential real estate development firm, established in 1968, with 5,000 units over six states. He said they are distinguished from other real estate development firms as they are the owner, developer, and managers. He said they build with longevity in mind, committed to the community, and doing the project right.

Mr. Kambitsis provided a background of the process to date. He said they have met with staff twice, and on April 15 they met with the East Dublin Civic Association, the Wyandotte Woods HOA, and the Wyandotte Woods Civic Association. He said they listened and incorporated their feedback. He said his intent tonight is to gain feedback from the Commission. He introduced Jeff Campbell to provide an overview.

Geoff Campbell, Rothschild Doyno Collaborative, located at 2847 Penn Avenue, Pittsburgh, PA 15222, presented an elevation slide showing the last building they designed for AR Building. He said his firm has been working with AR Building for more than 15 years. He said they design based on the context and what fits best on a site. He requested feedback on that last building. He has heard from the community that they want it to blend in with the rest of the neighborhood. He said they are trying to use similar materials as much as possible.

Mr. Campbell clarified they currently plan on having 40 condensers and have room for 24 of those to be located up on the roof leaving 16 units on the ground. He said they are conscientious of the views from above. He referred to the Site Plan as he responded to some of the feedback received from the neighborhood to break up the parking. He said the amount of water and ponds are based on the last submission they had seen. He said the existing pond would remain to use for stormwater management but it would not be this extensive. He said a tree survey is being done and their goal is to preserve as many trees as possible. He said in all the years they have been working with AR Building, they have built garages and parking underground but never built a freestanding parking unit. He said they have not clearly envisioned how the covered parking area could work, and requested feedback. He said their goal is to have it look as nice as possible and visually pleasing from the upper floor units.

Ms. Amorose Groomes opened up the floor to public comment and invited the first person listed on the sign-up sheet.

Jerry Kosicky, 313 Wyandotte Woods Boulevard, said the neighbors had a very productive meeting with the developers a few weeks ago; it was constructive and collaborative. He reported they had many meetings with the previous developer about the same property and they greatly appreciated the City's support at that time in upholding high quality building standards, great design and materials, and preserving the character of the neighborhood. He said they understand this is zoned for multi-family use, done many years ago, to which they do not oppose.

Mr. Kosicky said he is concerned with the significant piece of wooded property being developed in such a way as to be an asset to the neighborhood. He wants to see it developed to high standards with enduring value and great aesthetics. He confirmed the stormwater retention ponds are counted towards the 7.7 acres of open space.

Mr. Kosicky said he understands the tradeoffs for height and land consumption while achieving 120 units on this property. He said the buildings proposed are very tall and the site is going to be consumed by retention ponds, driveways, buildings, parking structures, and a parking lot.

Mr. Kosicky suggested the parking be accommodated underground as it seems inadequate and can affect the surrounding neighborhood. He said the covered parking as it is proposed is not very aesthetically pleasing. He said the plans are supposed to preserve views from second and third floors but the first floor apartments will only have views of the parking areas.

Mr. Kosicky noted the grassy area north of the buildings is unattractive, no park-like amenities and the space could be made more useful and attractive, something to draw people outside and enjoy that space. Mr. Kosicky commented the elevators and picture windows are nice features but he said the buildings are massive and somewhat intimidating. He said he would like to see some variation in the footprint and the design of the structures, creating more articulated details, more interest, and livable. He suggested four buildings with 30 units and three stories high. He stated if the Commission considers a variance for the height, he thinks it should be minor and perhaps for higher ceilings in each unit or to accommodate underground parking. He noted their neighborhood is not within the Bridge Street Corridor where tall buildings will someday become the norm. He said the closest four-story buildings he is aware of are the East Bank condominiums and they are in Columbus. He expressed his appreciation for the care AR Building has put into the plans and the collaborative and open, friendly approach they have displayed. He said the plans as they exist now are not quite right for their neighborhood.

Brett Page, 7638 Kelly Drive, said he read through the past decisions and petitions that contained over 150 signatures from the previous proposals. He said the neighbors were simply focusing on connectivity and safety as they would want the incoming residents to be fully integrated into their community. He emphasized architecture and parking. He said he has a hard time envisioning 120 units, pretty and

connected to this neighborhood. He applauds their effort because they are listening. He appreciates the applicant is trying to maximize green space but these are very tall, massive buildings. He said the neighbors are looking for a healthy balance. He asked if four buildings could be an option and staggering the building footprints. He indicated this is very nice land with natural features he hoped could be respected and softened while maintaining connectivity to Wyandotte Woods. He said he liked the walkway shown to the current path through Emerald Fields Park and down to the high school. He remarked the roundabout has really helped.

Kathy Harter, 7825 Holiston Court, a trustee at Wyandotte Woods, said the process is moving very nicely as they are all communicating and the developers are listening to the different ideas the neighbors have. She said she thought the developers have a good understanding of what the neighbors want within the community.

Ms. Harter said the neighbors are concerned about the four stories. She said she has driven by three-story buildings in the area and tried to envision another story on top for this project. She reported the neighbors thought the units may be too low in price. She said they are concerned with how this development flows and connects. She said they appreciated the green spaces with more walking and bike paths. She said they are interested in what the name would be. Ms. Harter said they are going through a lot with the new roundabout and inquired about the new sign.

Ms. Amorose Groomes asked if anyone else would like to speak with respect to this application. [Hearing none.] She closed the public portion off for Commission discussion and questions.

Richard Taylor thanked the applicants for their presentation and the public in attendance. He said he was pleased to see the cooperation going on, especially for a proposal such as this. He said they have heard many cases over the past few years that are inserting a different use or a slightly different use in an existing area. He said Dublin is doing a lot of infill and there is resistance to that and is happy to know the residents understand what is going to happen in terms of the use. Mr. Taylor said he was on the Commission for the early stages of the proposal in 2008. He noted what has changed from the last proposal is a lot of good improvements and recalls that useable open space was a big issue.

Mr. Taylor said he likes that the parking is more or less hidden behind the buildings, the buildings are pushed back from the houses, and there are fewer curb cuts and buildings. He said there is some work to be done and is concerned about the pond in the upper right and the grade change from the backyards of the buildings to the water level in the ponds with respect to safety. He said there is going to be increased traffic per all the units comprised of working people and he envisions a lot of bottleneck traffic at the entrance to the development on the east side at peak times. He thought this might prompt traffic to take a shorter route than Riverside Drive by going through Wyandotte Woods Boulevard but hoped the completion of Emerald Parkway would alleviate that. He said he would encourage a right-out traffic pattern. He said the Commission has been consistent with not allowing the HVAC units to be visible as much as possible. He said he cannot even begin to accept covered parking. He said he appreciated the comments from the neighbors to blend with the surrounding structures and appreciated the applicants' efforts to try and use some of those same elements and materials but if these are going to be large massive tall buildings, using single-family homes for architectural inspiration is the wrong direction. He asked they consider how to make large buildings work and look good and think about these buildings as one entire building, top to bottom. He recommends they look at the Craughwell Village on Perimeter Center for inspiration for high quality architecture and design materials on large buildings.

Mr. Taylor said photos from other projects showing exposed lumber and the inside of the balconies would not be acceptable.

Mr. Taylor said he could probably come to accept four-story buildings, but there needs to be a really big step up in the overall design of the building exteriors.

John Hardt said he echoes some of the comments Mr. Taylor made and is thankful for the residents who came tonight and the progress that has been made. He began by addressing the questions posed by staff:

1) Siting of the Property – He appreciates the reduction in the number of buildings to help preserve the green space and sensitivity to the homes to the north and the woods on the site. He said he is not ready to comment if three or four buildings was the right direction. He appreciates the connections to the surrounding area and the extent of the pathways, as this is critical to be an integral part of the community. He warned the applicant to be cautious about reducing the ponds to the minimum size needed for engineering; they need to sustain themselves.
2) Building Height – He said height relates closely to the siting of the buildings. He is not opposed or entirely sold on the four-stories but the architecture has to be something special, due to the significant mass of the buildings. He understands the request for height to reduce the footprint to preserve more open space. He asked what the intended ceiling height is. Dan Mancosh replied 8 feet for ceiling height.
3) Architecture – He agreed with everything Mr. Taylor said. He said he can only respond to the renderings and photos from other projects AR Building has completed and said they look ordinary and very high quality architecture is expected. He said he was also going to mention Craughwell Village as an example to follow. He said the proposal does not have to look like Craughwell, but the quality of architecture, detailing, and materials are a benchmark. He said vinyl windows without trim are not acceptable. He said he wants to see an honest use of materials, using traditional materials in a traditional way.
4) Parking – He confirmed 300 spaces were required by Code and 210 spaces were proposed, which makes him uneasy. He said he could support a reduction in parking provided below Code with a couple of caveats: 1) He would want to see a plan that accommodates the missing parking spaces to be put back in as a relief valve; and 2) He would want to see quantitative analysis for the reduction from 300 to 210 as that seems severe. He said he has never seen a nice looking car port and will be critical of the design, materials, and architecture if brought forward. He said parking under the buildings might be considered, making the first level parking with three levels of units, above.
5) Entryway into the Development – He said when you pull off of Emerald onto Sawmill Parkway and head into Wyandotte Woods, this site is the first area approached. He suggested making the entry look like a residential subdivision and not an apartment complex with quality signage and landscaping.

Amy Salay thanked everyone for coming and appreciates the neighbors working with the developers, which is significant, and a better project will be the result. She asked the developer who the target market is. Mr. Kambitis answered young working professionals, empty nesters, and one to two people per unit were the target.

Ms. Salay asked what the rent might be. Mr. Kambitis said anywhere from $1,000 - $1,400 a month, based on the local market that is around Columbus, average numbers for the past two years.

Ms. Salay encouraged quality and for the applicant to think big. She said Dublin is an extremely high quality community and Wyandotte Woods is one of the most beautiful neighborhoods due to the topography, homes, and trees. She said parkland is adjacent to this site and big dreams for our bike path system on the east side of the river and someday it will match what is on the west side and have connections between the two. She thought the applicants were underestimating how nice they could make this.

Ms. Salay hopes there would not be any vinyl on these buildings and encouraged the applicant to look at Craughwell Village as well. She said the details are going to be really important here and something is not right in terms of the size and massing. She suggested creativity with the building shapes or providing a

different relief in the front instead of three boxes. She said she was not convinced about the four stories. She said she realizes the tradeoff but has a hard time imagining the fit within this neighborhood. She said the big boxes lend themselves to an apartment complex feel. She said she liked the amount of windows.

Ms. Salay said she was comfortable with the 210 parking spaces, because their group is the one that has to make it work for the residents and if there are issues their group will need to solve them. She said she agreed with her colleagues, she does not see how you do car ports well.

Ms. Salay restated that connectivity to the neighborhood is important. She said 120 units were permitted but if they would consider reducing the number of units, higher quality, and perhaps charging more would accomplish a better job of promoting Dublin.

Ms. Salay said she likes the idea of open space amenities including a swimming pool and a clubhouse but requesting a shape other than a square and integrated into the site, taking advantage of the natural features of the site. She said this could be a visual amenity as well as a place to hang out by including gardens. She said the entry feature is going to be important and while cut through traffic is not desirable for Wyandotte Woods, we are going to have traffic down to Riverside Drive as a public street. She reported she met with the traffic engineer that said that it is inevitable that Wyandotte Woods Boulevard will become the next Tara Hill Drive as it is wide, it is going to carry traffic, and connects two big streets.

Joe Budde commended both the applicant and the neighbors for achieving collaborative meetings. He said he did not want to reiterate all the great comments. He said the car ports are not attractive. He agreed with the architects on the Commission that if the four stories were combined with a better parking plan, better architecture with the high quality standards he could support the proposal. He said the parking issue of 120 units, comprised of a lot of single tenants mixed with couples; the one car, two car scenarios he believes works with additional space that could be turned into parking if there is a problem. He said he sees the large green space between the two ponds and the pool and clubhouse as a great amenity. He noted there is a park nearby but if they were talking young professionals, exercise stations might be considered. Mr. Budde said most importantly, he wanted to ensure the Wyandotte Woods residents' representatives continue to collaborate with the applicant and are in agreement with the developer's plans as it moves forward.

Victoria Newell said she agreed the developer started in the right place by approaching the residents in the community and she hopes the neighbors understand this site is going to get developed. She said it is incredibly beautiful with the tree canopy that is full of dogwoods that will be lost when developed, which is painful for all of us.

Ms. Newell said this was an improvement over what she has seen since her term on the Commission and appreciates the preservation of the open space and does not think there needs to be other amenities other than people being able to enjoy that space. She sees good merit to the plan using the large green space as a buffer to the residential property taking the least desirable element, the car ports and placing them closest to the school site. She did not mean any disrespect to the Dublin Schools but there is a stadium there associated with a noise issue.

