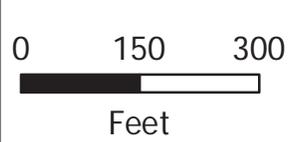


15-108FDP/FP  
Final Development Plan/Final Plat  
NE Quad, Subarea 2-Wyandotte Woods Sec 9 & 10  
4091 Summit View Road





**CITY OF DUBLIN**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 4, 2010**

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

**1. Wyandotte Woods - Section 8  
09-019FDP/FP**

**Wyandotte Woods Boulevard  
Final Development Plan/Final Plat**

Proposal: 20 single-family lots and the extension of Wyandotte Woods Boulevard within Subarea 2 of the NE Quad Planned Unit Development District. The site is located within the Wyandotte Woods subdivision and will be located on the north and south sides 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 and a final plat under the provisions of Code Sections 152.085.

Applicant: Jim Lipnos, Homewood Corporation.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

**MOTION#1:** To approve this Final Development Plan application because it complies with the development text, the final development plan criteria and the existing development standards within the area, with three conditions:

- 1) That the landscape plans be revised to indicate the correct lot numbering prior to review by City Council;
- 2) The applicant constructs the required stormwater facilities prior to the submission of building permits for Section 8; and
- 3) City Forester consider a different type of street tree along Wyandotte Woods Boulevard of more columnar and shade tree form.

\* Ben Hale Jr., representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Final Development Plan application was approved.

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**NOVEMBER 4, 2010**

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

1. **Wyandotte Woods - Section 8** **Wyandotte Woods Boulevard**  
**09-019FDP/FP** **Final Development Plan/Final Plat**

**MOTION#2:** To approve this Final Plat application because it complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions:

- 1) Any minor technical adjustments to the plat should be made prior to City Council submittal; and
- 2) The plat be revised to ensure the driveways for lots 200 and 199 be located within five feet of the locations of the driveway exhibit.

\* Ben Hale Jr., representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** This Final Plat application was approved.

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planner II

**Administrative Business  
Communications**

Jennifer Rauch announced that Claudia Husak had a baby boy named Julian Alexander on Monday.

Steve Langworthy pointed out that he had distributed a survey for the Commissioners to complete anonymously. He asked the Commissioners to let him know if the survey was easy to fill out, whether the questions were relevant, and to make any other comments. He assured them the result would not be tabulated and published. Ms. Amorose Groomes requested a reminder be sent tomorrow to the Commissioners to email Mr. Langworthy with their comments.

Ms. Amorose Groomes announced the potential consent cases were Cases 1, 3, 4, and 5. Ms. Kramb requested Case 1 be pulled. Mr. Zimmerman said he had a question about Case 4. Ms. Amorose Groomes announced the amended agenda order: Cases 3, 5, 4, 1, and 2. [The minutes are in the order of the published agenda.]

Ms. Amorose Groomes briefly explained the rules and procedures of the Commission.

**1. Wyandotte Woods - Section 8  
09-019FDP/FP**

**Wyandotte Woods Boulevard  
Final Development Plan/Final Plat**

Chris Amorose Groomes introduced this request for a final development plan and a final plat for 20 single-family Lots and an extension of Wyandotte Woods Boulevard within Subarea 2 of the NE Quad Planned Unit Development District. She said the site is within the Wyandotte Woods subdivision, and will be located on the north and south sides of the future extension of Wyandotte Woods Boulevard, approximately 1,000 feet west of Emerald Parkway.

Ms. Amorose Groomes swore in those who wished to testify in regards to this case, including Ben Hale, Jr., attorney for the applicant, Jim Lipnos, Homewood Corporation, and City representatives.

Amy Kramb said that she did not need a presentation for this consent item, but she had questions for Engineering. She asked whether Engineering was satisfied with the information provided by the applicant regarding the roundabout location, the trees and planting location within the roundabout and sight visibility, and the design of the roundabout for school buses and large trucks to maneuver.

