



City of Dublin

**Office of the City Manager**

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

# Memo

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager   
**Date:** February 18, 2016  
**Initiated By:** Vincent A. Papsidero, FAICP, Planning Director  
Logan Stang, Planner I  
**Re:** Final Plat – Coffman Reserve

## Summary

This is a request for approval of a Final Plat to subdivide six residential lots, two reserves, and dedicate public right-of-way for the Coffman Reserve subdivision.

## Background

The Planning and Zoning Commission recommended approval to City Council for a rezoning from R-1, Restricted Suburban Residential District to Planned Unit Development District (Coffman Reserve PUD) for a residential development on February 21, 2013. City Council approved Ordinance 25-13 on April 8, 2013, based on the recommendation from the Commission. The two parcels the site consists of were annexed into the City of Dublin in 1973 and Dublin zoning was established in 2003 as part of an area rezoning.

## Description

The proposed plat is for 3.02 acres of land to be subdivided into six residential lots, two reserves, and public right-of-way for a single cul-de-sac street (Brennan Court). The six lots range from 0.283 to 0.418 acres in size with five of the lots fronting on Brennan Court. The sixth lot, Lot 1, is an existing residential home with access off Coffman Road. Two reserves, totaling 0.293 acres, are dedicated for stormwater management and green space for the community. The remaining acreage is occupied by right-of-way for Brennan Court with a single connection to Coffman Road on the east.

## Recommendation of the Planning and Zoning Commission

### *Final Development Plan*

The Commission reviewed and recommended approval of a final development plan at the June 19, 2014 meeting with five conditions. There is no further action that is required for the final development plan.

### *Final Plat*

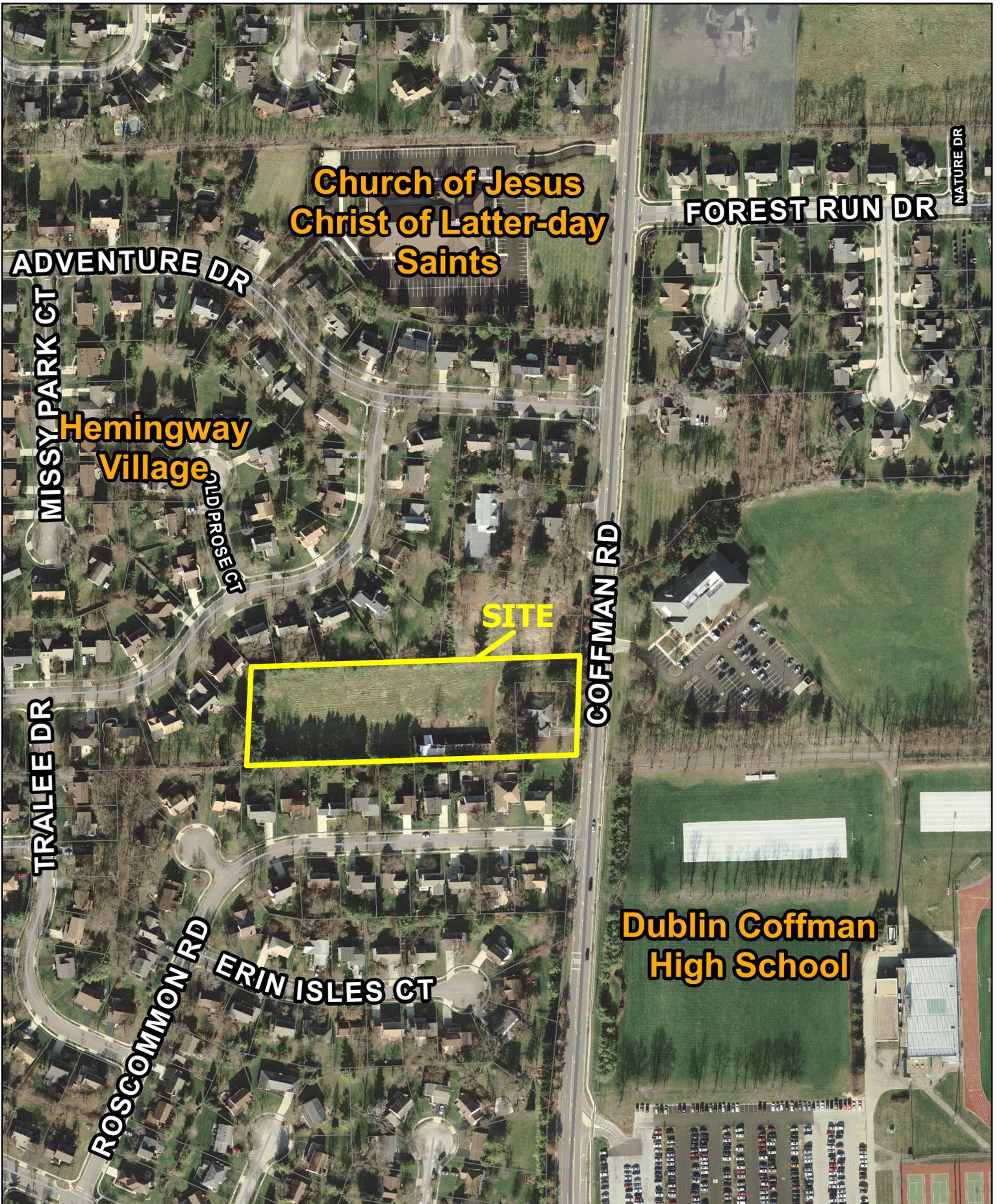
The Commission reviewed and recommended approval to City Council of the final plat at the June 19, 2014 meeting with four conditions:

- 1) That the applicant ensure any minor technical adjustments to the plat, are made prior to City Council submittal;
- 2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;
- 3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards; and,
- 4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.

All conditions have been met with the exception of condition four. The applicant is required to meet this condition prior to submitting for building permitting. However, the applicant has yet to file a building permit, leaving time for this condition to be met.

### **Recommendation**

Staff recommends approval of the Final Plat for Coffman Reserve at the February 22, 2016 City Council meeting.



**Church of Jesus  
Christ of Latter-day  
Saints**

**FOREST RUN DR**

**ADVENTURE DR**

**Hemingway  
Village**

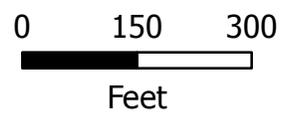
**SITE**

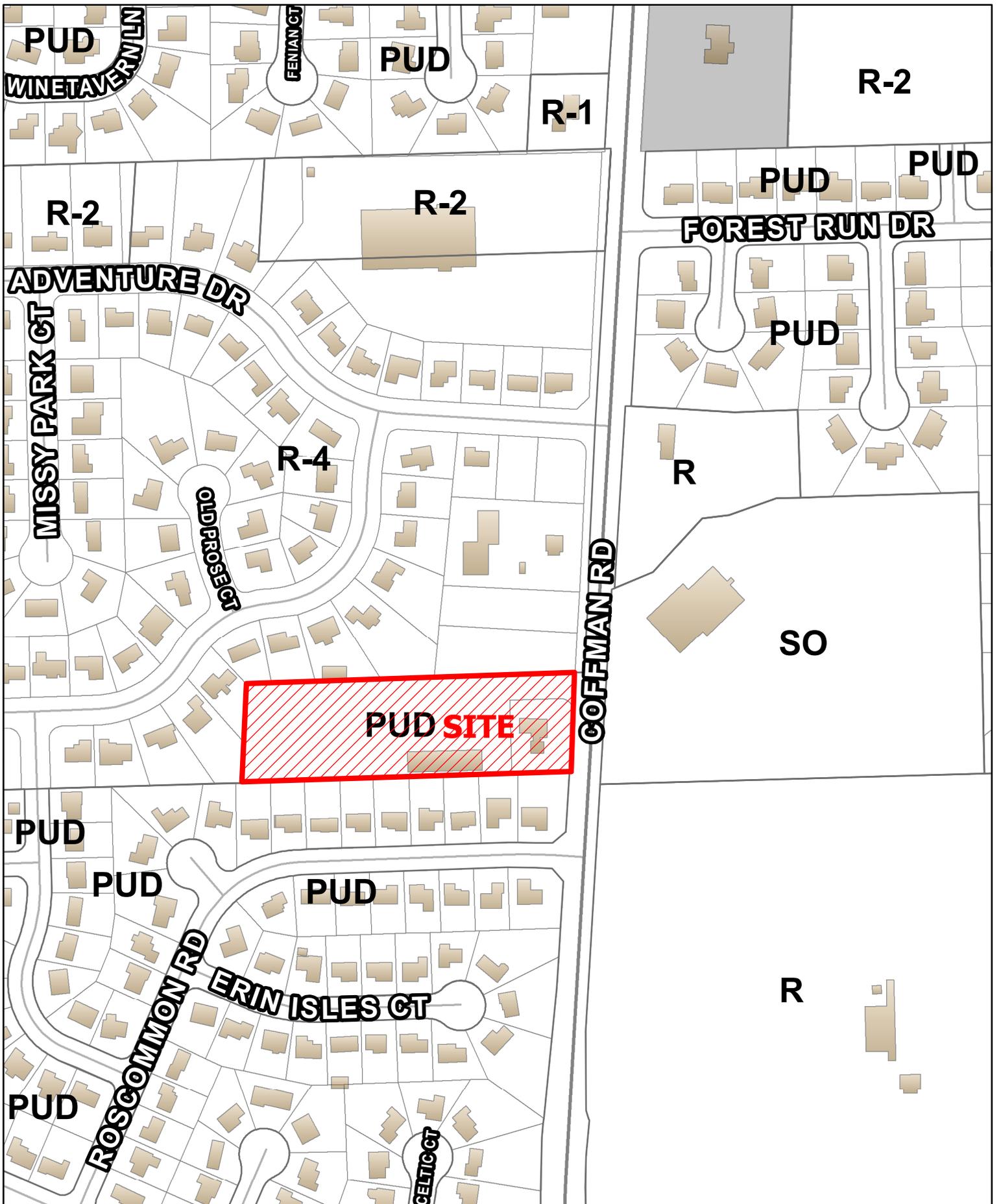
**Dublin Coffman  
High School**



City of Dublin

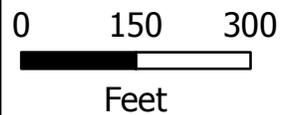
14-044FDP/FP  
Final Development Plan/Final Plat  
Coffman Reserve  
7027 Coffman Road





City of Dublin

14-044FDP/FP  
 Final Development Plan/Final Plat  
 Coffman Reserve  
 7027 Coffman Road





CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

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

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input checked="" type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 7027 Coffman Road, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-000432-00 273-000914-00	Parcel Size(s) (Acres): 1.484 Ac. 1.532 Ac.
Existing Land Use/Development: Single family home site	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single family subdivision
Total acres affected by application: 3.016 Ac.