Ms. Newell said she would normally have a great deal of difficulty with so much residential property violating that 30-foot height requirement. She said there are unique issues to this site and reducing the footprint is a real plus. She said she will however, have difficulty approving four stories as the building architecture is presented now with three very large tall box-like structures. She said there is no change in the mass elevation of the height of the building, no frame detail, and following the designs of the single-family homes might not be the best way to resolve the height issue. She said the suggestion of locating additional parking under the structure may help reduce the amount of parking and coverage on the site. She noted there is a 12-foot fall across a wooded site and when they try to grade the site, they will not be able to preserve the number of trees they are presenting. She indicated a building that is 47-feet tall

in elevation, the tree canopy at 50 – 60 feet, she suggested varying the height of the structures or adding another building. She emphasized the architectural character of the buildings needs to be improved. She said she liked the brick screen wall for the car ports. She suggested they consider vegetative growth within that structure to improve the view from above, which is a lot more affordable than five years ago. She said she liked the active wet pond features at least the ones closest to the residents. She said one is bordering along the school property that could be better integrated or made a storm water retention basin. She said she was ok with reducing the parking count as long as there is guest parking provided and clearly designated. She said they have been consistent with asking applicants to use permeable pavers along those areas.

Amy Kramb said she likes the proposal a lot; she has been on the Commission since 2008. She understands this is zoned for 120 units but that does not mean that many units can fit. She recommended lowering the number of units and providing a better quality product and charge more and make just as much revenue. She suggested three stories of a much more attractive unit and would be willing to give a few extra feet for underground parking and take the elevator straight up. She indicated that 12 feet is a minor text modification and when the Code was written, it was probably assumed that there would be three-story buildings.

Ms. Kramb thought the comments on architecture had been covered well; she emphasized she does not support the use of vinyl. She said the clubhouse definitely needs to be more unique.

Ms. Kramb said she would approve the lower parking ratio if additional justification was provided by the applicant.

Ms. Kramb highly recommended a tree survey be completed as soon as possible and would be very upset if a landmark tree was cut down. She said she walks the north/south trail on the east side every day and there are wonderful trees inside that property but there is also a lot of water, especially on the southeast corner where it is constantly wet. She said she is concerned the pond on the south border may not work well and might need to be bigger. She said they are on the right track with the smaller footprint to preserve more trees.

Ms. Kramb wants to see useable open space. She answered a question posed earlier stating that normally ponds are included in open space but nobody is going to use them in any way. She would like to see what is left after removing the ponds from the 7.7 acres. She does not see the need for amenities with a wonderful park with a playground, baseball diamonds and soccer fields located next to this site within walking distance.

Ms. Kramb said it was important to connect with the school property, hopefully along the southern boundary if it was acceptable to the school. She agreed with her fellow Commissioners regarding the entrance. She asked that the cross walk where the path crosses the street, be stripped or a sign added because the traffic is increasing.

Ms. Amorose Groomes said she did not hear much that she did not agree with from her fellow Commissioners. She thanked the residents for their attendance and being passionate about their community; that is what makes Dublin great. She thanked the developers for being willing to listen and to file an Informal Review application so it can be properly discussed.

Ms. Amorose Groomes said she understands this area is zoned for a maximum of 120 units but when the maximum is proposed, they expect the best architecture and site plan. She said because they are blowing the height restrictions out of the water and still only proposing units with 8-foot interior ceilings; she said that will be a difficult bar for her to hurdle without having exceptional interiors. She may not be supportive of the four-story buildings and hopes she has not seen their best architecture yet.

Ms. Amorose Groomes said there is nearly a 14-foot drop in the property. She said there would be a whole lot of cost associated with individual garages and asked that they "think outside the box" and consider bank barn parking to achieve covered parking while not using a whole lot of space on the site. She explained this would be two decks notched naturally into the grade change; the top deck would be accessible from one side and the lower would be accessed from the other with assigned parking spots so the two do not mingle, therefore a much more efficient way to build structured parking without losing valuable space for ramps and drive lanes. She said in Dublin, people will expect covered parking to avoid the horrific amount of snow we had this past winter. She said snow removal was quite costly and there needs to be somewhere for the snow to go and removal will not be needed for the lower deck.

Ms. Amorose Groomes said she is looking forward to the new traffic study and what all will happen in light of the new roundabout and connectivity, and also very interested in a tree study. She said several years ago, the Kiwanis did a landmark tree survey, which might still be available on the City's website. Ms. Rauch said it was not on Dublin's website but it does exist.

Ms. Amorose Groomes said she is concerned with the ponds on the south and its ability to be a living, breathing, eco system; we do not want puddles.

Ms. Amorose Groomes said she has grave concern for the treatment of the windows, essentially, a window that has siding coming up to it. She said the statement had been made that you took cues from the surrounding residential buildings to provide inspiration for these buildings. She said the proposal is not for a single-family residential building and the mass, size and use of the materials is not appropriate. She encouraged them to look at Craughwell Village, one of the few four-story apartment buildings in Dublin. She said the Commission does not approve many of them so the ones they do approve are fantastic.

Ms. Amorose Groomes said the parking ratio needs to be proven; a market study may be in order. She thought there would be a lot of families in these apartments because of the proximity to their fabulous schools. She thought that young professionals would be attracted to another part of Dublin, more removed from the school system. Ms. Amorose Groomes said she would like to see the open space left natural.

Ms. Amorose Groomes invited the applicant to come forward with any questions for the Commission or to request points of clarification. She asked he state his name and address for the record.

Dan Mancosh, President of AR Building Company. He said he appreciated all of the Commission's comments and they could put a strong effort to restudy the building in terms of overall architectural design. He said the buildings they have constructed show a lot more brick than what was presented; they know vinyl is not acceptable to Dublin standards and never intended on using it. He said the four-story building differentiates and allows them to affordably build an elevator into the building opening it up to all age groups as being residents. He said they can make a good effort by reviewing the overall architecture of the building.

Mr. Mancosh said parking under the building is not doable from an economic perspective, but he understands what everyone has said about car port structures. He said he would be the last person to build that structure if it did not fit in or work well aesthetically. He said the four-story building with an elevator handles half of the need that most people in a three-story walk up really complain about or settle for when they lease a three-story unit as getting up to the second and third floors with all of your packages and furniture, etc.is a challenge. He said trash can also be dealt with easier with a four-story building. He said that takes up 50 percent of the improvement that comes from a four-story structure.

Ms. Amorose Groomes thanked the applicant for his time and asked if he had any additional comments or direct questions for the Commission. She explained that with an informal review, a vote will not be taken, and looks forward to his possible return with some fantastic plans.

Mr. Mancosh asked if the Commission would consider a four-story building with a flat roof and asked if it was out of character. Richard Taylor said that was a tough question because they "know it when they see it" but his initial response is no but that is not to say that the building could not have some parts that were flat.

Mr. Mancosh asked the Commission if they could provide any further direction relative to the overall feel or look of the building. Mr. Taylor said the Commission does not want to design it but in terms of a reference point, they suggest Craughwell Village as an example of a high quality, tall, large building. Ms. Kramb agreed.

Ms. Amorose Groomes assured the applicant that staff would work with them on the architecture. She said staff will take the Commission's comments and lead them in the right direction.

Ms. Amorose Groomes thanked the applicant.

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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

SEPTEMBER 16, 2010

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

1. NE Quad PUD, Subarea 3 – The Village at Wyandotte Woods
10-032INF **Wyandotte Woods Blvd.**
Informal Review

Proposal:	A 110-unit multi-family development for Subarea 3 of the NE Quad Planned District (Wyandotte Woods), located on the south side of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.
Request:	Informal review and feedback on this proposal.
Applicant:	Homewood Corporation, property owner; represented by Ben W. Hale, Jr., Smith and Hale LLC.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

RESULT:

The Commission informally reviewed and discussed this proposal for a 110-unit multiple-family development for Subarea 3 of the NE Quad Planned District. While acknowledging some improvements from what was submitted to the Commission in 2009, the Commissioners did not believe the modifications adequately addressed previous comments and concerns. The Commission stated the proposal continues to create a separated environment with unusable open space and an uninviting streetscape lacking any pedestrian realm.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

1. NE Quad PUD, Subarea 3 – The Village at Wyandotte Woods
10-032INF **Wyandotte Woods Blvd.**
Informal Review

Ms. Amorose Groomes introduced this informal application for the NE Quad, Subarea 3 within the Wyandotte Woods subdivision, which allows for non-binding feedback. She said the request is for a 110-unit multiple family development on the south side of Wyandotte Woods Boulevard approximately 1,000 feet west of Emerald Parkway.

Ms. Amorose Groomes swore in those intending to speak in regards to this case, including Ben Hale, Jr., Smith and Hale, representing the applicant, Homewood Corporation; Randall Woodings, and City representatives.

Jennifer Readler said the City of Dublin and the developer are involved in litigation regarding the original multiple family proposal for this site. She said a settlement opportunity presented itself and prior to making a decision, City Council wanted to ensure the Planning and Zoning Commission and the residents had the opportunity to provide input regarding the revised plans. She said staff will make a presentation, then the applicant will have the opportunity to make a presentation, and then the public and the Commission will be allowed to make comment, but there will be no vote. She said if a settlement is not obtained then the litigation will proceed and the previous plan for the multiple family development will be reviewed by the court.

Ms. Readler said the future connection of Wyandotte Woods Boulevard is included with the adjacent development proposal and it is not part of this application. She said all comments regarding the roadway connection should be discussed with the subsequent application for Wyandotte Woods, Section 8.

Jennifer Rauch said the proposed development, the Village of Wyandotte Woods is located in the southeast portion of the subdivision and is heavily wooded. She said the site is surrounded by single-family uses to the north, the school property to the south and additional multiple family uses to the southeast. She said the similar to the plan denied by the Commission; the proposed site plan includes a 13-acre site with 110 units within 19 buildings, with the clubhouse and pool centrally located and three retention ponds located within the open space areas. She said there was a fire access road in the northeastern corner of the site to provide emergency access between two lots within the proposed Section 8.

Ms. Rauch said the applicant has revised the plan to include three buildings with rear-loaded garages and driveway access. She said the applicant has provided additional side-loaded garages where possible to reduce the number of curb cuts along the internal roadway. She said the applicant also focused tree preservation in the eastern portion of the site where the majority of the quality trees are located.

Ms. Rauch said the applicant has simplified the architecture and details of the buildings. She said Planning requests the Commission discuss proposed building layout, the pedestrian circulation, and the proposed architecture.

Ben Hale Jr., representing Homewood Corporation, said this application was originally brought forth in 2008 as a rear-loaded product and this Commission asked for revisions. He said the applicant was encouraged to create individualized units. He said the applicant felt they were not

making progress with staff with the 2009 proposal and that proposal did not receive support from staff or the Commission. He said he believes staff would find this a better project if there were rear loading garages and more detail.

Mr. Hale said the applicant has tried to do what was requested. He said the proposed units are high end and would fill a niche in Dublin. He said the applicant has tried to make larger open space and continuous walkways, and provided a differentiation between the streets and the driveways. He said the applicant has tried to work closely with staff regarding landscaping and architectural details.

Mr. Hale said the applicant would rather build the revised product over the originally proposed product. He said he would like to be able to tell the owners within the next section of Wyandotte Woods what will be located on this site. He said the applicant has met all the standards of building height, setbacks and landscaping required complying with Code. He said the zoning permits 140 units, 110 are proposed.

Randall Woodings, the project architect, said the site plan proposed includes different unit types. He said the applicant met with the East Dublin Civic Association and the residents within the Wyandotte Woods subdivision and have tried to comply with their requests. He said the residents wanted more distance between buildings, and the applicant reduced the setbacks to provide additional space between buildings. He said the applicant was asked to input a boulevard entrance and increase the dimension between buildings by 20 – 25 feet.

Mr. Woodings said this project has traditional architecture. He said that the front elevations are repeated on the rear, and all the windows have trim details to maintain a similar character within the existing neighborhood. He said each unit within the individual buildings has their own type of door as seen in the elevations. He said eight or nine side-loaded garages were added to the proposal.

Mr. Woodings said the square footage of the unit is 1,600 square feet for a two bedroom and a three bedroom is 3,000 square feet. He said all the units will be rental and have their own garages. He said there are over 350 parking spaces on site, every unit has its own covered space. He said everything is brick, there is no vinyl siding.

Brett Page, 7638 Kelly Drive, said the neighborhood is aware of the revised plans and they created a new petition. He said this case started three years ago and during this time the residents educated themselves on the Land Use Principals and became involved to try to make this a great project. He said certain aspects of the neighbors' first petition were met, but the bigger issues have not been met. He said 149 residents have signed the new petition because they are all very passionate about ensuring this is a great project.