Aaron Stanford said the roundabout includes an 8 to 10-foot brick band around the outside of the roundabout for buses and trucks to maneuver. He presented a new exhibit from the applicant's engineering firm, Stantec, which showed adjacent access points to the roundabout with stopping sight distances. He explained it showed the lengths needed to see and anticipate any conflicts when leaving a particular driveway adjacent to the roundabout. He said main advantages of a roundabout and the purpose of the geometry are the length of splitter islands and its ability to slow traffic through the intersection. He said the anticipated speed is 15 to 20 mph through the roundabout, which is a main advantage of the roundabout. He said the driveway locations have been modified beyond all the crosswalks and splitter islands which enable drivers to have full

movement onto the roadways. He said the applicant revised the plans to more clearly identify the No Vehicular Access (NVA) notations on the plat, which restrict the driveway locations.

Mr. Stanford said after the last meeting, staff and the applicant studied the location of the roundabout to determine whether there was another location that worked better for the roadway layout. He said given the site constraints regarding the locations of the existing stubs for Wyandotte Woods Boulevard and Kelly Drive, and the location of the future entry drive for Subarea 3, the proposed roundabout location is the best location. Mr. Stanford said Engineering is satisfied within the information provided regarding the roundabout location, the access restrictions, and all safety of the access points shown are safe.

Ms. Kramb asked what had been done about the discrepancy between the width of the proposed roadway extension and the existing Wyandotte Woods Boulevard stub.

Mr. Stanford said the existing right-of-way width incorporates the width required for utilities on the north side of that roadway. He said this was done instead of obtaining a separate easement outside of the right-of-way, which is typically seen on a private development.

Ms. Kramb asked if the difference in roadway width would gradually be connected, or just be several feet different. Ms. Stanford explained the roadway design will be consistent and tie in smoothly so a driver will not know there is a discrepancy in the right-of-way widths. Mr. Stanford presented the sanitary sewer plans and showed where the existing curb line was located on the proposal. He said it could be seen how the roadway would be tied in and that it was straight with a smooth transition.

Mr. Walter noted the driveway access as Note 2 on the plat was not the same distance and dimension shown on the driveway exhibit. He stated the distances indicated on the driveway exhibit were appropriate, but he wanted to make sure that they were correctly transferred onto the plat for Lot 199.

Mr. Stanford suggested the applicant adjust the line on the plat to reflect the NVA shown on the driveway exhibit.

Ms. Kramb said Lot 200 should also match what was shown on the driveway exhibit. Mr. Stanford agreed.

Ms. Kramb suggested a condition be added: That the plat be revised to match the driveway exhibit.

John Hardt noted the Planning Report referenced the stormwater management for Section 8 is expected to be handled by the retention ponds in the Villages at Wyandotte Woods. He asked if that was a reference to the runoff from the single-family Lots themselves, or from the Lots and the public street. Mr. Stanford said it was both and the ponds shown in Subarea 3 account for all the stormwater needs for Section 8 and the remaining single-family sections north of Section 8.

Mr. Hardt asked if the remaining piece of Wyandotte Woods Boulevard could be built before the multi-family is built. Mr. Stanford said the applicant would need to build the necessary stormwater ponds to accommodate the development of Section 8.

Ms. Rauch said it was a condition of the Final Development Plan that the applicant construct the required stormwater facilities prior to the submission of building permits for Section 8.

Mr. Hardt asked what happened if they did that, and the ultimately approved Villages at Wyandotte Woods required some other version of those ponds in a different location, shape, and size. Mr. Stanford said it would be the applicant's responsibility to rework whatever stormwater management system they came up with to meet the requirements.

Mr. Hardt asked if the applicant knew that. (The applicant acknowledged this requirement.)

Ms. Amorose Groomes referred to the street tree selection of the Lindens, which was an ornamental tree with a broader head rather than a taller head. She asked what thought went into selecting the Lindens. She said it appeared from the scale of the drawings that it was about a five-foot distance from the edge of the sidewalk to the back of the curb. Ms. Amorose Groomes pointed out that a Linden at mature height of around 42 feet is going to be about 25 to 30 feet wide.

Ms. Rauch explained that the plans showing the street trees are meant to be illustrative in terms of where the street trees are located. She said it does not indicate the final location, as they are typically field located. She said the City Forester determines the specific trees planned for each street and the Silver Linden is used on the existing portions of Wyandotte Woods.

Ms. Amorose Groomes said in a Lot of the other parts of Wyandotte Woods, there is a much wider street that does not require traffic to be as close to the curb as in this section of Wyandotte Woods. She said she thought it was appropriate they change the variety of tree for this section. Ms. Rauch explained it was within the City Forester's jurisdiction to make the decision.