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Jack J. Eggspuehler	
Mailing Address: 20 N. High Street Dublin, OH 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-889-7491	Fax:
Email or Alternate Contact Information: L_campisano@aerosafegroup.com	

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Charles Ruma		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): The Paragon Building Group, Ltd.		
Mailing Address: 10104 Brewster Lane, Powell, OH 43065 (Street, City, State, Zip Code)		
Daytime Telephone: 614-764-1953 x103	Fax: 614-777-9359	
Email or Alternate Contact Information: Charles@virginia-homes.com		

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: James Barry	
Organization (Owner, Developer, Contractor, etc.): C.F. Bird & R.J. Bull, Inc.	
Mailing Address: 2875 W. Dublin-Granville Road, Columbus, OH 43235 (Street, City, State, Zip Code)	
Daytime Telephone: 614-761-1661	Fax: 614-761-1328
Email or Alternate Contact Information: jbarry@birdbull.com	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Jack Eggspuehler</u> , the owner, hereby authorize <u>Charles Ruma</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>Jack P. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 30th day of April, 2014  
 State of Ohio  
 County of Franklin Notary Public Steven P. Elliott



**STEVEN P. ELLIOTT**  
 Attorney at Law  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission Has No Expiration  
 Section 147.03 R.C.

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Jack Eggspuehler</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>Jack P. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Jack Eggspuehler</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Jack T. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Jack Eggspuehler</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Jack T. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

Subscribed and sworn to before me this 30th day of April, 20 14  
 State of Ohio  
 County of Franklin

Notary Public Steven P. Elliott



**STEVEN P. ELLIOTT**  
 Attorney at Law  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission Has No Expiration  
 Section 147.03 R.C.

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

## Proximity Report Results

5911559/28991

The selection distance was **150 feet**.  
The selected parcel was **273-000432**.

To view a table showing the **16 parcels**  
within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

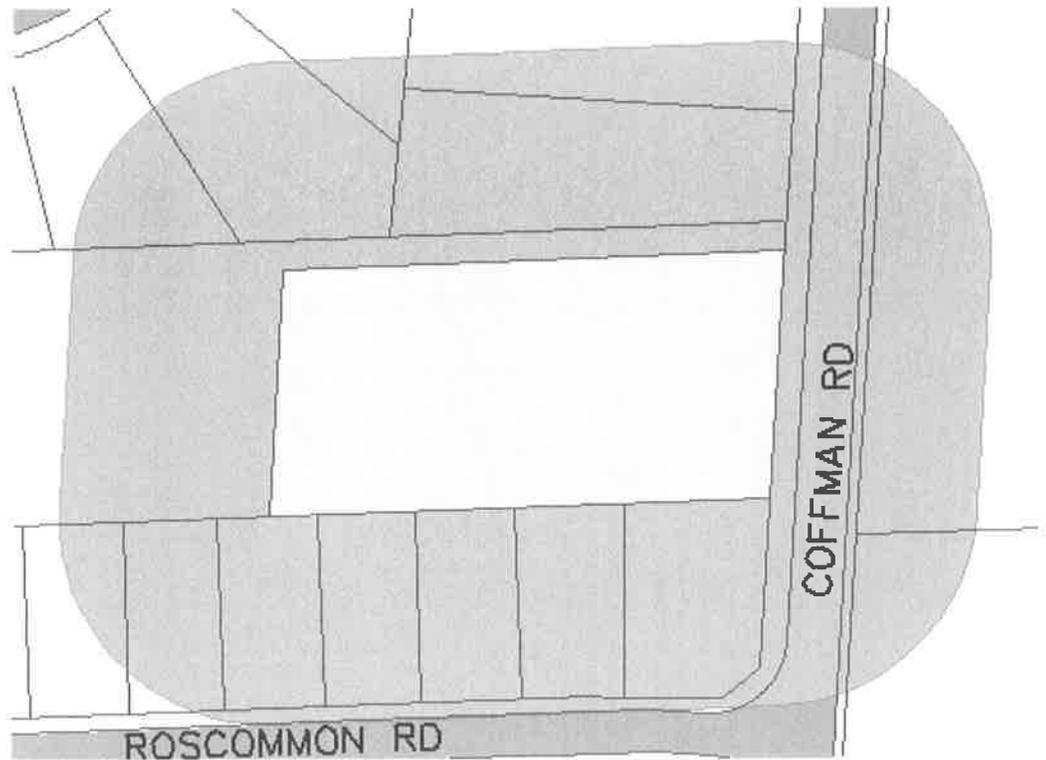


Image Date: Sat Apr 19 08:29:26 2014

## Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
273-001203	BAILEY BENJAMIN W & CYNTHIA M	5346 ROSCOMMON RD
273-001199	BALDWIN ROSE M	5314 ROSCOMMON RD
273-000325	BD OF EDUCATION OF THE DUBLIN CITY	6780 COFFMAN RD
273-000914	COFFMAN COMPANY LTD	COFFMAN RD
273-001074	COFFMAN COMPANY LTD	COFFMAN RD
273-001075	COFFMAN COMPANY LTD	COFFMAN RD
273-001202	COSBY JEFFREY L & ROBBIE D	5338 ROSCOMMON RD
273-001082	CRECELIOUS WILLIAM R & SUZANNE M	7088 FITZGERALD RD
273-004522	DUBLIN LOCAL SCHOOL DISTRICT BD OF	7030 COFFMAN RD
273-000432	EGGSPUEHLER JACK J TR	7027 COFFMAN RD
273-001083	KAYSER MICHAEL B & JULIE C	7080 FITZGERALD RD
273-001204	SAVAGE MARK D RAYBURN-SAVAGE LAURA	5354 ROSCOMMON RD
273-001200	SHEPHARD JUDY L	5322 ROSCOMMON RD
273-001201	SPEER CHARLES F & SARA JO	5330 ROSCOMMON RD
273-001198	TIBERI LOUIS E TIBERI BETTY A	5306 ROSCOMMON RD
273-001084	WOODWARD PAULA K	7072 FITZGERALD RD

## Proximity Report Results

6006469/8437804

The selection distance was **150 feet**.

The selected parcel was **273-000914**.

To view a table showing the **22 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)



Image Date: Sat Apr 19 08:28:01 2014

## Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-001203	BAILEY BENJAMIN W & CYNTHIA M	5346 ROSCOMMON RD
273-001086	BYRON JEFFREY S BYRON NANCY H	7056 FITZGERALD RD
273-000914	COFFMAN COMPANY LTD	COFFMAN RD
273-001074	COFFMAN COMPANY LTD	COFFMAN RD
273-001075	COFFMAN COMPANY LTD	COFFMAN RD
273-001202	COSBY JEFFREY L & ROBBIE D	5338 ROSCOMMON RD
273-001082	CRECELIUS WILLIAM R & SUZANNE M	7088 FITZGERALD RD
273-001089	DICESARE JOSEPH P DICESARE KATHLEEN	7032 FITZGERALD RD
273-001206	DRAPER DANIEL J DRAPER SHANNA M	5370 ROSCOMMON RD
273-004522	DUBLIN LOCAL SCHOOL DISTRICT BD OF	7030 COFFMAN RD
273-000432	EGGSPUEHLER JACK J TR	7027 COFFMAN RD
273-001205	FERRERI NEIL A FERRERI CARRIE A	5362 ROSCOMMON RD
273-001088	FULLER JAMES G & NANCY J	7040 FITZGERALD RD
273-001207	HEGENDERFER JUSTIN L HEGENDERFER AB	5374 ROSCOMMON RD
273-001083	KAYSER MICHAEL B & JULIE C	7080 FITZGERALD RD
273-001087	PALUCH FRANK A TR PALUCH LINDA L TR	7048 FITZGERALD RD
273-001204	SAVAGE MARK D RAYBURN-SAVAGE LAURA	5354 ROSCOMMON RD
273-001200	SHEPHARD JUDY L	5322 ROSCOMMON RD
273-001201	SPEER CHARLES F & SARA JO	5330 ROSCOMMON RD
273-001208	VANOVER RICHARD A & JANETTE L	5378 ROSCOMMON RD
273-001085	VICK KENNETH R VICK LAURA A	7064 FITZGERALD RD
273-001084	WOODWARD PAULA K	7072 FITZGERALD RD

**QUIT CLAIM DEED\***

Jack J. Eggspuehler and Joan B. Eggspuehler, married, for valuable consideration paid, grant to The Coffman Company, Ltd., whose tax mailing address is: 20 North Street, Dublin, Ohio 43017, the following real property:

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

See Exhibit A Attached hereto (Being 7 Pages)

Commonly known as: 7027 Coffman Road, Dublin, OH 43017

Tax District and Parcel Number 273-000432-00; 273-000914-00

Prior Instrument Record: Volume 20864, Page G11

IN WITNESS WHEREOF, the Grantors, have caused this Deed to be executed this 28<sup>th</sup> day of December, 2000.

Signed and Acknowledged  
in the Presence of:

Denise A. Wright  
(as to both)  
Print Name: Denise A. Wright

Jack J. Eggspuehler  
Jack J. Eggspuehler

Julie Ann S. Keele  
(as to both)  
Print Name: Julie Ann S. Keele

Joan B. Eggspuehler  
Joan B. Eggspuehler

**STATE OF OHIO,  
COUNTY OF FRANKLIN, SS:**

BE IT REMEMBERED, that on 28<sup>th</sup> day of December, 2000, before me, the subscriber, a Notary Public in and for said county, personally came the above-named Jack J. Eggspuehler and Joan B. Eggspuehler, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

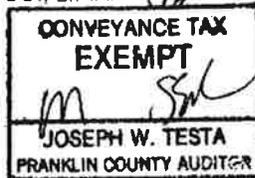
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforementioned.

Julie Ann S. Keele  
Notary Public

\*Statutory Form, see Section 5302.11, Ohio Revised Code.