Mr. Page said the residents do not want to prevent new development in the neighborhood but they want quality and connectivity. He said the quality is getting closer but there are still major issues that need work. He said the streetscape should reflect that of the existing neighborhood which has curbed streets and pedestrian walkways. He said the proposed sidewalk system is very choppy and there is no way for residents to walk around much less those passing through to get to other amenities. He said it appears as though the developer is thinking about the price point and how much can fit onto the property verses how to best use this land to build a development which flows with the existing community.

Mr. Page said the residents have made a point to tie their requests to the existing Land Use Principles. He said for safety the developments should have adequate connectivity.

Mr. Page said because of the size of the units the buildings have massive footprints, he would like to see everyone to look creatively at the architecture and the footprint of the building. He said the exterior materials are all natural and the architecture has been simplified, which flows better with the neighborhood. He said the size of the building footprints are the same as the original proposal.

Mr. Page said there is more distance between the units facing each other up front, but it cannot be continued through the entire development without removing units. He said if the developer would build the units with pedestrian walkways, curbed streets and connectivity then the proposal would be okay. He said the issue is not the number of units, but creating something that uses the Land Use Principals. He said that cannot happen with the current building footprints.

Mr. Page said the standards of the multiple family development need to rise above the minimum to reflect the current residential development. He said those who built homes in Wyandotte Woods built well above the minimum standards and want the multiple family units to do the same.

Mr. Page said the multiple family development is the entrance to the neighborhood. He said there needs to be a streetscape consistent with the neighborhood with curved streets and pedestrian walkways.

Gerald Kosicki, 4143 Wyandotte Woods Boulevard, said the proposed development will have narrow streets and inadequate parking, sidewalks, bikeways and connections to the surrounding neighborhood, school and park.

Mr. Kosicki said the development is not up to the standards of the existing neighborhood. He said the major changes seem to be aesthetic, the entry has been redesigned but the improvements only are done to 18 out of 110 units. He said the units proposed in this development are the same as the total number of single family homes in the Wyandotte Woods development.

Mr. Kosicki said it is vital this proposal be designed well and built to high standards because it will drastically increase the number of people in the neighborhood. He said he does not want the apartment complex to have the same name as the development for fear it will decrease the property value of the homes. He said the footprints consume too much land. He said they can be built taller to contain more units, in turn, not need as many buildings.

Kathy Harter, 7825 Holiston Court, said she is concerned about safety and traffic issues. She said there is not adequate bike access within the neighborhood. She said she hopes the lawsuit is not more important than the people.

Ms. Amorose Groomes said the Commission has reviewed the petition in great detail. She said the Commission will give their comments on this case and forward them to City Council without a vote.

Richard Taylor said he is in favor of increasing the units in the buildings to reduce the number of buildings; the quality of the product and density are two separate issues. He said there have been

incremental improvements to this plan. He said his definition of architecture is broader than most, when he refers to improving the building and architecture he is referring to having the same number of units combined in larger buildings. He said this would increase the amount of open space and reduce the pavement which will help this development interact more like a community.

Mr. Taylor said the enclave and the name change still need to be addressed because it is an important issue for the current and future residents. He said with this design there is no incentive for the residents to do anything but enter their car and leave because there is nothing for them to do on the premise. He said this project has not been used as an opportunity to do something excellent, there is a nice outer facade but no substance to the project.

Amy Kramb said she likes the changes that have been made with the front three buildings and does not see any of the other necessary changes. She said the project fails on open space and engaging space, the only destination on the premise are retention ponds. She said it seems as though too much is trying to be squeezed onto this spot.

Ms. Kramb said a much better plan could be devised that incorporates the multiple family development better with the existing single family neighborhood. She said this design is too tight and does not meet the quality of the current neighborhood.

Kevin Walter said the issues Mr. Page raised are pertinent. He said the lack of connection to the high school is astounding. He said if these buildings contained more units and the number of buildings were decreased an appropriately connected development could be created, but the proposed driveways intersect almost all of the sidewalks which could potentially be hazardous.

Mr. Walter said he does not have a problem with the density. He said the configuration of the site is too simple and does not display the character it should.

Warren Fishman said it is a struggle to put an urban complex into a suburban neighborhood. He said the density is set. He said he believes the applicant has really tried to be creative with their architecture. He said the solution is not larger buildings but to lower the density, this will help create a suburban feel.

Mr. Fishman said the bike paths need to be connected through the neighborhoods and maintain the high standards. He said maintaining the water features and open areas to create the suburban feel will be harder to do with the high density. He said he does not agree with the need for an urban development in a suburban neighborhood.

Todd Zimmerman said he agrees that it is hard to place an urban setting into a suburban neighborhood. He said it is a very hard and tightly squeezed fit. He said he agrees with the comments in the Planning Report. He said the applicant is missing the mark, and if everyone can come together this could be a better project.

John Hardt said it does not look like a lot has changed since the last submittal a year ago. He said it does not appear that the major concerns have been addressed. He said it looks and feels like an inward focused community, there are a lot of sidewalks and bike paths inside the roadway loop, but the sidewalks do not go anywhere or connect to anything.

Mr. Hardt said Land Use Principals 2, 7, 8 and 10 which refer to pedestrian environments and places with opportunities and connectivity to walk and bike have not been applied. He said he agrees with what the other commissioners have said both tonight and last year.

Chris Amorose Groomes said this plan is better than the last and the materials on buildings have improved but the functionality has fallen short. She said there is not a strong pedestrian environment and she does not understand why there is not connectivity to the high school. She said it would give people to the north connectivity in an efficient manner to get to the high school.

Ms. Amorose Groomes cited Land Use Principal 8, creating better connected places. She said the connections have not been made better. She also cited Land Use Principals 9, creating streets that contribute to the character of the community. She said this project does not contribute to that area.

Ms. Amorose Groomes cited Land Use Principal 10, provide opportunities to walk and bike throughout the community. She was concerned that because there is not any connectivity it is difficult to get to other places within the community. She said the materials are better and enhancements have been made, but it is a very tight feel. She said it seems as though the applicant is squeezing as many building as possible onto this property.

Ms. Amorose Groomes said this record will go forward to City Council to aid in their decision.

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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 18, 2009

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

7. NE Quad, Subarea 3 – The Enclave at Wyandotte Woods

Wyandotte Woods Boulevard

09-018FDP **Final Development Plan**

Proposal:	A 110-unit multi-family development within Subarea 3 of the NE Quad Planned District (Wyandotte Woods), located on the south side of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.
Request:	Review and approval of a final development plan under the Planned District provisions of Code Section 153.050.
Applicant:	Jim Lipnos, Homewood Corporation; represented by Ben Hale Jr., Smith and Hale LLC.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION: For denial of this final development plan application because it fails to meet the Review Criteria 2, 4, and 7, as set forth in Section 153.050 of the Dublin Zoning Code.

VOTE: 7 – 0.

RESULT: This Final Development Plan was disapproved.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

10-032INF
Informal Review
NE Quad Subarea 3
The Village At Wyandotte Woods

Motion and Vote
Mr. Walter made the motion to disapprove this amended final development plan application because the proposal does not meet the intent of the final development plan condition of approval regarding fence requirements. Mr. Freimann seconded the motion. The vote was as follows: Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Mr. Freimann, yes; Ms. Kramb, yes; Mr. Taylor, Yes; Mr. Fishman, yes; Mr. Walter, yes. (Disapproved 7 – 0.)

7. **NE Quad, Subarea 3 – The Enclave at Wyandotte Woods**
09-018FDP
Wyandotte Woods Boulevard
Final Development Plan

Chair Chris Amorose Groomes introduced this case and explained the rules and procedures. She swore-in those who wished to speak in regards to this case, those in the audience, and City representatives.

Jennifer Rauch said this is a request for a review and approval of a final development plan for a 110- unit multi-family development within Subarea 3 of the Northeast Quadrant Planned Unit Development. She said the 13-acre site is located west of one of the current stubs of Wyandotte Woods Boulevard and contains a substantial wooded area, largely the eastern portion of the site. She said the dominant character of this area is single-family residential and open space, with the Emerald Fields Park located to the northeast, the Scioto Crossing development located to the east, Dublin Scioto High School to the south and the athletic fields to the west. She said the northern boundary of the site is part of a proposed single-family development along the future westward extension of Wyandotte Woods Boulevard which would be incorporated into the Wyandotte Woods subdivision. Ms. Rauch said all of these properties are within the Northeast Quad and are zoned Planned Unit Development.

Ms. Rauch said development proposals for this site were previously presented to the Commission in 2007 and in 2008. She said the plans presented at the July 2008 meeting included the same number of units, similar linear building mass, and similar site design with front loaded garages and internally oriented open spaces. She said the Commission expressed concerns about the site layout and design, the architecture and whether the overall design fit into the context of the area. Ms. Rauch said based on Planning's review of the current proposal the same concerns exist. She said after the Commission review, Planning continued to work with the applicant to address the concerns, and the applicant has diligently tried to address these concerns within their own development guidelines.

Ms. Rauch said the proposed site plan includes 110 units on 13 acres, and mentioned that there were discussions regarding the density at previous reviews of this proposal. She said the proposal meets the density at 8.2 unites per acre. Ms. Rauch said these units are contained within nineteen, five- and six-unit buildings that are one and two and half stories. She said the main entry at the northeast corner of the site is a full access point from the future section of Wyandotte Woods Boulevard. She said access to the buildings is provided from a private internal road, resident and guest parking is provided in the driveways, and dedicated common parking areas are located along the loop road. Ms. Rauch said the clubhouse and pool have been

moved from the previous plan to the center of the site and a playground is proposed within the wooded area at the end of the main entry drive. She said stormwater retention is proposed on the southern, central and northern portions of the site, and a secondary access point is provided for emergency vehicles, which will run in the northwestern portion of the site between two single-family lots of the future Section 8 of Wyandotte Woods.

Ms. Rauch said as part of the final development plan and final plat for Section 8, the applicant is responsible for constructing the remaining portion of Wyandotte Woods Boulevard, which is located north of this site. She said the applicant has agreed to construct a roundabout as requested by the residents as an effort to minimize potential cut-through traffic. She said the Wyandotte Woods neighborhood has provided comments regarding this proposal, which have been included in the Commission packet.

Ms. Rauch said in Planning's opinion the proposal is incompatible with the character of the area and fails to comply with the review criteria for a final development plan because it fails to provide usable open space and adequate tree preservation measures, has a repetitive use of large building footprints with a layout dominated by the vehicle with a lack of pedestrian environment. She also said that the plan established an abrupt change in neighborhood character.

Ms. Rauch said the majority of the protected trees on this site are located in the eastern and southeastern portion and comprises a third of the site. She said with the degree of tree cover, development of this density requires trees to be removed and mitigated. Ms. Rauch said the proposal does preserve a portion of the trees along the eastern property line and in the southeastern portion of the site. She said the proposed development pattern features long, wide footprints with both building and driveways spread across the site. She said a large portion of the site is taken up by retention ponds and streets, resulting in a nearly continuous sprawling pattern of land cover that requires a significant loss of over 2,000 inches of trees equating to half of the existing trees on this site. She said the most densely wooded and contiguous portions of the site could be better protected by providing a greater variety of building types, unit sizes, and better circulation that would cluster a greater number of dwellings in one space.

Ms. Rauch said the proposal provides approximately five acres of open space with the most significantly sized areas located on site while the remainder is located along the site perimeter particularly in the northeast and southeast corners of the site. She said much of the area is not usable as true open space and instead accommodates three of the larger retention ponds. Ms. Rauch said the proposed open space does not meet the intent of Land Use Principals 2, 3 and 10 because of the lack of relationship between the open space and the buildings. She said locating units along the perimeter of this site and fronting units on both sides of the street places open space to the rear of the units limiting their size and functionality. She said this design creates open spaces that are psychosocially privatized for the units immediately adjacent to them. Ms. Rauch said the poor relationship created between the usable open space and the location of the buildings combined with the vehicles along the streetscape discourages a pedestrian environment.

Ms. Rauch said the proposed architecture for this site includes buildings with taller portions in the middle and lower ends to create a step down effect in addition to ranch-style buildings, which

are also included. She said rather than creating an attractive, livable environment, the streetscape is dominated by garage doors at the street level, which is the most prominent architectural feature as 90-percent of the units have front-loaded garages. Ms. Rauch said Planning and the Commission have consistently raised concerns regarding the design of the proposed buildings. She said the applicant has been trying to individualize each unit within the building to create variety throughout the development by alternating the façade materials and adding gratuitous design elements. She said repeating this across all 19 buildings prevents the creation of a lasting and high quality neighborhood.

Ms. Rauch said the overall character of the proposal is further distinguished from the surrounding neighborhoods by the vehicular design of the site. She said Planning finds the design of the streetscape does not meet Land Use Principals 2, 7 and 10; particularly regarding the importance of designing streets for pedestrians as well as automobiles. She said instead the vehicular system continues a conventional streetscape model that while being cost-effective offers little consideration for the pedestrian environment and has the potential to hamper safe pedestrian movement. She said the safety factor is further exasperated by the design as each unit has one- and two-car garages loading onto a street, with repetitive driveway interruptions.

