



**Planning**

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**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**MAY 19, 2016**

**AGENDA**

- 1. Riviera, Sections 3-1 & 3-2  
16-011FDP/FP** **8205 Avery Road  
Final Development Plan (Approved 7 – 0)  
Final Plat (Approval Recommended 7 – 0)**
- 2. Eco Dublin Overview Presentation**
- 3. Share our Streets Presentation**
- 4. Bridge Street District Street Network Presentation**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Amy Salay, Deborah Mitchell, Stephen Stidhem, and Cathy De Rosa. Robert Miller was absent. City representatives present were: Claudia Husak, Vince Papsidero, Philip Hartmann, JM Rayburn, Nichole Martin, Matt Earman, Tina Wawszkiewicz, and Flora Rogers.

**Administrative Business**

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Mr. Brown, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 6 - 0)

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to approve the April 21<sup>st</sup> and May 5<sup>th</sup>, 2016, meeting minutes as presented. The vote was as follows: Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 6 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight's agenda may be approved by consent. She stated Case 1 – Riviera is eligible for consent tonight. She said at the request of one of the Commissioners, the case was removed from the Consent Agenda and will be reviewed in its entirety and cases would be heard in the order they were published in the agenda.

- 1. Riviera, Sections 3-1 & 3-2  
16-011FDP/FP** **8205 Avery Road  
Final Development Plan/Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the subdivision and development of 51 single-family lots and 18.4 acres of open space as part of Sections 3, parts 1 and 2 of the Riviera Planned Unit Development. She said the site is located on the west side of Avery Road and north of the intersection with Memorial Drive. She stated this is a request for review and approval of a

Final Development Plan under the provisions of Zoning Code §153.050 and a request for review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations. She said anyone intending to address the Commission will need to be sworn-in for the Final Development Plan portion and two motions would be made on this application tonight.

Ms. Newell swore in anyone intending to address the Commission regarding this case.

Claudia Husak asked the Commission and if they would like a formal presentation or if there were just a couple of questions.

Amy Salay said she did not need a presentation but wanted to emphasize that the stub of Firenza does not go through until there is a connector. She said she wanted the Developer to know that is a condition of the approval.

Steve Stidhem inquired about the plot of land close to the high school football stadium. Ms. Husak replied she did not know what was planned for that parcel. She explained it is private property and not part of this application or part of this zoning.

The Chair invited anyone from the public to speak. [There were none.]

Ms. Husak said approval is recommended for the Final Development Plan with three conditions to which the applicant has agreed to prior to the meeting:

- 1) That the applicant work with Staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenza Place and provide a barrier in addition to the turnaround;
- 2) The applicant place signs at both Firenza Place stubs to indicate the future connection; and
- 3) That the applicant provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134.

#### **Motion and Vote**

Ms. Newell moved, Ms. Salay seconded, to approve the Final Development Plan with three conditions as stated above. The vote was as follows: Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Brown, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 6 – 0)

Ms. Husak said approval is recommended to City Council for the Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

#### **Motion and Vote**

Ms. Newell moved, Ms. De Rosa seconded, to recommend approval to City Council for the Final Plat with one condition. The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. Salay, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approval recommended 6 – 0)

#### **EcoDublin Overview Presentation**

JM Rayburn said EcoDublin advises the City Manager's Office on sustainability efforts and educates the public about environmental stewardship efforts taken or that are underway. He said the Columbus Green Team created Green Memo I in 2005, which was a policy-oriented document to guide the City of Columbus' development. He explained Green Memo II was created in 2010, which was more action-oriented. He stated Green Memo III in 2015 was very thorough and provided a lot of action items in different realms of how the city functions and how the communities participate in sustainability efforts.

Mr. Rayburn said under MORPC's guidance, the Central Ohio Green Pact was created in 2007 of which the City of Dublin is a member. He said he regularly attends working group meetings regarding energy efficiency and air quality, etc. He said there are 10 different areas listed on that document that as a community we would strive to invest in whether it be green fleets or other efforts of that nature.

Mr. Rayburn said Blueprint Columbus was also created in 2015, a document meant to address some of the combined sewer overflows and stormwater management practices including rain gardens. He reported the City of Columbus conducted a Climate Change Vulnerability Assessment that showed by 2050, our region is going to be experiencing higher levels of precipitation and temperatures.

As staff begins to look at how EcoDublin can be effective, Mr. Rayburn said they are looking at the City of Columbus' Green Team as a best practice in our region to model. He explained there are nine working groups but it was determined that six consolidated groups would be preferable for the City of Dublin:

1. Community Engagement
2. Energy Efficiency
3. Built Environment & Transportation Infrastructure (BETI)
4. Water Quality and Conservation
5. Local Food
6. Waste Reduction

Mr. Rayburn said they have reached out to interested staff to find ways to become more sustainable. He said they would like the City of Dublin to lead by example before reaching out to the residents and corporate community.

Amy Salay reported sustainability efforts are a goal of City Council. She asked if Mr. Rayburn is heading up the EcoDublin team and who all is involved. Mr. Rayburn answered he would be working with the Assistant City Manager, Michelle Crandall, to lead the committee. He indicated he would be working closely with the Columbus Green Team. He added every department of the City is represented at the table as a diversified group.