This Instrument Prepared By:

Carl B. Fry, Esq.  
FRY, WALLER & MCCANN CO., L.P.A. 912716  
35 East Livingston Avenue  
Columbus, Ohio 43215  
614/228-2300



**TRANSFERRED**  
**DEC 29 2000**  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO  
Julie Ann S. Keele  
Notary Public, State of Ohio  
My Commission Expires  
02-15-05

2740 East Main Street  
Bexley, Ohio 43209  
(614) 235-8677

August 31, 1994

**0.525 Acres**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543, being part of the 1.65 Acre tract (Parcel Two) conveyed to Jack J. and Joan B. Eggspuehler as shown of record in Official Records Volume 20864 G-11, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning at a found railroad spike in the centerline of Coffman Road at the southeast corner of said Parcel Two, and the northeast corner of Shannon Park Section 1, as same is delineated in Plat Book 54, Page 72, said Recorder's Office;

Thence, along part of the south line of said Parcel Two and the north line of said Shannon Park Section 1, South 89 degrees 23 minutes 16 seconds West, 176.70 feet to a set iron pipe;

Thence, across said Parcel Two and parallel with said centerline of Coffman Road, North 04 degrees 34 minutes 30 seconds East, 129.83 feet to a set iron pipe;

Thence, across said Parcel Two, parallel with and 70.00 feet southerly of (as measured at right angles to the 1.55 Acre tract (Parcel One) conveyed in said Official Records Volume 20864 G-11), North 89 degrees 23 minutes 16 seconds East, 176.70 feet to a set railroad spike in the centerline of said Coffman Road;

Thence, along said centerline of Coffman Road and part of the east line of said Parcel Two, South 04 degrees 34 minutes 30 seconds West, 129.83 feet to the place of beginning **CONTAINING 0.525 ACRES**, subject however to all legal highways, easements, leases, restrictions of record, and of records in the respective utility offices.

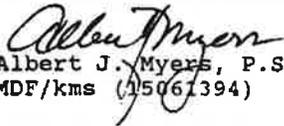
continued...

10F7

7027 COFFMAN ROAD

The foregoing description was prepared from an actual field survey made by Myers Surveying Company in June 1994. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the centerline of Coffman Road held as South 04 degrees 34 minutes 30 seconds West.

MYERS SURVEYING COMPANY, INC.

  
Albert J. Myers, P.S. #6579  
MDF/kms (15061394)



7027 COFFMAN ROAD

2 of 7

August 31, 1994

**2.676 Acres**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543, being all of a 1.55 Acre tract (Parcel One) and part of a 1.65 Acre tract (Parcel Two) conveyed to Jack J. and Joan B. Eggspuehler as shown of record in Official Records Volume 20864 G-11, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a set railroad spike in the centerline of Coffman Road at the northeast corner of said Parcel One, and a southeast corner of Hemingway Village Section 1, as same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 53, Page 12, said Recorder's Office;

Thence, along said centerline of Coffman Road, an east line of said Parcel One and part of the east line of said Parcel Two, South 04 degrees 34 minutes 30 seconds West, 70.17 feet to a set railroad spike;

Thence, across said Parcel Two, parallel with and 70.00 feet southerly of (as measured at right angles to), the north line of said Parcel One, South 89 degrees 23 minutes 16 seconds West, 176.70 feet to a set iron pipe;

Thence, continuing across said Parcel Two and parallel with said centerline of Coffman Road, South 04 degrees 34 minutes 30 seconds West, 129.83 feet to a set iron pipe in the south line of said Parcel Two and in the north line of Shannon Park Section 1, as same is delineated upon the recorded plat thereof, of record in Plat Book 54, Page 72, said Recorder's Office;

Thence, along part of the south line of Parcel Two, a south line of Parcel One, and part of the north line of said Shannon Park Section 1, South 89 degrees 23 minutes 16 seconds West, 523.30 feet to a found iron pipe at the southwest corner of said Parcel One, and a southeast corner of said Hemingway Village Section 1;

continued...

3 of 7

Thence, along the west line of said Parcel One, and an east line of said Hemingway Village Section One, parallel with said centerline of Coffman Road, North 04 degrees 34 minutes 30 seconds East, 200.00 feet to a found iron pipe at the northwest corner of said Parcel One;

Thence, along the north line of said Parcel One, and a south line of said Hemingway Village Section 1, North 89 degrees 23 minutes 16 seconds East, 700.00 feet to the place of beginning **CONTAINING 2.676 ACRES**, subject however to all legal highways, easements, leases, restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company in June 1994. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the centerline of Coffman Road held as South 04 degrees 34 minutes 30 seconds West.

MYERS SURVEYING COMPANY, INC.

  
Albert J. Myers, P.S. #6579  
MFD/kms (15061394)



7027 COFFMAN ROAD

4 of 7

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
 614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:

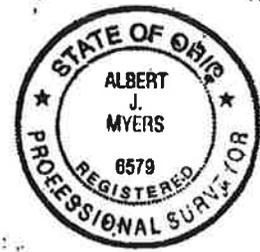
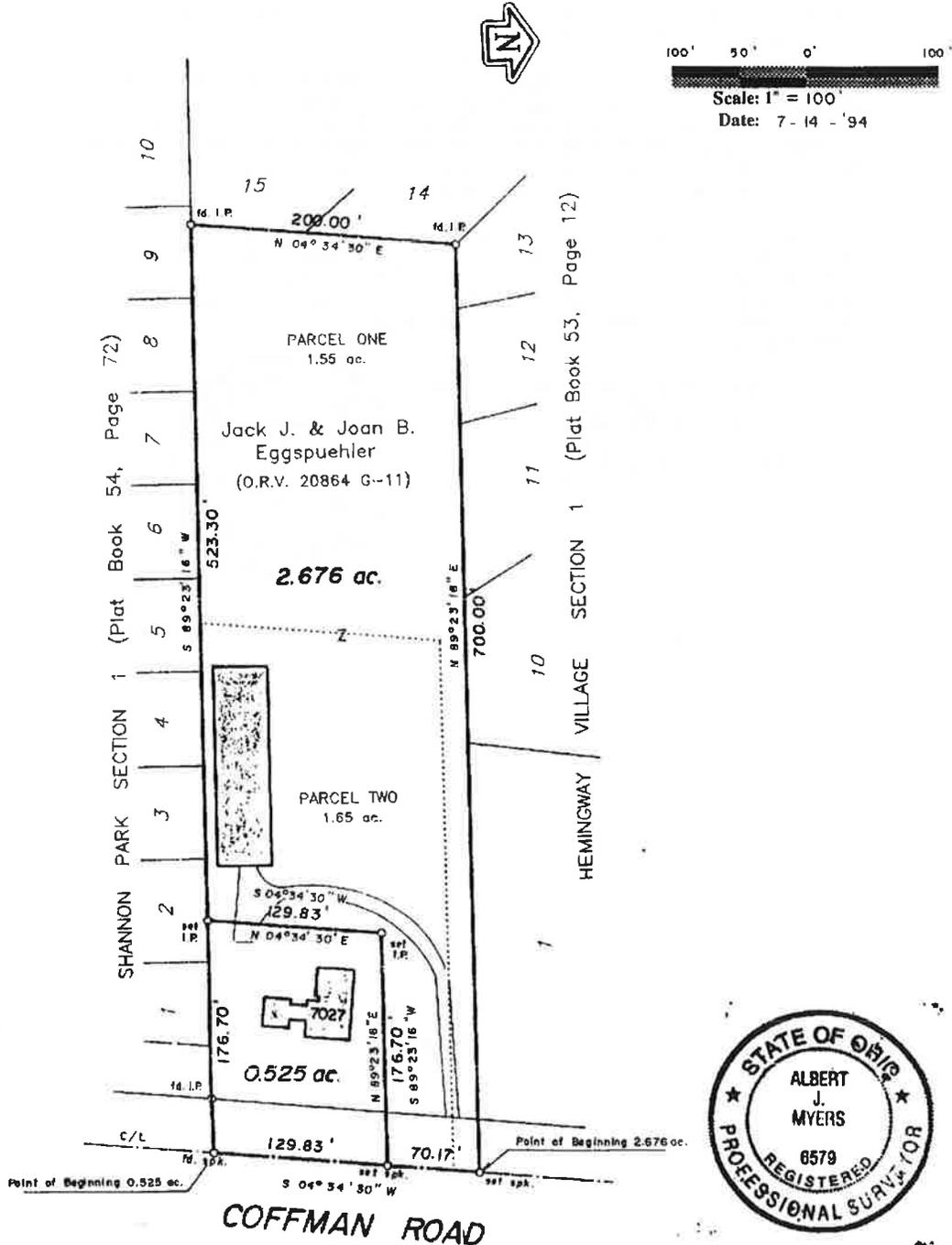
**Rajac Properties and/or attn: Pam Conroy**

**Legal Description:** Situated in Ohio, County of Franklin, City of Dublin, Being 0.525 Acres and 2.676 Acres, located in Virginia Military Survey #2543.

**Applicant:**

**Posted Address:** 7027 Coffman Road, Dublin, Ohio

**Apparent Encroachments:** 1) None



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the centerline of Coffman Road held as S 04°34'30"W.

Myers Surveying Co., Inc.

By *Albert J. Myers*  
 Professional Surveyor

Myers Order No. - 15-06/13/94	Rec.	Field	DWG	Ltr.	Ck.
-------------------------------	------	-------	-----	------	-----

505

Excepting

Exhibit A - Parcel 20WD  
City of Dublin - Coffman Road Improvements Project  
Jack J. & Joan B. Eggspuehler  
O.R. 20864-G11  
Description of Right-of-Way for Coffman Road

Situated in the State of Ohio, County of Franklin, City of Dublin and being 0.184 acres out of 3.200 acres conveyed to Jack J. & Joan B. Eggspuehler, as recorded in Official Record 20864-G11, Franklin County Recorders Office. Said 0.184 acres being more particularly described as follows:

Beginning at a point in the northeasterly corner of said 3.200 acre tract, said point also being on the centerline of Coffman Road (Station 232+40.20);

Thence S10°-47'-25"W, along said centerline, for a distance of 200.00 feet to a point in the Southeasterly corner of said 3.200 acre tract (Station 230+40.20):

Thence N84°-27'-02"W, along the south line of said 3.200 acre tract, for a distance of 40.17 feet to a point (40.00 feet left of Station 230+36.54);

Thence N10°-47'-25"E for a distance of 200.02 feet to a point on the north line of said 3.200 acre tract (40.00 feet left of Station 232+36.54);

Thence S84°-26'-56"E, along said north line, for a distance of 40.17 feet to the Point of Beginning, containing 0.184 acres of land, more or less of which the present roadway occupies 0.103 acres. Subject to all easement, right-of-way and restrictions of record.

The above described acreage is contained in Auditors Parcel 273-000432.

Stations and offsets used in this description are referenced to the proposed centerline plat for Coffman Road, Perimeter Drive, Post Road and Brand Road prepared by John E. Foster and Associates, Inc.