Ms. Rauch said sidewalk segments are proposed between the driveways on the interior loop of the street, and rather than creating a livable attractive environment the front-loaded garages and driveways create a poor public realm and discourage resident interaction. She said buildings flank both sides of the street with little space between them. She said the proposal includes a limited range of building types based on height, garage orientation and number of units. She said while the proposal meets required parking using driveways and smaller onsite parking pods, these design characteristics exasperate the auto-oriented character of this development. Ms. Rauch said on-street parking could contribute to pedestrian character by forming a clear boundary between the street and the sidewalk, but instead unattractive head-in parking spaces contribute to a sense of a parking lot rather than a street. She said each unit includes a front-loaded or side-loaded garage at the first floor level depending on the building orientation. Ms. Rauch said unit drives are provided where space is available, and access to these units is provided by walk-up sets of stairs. She said natural green space and landscaping is provided between the front elevation and the street, a four foot wide sidewalk frequently interrupts the driveways and is provided around the interior of the loop. She said the overall character of the development sits in stark contrast to the existing open space and single-family uses within the Wyandotte Woods subdivision.

Ms. Rauch said the character would create an abrupt change from the existing Wyandotte Woods character. She said that based on Planning's analysis of this proposal it does not meet Land Use Principles 1, 2, 3, 7, and 10 nor address the concerns raised by the Commission at previous meetings. She said the proposal is incompatible with the character of the area and fails to comply with the review criteria for approval of a final development plan as noted in the Planning Report.

Ben Hale Jr., representing the applicant, said this site was a part of a large rezoning, which was completed in the 1990s. He said most of the sites have been developed and this is the very last part to be developed and is the last section of Wyandotte Woods. He said there has been a multi-

family site zoned on this property since 1972. Mr. Hale said there was a desire by the school district to build a school. He said multi-family was originally intended more towards the middle, and when the property was rezoned, the applicant was asked to move to the present location because it was closer to the school. He said to the south and west of this site are schools and parks, to the east of the site is a power line and east of the bikepath are woods. Mr. Hale said this piece of property was seen as the least desirable portion of this site for single-family homes. He said the north boundary is the only area this project interfaces with the neighborhood. He said the applicant has worked with staff for nine months to create a project which would be approved; unfortunately, the project never made it to the approval point.

Mr. Hale said there was not a site plan approved at the rezoning but there was architecture in the zoning file. He said the project was two-story and mainly stucco with some brick on the façade and one or two bedroom flats. He said permission is needed to deviate from approved drawings, and one of the things the applicant is requesting is to deviate from this architecture. Mr. Hale said the applicant has provided architecture which is far superior to the architecture provided in the text. He said this development does meet the standards. Mr. Hale said there were a number of discussions concerning how to develop this site in 2007 and the City provided a plan, which gave ideas of how to create the site. He said the plan was brought to the Commission on November 1, 2007. He said that the Commission did not like the plan and a subsequent plan was filed last July. He said the standards which staff is saying that this application does not comply with are in the Community Plan. Mr. Hale said the Community Plan does not apply to this property because it is a zoning document and Code says the applicant needs to comply with the text. He said this is a neo-traditional plan and that this neighborhood has been developed in typical suburban neighborhoods. He said the applicant is creating a very high quality suburban development and has tried hard to make it compatible with the neighborhood.

Mr. Hale said the only remedy is to go to court. He said he is very sad that he has not been able to come to agreements with staff. He said the applicant has done everything they thought was necessary. He said the applicant must comply with standards put in place by Council, such as four-sided architecture, but the Community Plan is not a standard. He said it has not been codified and the standards are not believed to be applicable. Mr. Hale said they intend to meet the community standard.

Randall Woodings, the project architect, said he entered this project after it was first submitted to the Commission. He said when he first took on the job he called the Dublin East Civic Association, reviewed the Community Plan and the Zoning Code, and shared the applicant's vision with the nearby residents. He said the Civic Association first told him that they wanted to have a suburban site plan, and so that is what they did. He said the initial plan in July was approved by the Civic Association and it was submitted for the Commission's review. He said at the July meeting, a lot of people from the Wyandotte Woods Association attended that had not come to the initial meetings, and so they wanted them to go back and work on it with them.

Mr. Woodings said he met with the Wyandotte Woods Association three times and continued to work on issues such as getting the traffic-circle put into the project, and Homewood said they would do it now. He said they tried as best as they could in terms of what they wanted to be done regarding the site plan, to save as many trees as possible and put the least amount of paving

in. Mr. Woodings said this was the least amount of paving they could do and still meet the requirements of the developer and the residents in the civic associations.

Mr. Woodings explained the changes made since the Commission last reviewed the plan. He said that there is less paving on the site, they saved more trees, they increased setbacks along the northern property line, and they added transitions with 1½-story buildings. Mr. Woodings said that they tried to make sure that they listened to the Commission. He said the Commission wanted some water at the front or a water feature near the front, they wanted a change of the location of the community building, which they did, and additionally, they added sidewalks and circulation connecting to the City at everyplace the City has a connection. He described the existing bikepath and sidewalk connections. Mr. Woodings said in general terms of the site development, he tried to listen to the Commission's comments last summer, and the associations' comments, and this is where they ended up with the site plan now. Mr. Woodings explained the topography of the site and why the site development was done with these three areas for stormwater. He said this site, when it was zoned in 1990 and 1994, had to take a great deal of stormwater that the single-family houses have generated plus their site's water, and that is why there are several ponds.

Mr. Woodings said when they met with the Civic Associations, he was asked to put in different styles of units because they wanted to attract young professionals, people that are 55 and over, and then a mix in the middle. He said they thought this design, in trying to keep everything as individual as possible, they did different garage doors and styles of doors and tried to keep the unit material similar to the other units and other buildings designed on the project. He presented the different unit types to the Commission and explained their architectural details.

Mr. Woodings said they used four-sided architecture, and there was a comment from the Commission that they wanted the rear of the buildings to reflect what was on the front of the buildings. He said there is now full height brick on the front and the detailing is repeated 100 percent on the rear of buildings. He said wherever they turn the corners of the buildings, they are all coordinated and four-sided architecture.

Mr. Woodings said the clubhouse and pool have been moved to the center as the Commission requested. He said it is about a 3,200- to 3,500-square-foot building with the typical clubhouse amenities including offices for advertising and marketing.

Ms. Amorose Groomes invited those who wished to speak in regards to this case to come forward.

Brett Page, 7638 Kelly Drive, said over the last year, their community really appreciated everybody involved in this collaborative process from Planning, Engineering, City Council members, Randy Roth of the East Dublin Civic Association, and over 90 percent of the neighbors providing their input, and also to the developer and the representatives, Ben Hale, Jr., Jim Lipnos, and Randall Woodings, especially. He said he felt they had some very cordial and collaborative meetings, especially over the last year. He said they want this development to continue that commitment to quality and the Land Use Principles, which they feel the Planning Report has specified. He said a summary was provided of their resident standpoint of the project.

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Mr. Page said there was a commitment to the east side entry and landscaping and they were happy that there was progress. He said they would like to actually see some designs that the developer is willing to work collaboratively with the neighborhood that has a quality and consistency that really tells you that you are entering a very nice, well established neighborhood, Wyandotte Woods. He said there is a commitment to creating an entry into Wyandotte Woods. He said they wanted to have some consistency on that side too, and it looked like there was some commitment from the developer for that, so they were happy to hear that too.

Mr. Page said that item five on his list was the commitment to renaming the development. He said they really wanted to provide something that communicates that you are entering Dublin. He said Dublin should be included somehow in the naming of this. He said there was room for some creativity in naming it something that really signifies what you are entering, and hopefully, that will help in enhancement and quality too. Mr. Page said that item six on their list was something that they would like to see some formal resolution on, which is a commitment that construction traffic would not enter into the developed parts of Wyandotte Woods.

Mr. Page said that items 3 and 4 seem to be where the biggest bones of contention and some lines are drawn in the sand. He said they are willing to continue to work collaboratively to create quality. He said it is going to be tough because of the zoning. Mr. Page said there is a major conflict going on between the Land Use Principles and the zoned density. He thought there was a strong commitment by the developer to 110 units, but the community is having a hard time seeing how the 110 units are going to fit. He said they have gone from not only looking at numbers, but how this is going to look quality-wise. He said that there had been a lot of shifting of properties here and there, and it seems to be very hard to footprint 110 units on this property and really meet the Land Use Principles, and that was a concern to them. He said that was no ill-will against the developer's representatives. He said their client was committed to something that is hard to create, something that is really quality of the Land Use Principles, so how they can resolve that, they are open to any suggestions.

Jerry Kesicki, 4313 Wyandotte Woods Boulevard, said the neighbors had met numerous times with the developer and they appreciated the efforts that Mr. Hale, Mr. Lipnos, Mr. Woodings, and others have made on this trying to hear their concerns as a neighborhood. He said there had been a cordial process with them and in that spirit, he found the kind of comments made tonight by Mr. Hale to be somewhat unattractive, unhelpful, and out of character with their previous meetings. He said the comment about having no alternative but to go to court, while it may be true, it seemed more like a kind of threat than the kind of spirit that they have been trying to operate with. He thanked the City staff for their very skillful and thoughtful review of the applicant's proposal. Mr. Kesicki agreed with Planning's evaluation and urged the Commission to reject the proposal this evening. He said trying to look at what should be done with that piece of property, the character of their neighborhood needs to be considered. He said it needs to harmonize the surrounding single-family neighborhood and adhere to the various Land Use Principles. Mr. Kesicki said they particularly dislike Homewood's use of vinyl and other artificial materials. He said such buildings, if they are ever to be built in their neighborhood should be of natural and enduring materials that continue to look good long into the future and will hold up to the kind of heavy use that would come with rental and other multi-family purposes.

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Barbara Bhattacharya, 7782 Kelly Drive, thanked the City for their thoughtful comments and the applicant for taking time to meet with the residents. However, she believed there was room for improvement. She referred to her comments at the July 2008 meeting, where she suggested that a greener development is a more marketable one. She said looking at the market trends today, she still believed that to be true. She said this development needed something to make it stand out to make it stand out from other developments. She said it could be made much more environmentally-friendly with little investment. Ms. Bhattacharya said the City is encouraging residents to plant native perennials to help decrease runoff into the Scioto River and to get their homes habitat certified, so she would like to ask the City and the Commission to encourage this developer to do the same. She said specifically, she would like to see more native plants on the plant list. She recommended rain gardens because they have the potential to allow rain water to percolate into the ground and enter the groundwater system instead of being piped directly into the river. She said though the retention ponds will prevent the immediate transport of the water into the stream during a rain event, she is concerned that when the water ultimately is released into the river it will carry with it a high concentration of fertilizers from the runoff from the lawns and have a higher temperature than the temperature in the stream and which will have a negative impact on the life in the stream. Ms. Bhattacharya said rain gardens would help capture some of the runoff that would otherwise end up in the ponds and finally the river.

Ms. Amorose Groomes closed the public comment portion of the meeting.

Warren Fishman said that transition of materials was needed and he confirmed that the roofs would have 30- or 40-year dimensional shingles. He said that vinyl was intolerable because it only gets worse looking over time, especially in multi-family developments. He noted that vinyl shakes had been proposed. Mr. Hale said only the shakes were vinyl and everything else was hardiplank material. Mr. Fishman asked that there be no vinyl used at all, and suggested that hardiplank shakes be used instead.

Mr. Fishman asked if the street trees would be replaced. Mr. Hale said they were required to replace all the lost caliper inches. He said if preferred, they would be happy to use native plant materials.

Mr. Fishman asked about the road on Wyandotte Woods Boulevard that ran between the two lots. Mr. Hale explained that it was only for emergency access. Mr. Fishman said the road seemed to devalue the unbuilt lots. Mr. Hale thought it was a necessity to have a second emergency access out. He said bollards were proposed on the minimum width street. Mr. Fishman suggested using another type of material than asphalt, such as pavers. Mr. Hale said if the Fire Chief would allow that for his truck, they would be happy to do it.

Mr. Fishman asked if Mr. Hale would commit to no vinyl, street trees, and the access road being of natural material like brick, a permeable surface like pavers. He pointed out that there would be a lot of cars sitting outside due to the proposed one-car garages and asked that they be eliminated. Mr. Hale did not think they could do that.

Ms. Amorose Groomes asked if all the driveways would stack an additional vehicle. Mr. Woodings said most of the driveways will stack. He said they were required to have 280 parking

spaces, and they have 345, including the garages. Ms. Amorose Groomes asked if any of the one-car garages were unable to stack a car in the drive. Mr. Woodings said he would have to check. Mr. Fishman said at a minimum, two-car garages were needed.