Ms. Salay said Council is preparing to appoint three new individuals to the Community Service Advisory Commission and indicated that group may be a good group to bounce off some of these initial ideas. She asked Mr. Rayburn if he planned to do a presentation to Council to which he said he could.

Mr. Rayburn said they need to continue on this path to provide a robust plan.

Steve Stidhem said he was doing some work with the Parks and Recreation Commission that was folded into CSAC regarding sustainability and a green effort. He offered that information to increase the leverage. He suggested that the HOAs be involved as well.

Cathy De Rosa asked if there is an opportunity to work with the schools in conjunction with this. Mr. Rayburn said local food has been identified as one area for a partnership with the Dublin City Schools. Ms. De Rosa indicated universities are really interested in this work and almost all have some initiative going on.

Deborah Mitchell said The Ohio State University has an aggressive plan on the campus to have zero net waste by 2020.

Ms. Salay inquired about EcoDublin's energy efficiency. She asked what zoning requirements would need to be met if she wanted to put solar panels on her roof or a wind turbine in her backyard for examples.

Claudia Husak said the City does not regulate any kind of solar panels and they are not addressed in the Zoning Code so residents are instructed to check with their HOAs. She said the wind turbine would be regulated by setbacks and height restrictions as it would be considered an accessory structure.

Victoria Newell indicated solar panels can easily be aesthetically integrated into a roof structure. She said there are residential wind turbines and there can be several of them clustered together and reach up to 15 feet high.

Vince Papsidero said there could be growth out of this effort that would prompt updates to the Code.

Ms. Salay suggested incentivizing energy efficiency into our economic development efforts.

Chris Brown said there are companies that will lease solar panels and then the trade-off is the resident gets the excess energy.

### **Share our Streets Presentation**

Tina Wawszkiewicz said the public right-of-way makes up about 13% of the community. She indicated pedestrian trips involve the greatest number of people. She presented an example of a cross walk with indications and said when there are no indications, it is the pedestrian's responsibility to wait for a gap in traffic before they step off the curb to cross. She said it is the driver's responsibility to yield to a pedestrian on their half of the roadway they are approaching. At a roundabout, she explained it is like crossing any other crosswalk. She said the same rules apply to cyclists and they are considered vehicles when in the street. In Dublin, she stated cyclists are permitted to ride on sidewalks giving the pedestrians priority. At roundabouts, she said cyclists should use the path around the outside of the roundabout unless they are experienced and then they should take a lane like a vehicle. She said there is a bicycle infrastructure map available online.

Ms. Wawszkiewicz said vehicular drivers need to be the most respectful and set a good example because they are protected and traveling at the highest rate of speed.

Ms. Wawszkiewicz presented statistics for when vehicles collide with pedestrians and a map that is now online that shows traffic speeds at the various locations in Dublin.

Ms. Wawszkiewicz explained how to maneuver if an emergency vehicle is approaching a roundabout.

### **Bridge Street District Street Network Presentation**

Tina Wawszkiewicz said the City wanted to understand how to provide a successful transportation system supporting walkability. She reported they started with a transportation study (Nelson Niegard conducted on the heels of the Goody Clancy vision). She said the conclusions were to provide a dense grid-style street network to distribute the trips and alleviate congestion by providing the multiple routes as well as multi-modal transit. She said adding bridges across the river does not improve the congestion at Bridge Street and High Street but the bridge provides connectivity and support for the neighborhoods to have access to both sides of the river. She said the street families were created to provide a street character and walkable environment as opposed to the Thoroughfare Plan.

Ms. Wawszkiewicz presented the before and after scenarios of the Thoroughfare Plan. She said growth is expected to increase three times what was considered for growth previously. She explained the street types: corridor connectors, district connectors, and neighborhood streets. She said there are also alleys and service streets that are not mapped.

Cathy De Rosa inquired about the timing of the (future) pedestrian bridge. Ms. Wawszkiewicz said it is currently under design, scheduled to begin construction in 2017 – 2018.

Ms. Wawszkiewicz concluded by presenting the look and feel proposed for the Bridge Street District streets; a dense grid of streets that look great and function well to provide great walkability.

Chris Brown said the granite curbs are so durable compared to concrete that crumbles and looks bad and Victoria Newell agreed.

### **Communications**

Claudia Husak said June 20<sup>th</sup> is a work session for City Council.

Vince Papsidero reported there is a memo that will be provided in Council's packet. He said Warren Adkins, from North Carolina, will speak about the West Innovation District and the work they are doing to tweak the Code. He said Ohio University will introduce some concepts for their Master Plan. He added Council will review the 30-percent design of the (future) pedestrian bridge over the river and conceptual designs of the John Shields Parkway Bridge over the river. He said the Planning and Zoning Commission and the Architectural Review Board are invited.

The Chair called for any further questions or comments. [Hearing none.] She adjourned the meeting at 8:16 p.m.

As approved by the Planning and Zoning Commission on August 11, 2016.