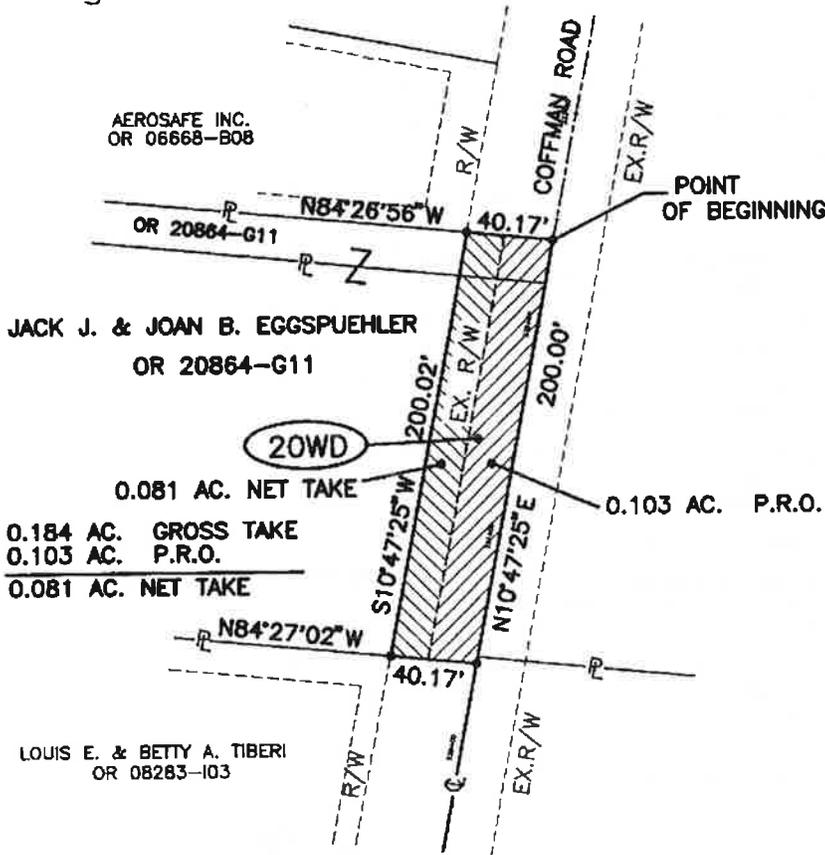
Bearings used in this description are based on an actual field survey utilizing USGS Monuments Britton, Davidson and Lincoln LeVec Tower by John E. Foster and Associates, Inc. In May 1989 to establish the bearing of N10°47'25"E for the centerline of Coffman Road north of Station 221+61.62.

This description was prepared for John E. Foster and Associates, Inc. By Norman J. Nuber P.S. #4813 from existing records and a actual field survey.

0-107-H  
0.018 AC.  
SPLIT FROM  
273-314  
4  
0.166 AC.  
SPLIT FROM  
273-432



EXHIBIT B



AEROSAFE INC.  
OR 06668-B08

OR 20864-G11

JACK J. & JOAN B. EGGSPUEHLER  
OR 20864-G11

20WD

0.081 AC. NET TAKE

0.184 AC. GROSS TAKE

0.103 AC. P.R.O.

0.081 AC. NET TAKE

0.103 AC. P.R.O.

LOUIS E. & BETTY A. TIBERI  
OR 08283-103

50 0 25 50 100



( IN FEET )

1 inch = 50 ft.

*Norman J. Huber*  
NORMAN J. HUBER  
REGISTERED LAND SURVEYOR 4815  
STATE OF OHIO

COFFMAN ROADWAY  
IMPROVEMENTS PROJECT  
CITY OF DUBLIN  
PARCEL 20WD

DESIGNED BY MOR	CHECKED BY MOR	DESIGNED BY M.A.	CHECKED BY MOR	APPROVED
--------------------	-------------------	---------------------	-------------------	----------



JOHN E. FOSTER AND ASSOCIATES, INC.  
ENGINEERS • ARCHITECTS • SURVEYORS  
COLUMBUS, OHIO

0-107-H  
All of  
(273)  
000914  
000432

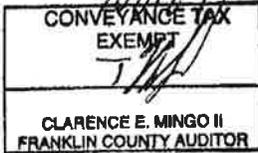
Description  
Verified  
Deen Ring's, P.E., P.S.  
Franklin County  
Engineer  
Date: 12/29/00  
39

7 of 7

TRANSFERRED

AUG 25 2011

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201108250106307

Page: 3 \$36.00 T20110053656  
08/25/2011 12:20PM MLCARL B FRY  
Daphne Hawk  
Franklin County Recorder

QUIT CLAIM DEED

JACK J. EGGSPUEHLER, (widowed and not remarried) for valuable consideration paid, grants to JACK J. EGGSPUEHLER, TRUSTEE, JACK J. EGGSPUEHLER TRUST U/A 11/10/1994 whose tax mailing address is: 20 North Street, Dublin, Ohio 43017, all of Grantor's right, title and interest in and to the following real property:

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

See Exhibit "A" Attached hereto

Property Address: 7027 Coffman Road, Dublin, Ohio 43017

Parcel No.: 273-000432-00

Prior Instrument Record: 201101060003284

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand this 19 day of AUGUST, 2011.

*Jack J. Eggspuehler*  
\_\_\_\_\_  
Jack J. Eggspuehler

STATE OF OHIO :

COUNTY OF FRANKLIN : SS

BE IT REMEMBERED, that on this 19th day of August, 2011, before me, the subscriber, a Notary Public in and for said county, personally came the above-named Jack J. Eggspuehler, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforementioned.

*Linda Campisano*  
\_\_\_\_\_  
Notary Public

Return to: Preparer  
Carl B. Fry, Esq.  
Fry, Waller & McCann Co., LPA  
35 E. Livingston Avenue  
Columbus, Ohio 43215



LINDA CAMPISANO

NOTARY PUBLIC  
STATE OF OHIO

My Comm. Expires  
October 5, 2013

Legal Description  
7027 Coffman Road, Dublin, OH 43017  
Parcel No. 273-000432-00

Situated in the State of Ohio, County of Franklin, City of Dublin and bounded and described as follows:

Being in Virginia Military Survey No. 2543 and beginning at a concrete monument located in the center of Coffman Road approximately 325 feet south of a culvert across said Coffman Road;

thence, S. 85 deg. 24' W. Four Hundred feet (400) to a point;

thence, N. One Hundred Eighty (180) feet to a point;

thence, N. 85 deg. 24' E. Four Hundred (400) to a point;

thence, S. One Hundred Eighty (180) feet to the place

of beginning, containing 1.65 acres of land, more or less; said land being out of an original 102.77 acres of land conveyed to Ralph and Georgia Leppert by deed dated September 1, 1945 and recorded in Deed Book 1280, page 349, Recorder's Office, Franklin County, Ohio.

The beginning point of the above tract is at the Southeast corner of the lands of Ralph and Georgia Leppert which fronts on Coffman Road.

Also excepting there from Exhibit B attached being 0.166 acres

Situated in the State of Ohio, County of Franklin, City of Dublin and being 0.184 acres out of 3.200 acres conveyed to Jack J. & Joan B. Eggspuehler, as recorded in Official Record 20864-G11, Franklin County Recorders Office. Said 0.184 acres being more particularly described as follows:

Beginning at a point in the northeasterly corner of said 3.200 acre tract, said point also being on the centerline of Coffman Road (Station 232+40.20);

Thence S10°-47'-25"W, along said centerline, for a distance of 200.00 feet to a point in the Southeasterly corner of said 3.200 acre tract (Station 230+40.20):

Thence N84°-27'-02"W, along the south line of said 3.200 acre tract, for a distance of 40.17 feet to a point (40.00 feet left of Station 230+36.54);

Thence N10°-47'-25"E for a distance of 200.02 feet to a point on the north line of said 3.200 acre tract (40.00 feet left of Station 232+36.54);

Thence S84°-26'-56"E, along said north line, for a distance of 40.17 feet to the Point of Beginning, containing 0.184 acres of land, more or less of which the present roadway occupies 0.103 acres. Subject to all easement, right-of-way and restrictions of record.

The above described acreage is contained in Auditors Parcel 273-000432.

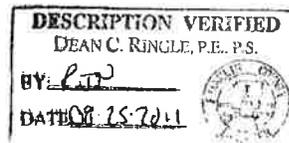
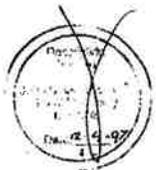
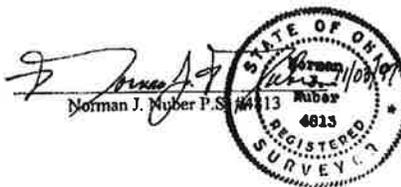
Stations and offsets used in this description are referenced to the proposed centerline plat for Coffman Road, Perimeter Drive, Post Road and Brand Road prepared by John E. Foster and Associates, Inc.

Bearings used in this description are based on an actual field survey utilizing USGS Monuments Britton, Davidson and Lincoln LeVec Tower by John E. Foster and Associates, Inc. In May 1989 to establish the bearing of N10°47'25"E for the centerline of Coffman Road north of Station 221+61.62.

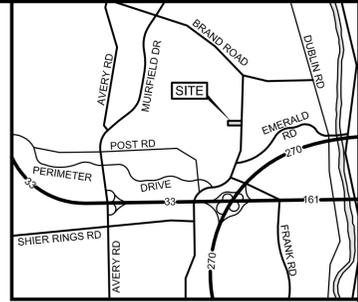
This description was prepared for John E. Foster and Associates, Inc. By Norman J. Nuber P.S. #4813 from existing records and a actual field survey.

0-107-H  
ALL OF  
(273)  
000432

~~0.107 H  
0.018 AC.  
SPLIT FROM  
273-914~~  
~~0.166 AC.  
SPLIT FROM  
273-432~~



# COFFMAN RESERVE FINAL PLAT



LOCATION MAP  
NO SCALE

**NOTES:**

**EASEMENTS:** Easements where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, Within the area designated "Stormwater Management Easement" on this plat, an additional easement is hereby granted to the City its successors and assigns, for the purpose of constructing, operating and maintaining public stormwater drainage facilities. Except as provided for in the developer's overall scheme for the development of Coffman Reserve, no above grade structure, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Stormwater Management Easement" as delineated in this plat and the approved development construction plans.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

**RESERVES:** RESERVE "A and RESERVE "B", as designated and delineated hereon, shall be owned by The City of Dublin and maintained by an association of the owners of the Fee Simple titles to the lots in the Coffman Reserve subdivision for the purpose of permanent green space and general utility and walkway easement (RESERVE "B") and storm water management and general utility and walkway easement (RESERVE "A").