Ms. Amorose Groomes said she would like to condition the City Forester revisit the proposed tree type and a more columnar than broad tree be selected that is more of a shade tree than an ornamental tree. Ms. Kramb said that would help with the site distance issue with the roundabout.

Mr. Hardt asked if it was the distance from the curb to the sidewalk was only a five-foot strip that Ms. Amorose Groomes was concerned about. Ms. Amorose Groomes said her concern was centering a tree 2½ feet behind the back of the curb, with an ultimate canopy width of 30 feet. She said she would like a condition that the City Forester take a second look at this and request a different tree of a different habit and ultimate scale.

Ms. Amorose Groomes invited public comments with respect to this application. [There were none.]

Mr. Langworthy said Planning would provide the City Forester a copy of the minutes for reference.

**Motion #1 and Vote – Final Development Plan**

Richard Taylor made the motion to approve this Final Development Plan application because it complies with the development text, the final development plan criteria and the existing development standards within the area, with three conditions:

- 1) That the landscape plans be revised to indicate the correct Lot numbering prior to review by City Council;
- 2) The applicant constructs the required stormwater facilities prior to the submission of building permits for Section 8; and
- 3) City Forester consider a different type of street tree along Wyandotte Woods Boulevard of more columnar and shade tree form.

Todd Zimmerman seconded the motion. The vote was as follows: Mr. Walter, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Mr. Hale said regarding the driveway restrictions for Lots 199 and 200, they would like to have five feet of leeway since the final Lot layout is unknown.

Ms. Rauch read Condition 2: The plat be revised to ensure that the driveways be located within five feet of the locations as shown on the Stantec driveway exhibit.

**Motion #2 and Vote – Final Plat**

Mr. Taylor made the motion to approve this Final Plat application because it complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions:

- 1) Any minor technical adjustments to the plat should be made prior to City Council submittal; and
- 2) The plat be revised to ensure the driveways for Lots 200 and 199 be located within five feet of the locations shown on the driveway exhibit.

Ben Hale, Jr. attorney, representing the applicant, agreed to the conditions listed above.

Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Walter, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

SEPTEMBER 16, 2010

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

**3. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 8 Wyandotte Woods Blvd.  
09-019FDP/FP Final Development Plan/Final Plat**

Proposal:	20 single-family lots and the extension of Wyandotte Woods Boulevard within Subarea 2 of the NE Quad Planned Unit Development District. The site is located within the Wyandotte Woods subdivision and will be located on the north and south sides 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 and a final plat under the provisions of Code Sections 152.085.
Applicant:	Jim Lipnos, Homewood Corporation; represented by Lenell Sniechowski, P.E., Stantec Consulting Services, Inc.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

**MOTION:** To table this Final Development Plan/Final Plat application as requested by the applicant.

**VOTE:** 7 – 0.

**RESULT:** This Final Development Plan/Final Plat was tabled.

#### STAFF CERTIFICATION

  
Claudia D. Husak, AICP  
Planner II

09-019FDP/FP  
Final Development Plan/Final Plat  
NE Quad, Subarea 2  
Wyandotte Woods, Section 8  
Wyandotte Woods Boulevard

**3. NE Quad PUD, Subarea 2, Wyandotte Woods, Section 8 Wyandotte Woods Blvd.  
09-019FDP/FP Final Development Plan/Final Plat**

Chris Amorose Groomes introduced this application for approval for 20 single-family lots and the extension of Wyandotte Woods Boulevard within Subarea 2 of the Northeast Quad PUD, located within the Wyandotte Woods subdivision, approximately 1,000 feet west of Emerald Parkway. She explained that this application consists of two components, the final development plan and the final plat. She said two motions are required and the final plat will go to City Council for a final decision.

Claudia Husak said the site is an important portion of Wyandotte Woods as it requires the completion of Wyandotte Woods Boulevard, which currently extends from Riverside Drive to the northeast and from Emerald Parkway on the east side toward the west.

Ms Husak said this is Section 8 of Wyandotte Woods and there have been seven Sections approved, the most recent were Sections 6 and 7, which were processed together. She said Section 6 has been approved by City Council and Section 7 still requires Council approval.