Mr. Fishman mentioned the front doors. Mr. Hale said the doors and garage doors were all decorative and different.

Kevin Walter and Flite Freimann suggested that there be further discussion before the applicant is asked to commit to anything.

Mr. Fishman said that was all of his questions and he confirmed that they would do all those things.

Richard Taylor noted that this was the third site plan the Commission had seen and it was just being tweaked. He said it was starting to feel like a Monopoly game where all of the houses and hotels were on the board and they were just moving them around. He said he felt the same way about the architecture on the outside. He said it was ironic that it was mentioned that this was suburban and not neo-traditional and yet this is supposed to look like Historic Dublin, which sounded like new urbanism, neo-traditional to him. He said if it was going to be neo-traditional, then it should be developed like a neo-traditional site. He said if it was neo-traditional, new urbanism is much more than just the architecture of the façades. He said it has to do with the entire concept and the site plan. He said he was still at square one with this and could not have been reinforced more strongly than when he saw the three dimensionals. He said it looked cheap, crowded, busy, and totally different than the surrounding area.

Mr. Taylor realized that the attempt here had been to differentiate the architecture, but he found it very contrived at this point. He said there were too many different things going on in these buildings. He said part of the problem maybe was that they had design-by-committee going on and the poor architect was trying to accommodate everybody and what he had done was give everybody a little bit of everything and he ended up with something that is less than the sum of the whole.

Mr. Taylor did not see any innovation in the site plan or the architecture of this whatsoever. He said these buildings could have been built in 1974 when this was first zoned. They are the same size, shape and layout. He said when he looked at multi-family developments across the country, he saw amazingly innovative ways to combine buildings, hide parking, and accommodate higher density than this on sites to make them look like lower density. He recalled the previous discussion about Baxendale tonight which was that there was a way to take something high density and make it look like it is a lot lower density. He said it almost looked to him like this has gone out of its way to occupy as much land as it possibly can, not only in terms of the buildings, but in terms of the asphalt and lot coverage. He said to be specific, since they are at the final development plan stage, he agreed with Planning's assessment of which review criteria this does not meet, and in regards to the Land Use Principles, he thought specifically 1, 2, 3, 7, 8 and 9 are not met, and in particular 1, he did not think it was a high quality design in the site plan, in the arrangement of the buildings, and the architecture of the buildings themselves.

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Amy Kramb said it fails review Criteria 2, that it does not have sufficient pedestrian and vehicular circulation on the site the way it is laid out, it fails Criteria 3, there is not adequate open space, and it fails Criteria 4, it does not preserve sensitive natural characteristics of the site.

Mr. Walter said he wanted to make sure that his few comments were not misconstrued in any later proceedings. He said he fully agreed and concurred with every item in the Planning Report and criteria listed that this application is failing to meet.

Ms. Amorose Groomes said that Mr. Hale provided a wonderful history and development lesson and some great communications with regards to the Land Use Principles. She said he also provided a great legal lesson in that the Land Use Principles are not truly the overriding principles that apply to this in light of the zoning on this site. She said she would like the Commission to spend a little time looking at the review criteria for the final development plan because those are the principles that will truly guide them this evening to make accurate decisions.

Jennifer Readler pointed out that one of the final development plan criteria says that they need to comply with all other ordinances and regulations. She said it was their position that the Land Use Principles were adopted by ordinance by City Council and they apply to development plans.

Mr. Taylor clarified that as Mr. Walter stated, he agreed with everything in the staff report, and in addition to that he finds that it does not meet these particular land use criteria, and whether they apply to the judgment, that is irrelevant, he had already stated his concerns.

Ms. Kramb clarified that she was talking about the review criteria and that this fails Criteria 2, 3, and 4.

Todd Zimmerman said he concurred with Ms. Kramb and Mr. Taylor and agreed with their comments. He said that was how he felt and how he would vote.

Mr. Fishman agreed with the other Commissioners' comments, and said that he did not feel this met the Land Use Principles.

Mr. Freimann said he fully supported the density and the use and he thought transitioning from multi-family housing to smaller, single-family housing to larger single-family housing at the top where Kelly Drive is and then down towards the west into larger single-family housing is an excellent transition. He said however, he, like Mr. Hale, makes his living with words, and he was just amazed that the proposal was named The Enclave at Wyandotte Woods as he thought that no one has ever better captured a development in their title. He quoted exactly what the word *enclave* meant according to Webster's, *A distinct territorial cultural or social unit enclosed within, whereas if within a foreign territory.* Mr. Freimann said that was what an enclave was and that was exactly what had been created here and Dublin is not a foreign territory and Dublin is not interested in having islands inside of it that are not part of the larger community that are not connected, and unfortunately, nothing about this development <u>is</u> connected. He said it is not part of the larger community. Mr. Freimann said what has been brought before the Commission is something where people will get off I-270, drive up Sawmill Road, and turn into their

development, and that is it. He said they will live in Dublin, but will not be of Dublin. He said they will have no connectivity to their community. Mr. Freimann understood the appreciation that they have connected out and will have little sidewalks going out to the right places, but there is no ability at all for the residents to walk to Kroger. He said there is no resident that is going to walk across that asphalt without the sidewalks, with all the curb cuts, with all the streets, to get to Kroger, to go to Hoggy's, or to go to Average Joe's. He said no one in that development is going to actually walk to LifeTime Fitness, they are going to hop into their car and drive. He said they are not going to go to that beautiful park that the City spent all that money putting in on Summitview; they are going to be completely isolated. He said they are going to be surrounded by beautiful, wonderful homes, and their homes do not look like they are part of it at all and there is no sense of connectivity. He said there is no ability inside for those people to interact.

Mr. Freimann said he did not want an enclave and he could not support an enclave. He said what he could support was wonderful, beautiful multi-family housing so that everyone has an opportunity to enjoy what we enjoy here in Dublin. He said there are thousands, if not tens of thousands of people in Central Ohio who want to take advantage of our wonderful schools, parks, and our community, and not every one of them wants to own a home. He appreciated that and he welcomed them into our community, but he wanted them to feel like they are part of our community, and being isolated on four sides with mounding that goes up and fences and walls and everything turned internally cannot do that.

Mr. Freimann was concerned about the proximity of the people on the south and the west to the school. He said there are football, track meets, band practices, lights, noise, and baseball games. He said Friday and Saturday nights will be the detriment of these residents since they are far too close. He said he looked online for the proximity of the folks at Indian Run, and they are much greater removed from Coffman High School. He said the folks near Jerome High School in Belevedere are too close to the baseball field, but the other folks are much further removed from the football field. He said this is way too close. He said those people will be abutted right against there and on a Friday night when the Irish are winning and bands are going off, and it's football and lights, they are going to be horribly upset, and whether they come to this Commission or City Council, they are going to come back and complain and say that the lights are pointed in the wrong directions, and the loud speakers are too loud, and the neon sign, the scoreboard, and the honking when they score a touchdown are unacceptable. He said we have enclosed these people in and have not made them part of our community, and that is exactly what we need to do. Mr. Freimann said he has always avoided trying to design projects, but what they have before them looks exactly like every other multi-family. You come in and draw a loop and you plop them around like that, they are all row houses and they all look identical.

Mr. Freimann suggested going far down on the west side of Wyandotte Woods as you get close to the river and pick up one of those beautiful 5,000- or 6,000-square-foot homes and drop it on this property and cut it up into quads and there can be four families living in that 5,000-square-foot home and the architecture and color will match and people will feel seamless. He said there will be a seamless transition seen with beautiful home after beautiful home until they hit Riverside Drive and they realize that these are 8,000-square-foot homes and wonder how they got there. He said it will never occur to them because they will see a seamless transition as they go across. Mr. Freimann said this proposal can not get there.

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Mr. Freimann said that there is no way that adequate provision is made for the safe and efficient pedestrian and vehicle circulation. He said there is one entrance and exit point, and those folks who live on the far southeast corner will be affected by 8 a.m. work traffic. He said those coming from LifeTime Fitness will get run over. He said there is absolutely no interconnectivity between those folks. He said there are inadequate public services and open spaces on this site plan. He said there needed to be open space where a father can throw a football to a son, or a woman can throw a Frisbee or a baseball to her dog and still have quality living. He said this plan absolutely fails on that. Mr. Freimann said regarding the development preserving and being sensitive to the natural characteristics of the site, these homes look nothing like the residences anywhere else along that road, and they need to look like them. He said that Planning had incredible photographs from Minneapolis where single-family, duplex, and multi-family residences are hard to distinguish from each other. He said that can be done here and there can be incredibly beautiful quality homes that everyone can be proud of and these residents can feel like they are part of Dublin. He said the orientation needs to be out, not inward. Mr. Freimann said there needs to be connectivity. He said there needs to be a seamless transition, and this has none of it. Mr. Freimann said an enclave has successfully been created, and he could not support it.

Ms. Amorose Groomes summarized that she had heard a lot of review criteria not being met such as Criteria 2, meeting adequate provision made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property, Criteria 4, the development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in Code, Criteria 7, the plan will adequately enhance the principle building and site, maintain existing trees to the extent possible, buffer adjacent incompatible uses, break up large expanses of pavement with natural materials, and provide appropriate plant materials for the building site and climate. She said as the tip of the iceberg, she thought three Criteria were enough to cite at this point in time.

Mr. Walter asked if the applicant would like a tabling of this application.

Mr. Hale said if he thought it would do good, he would say yes. He said however, that they had been before the Commission three times. He said they thought they met the criteria and heard the Commissioners.

Motion and Vote
Mr. Walter made a motion for denial of this final development plan application because it fails to meet the Review Criteria 2, 4 and 7 as set forth in Section 153.050 of the Dublin Zoning Code. Mr. Taylor seconded the motion. Ms. Amorose Groomes clarified that a vote in the affirmative was affirming the disapproval of this project. The vote was as follows: Mr. Zimmerman, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Freimann, yes; Ms. Kramb, yes; Mr. Taylor, yes; and Mr. Walter. (Disapproved 7 – 0.)

Ms. Amorose Groomes adjourned the meeting at 10:19 p.m.

As approved by the Planning and Zoning Commission

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WORKSESSION
RECORD OF DISCUSSION

JULY 17, 2008

6. Northeast Quad, Subarea 3 - Wyandotte Woods Multi-Family
08-058INF

Wyandotte Woods Boulevard
Informal

Proposal:	A 110 unit, multi-family development within Subarea 3 of the NE Quad Planned Unit Development District (Wyandotte Woods), located on the south side of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.
Request:	Request for informal review of a potential future final development plan application.
Applicant:	Homewood, represented by Smith and Hale and Kontogiannis and Associates.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us.

RESULT: The Commissioners commented on this informal request for feedback for a 110-unit, multi-family development on 13 acres, located off the future Wyandotte Woods Boulevard, west of Emerald Parkway. The Commissioners listened to extensive public testimony citing traffic concerns, incompatible land use, and loss of open space. The Commission generally agreed that the proposal did not successfully address the comments the Commission made in November when reviewing the proposal. Some Commissioners felt that the proposal lacked a sense of place, and was not distinctive in character or innovative. The lack of addressing the Community Plan's Land Use Principles was also a concern to the Commission. The applicant was encouraged to substantially enhance the architecture of the rear of the units and to simplify the front elevations.

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

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Mr. Sancholtz said he wanted consistency on the hours of operation for the outdoor entertainment on restaurant patios along the Scioto River due to the noise that has a tendency to be carried down the corridor to residences along the river.

Mr. Walter pointed out that there were residences behind this site including senior housing and the La Scala development. He said that if the outdoor entertainment here was consistent with what has been approved at Digger and Fitch, he would be fine with it. He suggested that the City coordinate a program for special event permitting to work out hours of operation and acceptable noise levels for outdoor entertainment rather than try to include that information in this process.

Ms. Amorose Groomes supported the use of the outdoor patio. She said that it would be a great amenity for the City. She said that she is interested in the orientation of the stage that will be used for special events and entertainers. She preferred that the stage be located on the south end of the patio structure, facing north. She said that the Spa at River Ridge was the closest neighbor that would be interrupted by the patio entertainment, especially if there were going to be sports shows on Saturdays.

Mr. Baumgartner suggested that the stage face east and be located on the west side of the patio against the ponds with the speaker sound directed west to east where it would be the least intrusive. He pointed out that to the south, the noise would be blocked by the restaurant building. He agreed to address the issue.

Mr. Zimmerman noted that sound traveled very strangely down the Scioto River and warned the applicant that noise associated with outdoor entertainment has been an issue in the past and that noise should be taken into consideration with this patio.

Mr. Andrews thanked the Commission for their feedback and announced that Montgomery Inn would be having a formal groundbreaking in approximately four weeks.

Mr. Zimmerman concluded this work session by confirming with Ms. Swisher that enough input had been provided to answer the applicant's questions and to address the discussion points presented by Planning.