**MINIMUM SETBACKS:** City of Dublin zoning regulations for COFFMAN RESERVE in effect at the time of platting of COFFMAN RESERVE specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: 20 feet from right of way  
Side: 6 feet one side; 12 feet total  
Rear: 25 feet

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

**FENCES:** No fences may be placed in a drainage easement area. Fences, where permitted in COFFMAN RESERVE, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

**STREET ACCEPTANCE:** Brennan Court, following its successful completion and acceptance of construction, shall be opened as a public street.

**PARCEL ACREAGE BREAKDOWN:** COFFMAN RESERVE is comprised of the following Franklin County Parcel Numbers:

Parcel No. 273-000914 2.599 Ac.  
Parcel No. 273-000432 0.418 Ac. (Parcel 273-000432 shall fully comprise all of Lot 1, as defined by this plat)

**SCHOOL DISTRICT:** At the time of platting, all of COFFMAN RESERVE is in the Dublin City School District.

**DEED RESTRICTIONS:** Deed restrictions relating to this subdivision are recorded in Instrument \_\_\_\_\_ Recorder's Office, Franklin County, Ohio.

**LOT 1:** Direct vehicular access is allowed to/from Coffman Road.

**FLOOD ZONE:** Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 132 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0132 K (Effective Date: June 17, 2008).

Surveyed and Platted By  
**C.F. BIRD & R.J. BULL, INC.**  
Consulting Engineers & Surveyors  
2875 W. Dublin-Granville Road  
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless other- wise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: . P.K. nails set in the centerline of Brennan Road are indicated by the following symbol: . Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: .

**BASIS OF BEARINGS:** Basis of bearings is the centerline of Coffman Road, being S 03° 19' 05" W, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (CORS 96), and all other bearings are based upon this meridian.

By \_\_\_\_\_  
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date: \_\_\_\_\_

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543 and being a subdivision of 3.023 acres and being all of that 1.532 acre tract of land (1.537 acres by recent survey) conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument No. 201405270065111, a 1.484 acre tract of land (1.480 acres by recent survey) conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument No. 201405270065111, a 0.006 acre portion of Lot No. 1 of Hemingway Village Section 1, of record in Plat Book 53, Page 12, said Lot No. 1 having been conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument No. 201405270065111 and a 0.418 acre tract of land, out of said 1.480 acre tract, conveyed to The Ruma Group, LLC, by deed of record in Instrument 201409030115324, all records referenced to the Recorder's Office, Franklin County, Ohio:

The undersigned, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, and THE RUMA GROUP, LLC, ownerS of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "COFFMAN RESERVE", a subdivision of Lots 1 through 6, inclusive, Reserve "A" and Reserve "B" and does hereby accept this plat of same and dedicates to the City of Dublin as such all of the Court shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off street parking and loading requirements of the City of Dublin, Ohio for the benefit of themselves, and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, by CHARLES E. RUMA, its President, has hereunto set his hand this day of \_\_\_\_\_, 2016.

THE PARAGON BUILDING GROUP, LTD.,  
an Ohio limited liability company  
10104 Brewster Lane,  
Suite 100  
Powell, Ohio 43065

By \_\_\_\_\_  
CHARLES E. RUMA, President

In Witness Whereof, THE RUMA GROUP, LLC, an Ohio limited liability company, by CHARLES E. RUMA, its President, has hereunto set his hand this day of \_\_\_\_\_, 2016.

THE RUMA GROUP, LLC,  
an Ohio limited liability company  
10104 Brewster Lane,  
Suite 100  
Powell, Ohio 43065

By \_\_\_\_\_  
CHARLES E. RUMA, President

Before me, a Notary Public in and for said State, personally appeared CHARLES E. RUMA, President of THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company Owner, and President of THE RUMA GROUP, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of THE PARAGON BUILDING GROUP, LTD., and THE RUMA GROUP, LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Ohio  
County of Franklin

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Secretary of Planning Commission,  
City of Dublin, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

City Engineer,  
City of Dublin, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Director of Development,  
City of Dublin, Ohio

The attached plat was approved and accepted by motion \_\_\_\_\_ passed the \_\_\_\_\_ day of \_\_\_\_\_, 2016, wherein subject to this plat being properly recorded, all of Brennan Court is accepted for the City of Dublin, Ohio.

Clerk of Council, Dublin, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_, \_\_\_\_M.

Fee \$ \_\_\_\_\_ File No. \_\_\_\_\_

Recorder, Franklin County, Ohio

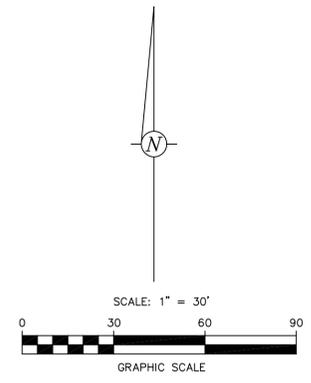
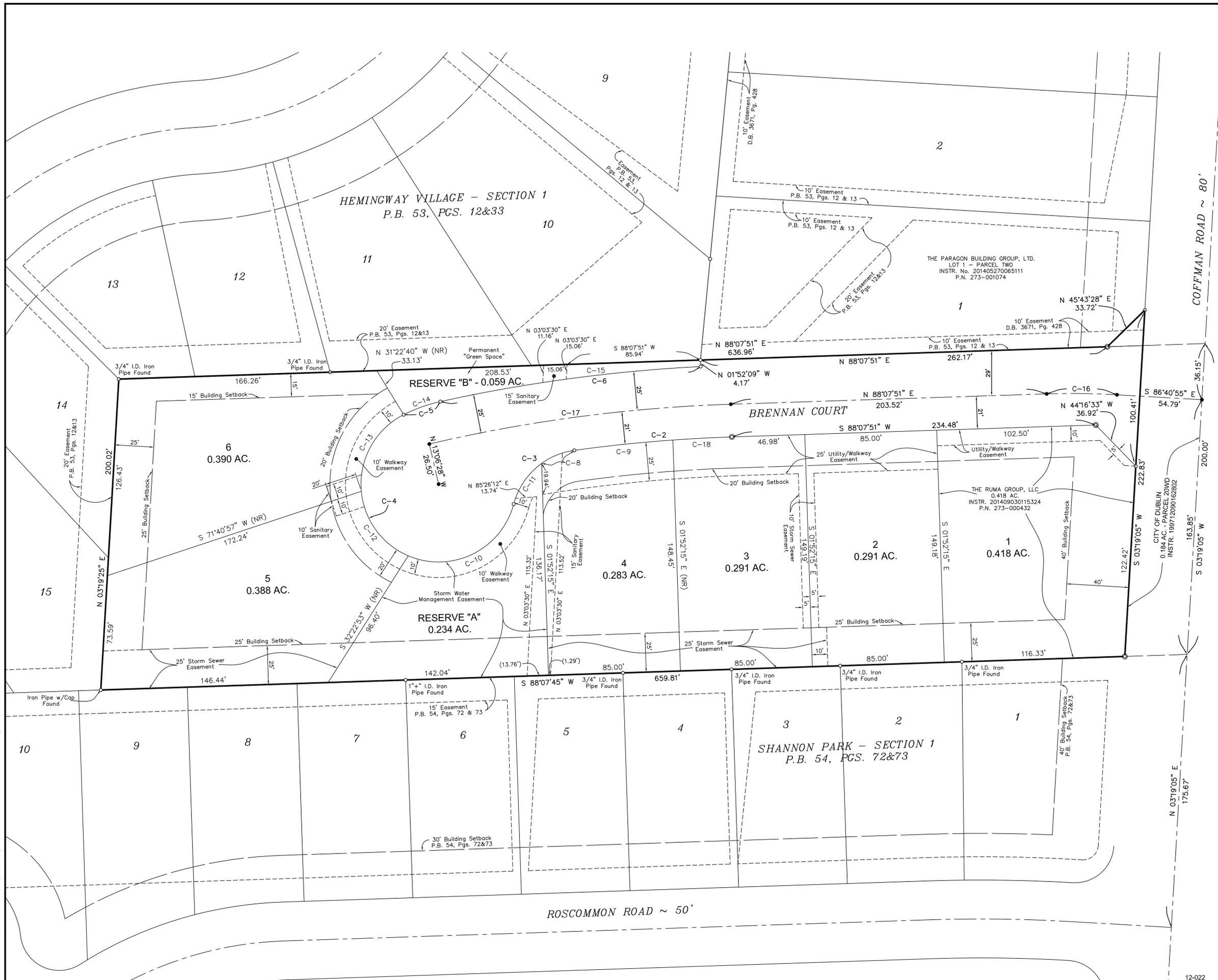
Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2014, in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ & \_\_\_\_\_.

Deputy Recorder, Franklin County, Ohio

**ACREAGE BREAKDOWN**

Lot Area	2.061 Ac. - (6 Lots)
Reserves	0.293 Ac. - (2 Reserves)
R.O.W. Dedication	0.000 Acre for Coffman Road 0.669 Acres for Brennan Court
Total	0.669 Acres for R/W Dedication
Total Site Area	3.023 Acres

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**CURVE TABLE - RIGHT-OF-WAY**

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-1			INTENTIONALLY OMITTED		
C-2	979.00'	5°57'46"	101.89'	101.84'	S 85°08'58" W
C-3	47.00'	67°20'11"	55.24'	52.11'	S 48°29'59" W
C-4	50.00'	228°21'11"	199.28'	91.23'	S 50°59'31" E
C-5	100.00'	14°26'29"	25.21'	25.14'	S 70°24'20" W
C-6	1025.00'	9°27'52"	169.32'	169.12'	S 82°21'30" W

**CURVE TABLE - CENTERLINE OF BRENNAN COURT**

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-16	500.00'	5°11'14"	45.27'	45.25'	N 89°16'32" W
C-17	1000.00'	1°11'18"	196.15'	195.83'	S 82°30'41" W

**CURVE TABLE - LOTS**

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-7			INTENTIONALLY OMITTED		
C-8	47.00'	27°54'42"	22.90'	22.67'	S 68°12'43" W
C-9	979.00'	3°44'15"	63.86'	63.85'	S 84°02'12" W
C-10	50.00'	98°13'14"	85.71'	75.60'	N 63°56'31" E
C-11	47.00'	39°25'28"	32.34'	31.71'	S 34°32'38" W
C-12	50.00'	61°40'19"	53.82'	51.26'	S 36°06'43" E
C-13	50.00'	68°27'39"	59.74'	56.25'	S 28°57'16" W
C-14	100.00'	14°26'29"	25.21'	25.14'	S 70°24'20" W
C-15	1025.00'	9°27'52"	169.32'	169.12'	S 82°21'30" W
C-18	979.00'	2°13'32"	38.03'	38.02'	S 87°01'05" W



**City of Dublin**

**Land Use and Long  
Range Planning**  
5800 Shier Rings Road  
Dublin, Ohio 43016-1236  
phone 614.410.4600  
fax 614.410.4747  
www.dublinohio.us

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 19, 2014**

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

**3. Coffman Reserve 7027 Coffman Road  
14-044FDP/FP Final Development Plan/Final Plat**

**Proposal:** To plat and develop six single-family lots on 3.02 acres on the west side of Coffman Road, 200 feet north of the intersection with Roscommon Road.  
**Request:** Review and approval of a Final Development Plan under the Planned District provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations  
**Applicant:** Charles Ruma, The Paragon Building Group, Ltd.  
**Planning Contact:** Claudia Husak, AICP, Planner II.  
**Contact Information:** (614) 410-4675, chusak@dublin.oh.us

**MOTION #1:** Mr. Taylor moved, Mr. Budde seconded, to recommend approval of the Final Development Plan with five conditions:

- 1) That the developer should work with Planning to provide appropriate tree replacement prior to filing for a building permit for this Lot, should construction impact trees shown to be preserved;
- 2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the Final Plat for City Council review; and
- 3) That the applicant selects a hardier ornamental shrub than Knockout Roses and revises the street tree species to New Horizon Elm, subject to approval by Planning.
- 4) That the design and installation of the entry feature be subject to approval by Planning, but that if installed, any entry feature sign be limited to five feet in height; and
- 5) That any existing fences on the property, not part of adjacent lots, be removed.