Ms. Husak said this includes 20 single-family lots and the development text requirements 35-foot front yard setbacks. She said that the plat includes two reserves, one at the center of the roundabout and the other is an access easement. She said it is to be maintained by the Wyandotte Woods homeowners association which is inappropriate since it will serve the multi-family units to the south.

Ms. Husak said the access easement has landscaping proposed on either sides, it is proposed to be an 18 foot wide driveway to be used only by the fire department. She said the roundabout also includes landscaping, there appears to be a sign indicated in the middle, which is not detailed on the plans. She said that a sign is not to be permitted in this area so the plan needs revised.

Ms. Husak said there is concern about Lots 200 and 201 located in the southeastern portion of the neighborhood. She said the concern has been shared with the applicant on several occasions but no modifications were made. Lot 200 is shaped awkwardly and it does not appear as though a home can be built on the lot within the required setbacks. She said that driveway locations for both Lots 200 and 201 are restricted due to the roundabout splitter island and curb inlets. She said that the applicant has submitted a footprint intended to show the lot can be built upon. She said that Planning does not agree with that assessment and that the plan does not give any consideration to outdoor amenities.

Mr. Hardt asked if there are side yard setback requirements

Ms. Husak said that the requirement is a 15-foot total side yard with a minimum of eight feet on one side. She said that this is not indicated on the graphics as it depends where house is set.

Ms. Husak said that Planning is proposing the following six conditions for approval of the final development plan to which the applicant has agreed:

- 1) The applicant provide a site layout for Lot 200 that meets the rear yard setback requirement or be combined with the adjoining lot or set aside as a reserve;

- 2) The location of all access points for the proposed lots are located behind the splitter islands for the roundabout and designed to the satisfaction of Planning and Engineering, prior to the submission of the plat to City Council;
- 3) If Condition 1 is not met, the siting of the home for Lot 200 and the required site work should preserve the existing trees, to the extent possible, subject to Planning approval;
- 4) The entry sign be eliminated from the center of the roundabout and the roundabout be restricted to only plant material and low-lying walls;
- 5) The plans be revised prior to the building permitting to show the fence delineating the emergency access area between Lots 184 and 185 as inside of the easement; and
- 6) The applicant constructs the required storm water facilities prior to the submission of building permits for Section 8.

She said Planning recommends the following two conditions for approval of final plat to which applicant has also agreed:

- 1) Any minor technical adjustments to the plat should be made prior to City Council submittal, and;
- 2) The plat should be corrected to state that the owner of the multiple family development is responsible for the maintenance of Reserve "F".

Jim Lipnos, representing Homewood Corporation, agreed to the conditions. He said the configuration of Lots 200 and 201 are the biggest issues. He said he will come up with an acceptable modification or combine the lots and create a reserve area in the front of the development and relocate any entry feature that was in the roundabout.

Gerald Kosicki, 4313 Wyandotte Woods Boulevard, said he wrote a letter concerning this case and he received a response from Steve Langworthy, Director of Land Use and Long Range Planning. He said his main concern was not answered.

Mr. Kosicki said the new section of Wyandotte Woods Boulevard should be made wide enough to include a median to narrow the road, discouraging speeding and indicate traffic is entering a development. He said the original plans were developed 20 years ago and the roads had the development standards for that time. He said requiring a median will help slow traffic tremendously; this change would cost the City nothing and would reduce road maintenance and the total amount of road surface.

Brett Page, 7638 Kelly Drive, said he was concerned about Lots 200 and 201 because small lots that are difficult to be built on may not get sold and will not be finished. He said the lots are located in the front of the development and are still undeveloped lots along his street that need landscaping to keep the debris from flying around.

Mr. Zimmerman said there are many unanswered items in the Planning Report. He said Lots 200 and 201 will have variance problems for decks or patios. He said he wants to see the landscaping and how the driveways are going to be lined up. He said he would like to see this done and reviewed before being sent to Council.

Mr. Hardt said that Lot 200 is not buildable or livable.

Mr. Walter said Lots 200 and 201 need to be combined. He said the maintenance for the roundabout and right-of-way need to be the responsibility of the City.

Ms. Husak said the plat states the maintenance is the responsibility of the Homeowners Association.

Mr. Walter said the expectation that the Homeowners Association is going to maintain the area is not a good expectation. He said the entry feature has a lack of signage and needs to be compatible with the expectation of Wyandotte Woods.