6. Northeast Quad, Subarea 3 – Wyandotte Woods Multifamily **Informal**
08-058INF **Wyandotte Woods Boulevard**

Claudia Husak presented this informal review of a proposed multifamily condominium development in Subarea 3 of the Northeast Quadrant Planned Unit Development District. She said the 13-acre site is located at the current stub of Wyandotte Woods Boulevard, west of Emerald Parkway and is heavily wooded. She said the northern boundary is additionally planned for single-family units within Wyandotte Woods that have not been platted, Dublin Scioto High School is located to the south and the Scioto Crossing Apartments/Condominiums are located to the east.

Ms. Husak said this mixed unit development was rezoned in 1990 and there were additional amendments that did not affect this area in subsequent years. She said the permitted uses for this PUD include single-family, multifamily, offices, commercial, school and park uses, with Subarea 3 as the multifamily area that has a maximum permitted density of 10 units to the acre.

Ms. Husak said in November of 2007 the Planning and Zoning Commission informally reviewed a plan for this Subarea that included 125 units and the Commission indicated they would like to see a mix of housing types, more tree preservation, a water feature at the entry, and less of the gridded street pattern. She said the new proposal includes 110 units and the proposed density is 8.2 units per acre, which is less than the text exhibits. She said the units are contained within 21 buildings that are one and one half, two- and three-story buildings, with some buildings of up to seven units. She said the proposed plans include a less gridded street system. She said the majority of these units have front-loaded garages with a few with side-loaded. Ms. Husak stated that a club house and pool are located inside the main entry from Wyandotte Woods Boulevard in the northeast corner of the site. She identified the three stormwater retention ponds located on the site: in the center, in the southeast corner and at the entry as requested by the Commission.

Ms. Husak said the applicant included an elevation of the units with a complex roofline, with proposed materials being stone, brick, and different types of siding. She stated the rear of the units do not address the comments made by the Commission regarding four sided architecture or architectural interests.

Ms. Husak said the proposal would include the connection of the current Wyandotte Woods stub and connect to this site and provide emergency access. She said the applicant provided a narrative of the meetings with the East Dublin Civic Association and there was some indication of the Associations' positive feedback regarding this plan. She said that since the agenda was published, the residents within Wyandotte Woods have contacted Planning and provided additional comments regarding their concerns with traffic, loss of open space, and incompatibility with the existing neighborhoods, among other things. Ms. Husak said that the comments were provided to the Commission.

Ms. Husak said the site is heavily wooded, and the shape of the site, the unit selection, the density as proposed, the way the site is covered with buildings, and the length of buildings make tree preservation difficult. She indicated areas of tree preservation in the southeast corner of the site and along the southern boundary. She said open spaces are proposed which include some areas of tree preservation and a playground area within a rather wooded area; however, this space is isolated and not accessible or user friendly. She stated that no amenities are proposed for either open space, such as seating areas or pavilions.

Ms. Husak said the club house area is conveniently located for any employees or perspective buyers, but it is not conveniently located for the residents that would live there. She said the Commission has previously asked that swimming pools be located away from the right-of-way and this proposal includes the pool in a visible area.

Ms. Husak said the access and pattern in this development are very suburban and auto-oriented, which includes the provision of the front-loaded garages. She said a more pedestrian street

system could be achieved with a more linear street layout. She said there is a lack of sidewalks within this site and pedestrians would be limited to using the drives and streets and an integrated pedestrian system is needed, especially if the amenities were more centrally located on the site and accessible to the residents.

Ms. Husak said the plan necessitates extensive tree removal and the small open spaces are not coordinated or user-friendly, the club house and the playground are inconveniently located for the residents and do not include pedestrian connections throughout the neighborhood. She indicated that the pavement and view of the garages dominate the site and define the suburban street system.

Ms. Husak said there are three discussion points that they would like to address in addition to anything else the Commission would like to address.

1) *Does the revised site plan and unit mix sufficiently address the comments made by the Commission at their review in November? If so, does this proposal represent an improvement over the previous plan?*
2) *Is the Commission concerned that the proposed architecture, while providing a variety of building materials and design elements lacks cohesiveness?*
3) *Discussion is requested regarding whether or nor the proposal adequately addresses the applicable Land Use Principles.*

Mr. Freimann asked if the 8.2 density meets the Code requirements for this site. Ms. Husak said there is a discrepancy between the development text portion and the exhibits with the development text and 8.2 is below both numbers. Mr. Freimann asked if multi-family housing is an approved use for this site. Ms. Husak said it is the only permitted use.

Ben Hale, Jr., representing the applicant, said this site was originally zoned by the Franklin County Commissioners in the mid 1970s and at that time there was multi-family involved. He said when this case was filed in 1990 to the City of Dublin the application had lots fronting onto Summitview and there was desires on the City's part to have that area remain as open space. Mr. Hale stated the original plan did have this site at a lower density around 8 units per acre and the applicant gave up the lots along Summitview Road for a density increase to 10 units per acre. He said the text is clear that 10 units per acre is allowed and the difference in the two density numbers occurred when the development text was collated and an old exhibit was included. Mr. Hale indicated that the City Law Director has written a letter stating that the text rules, and therefore, the property is zoned for 10 units per acre.

Mr. Hale said the applicant had a series of meetings with Planning and they were given a plan to work with and they took the comments from the last meeting and tried to respond to them. He said the applicant revised the plans to make the design less neo-traditional because the Commission did not like the previous design. He said they tried to reduce the impact borders of the site and that is why they have the club house in front, and they increased the open space by 30 or 40 percent.

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Randall Woodings, Kontogiannis and Associates, said Homewood Corporation contacted them in late January of this year to redesign Subarea 3. He said they met with the Civic Association in early February and had a feel for the program they wanted with regards to density and building design. He said he then met with staff and was advised to draw a neo-traditional plan. He said he felt the Civic Association was not in agreement and he would take direction from the Civic Association. He met with staff again a month later and the plan had 121 units, increased ponds, curved roads, open views, and buildings located apart to provide a lawn view from the apartment or condominium. He said there are five unit types, two bedroom garden, two bedroom townhouse with attached garages, three bedroom with a two-car garage, split level and first floor master units that are one and two stories tall.

Mr. Woodings said he was asked to reduce the density to around eight, which he did. He said they started working on architecture and was advised to submit for the informal review. He said he made the club house look like a single-family house and he will move the swimming pool behind the building and they will add additional plantings so that the pool will not be seen.

Mr. Hale said this site has 12 to 14 feet of fall from the north and south and said the lakes that are designed will be retention for the single-family that has not been constructed yet. He said when the road connection happens the traffic in the western part will decrease because people will travel to Sawmill Road and the western drive will become an emergency entry only into the single-family areas. He said when the site was originally zoned there were examples of multi-family units that were flat with 100 percent stucco and the proposed buildings are a considerate upgrade from the original zoning. He said they want to work with the Engineering on a small roundabout to slow traffic.

Public Comment:
Brett Page, 7638 Kelly Drive, said he was asked to be a summary person. He asked that the people there that are concerned about this development stand. [Several people stood.]

Mr. Page said they met with Randy Roth last Sunday and were educated in this development. He said none of his group lived in this area in the 90s and knew the history for this subarea. He said they are concerned about this proposal because when they built their homes and Trinity did not show this development. He said they would like to voice a strong disapproval for this site plan and would like for this site to remain untouched. He said they know they have no chance on rezoning the site and the only recourse is for the developer to change his mind set about how the site will be developed. He suggested the applicant rezone the site to single-family to be consistent with the rest of the neighborhood and the residents could coordinate and collaborate with the Commission and the developer. He said they are concerned about the traffic flow that connecting the road will triple the traffic flow and the addition of 110 units will add another 220 cars. He said they support a proposed traffic circle and are open to suggestions that will improve traffic flow.

Mr. Page said the residents are concerned with the proximity to Dublin's city limits. He said the neighborhood has had burglary issues and the proposed connection between the existing single-family and Subarea will make access easier for burglars. He said there is also a high potential for these units to become rental properties and the residents would like a deed restriction that

restricts rental property. He said the proposed development has a rental property feel with the lack of walkways. He said north of the Kroger Marketplace a number of units are rental units and a number of Code violations exist. Mr. Page stated the residents do not want similar problems within this development and would like deed restrictions.

Mr. Page said they would like natural materials to be used and the proposal looks very busy and it looks like at the last moment they slapped on vinyl on the back. He said this should be more consistent with the existing neighborhood and the developer should not ignore the ten Land Use Principles. He said they are not buffering this on all sides and significant wooded areas exist on the site that will be cut down. He said they are concerned about proper drainage on this development, whether the power grid is tied in correctly, and the nerceased saturation of students into the schools. He said the residents feel like they are being part of the market plan for Homewood with good schools, Emerald Fields Park, and a great subdivision. He said they want a community of residents that are committed to the community and the residents will work with the developer to try and make the proposal better.

Gerald Kosicki, 4313 Wyandotte Woods Boulevard, said he fully understands the nature of these meetings and the zoning to build these units was approved many years ago, although an unwise choice, it is done. He said this is a good example of differential treatment of the east side of Dublin, where three-story multi-family buildings are built next to high end residential neighborhood. He said he and his neighbors are here asking for mercy and they are trying to do what they can to ensure the design of this project minimizes the negative impact on their neighborhood. He said their neighborhood represents a significant investment in this City and the residents expect the Planning and Zoning Commission and the City to help them preserve the quiet safe character of their neighborhood. He said he does not have trouble with multi-family housing within Dublin and believes it is important for cities to have a range of housing, but the increased traffic and risk that this project will create is a concern. He said that he was told by the City in 2006 Wyandotte Woods Boulevard was carrying 1,300 vehicles a day and that once Wyandotte Woods Boulevard was completed from Emerald Parkway to Riverside Drive this would increase to 3,800 vehicles a day. He said this is a dramatic increase and is not in character with the existing neighborhood they built and want to maintain. He said he spent most of the day looking at the Dublin Police information and couldn't find a neighborhood that had anything close to that number of cars. He said the closest was on Avery Road near Shier Rings Road, which is not a residential neighborhood and at Hard Road at Bryson Cove with 3,768 vehicles on August 22, 2007. He said Wyandotte Woods Boulevard is not and should not be allowed to become another Hard Road not now, not ever and there are not any single-family houses on Hard Road in Dublin. He said his preferred solution is to divide Wyandotte Woods in half and restrict access at the entry point at the Homewood project and if the entire road has to be built they should only allow right turns from their driveways and keep cars out of the existing single-family neighborhood. He said another alternative might be a traffic circle. He said the project must be adequately buffered, set back and enclosed by mounds and trees.

Mary Beth Rosevear, 4385 Wyandotte Woods Boulevard, said she is much closer to the Riverside Drive then the proposed development and would like to speak about traffic. She said the plat identifies a wide area set aside that could be much wider and could turn into a secondary entrance and exit and she would like to keep it for emergency only. She expressed concern about

the increased traffic that would happen along Wyandotte Woods Boulevard. She said currently only 6 or 8 cars lined up at the light, but with the increased traffic the residents can see that extending far up the road. She stated it would increase liability for accidents, because parking is allowed along Wyandotte Woods Boulevard and landscape and City vehicles park there which block the entrance and set up for accidents. She asked that the road not be completed and for as many traffic deterrents to be considered to decrease speeding and cut-through traffic.

Alex Klein, 4136 Wyandotte Woods Boulevard, said he is the closest house to this project and there are already a lot of cars that come into the neighborhood to attempt to cut-through and he proposed the street system be designed to decrease the possibility of cut-through traffic. He said the trees to the east are buffering the apartments, but there is no buffering of the homes in Wyandotte Woods or the football field. He said trees were planted with the construction of his house that will take many years to mature and he requested that a mound and shrubs be installed to provide buffering. He said there are still a number of empty lots within Wyandotte Woods and he would like to see Homewood further develop Wyandotte Woods as a single-family neighborhood.

Cheri Shemenski, 7771 Boylston Court, said she is a resident of Wyandotte Woods and the neighborhood contains different builders with different housing types that are not necessarily compatible. She said the residents are worried about their property and continued difficulty for maintaining a cohesive neighborhood. ss until they learned of the East Dublin Civic Association and had never seen any of these pictures as homeowners nor does she pay any dues to the entity but they were not involved as homeowners either of the original Wyandotte Woods Civic Association and the reason the Trinity Civic Association is not involved in their association is because Trinity or Homewood will not release it and run their homeowners association. She said this has come to them in about two weeks time and this is as organized as they can get. She thanked everyone for listening, as she is a ten-year resident of Dublin and she asked that the Commission keep the high standards of the subdivision. She said increase of students generated by multi-family make it more difficult for the schools, teachers and parents.