\*Charles Ruma agreed to the above five conditions.

**VOTE:** 6 – 0.

**RESULT:** The Final Development Plan was approved as it complies with the applicable review criteria with five conditions.

**RECORDED VOTES:**

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

**3. Coffman Reserve  
14-044FDP/FP**

**7027 Coffman Road  
Final Development Plan/Final Plat**

**MOTION #2:** Mr. Taylor moved, Ms. Newell seconded, to recommend approval to City Council of the Final Plat under the provisions of the Subdivision Regulations with four conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal;
- 2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;
- 3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards; and
- 4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.

\*Mr. Ruma agreed to the above four conditions

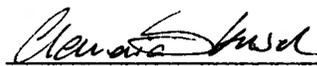
**VOTE:** 6 – 0.

**RESULT:** To forward the Final Plat was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**



Claudia D. Husak, AICP, Planner II

Ms. Kramb she was fine with the above list of conditions. Mr. Hardt thought he was fine but wanted to comment. He clarified that item one and two are "and", not "or". He said in other words, there is a requirement to plant all the trees per the documents and there is a requirement too for opacity; if you have to plant more trees to get achieve opacity, then so be it. Ms. Amorose Groomes said that was the intent and suggested pitching 50 trees instead of 30 trees. Mr. Ruma agreed he thought that is how it is always done per Code and will have to work with some of the residents because some of the plantings in the woods are not going to be appropriate. Ms. Newell said his comments take care of her concern.

Ms. Amorose Groomes acknowledged the resident who wanted to speak again.

Mr. Reeves said what was proposed for number one and number two should be mutually exclusive and both have to be met.

Ms. Amorose Groomes confirmed the development text will govern the opacity and this document will function in conjunction with the other documents that govern this piece of property. She asked if there were any other comments from the public. [Hearing none.] She concluded that the two conditions in the staff report were increased to five. She asked the applicant if they were in agreement with the five conditions. Mr. Ruma said the applicant agrees.

### **Motion and Vote**

Mr. Taylor moved, Ms. Newell seconded, to recommend approval of the Amended Final Development Plan with five conditions:

- 1) That the developer brought an addition of 30 trees at a minimum of 3-inch caliper deciduous and 8 – 10 foot evergreens, subject to Planning's approval;
- 2) That the developer work with Planning and the adjacent property owners for Lots 16, 17, & 18 to meet the intent of the development text which achieves 75 percent opacity by including evergreen trees in the installation;
- 3) That any damage done to preserved trees to have corrective pruning;
- 4) That the applicant provides Planning with a detailed inventory of species, size, and condition of trees preserved; and
- 5) That the applicant diversifies the tree species for the proposed canopy deciduous trees and verify the White Spire Birch trees that are multi-stem.

Charles Ruma agreed to the above five conditions. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 6 – 0 )

### **3. Coffman Reserve 14-044FDP/FP**

### **7027 Coffman Road Final Development Plan/Final Plat**

Chris Amorose Groomes introduced the application for a request to plat and develop six single-family lots on 3.02 acres on the west side of Coffman Road, 200 feet north of the intersection with Roscommon Road.

Ms. Amorose Groomes swore in anyone intending on addressing the Commission in regards to this application.

Claudia Husak asked if "questions" were to be discussed or review criteria. The members stated they had just a couple of questions or comments. Ms. Amorose Groomes invited the public to speak. [There were none.]

John Hardt asked if the same approach was taken for the tree preservation plan as there are potentially impacted trees and asked if the same conversation would ensue as for the Wellington Reserve.

Greg Chillog said this is like any other state of development; there is always potential for a tree to die but they have tried to locate the tree preservation fence and appropriate locations to meet the standard.

Mr. Hardt asked if any of the trees were borderline. Mr. Chillog responded he did not think so. Ms. Amorose Groomes said drainage was not going into the naturalized areas in this application. Mr. Hardt said if the worst case scenario assumption was taken, with the thought that we might talk about it again later, thought it should be put into the record. Mr. Chillog confirmed the trees proposed to be cut down will be cut down.

Mr. Hardt had questions on the details of the signage. He said the dimensions refer to minimum dimensions, which tells him that the proposed boulder could get bigger. Ms. Husak clarified it was because who knows where they are going to find said boulder. Mr. Hardt then asked if it could be unlimited in size then. Ms. Husak said there is a Zoning Code requirement that limits the size, that she believes is six feet. Mr. Hardt said he would like to see the maximum limit. Ms. Amorose Groomes said it would be pretty easy to set the height because half of it is buried if said boulder came and it was too big.

Mr. Hardt commented on the development text for this subdivision that allowed for an entry feature and it is being proposed and he does not have a problem with it because it was discussed and agreed to when the text was put together. He said going forward, he is suspicious that a six-home cul-de-sac does not need an entry feature; it is just a street and suggested the Commission pay more attention to that. Ms. Amorose Groomes said it was funny that these six homes would have a much more significant entry feature nomenclature than others. She said she does not even know the name of Tara Hill's development. Charles Ruma said he was not so sure it was necessary. Mr. Hardt asked if the intent is to name this "Coffman Reserve", why not name the street, "Coffman Reserve". Ms. Amorose Groomes said if the homeowners association has to maintain that pond, it is going to be costly. Mr. Hardt clarified he was not talking about a pond but a rock. Ms. Kramb said she figured it was an economical issue.

Ms. Newell had a question from the staff report where it is noted that vinyl trim was permitted and that was one of our conditions but she thought on the Preliminary Plat that was excluded but could not find that in the text. She asked for clarification, which Ms. Husak confirmed it was not this subdivision. She said that was discussed at Celtic Crossing and they did change text prior to going to Council.

Ms. Kramb said this development text does not allow vinyl. Ms. Newell said the staff report said vinyl trim was permissible. Ms. Amorose Groomes asked if there was a conflict between the staff report and the development text. Ms. Husak said there is an error with the staff report.

Ms. Kramb said the development text said fencing shall be per Code and then number two said fencing standards and details may be presented and approved with the Final Development Plan. She reviewed the Final Development Plan and fences are indicated as existing fences but it is hard to see if it is on your property or outside. She asked if that was the intent. She said existing fences were on the plans and asked if they are remaining. Mr. Ruma said he did not think those were on his property and Ms. Husak agreed with his assessment. Ms. Kramb said it was showing up on the FDP and it is hard to tell so she wanted confirmation that they are not included. Ms. Amorose Groomes said any fencing could be a condition. Ms. Kramb referred to page four of the FDP. Jennifer Readler said they would investigate this fence to see if it is non-conforming. Ms. Kramb suggested that all the boundaries be checked.

Ms. Kramb asked if the City was maintaining the open space on this property line as stated in the Planning Report on page six at the bottom. Ms. Husak said the plat is owned by the City and maintained by the homeowners association, which should be the case.

Ms. Kramb asked if they were "paying a fee in lieu" for some trees. Ms. Husak said the fee in lieu is for open space. Ms. Amorose Groomes confirmed the applicant estimates the cost of the HOA to maintaining

the basin at approximately \$350 per year and asked what that included. Mr. Ruma said the intent was the cost of \$350 per year for each homeowner.

Mr. Ruma asked if it was permissible **not** to install the entry sign if the applicant deems it inappropriate. Ms. Amorose Groomes said that was desirable and the Commission precluded that from happening across the street and this would be consistent then with the area. Mr. Taylor added they were speaking directly about the stone and wanted to make sure some landscaping was installed. Ms. Amorose Groomes thought that might be unnecessary as well. Ms. Newell asked if there were other entry features within that area. Ms. Amorose Groomes clarified they were larger neighborhoods but each street did not have a a planting at the entry. Mr. Taylor said he was fine with that; he just wanted to clarify the stone. Mr. Hardt said if Code permits it and the applicant wants to install it per the presentation that is fine. He said if the applicant wants to delete it in its entirety; that is fine with him too.

Ms. Kramb said she found the tree replacement “fee in lieu” on page six, second paragraph, “the applicant is proposing to pay a fee for the additional 23 inches.” Ms. Husak clarified and Ms. Kramb asked why they are not replacing all of the trees. Ms. Husak said there was not enough room on the site. Ms. Amorose Groomes confirmed it was pretty tight.

Ms. Amorose Groomes asked if there were any other comments. [Hearing none.] She asked Ms. Husak if she had an amended condition. Ms. Husak clarified that conditions four and five were added and allowed the Commissioners to read on the screen. Mr. Taylor asked if it had to be written in about the entry feature since the applicant was not obligated to build it since it does appear on the Final Development Plan. Ms. Husak said the applicant was not obligated to act on all the aspects of the Final Development Plan. Ms. Readler recommended it would be better to include it to make it clear. Ms. Amorose Groomes said the applicant was entitled to an entry feature and asked the applicant what his preference was. Mr. Ruma responded that it would be more appropriate to leave it out but would like to re-evaluate as it might be more appropriate to have it look as though it is part of Hemingway. Everyone agreed to amend the conditions.

Ms. Amorose Groomes asked the applicant if he agreed with all the five conditions as written. Mr. Ruma replied the applicant agrees.