Mr. Walter said the fire entrance on Lots 184 and 185 is a missed opportunity and should be opened up as a functioning drive. He said if the parcel develops from the south it will need to be open. He said more can be done to add connectivity as it is a narrow corridor dropping into a neighborhood. He said he would like to see a neighborhood amenity in the space as it would allow for active use of that area.

Ms. Kramb said there is concern this is going to be a major cut-through street and too much is trying to be squeezed into this Section. She said asked if adequate traffic studies have been completed for this area.

Aaron Stanford said there was not a separate traffic study from the original rezoning. Ms. Kramb asked if the original study was for the 110 units included. Mr. Stanford said yes

Ms. Kramb asked if the speed limit was studied. Mr. Stanford said currently real time measurements are being taken to determine a what speed drivers are traveling to have a baseline. He said once the results have been reviewed there will be a better understanding of what the real speeds are rather than make assumptions.

Mr. Kramb asked about modeling for the roundabout. Mr. Stanford said with access to the roundabout and volume on the side streets a problem is not foreseen regarding this roundabout.

Ms. Kramb asked if the future traffic for this roundabout has been modeled. Mr. Stanford said no

Ms. Kramb said she would like to see one done in conjunction with location of the driveways. She said she has issues with Lots 191, 199, 200, 201, 202 and 203.

Mr. Stanford said there is restricted access to certain portions of the lots with the intent of addressing access points.

Mr. Kramb said this is going to be a big cut-through street and she would like to see traffic data in more detail.

Mr. Fishman said the roundabout should be the City's responsibility. He foresees a hardship for the neighborhood to try to maintain the space. He said Lots 191, 199, 200, 201 and 202 should be eliminated. He said until the roundabout is used the appropriate size in unknown. He said he would recommend tabling this case.

Mr. Walter said the entry from the east is 88 feet wide then drops to 66 feet. He said Lots 199 and 203 should be kept but to shift the roundabout towards the southeast, as Wyandotte Woods

Boulevard gets to the roundabout it should be widened to 88 feet then narrowed on the other side. He said it would make the transition safer.

Mr. Taylor said to improve Lots 200 and 201 and shift the roundabout to the south. He said to take the peninsula belonging to Homewood and shift the roundabout up to 100 feet to the south, fixing the entrance from Lot 201 and fix the size of Lot 200. He said it would decrease the radius of the Wyandotte Woods Boulevard as it comes from the east heading towards the roundabout and would slow traffic as it enters the roundabout, which would not take any value from the apartment complex below.

Mr. Taylor asked what types of houses are planned to for the lots. Mr. Lipnos said Trinity Homes are currently on 80-foot wide lots.

Mr. Taylor said the roundabout needs to be moved and the road needs improved. He said Lots 189, 190 and 191 have a 10-foot drop into a retention pond which poses a danger for the residents.

Ms. Amorose Groomes said the idea of moving the roundabout to the southeast is fantastic it would eliminate Lot 200, which would give ample placement for signage and the entry feature.

She said the landscaping materials for the roundabout need to be reconsidered; there are six different variety of plant material proposed for less than 20 feet and the tree is too big for the roundabout. She said the roundabout should belong to the City.

Mr. Lipnos said he would like to table the application.

Ms. Amorose Groomes said there are solutions to all of the comments and she encouraged the applicant to be creative.

Mr. Taylor made the motion, seconded by Mr. Zimmerman, to table this Final Development Plan/Final Plat application.

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

~~4. Shamrock Crossing PUD, Subarea A  
Leo Alfred Jewelers  
10-054CDD~~

~~4115 West Dublin-Granville Road  
Corridor Development District~~

~~Chris Amorose Groomes introduced this application for an approximately 100-square-foot covered entry for an existing 3495-square-foot retail space located on the south side of Sharp Lane, west of Shamrock Boulevard within the Shamrock Crossing Planned Unit Development.~~

~~Ms. Amorose Groomes asked if there was anyone from the audience that wanted to speak with respect to this application. [No one responded.]~~

~~Mr. Taylor made a motion to approve this CDD application because it complies with the applicable review criteria and the existing development standards in the~~

~~09-019FDP/FP  
Final Development Plan/Final Plat  
NE Quad, Subarea 2  
Wyandotte Woods, Section 8  
Wyandotte Woods Boulevard~~