Kathy Harter, 7825 Holiston Court, Trustee of the Civic Association reviewed some of the ten Land Use Principles and expressed concerns of the civic association over the quality of proposed materials and the use of vinyl siding. She said the residents would like to see comparable materials that are durable and appear throughout Dublin, such as high-quality stained wood, brick and stucco. She said another principle is to create a place to live that has a strong pedestrian environment, connection to convenient services and she does not believe the plan gives citizens and neighbors from Wyandotte Woods the opportunity to walk and use the land. She said she it will become a closed community and they need access for bicycles, to get to the stores and high school and their students should be given the opportunities to walk safely. She said principle six strives to preserve the rural character of the community, including the appearance of roads, as well as landscaping and it is hard to see how 8.2 units per acre are preserves open space. She also stressed the importance of tree preservation and the addition of beautiful landscaping and mounding. She read number eight, which is to create better connected places in part to improve the functions of the street network and better serve the neighborhoods. She said it seems clear that the multi-family units would be considered by the general public not to be a connected place and they do not see any special way that would allow pedestrians to pass

through and reach another destination. She asked that they consider at a minimum to have bike paths and other pathways that could allow pedestrians to get through the area. She asked to see the information on lighting for the property and how it will be handled in the evenings so adjacent residents will not see lots of high density lighting. She reported that her family has had two robberies in the last two years and many other families have had similar situations and she hoped that they don't forget that significant issue.

David Rath, 7742 Kelly Drive, stated he loves that Dublin takes care of the parks and keep things clean and the general sense is that they want to keep this a nice place to view and be seen. He said his biggest concern with this proposal is the traffic and with two young boys and the neighborhood kids that play games in their front lawns and backyards. He said he can not get over how fast people drive in their neighborhood and this proposal would add to the problem and he would agree with most residents they can't change what is done but wished the Association or the seller would have been more open about the possible development of Subarea 3 before they bought homes in the neighborhood.

Mohsen Abrishami, 7802 Holiston Court, said all of his points had been mentioned by his neighbors.

Barbara Bhattacharya, 7782 Kelly Drive, thanked the Commission for the opportunity to present her comments and to all her neighbors that have pointed out some very good things. She stated that she would like to point out some environmental issues. She said assuming this development moves forward it is a great opportunity for Dublin to strengthen the meaning of "It's Greener in Dublin." She stated that a growing number of consumers and homebuyers are concern about the green factor of their purchases and they want products including homes that conserve energy and limit destruction to our nature environment. She said she thought in today's market, a greener development would be more marketable with a higher market value and with the high vacancy rate of multi-family developments on the east side of Dublin, it is critical that this development be of quality and environmentally friendly. She stated that there would be easy ways to add value to the development and set it apart from other developments that would make it more marketable. She asked that they consider a pre-development site walk by an environmental professional, which would map mature trees, endangered species, vernal pools and other types of wetlands. She said the developers, City Employees, and other representatives are in a position to make big decisions that have a huge impact on the natural environment and on the quality of life. She urged the Commission to have a qualified environmental professional to walk the over the site. She asked that they preserve as many trees as possible especially to the side parallel with Wyandotte Woods, the western and northern boundary. She suggested a rain garden to capture storm water and allow it to percolate into the ground water system, which will minimize the water that enters the storm system during rain events decreasing the impact on the river and decreasing peak flows and erosion. She expressed the importance for the homeowners and businesses along the river and recommended minimizing the amount of impervious surface. She recommended only using native and non-invasive plants in the landscaping. She asked that any ponds or water features mimic the natural environment as much as possible to provide abundant areas for the wildlife to survive.

Sue Hutras, 7834 Silver Rose Court, president of the PTO Chapman Elementary read the statistics for student enrollment from apartment and condos for the various schools within the District. She asked for consistency throughout Dublin and the residents would like to have the same considerations as residents on the other side of the river. She explained that the third grade classes were full as of August 2007 and anyone moving into the neighborhood with children that were bused to other schools. She said they have increases in ELL students, which is English Language Learners in both Chapman and Riverside Elementary Schools. She also expressed serious concerns about the wildlife and the elimination of their habitat. She said she does not understand why the zoning can not be changed since it has been almost 20 years since it was originally approved and due to the saturation of condos and apartments in their area. She expressed concern about robberies on her street and how this development might cause it to increase.

Lisa Gray, 7810 Holiston Court, requested not to connect Wyandotte Woods Boulevard and she has heard that one of the reasons it needs to be connected is because the fire department and the police department need it for safety. She urged them to consider not connecting Wyandotte Woods Boulevard because it is not a safety issue and it has not been a safety issue for those living in the subdivision since it has been created.

Kevin Tucker, 4393 Wyandotte Woods Boulevard, said the developers are going to be one of their biggest neighbors and he thought they should work with them to help rectify the traffic problem and the preservation of wildlife. He said he thought of the City as a business profits from what they have created which is a great environment and community with the average household at $500,000. He said he wondered if the apartments were built first if the community would be as strong and prosperous as it is now. He asked that they look hard into preserving the wildlife and try to find another place in Dublin with the woods like they have in Wyandotte Woods. He said it would be hard to find and they all paid a pretty penny to find the land and the space. He said he has young kids and he wondered if they would like them to play on Hard Road and feel comfortable if it were they child with the traffic increasing by 5 or 6 times. He asked that they respect the people that live in the community and create a solution to the traffic problem and preserve the area especially since they are beyond the steps in saying this is not going to happen.

Sarah Fiete, 7790 Kelly Drive, a recent graduate of Dublin Scioto High School, said she has been involved in the activities there and her siblings are members of the marching band. She said the marching band is very good and very loud and she can hear them practice and on football games nights, so she can just imagine what the residents of this development will hear. She could not think of a buffer that is good enough that would drown out all of the sound. She disagrees with the location of the proposed project.

Bill Hutras, 7834 Silver Rose Court, explained the subdivision was done in two phases and the first phase has lots that are ¾ to 1 acre and the homes average price is $650,000 built by Romanelli and Hughes and he asked why they would not continue with that type of subdivision for the second part. He replied that the two sections of Wyandotte Woods are not the same homes and that was why there are two separate homeowners' associations. Mr. Hutras indicated the location of the power lines, which created a natural barrier. He said his car had been

vandalized and would appreciate the residents on the east side of the river be given equal consideration.

Don Spangler, representing the East Dublin Civic Association, said he also could hear the band practice. He said the Association felt that the applicant had the right to build this development and all they could do was to make it more pliable for the current residents. He said what they saw was many rows of apartment buildings and they asked if they could be moved or shifted for a little character, which they did. He said the Association asked for all natural materials and not the siding on the back. He said it made no sense to locate the club house in the middle where people would have to drive all through the neighborhood looking for it. Mr. Spangler said it was suggested by the Association that the club house be left at the entrance instead. He said the Association did not have a solution for the traffic circle. He said when Wyandotte Woods is completed and everyone figures out they can get from one side to Sawmill Road, the traffic will increase. He said a traffic circle might slow it down there and one further in might also slow down the traffic. Mr. Spangler suggested everyone would accept a deed restriction to limit the number of owners.

Mr. Saneholtz complimented the residents present for demonstrating how they cared for each other and their community. He said he wanted them to understand that the Commission did also, but that there are limitations of what can be done. He said the developer wants to do his best job for everyone as well. He asked that the limitations of the Commission be respected.

Mr. Zimmerman requested that the Commissioners begin addressing the three discussion points provided by Planning.

Does the revised site plan and unit mix sufficiently address the comments made by the Commission at their review in November? If so, does this proposal represent an improvement over the previous plan?
Mr. Walter said he did not think the new site plan was an improvement. He said there was a great opportunity to improve the character of this development, more in keeping with Franklin, Tennessee that gives a mix of high-quality multi-family homes with the look of single-family homes. He indicated that he was not fond of the site plan itself.

Is the Commission concerned that the proposed architecture, while providing a variety of building materials and design elements lacks cohesiveness?
Mr. Taylor said regarding the elevations, he did not know what the intent was to have as many disparate parts together in one building, but if the goal was to make it blend, he thought it had gone the wrong way. He said buildings that were less-imposing with a little more cohesiveness, but not necessarily traditional-looking, which is what was needed to make this development unique.

Mr. Freimann said there is a natural flow of sizes and masses in Wyandotte Woods when driving through it and this development should be a natural progression and not seem like it was completely different. He strongly encouraged the applicant to drive through Wyandotte Woods. He pointed out that there were approximately eight houses where the rear patios overlooked the

pond and they would be facing the huge three-story, off-white rear elevations of this development, which needed to be addressed. He said he could not approve a plan that did not have sidewalks.

Mr. Freimann recalled that many years ago, Greystone Mews was approved by the Commission, and now the homeowners are coming to the Commission with parking problems expecting the Commission to solve them and he did not want to see in five to ten years the homeowners coming back with the same type of problems. He said buffering for the homeowners along the south needs to be addressed now to ensure that they can enjoy their home experience. He said the backside of these units, especially those around the center of the pond need to be addressed and sidewalks or pedestrian connectivity need to be addressed.

Mr. Walter said this development needs a sense of place and has to be respectful of the surrounding neighborhoods. He said although some Wyandotte Woods residents knew of the future multi-family, others did not. He said he felt there was some responsibility on the neighborhood to be aware of those things, so he was not as opposed to the development, but the development needs to be very sensitive. He said that was the whole sense of place that was missing. He referred to the conservation design along Hyland Croy Road and said this would be a great place to put some mini-type of conservation design. He said the western edge, by the fields is less wooded and there was the opportunity to do more density in that pod and less density in the other areas to demonstrate sensitivity to the site.

Mr. Freimann pointed out that coming from the east; this is going to be a gateway. He said the Wyandotte Woods homeowners are entitled to having something visually appealing and a nice gateway into their subdivision. He said a consistency and flow was needed that he did not see now.

Mr. Saneholtz said a quality that said something about this community as a whole was needed here. He said although early in the process, the present footprint of the development certainly was an improvement over the prior plan. He said he was happy to see that the applicant had worked with the residents and the Association to this point to improve upon what was initially presented and he encouraged that. He said he thought it had a tremendous amount of potential for everyone involved, but it would take a lot of more work. He asked that a variety of doors, garage doors and windows, not just the textures be considered.

Ms. Amorose Groomes questioned the appropriateness of three-story buildings on this site and if it would fit with the character of the area. She echoed the comments of the other Commissioners.

Mr. Zimmerman wanted to make sure that visitor parking was sufficient. He preferred that the clubhouse would be internal for the use of the development and not visible from the street. He said the architecture of the five to seven unit buildings was way too busy. He said he wanted to see more natural materials and four-sided architecture, especially in the rear elevations where they can be seen from the front. He did not want to see beige going up for two-or three stories. He echoed the Commissioners' sentiments that this plan was better than the last one, but it was just not there yet.

Mr. Saneholtz referenced the recent Monterey development where rain gardens, variations of pavement, and pervious surfaces were utilized to help with ground water control rather than large basins.

Mr. Walter thought the applicant may have misinterpreted when the Commission said the number or types of units needed to be varied. He said they did not say take ten units that used to be five and five, and split them to three and seven. He said the intent is to vary the housing type, maybe single-family, one-story attached. He said with respect to Monterey Drive, the Commission specifically discussed the back side of the unit to make it pleasant when it is viewed from the cemetery. He said there are live people on the side of this project, and it would behoove the applicant to read about what happened in Monterey Drive and take lessons from that project.

Discussion is requested regarding whether or nor the proposal adequately addresses the applicable Land Use Principles.
Mr. Taylor said the Community Plan and Land Use Principles emphasized innovation and uniqueness. He said the site has a lot of natural features which were thrown aside to place buildings without any cohesive organization. He referred to a small town feel with cohesiveness and said that was what he had hoped to see, but did not. He said at this early stage, there was still an opportunity to turn this into something special and unique. Mr. Taylor added that a plan which went outside the box more than this one was probably much more marketable in this community.

Additional Public Comment
Christie Simone, 7818 Silver Rose Court, requested the neighborhood concerns about the traffic issues be addressed by the Commission.

Mr. Zimmerman said he understood their traffic issues and he realized that eventually Wyandotte Woods Boulevard would eventually connect. He said the location of a traffic circle or the best alternative would be considered by the Engineering Department.

Ms. Amorose Groomes clarified that the Commission had nothing to do with connectivity or traffic and it was completely out of their jurisdiction. She suggested that Cathy Boring, the residents' City Council representative was a great resource and Paul Hammersmith, the City Engineer could be contacted with the connectivity and traffic concerns.

Mr. Walter pointed out that Engineering will make access and emergency access recommendations for this development and the Commission can have some level of conversation about them.

Melissa Hanson, 7925 Silver Rose Court, asked how emergency access was regulated. Mr. Walter explained that the discussion around emergency access would come about when the applicant comes back to the Commission with formal development plans.

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[An unidentified person in the audience asked if these units would be condominiums or rental units.] Mr. Walter said that information had not been provided at this point, but it would come forward with a formal application.