### **Motion and Vote**

Mr. Taylor moved, Mr. Budde seconded, to recommend approval of the Final Development Plan with five conditions:

- 1) That the developer should work with Planning to provide appropriate tree replacement prior to filing for a building permit for this lot 2, should construction impact trees shown to be preserved;
- 2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the Final Plat for City Council review;
- 3) That the applicant selects a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm, subject to approval by Planning;
- 4) That the design and installation of the entry feature be subject to approval by Planning, but that if installed, any entry feature sign be limited to five feet in height; and
- 5) That any existing fences on the property, not part of adjacent lots, be removed.

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

### **Motion and Vote**

Mr. Taylor moved, Ms. Newell seconded, to recommend approval to City Council of the Final Plat under the provisions of the Subdivision Regulations with the following four conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal;
- 2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;
- 3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards; and
- 4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.

Ms. Amorose Groomes asked the applicant if they agreed to the conditions as written and Mr. Ruma answered that they did agree. The vote was as follows: Ms. Krumb, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 6 – 0)

#### **4. BSC Office District - State Bank 14-047BSC-SP/MSP/PP/FP**

#### **West Dublin-Granville Road Site Plan Review/Master Sign Plan Preliminary Plat/Final Plat**

Chris Amorose Groomes introduced the application for an 11,500-square-foot Loft building for State Bank with a retail banking facility, a drive-through kiosk and all associated site improvements. She said the proposal includes a wall sign that is to be located more than 14 inches from a wall and also includes the subdividing of one 2.8-acre lot into two lots.

Ms. Amorose Groomes said this requires the Commission to vote on the requested Waivers, Master Sign Plan, Site Plan, and a recommendation vote to City Council for Preliminary and Final Plats. She swore in anyone intending on addressing the Commission in regards to this application.

Gary Gunderman presented the application, described the site and noted that this is a relatively open site at the present time but this area is developing in the Bridge Street District (BSD). He presented the Bridge Street Area Plan for this location and pointed out the block where this site is located. He showed the proposed building and mentioned that there is room for an additional building on the adjacent lot, which would help frame up more of an urban feel. He indicated several actions were needed this evening, the first being for three Waivers:

- 1) A request to waive the structural soil requirement in trenches along Banker Drive.
- 2) A request to waive the requirement to install structural soil in and around the parking lot islands.
- 3) A request to waive the building siting outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0 -15 is required).

He said the second action is for approval of a Master Sign Plan allowing the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall; the third action would be approval of the Site Plan as dictated by the BSD Code; and the fourth item would be a recommendation of approval to City Council of the Preliminary and Final Plats.

Mr. Gunderman said the Site Plan Review criterion is outlined in the Staff Report in terms of compliance. He said the proposed site layout is similar to what was submitted for the Basic Plan. He said that includes the drive-through location that was approved as a conditional use; the pocket plaza area is in the same



City of Dublin Planning and Zoning Commission

# Planning Report

Thursday, June 19, 2014

## Coffman Reserve

### Case Summary

Agenda Item	3
Case Number	14-044FDP/FP
Site Location	Coffman Road West side of Coffman Road, approximately 200 feet north of the intersection with Roscommon Road.
Proposal	To plat and develop six-single-family lots on 3.02 acres.
Applicant	Charles Ruma, The Paragon Building Group, Ltd. ; represented by James Barry, Bird & Bull.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   chusak@dublin.oh.us
Requests	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050.  Review and recommendation of approval to City Council for a <u>final plat</u> under the provisions of the Chapter 152, Subdivision Regulations.
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with three final development plan conditions and 2 final plat conditions.  Final Development Plan: Approval with 3 Conditions Final Plat: Approval with 4 Conditions
Condition	<u>Final Development Plan</u> 1) That the developer should work with staff to provide appropriate tree replacement prior to filing for a building permit for this Lot 2, should construction adversely affect trees shown to be preserved; 2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the final plat for City Council review, and;

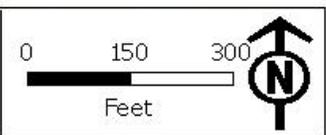
- 3) That the applicant selects a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm, subject to approval by Planning.

Final Plat

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal;
- 2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;
- 3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards, and;
- 4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.



14-044FDP-FP  
Final Development Plan  
Coffman Reserve  
7027 Coffman Rd



<b>Facts</b>	
Site Area	3.02 acres, in two parcels
Zoning	PUD, Planned Unit Development District (approved as Ordinance 25-13 on April 8, 2013)
Surrounding Zoning and Uses	<p>North and West: R-4, Suburban Residential District, Hemingway Village subdivision</p> <p>South: PUD, Planned Unit Development District, Shannon Village and Shannon Park subdivision</p> <p>East: SO, Suburban Office and Institutional District, Dublin City Schools Administration building</p>
Site Features	<ul style="list-style-type: none"> <li>• Frontage: Coffman Road - 200 feet.</li> <li>• General: Rectangular, flat site developed with a single family home in the eastern portion, a storage building with a gravel driveway off Coffman Road in the southern portion behind the house.</li> <li>• Vegetation: Mature evergreen trees mostly along the site boundaries and a mix of deciduous and evergreen trees close to the home.</li> </ul>
Site History	<p>2013</p> <p>The Planning and Zoning Commission recommended approval to City Council for a rezoning from R-1, Restricted Suburban Residential District to Planned Unit Development District (Coffman Reserve PUD), and a Preliminary Plat for 3.02 acres to establish a six lot single-family detached residential development with 0.293 acre of open space on February 21, 2013.</p> <p>City Council approved Ordinance 25-13 on April 8, 2013 based on the recommendation from the Commission.</p> <p>The parcels were annexed into the City of Dublin in 1973 and Dublin zoning was established as part of an area rezoning in 2003.</p>

<b>Details</b>	<b>Final Development Plan</b>
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.
Proposal	<p>The final development plan includes:</p> <ul style="list-style-type: none"> <li>• 6 single family lots as provided in the approved development text</li> <li>• One existing single family home existing on future Lot 1</li> <li>• Stormwater management facility in Reserve A with open space design details</li> <li>• Tree Preservation and replacement details</li> <li>• Entry feature and sign details</li> </ul>

<b>Details</b>	<b>Final Development Plan</b>
Layout	<p>The proposal incorporates the existing home as Lot 1 in the PUD and on the plan and the final plat. The proposed plan shows a new intersection off Coffman Road at the northern portion of the site. A new public road, Brennan Court, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. The road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Brennan Court should it be developed.</p> <p>The proposal includes 0.293 acres of open space.</p> <ul style="list-style-type: none"> <li>• Reserve 'A' is located between Lots 4 and 5 and will provide an area for stormwater management.</li> <li>• Reserve 'B' is 0.059-acre strip of land to the north of proposed Brennan Court to preserve existing trees.</li> </ul>
Development Standards	<p>The approved PUD development text includes specific requirements that address the zoning and development details.</p>
Use/Density/Lot Sizes/Setbacks	<p>The development text permits 6 single-family detached homes, open spaces and related park features. Lots are required to be a minimum of 11,200 square feet with a minimum depth of 100 feet and minimum width of 85 feet at the building line. Coffman Road requires a 40-foot setback, which is reflected in the proposed development text. The text requires minimum setbacks of 20 feet for front yards, 25 feet for rear yards, and 6 feet for side yards. The plans correctly show these requirements.</p>
Traffic and Access	<p>Access is provided by Brennan Court, a new public road intersecting Coffman Road and ending in a cul-de-sac in the west portion of the site. The road will have a 50-foot right-of-way and pavement width of 28 feet. The road bends to the south at the west end and offsets the pavement in the right-of-way to address a concern raised by Planning about tree preservation along the north border.</p>
Sidewalks	<p>A four-foot, public sidewalk is proposed along all street frontages, except as waived in the proposed development text where homes do not front the street. The sidewalk will extend along the frontage of Lot 6 and end at the driveway for this lot. The proposed text also requires a three-foot private sidewalk from the front door to the driveway.</p> <p>Planning and Engineering support having a sidewalk only where it fronts lots in this subdivision. The sidewalk system for Coffman Reserve is not intended to be a loop system but rather is a means for residents to gain access to Coffman Road.</p>
Street Trees and Tree Lawn	<p>The Development Text requires a nine-foot tree lawn which is shown on the plans. The street tree for Brennan Court is shown as Schubert Cherry which does not meet Code and should be replaced with New Horizon Elm.</p>

<b>Details</b>	<b>Final Development Plan</b>
Parking	<p>On-street parking will be allowed on the north side of the street opposite of the water line and fire hydrants. Due to limited maneuvering space and proposed driveway locations, that on-street parking will likely be restricted within the cul-de-sac bulb.</p>
Architecture	<p>The development text describes the general character of the development as one- and two-story homes and requires adherence to the Residential Appearance Code unless otherwise stated.</p> <p>Permitted materials include brick, stone, wood, stucco and fiber cement siding. Trim materials permitted are wood, vinyl, EIFS, copper or fiber cement products. Colors are required to be natural and/or warm neutral colors. High-chroma colors are not permitted. The text stipulates that chimneys have to be finished with masonry.</p> <p>Same or similar front elevations cannot be repeated on either side of a lot or on any lot on the cul-de-sac.</p>
Tree Preservation	<p>The text outlines a goal to preserve as many trees in good and fair condition as possible. The applicant has worked with Planning to preserve existing trees along the site's property lines. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees.</p> <p>The tree preservation plan shows trees that are to be removed, three of which are above 24 inches. The tree replacement requirement is 98 inches required of which 75 inches are provided. The applicant is proposing to pay a fee for the additional 23 inches. There may be additional effects on trees with sewer work to the south which may require additional replacements. Planning will work with the applicant explore additional options for on-site replacement of as many trees as possible.</p> <p>Construction on Lot 2 may affect trees shown to be preserved. The developer should work with the City to provide appropriate replacement tree plans prior to filing for a building permit for this lot should the trees be adversely affected.</p>
Open Space and Landscaping	<p>The proposed plan includes 0.293 acre of open space and the development text states that this open space will be owned by the City and maintained by a forced/funded homeowners association. The applicant will be responsible for the landscaping of the open space areas, where appropriate.</p> <p>Reserve 'A' between Lots 4 and 5 will include a dry detention basin, which will slope approximately three feet to the bottom. Planning has noted the concerns of the Commission to the applicant regarding dry detention and</p>