Mr. Zimmerman ended this work session with a short recess at 11:45 p.m.

7. Riverside North PCD – Avery Road Retail **6725 Avery-Muirfield Drive**
08-063AFDP **Amended Final Development Plan**
WORK SESSION

Claudia Husak presented this request for informal feedback on an amended final development plan application to allow changes to an approved sign plan for a restaurant space within the Shoppes at Avery Place Shopping Center. She said that site is located on the west side of Avery-Muirfield Drive, south of Post Road and there is a 14,000-square-foot neighborhood retail center that fronts Avery-Muirfield Drive to the east and has access through an internal drive on the west with a parking area in front of the restaurant.

Ms. Husak said the tenant space is approximately 5,000 square feet and occupies three tenant spaces with the main entrance on the west side facing the parking lot and outdoor dining areas on the east side along Avery-Muirfield Drive. She said when this site was rezoned in 2003 the Commission had extensive discussion regarding the signs and the appropriateness of signs for the shopping center. She said signs were not permitted along Avery-Muirfield by Code per the Development Text. Ms. Husak said that in May 2006, the Commission approved an amended final development plan to allow additional wall signs on the Avery-Muirfield side (east elevation). She said the approved signs were identical to the signs on the west façade and consist of wood wall panels with goose neck fixtures, and were required to have a consistent color scheme to match the trim of the doors and consistent font colors and awnings were approved to add height to their architectural elements.

Ms. Husak said this tenant is in the space formally occupied by the Burgundy Room and there is an existing wall sign over the main entrance on the interior side along with two blank wall signs that are required to be removed and Code Enforcement is pursuing compliance for their removal. Ms. Husak said the applicant is proposing four awning signs, one above the main entrance. She said that the main awning sign is proposed to have the restaurant name and logo to identify the main entrance of the restaurant space. She said that three awning signs are proposed along Avery-Muirfield Drive with the logo and copy of the types of food served. She said the awning size was not identified with the application, but it is estimated to be 7 by 12 feet or 84 square feet each or a total 336 square feet. She said the awning sizes, style, colors and with signs on them as proposed does not coordinate with the approved 2006 amendment

Ms. Husak said the applicant is proposing a ground sign along Avery-Muirfield, 7 feet in height, a 48-square-foot internally illuminated cabinet on a 2-foot brick base with colors similar to orange and brown. She said that the development text permits the former bank tenant to have a wall sign in addition to a ground sign but not along the same elevation and was limited to the interior of the shopping center.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 1, 2007

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

1. **Wyandotte Woods, Subarea 3** — **Wyandotte Woods Boulevard**
07-103INF — **Informal Review**

Proposal:	A 135-unit, multi-family development within Subarea 3 of the NE Quad Planned District (Wyandotte Woods), located on the south side of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.
Request:	Informal review and feedback of a potential final development plan application.
Applicant:	Homewood Corporation, represented by Linda Menerey, EMH&T.
Planning Contacts:	Jamie E. Adkins, AICP, Planner II and Claudia D. Husak, AICP, Planner.
Contact Information:	(614) 410-4644, jadkins@dublin.oh.us and (614) 410-4675, chusak@dublin.oh.us

RESULT: No vote or action was taken at this informal review. The Commissioners discussed the need for adequate buffering along the northern property line, the redesign and potential relocation of the stormwater management facilities, and the need to design the site sensitive to existing vegetation. The Commissioners were not supportive of the proposed street layout and questioned the appropriateness of the proposed three-story row house design in this area.

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner

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yes; Mr. Fishman, yes; Mr. Saneholtz, abstain (was absent); Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5 – 0 – 1.)

Communications

Meeting Dates

Mr. Gunderman said he had reviewed as requested, the possibility of changing the Commission's second monthly meeting to run to the fourth Thursday of the month, and it conflicted with the scheduled Board of Zoning Appeals meetings.

Ms. Amorose Groomes requested that the April 17 meeting be held instead on April 10.

Motion and Vote

Mr. Gerber made a motion to approve the 2008 Planning and Zoning Commission proposed meeting schedule, changing the April 17 meeting to April 10. Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Walter, yes; Mr. Fishman, yes; Mr. Saneholtz, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6 – 0.)

Mr. Gerber suggested that the approved meeting schedule be provided to the Commissioners.

Case Order

Mr. Gerber said Case 3, Thomas Kohler Plat, had been postponed He asked if anyone wanted to pull Case 2 from the Consent Agenda and there was no request. He announced the order of agenda would be Cases 2, 1, 4, and 5.

[The minutes reflect the published agenda order]

1. Wyandotte Woods, Subarea 3 **Wyandotte Woods Boulevard**
07-103INF **Informal Review**

Mr. Gerber announced this was an informal case and an opportunity for the Commission to provide input for further guidance to the applicant and Planning. He noted that several people had signed to speak in regard to this case, and he also said that typically the Commission does not allow public participation on informal cases. However, he said due to the size of this project, he would permit members of the audience to speak.

Claudia Husak presented this informal case for non-binding review and feedback by the Commission for a proposed multi-family development in Subarea 3 of the Northeast Quadrant Planned Unit Development District. She said after writing the report, Planning was advised of some discrepancy between the development text density requirements and the text exhibits. She said Planning has researched thoroughly and has not found any conclusive solution to the issue. She said the purpose of tonight's review is to highlight the major design elements of this proposal and for the Commission to comment on the proposed layout and architecture.

Ms. Husak said the rectangular-shaped site is located in northeast Dublin. She said a portion of the site is heavily wooded with mature trees. She presented slides illustrating the current site. Ms. Husak said the site is bordered to the north by the Emerald Fields Park, to the east byThe Residences at Scioto Crossings, the Dublin Scioto High School to the south, and the high school

ball fields to the west. She said the northern boundary is going to incorporate the western extension of Wyandotte Woods Boulevard and future single-family lots in the Wyandotte Woods subdivision.

Ms. Husak presented a slide of the proposed site plan which indicated 23 buildings containing between four and six units, totaling 125 units on 13.3 acres, with a density of 9.4 du/ac (dwelling units per acre). She said the units include front- and rear-loading garages which allow some of the units to front onto the internal roads and onto the open spaces. Ms. Husak said the plan showed a mix of alleys and private streets. She said two stormwater retention ponds, green space areas, and a tot lot were proposed. She said the applicant plans to preserve tree stands to the east, north, and on the southern property line.

Ms. Husak said the applicant has provided conceptual perspective drawings showing the three-story building architecture proposed. She said garages are located on the first floor. She described the architecture as a traditional row house-style which achieves diversity in the design and mix of materials. She said the rear-loading garage units have balconies on the second floor, and Planning would like to see more articulation in the architecture, particularly in the rear elevations.

Ms. Husak said the applicant has been working with Planning and Engineering. She said the design goals that Planning wanted to achieve with this proposal include the creation of a strong entry point, the limitation of front-loading garages not just in number but also the location, and the incorporation of the water features as an integrated site amenity. She said another of the design principles Planning wanted was to include the preservation of natural features on the site. Ms. Husak said this concept incorporates some of these desired planning principles, however additional measures to preserve more trees could improve the plan design, particularly in the southeastern portion.

Linda Menery, EMH&T, said this Subarea of the Northeast Quad Plan had received a number of approvals throughout the 1990s. She said this Subarea was always conceived as multi-family and initially, there had been an approved density of 8.6 du/ac. She said the initial approval included five one-acre lots along Summitview Road, and through discussions and negotiations, density was transferred into Subarea 3.

Ms. Menery described the proposed plan. She said there was an access point, as part of the original plan and discussions have taken place with Dublin Schools about how to deal with that point of ingress and egress. She said the preference was to make that an emergency access for the fields with an easement and continue through with the bikepath. She said they had also discussed connections with the pedestrian movement through this piece. She said connectivity is proposed from the west, moving east to this system, and then down into the school.

Ms. Menery said substantial trees exist on the site. She said the densest trees are concentrated along the power line easement and the plan tries to save them. She said they will try to preserve some of the north/south tree row near the grade change. Ms. Menery said a gazebo or small community center could be near the two detention ponds.

Ms. Menery said normally, at the preliminary development plan stage, the Commission would have a plan to this level of detail and many questions would be answered, but the applicant is fearful of moving forward with final engineering without input from the Commission.

Mr. Gerber explained that informal hearings are typically for difficult or out of the ordinary situations. He asked how this application fits into one of those two criteria. Ms. Menery said the difficulty was that there had not been a preliminary development plan approved to the level of detail that is normally seen now.

Mr. Gerber invited those in the audience who signed the speaker sheet to comment on this informal case.

Cathy Boring, 5213 Reserve Drive, provided a 20-year history of the development of this PUD. She said she was disappointed with the Planning Report. She said she was not aware of the density transfer and asked who was the final authority on density transfers. She said the original rezoning text was approved June 6, 1990, and Subarea 3 was approved for a density of 8.6 du/ac. Ms. Boring said in 1994 most of the retail areas were remapped, and space was to be lost for the multi-family with the promise that the densities would not change and Subarea 3 was shown with a density of 8.6 du/ac. She said in 2001, when the final plat for Bryson Cove was approved the submitted material showed Subarea 3 at a density of 8.6 du/ac.

Ms. Boring asked if the Commissioners received the Architectural Standards approved with the text. She said she had no problem with how they looked, but she did have a problem that they are infill. She said everything has been well coordinated so far. However this project backs up to single-family homes and it looks more urban. She was concerned about the look of the units. Ms. Boring said the City was promised that if the standards changed and they were implemented uniformly throughout the City, that they would be upheld. She said she was sure that those standards would be applied with the tree survey as well. She said her concerns were about how the density got changed and why the architecture is not more closely being adhered to in order to create a uniform look within this area and not have something towering over the future single-family homes. She said she did not think this was a cohesive development.

Ben Hale, Jr., said he did not represent this applicant, but when this application originally happened he was involved. He said he would pull his file later to see if he had any records the City may not have. He recalled wanting to get rid of the five lots on the south side of Summitview Road because they would be better integrated elsewhere in the site as opposed to having five curb cuts on Summitview Road.

Mr. Gerber requested that the history be found and asked as what type of case this application would return to the Commission.

Ms. Husak said it would be an application for a final development plan and it would have to adhere to the standards found to be the actual ordinance for this subarea.

Warren Fishman said he would like to see the retention pond relocated so it can be seen from the road. He said whatever the density, a quality project needs to be maintained. He said the City

should not approve something that looked crowded. Mr. Fishman recalled when he was a Commissioner in the 1990s, they discussed that the high-density multi-family should be a *quality* multi-family. He said he was concerned about these three-story units backing up to the single-family homes. He said that this project had to utilize dominantly brick and stone, or perhaps all brick to maintain the existing high quality. Mr. Fishman also said that the proposed density was not even close to the density he thought was appropriate here. He said even if 10 du/ac was allowed, he thought to get a quality project where the water shows from the road and the single-family residents are pleased, it would not work. Mr. Fishman noted that some buildings were proposed with six units and suggested that instead there be four units so that there is plenty of green space, open area, water seen from the road, and it be the quality expected originally.

Ted Saneholtz said he too, was concerned about the pond location and the three-story units. He asked if there were other three-story structures in the other subareas.

Ms. Husak said the apartments along Sawmill Road are three-story in Subarea 4, and that the density there was between 5 and 7 du/ac, and to the south, the densities were similar. Mr. Saneholtz said this was not a density issue for him, but rather the importance of making the area on the northern side friendlier to the residential lots. He said it seemed that there was not a lot of space between the property lines for screening. Mr. Saneholtz said he would like to see significant architectural relief between and amongst these units, both on the front and rear which he believed would add to the quality of the development as a whole. He said he was also concerned about how one solid wall of building would look.

Todd Zimmerman said he favored a two-story design and architecturally, preferred more brick and stone, similar to that in the single-family developments to the north. He said this proposed layout looked too dense. He suggested that the density be lowered down to 5 to 7 du/ac to provide for more diversity in how the buildings would lay out.

Chris Amorose Groomes said this was not in line with Review Criteria 6, *Preserving the rural character of certain areas of the community, including the appearance of roads, as well as the landscape*. She said a lot of the City's indigenous woodlands are being lost, and she hated to see this one sacrificed for this development. She said she was also disappointed with the density and layout. She said she did not think this type of housing fits.

Kevin Walter echoed Ms. Amorose Groomes' comments.

Mr. Gerber pointed out that the maximum density permitted was the upper limit, and it does not mean that density level will be approved. He said if the maximum level is proposed, he expected much more creativity and something that complemented the surrounding areas. Mr. Gerber suggested the applicant should contact the residents for their comments and input. He questioned whether or not one access point would be sufficient safety-wise for 125 units. He said he was not a fan of alleys in multi-family complexes. Mr. Gerber said he hoped the Commissioners' comments helped the applicant toward the end of developing something that is very nice.

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