<b>Details</b>		<b>Final Development Plan</b>
	<p>a need for appropriate high quality landscape treatment appropriate to the stormwater function of the basin. The basin will be landscaped with deciduous trees, with ornamental tree accents and deciduous shrubs in a naturalized manner. Several trees and shrub species are listed as options for this landscaping, including Bald Cypress, London Plane Tree, River Birch, Allegheny Serviceberry and Winterking Hawthorne.</p> <p>The proposal includes differing tree species and the applicant should update the landscape plan to select species that meet the text prior to scheduling the final plat for City Council review. The applicant should also select a hardier ornamental shrub than Knockout roses.</p> <p>The development text and final development plan include benches to be provided along the banks of the basin.</p>	
Entry Feature	<p>The proposed text also states entry features are permitted for the development. The plans show an entry feature with a sign on the south side of Brennan Court at Coffman Road. The sign and entry feature should be located within an easement and the plat should indicate maintenance responsibility for both with the homeowners association. Two options are included for the sign detail and both meet Code.</p>	
Utilities and Stormwater Management	<p>This development connects to public water through an extension of a public water main, including new fire hydrants, to the existing 16-inch water main located along the western edge of Coffman Road. The development will also construct new sanitary sewer mains and services to serve the proposed lots that will connect to an existing 12-inch main that bisects the site.</p> <p>New storm structures, pipes and a detention basin will be constructed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations.</p> <p>A detention basin is proposed along the southern edge of the site to meet the requirements of the Dublin Stormwater Code and Ohio EPA regulations. The detention basin will direct the stormwater into the 66-inch storm sewer located to the north of the site. The basin fulfills a portion of the open space dedication requirements for the site. The applicant estimates the cost to the HOA of maintaining the basin at approximately \$350 per year.</p>	
<b>Analysis</b>		<b>Final Development Plan</b>
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>	

Analysis	Final Development Plan
1) <i>Consistency with the approved preliminary development plan.</i>	<b>Criterion met:</b> This proposal is consistent with the requirements of the proposed preliminary development plan.
2) <i>Traffic and pedestrian safety</i>	<b>Criterion met:</b> The proposal provides safe vehicular and pedestrian circulation.
3) <i>Adequate public services and open space</i>	<b>Criterion met:</b> The proposal has all necessary public services.
4) <i>Protection of natural features and resources</i>  Condition 1	<b>Criterion met with Condition:</b> The applicant has included tree protection information as required by Code. Construction on Lot 2 may adversely affect trees shown to be preserved. The developer should work with the City to provide an appropriate replacement plan prior to filing for a building permit for this Lot.
5) <i>Adequacy of lighting</i>	<b>Criterion met:</b> No lighting is proposed for the entry feature sign. Code permits external illumination.
6) <i>Signs consistent with preliminary development plan</i>	<b>Criterion met:</b> This proposal is consistent with the requirements of the proposed preliminary development plan.
7) <i>Appropriate landscaping to enhance, buffer, &amp; soften the building and site</i>  Conditions 2 & 3	<b>Criterion met with Conditions:</b> The proposal includes differing tree species for Reserve A and the applicant should update the landscape plan to select species that meet the text prior to scheduling the final plat for City Council review. The applicant should also select a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm.
8) <i>Compliant Stormwater management</i>	<b>Criterion met:</b> The proposal meets the requirements of the Code.
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance with other laws &amp; regulations.</i>	<b>Criterion met:</b> The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.

<b>Recommendation</b>		<b>Final Development Plan</b>
Approval	In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval with three conditions.	
Conditions	<ol style="list-style-type: none"> <li>1) That the developer should work with Planning to provide appropriate tree replacement prior to filing for a building permit for this Lot, should construction impact trees shown to be preserved;</li> <li>2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the final plat for City Council review, and;</li> <li>3) That the applicant selects a hardier ornamental shrub than Knockout roses and revise the street tree species to New Horizon Elm, subject to approval by Planning.</li> </ol>	

<b>Details</b>		<b>Final Plat</b>
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	The proposed preliminary plat subdivides 3.02 of land into six single-family lots and 0.293 acre of open space. The plat also provides 0.666 acres of right-of-way for Brennan Court. The preliminary plat correctly shows all setback requirements.	
Open Space	<p>The Zoning Code requires the dedication of 0.39 acres of open space and the proposal contains 0.293 acres of open space.</p> <ul style="list-style-type: none"> <li>• Reserve "A" is 0.234 acres located between Lots 4 and 5 with a detention basin, landscaping and benches proposed.</li> <li>• Reserve "B" is 0.059 acres located along the north site boundary adjacent to the right-of-way and incorporates the existing evergreen trees.</li> </ul> <p>The development text indicates that the open space areas will be owned by the City of Dublin and maintained by a forced and funded homeowners association. The preliminary plat includes this information.</p> <p>The applicant will be required to pay a fee in lieu of dedicating 0.097 acre of required parkland.</p> <p>The proposed entry feature is not located within in a reserve and the plat should include an easement and maintenance information by the HOA.</p>	

Details		Final Plat
Streets	The plans show the appropriate right-of-way for Brennan Court and sidewalks as required in the development text and approved by City Council. The intersection of Brennan Court with Coffman Road (south side) should include a chamfer in the right-of-way.	

Analysis		Final Plat
<b>Process</b>	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.	
<b>1) Plat Information and Construction Requirements</b>  Conditions 1 & 2	<p><b>Criterion met with Conditions:</b> This proposal is consistent with the requirements of the Zoning Code and Subdivision Regulations and all required information is included on the plat. Any other minor technical adjustments should be made prior to Council review.</p> <p>A Construction Bond will be required for the public infrastructure that will be installed with this project. The value of this bond is based on the approved cost of construction. Once conditional acceptance is granted by the City, the developer is required to submit a one-year warranty bond.</p> <p>The plat should be updated to include an easement and maintenance responsibility for the entry feature.</p>	
<b>2) Street, Sidewalk, and Bikepath Standards</b>  Condition 3	<p><b>Criterion met with Condition:</b> Street widths, grades, curvatures, and signs comply with the appropriate Code sections. The sidewalks on one side of the public street was approved by City Council. The applicant should work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards.</p>	
<b>3) Utilities</b>	<p><b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards.</p>	
<b>4) Open Space Requirements</b>  Condition 4	<p><b>Criterion met with Condition:</b> Open space dedication, ownership, and maintenance are all indicated and noted on the plat. The applicant will be required a fee in lieu of dedicating all of the required open space.</p>	

<b>Recommendation</b>	<b>Final Plat</b>
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with four conditions.
Condition	<ol style="list-style-type: none"><li>1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal,</li><li>2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;</li><li>3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards, and;</li><li>4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.</li></ol>

## FINAL DEVELOPMENT PLAN CRITERIA

### Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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 this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

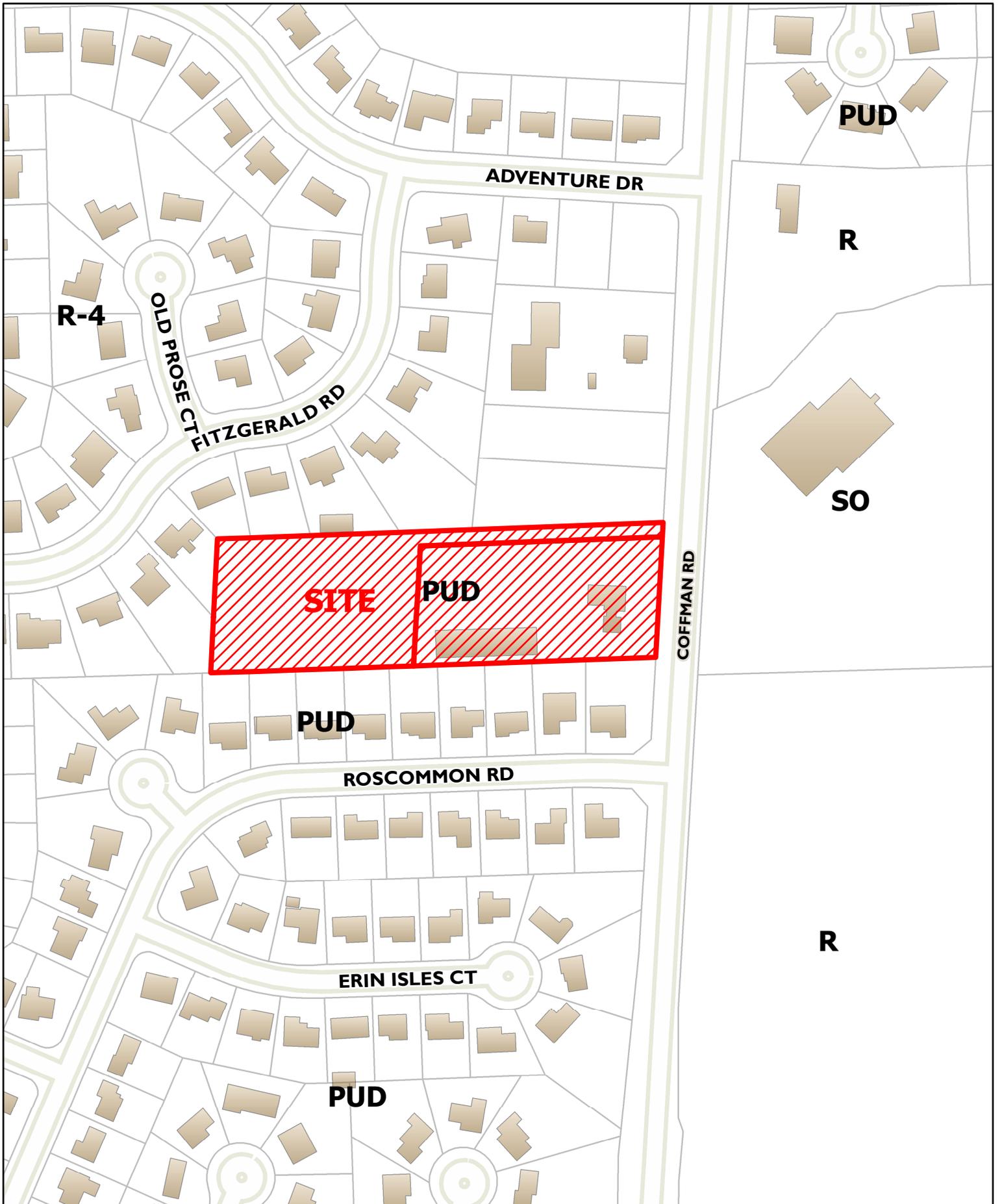
### **Review Criteria**

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

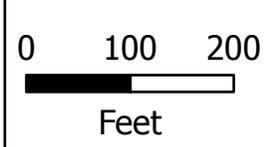
- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.



14-044FDP-FP  
Final Development Plan  
Coffman Reserve  
7027 Coffman Rd



Held \_\_\_\_\_

20 \_\_\_\_\_

**Ordinance 25-13**

**Rezoning Approximately 3.02 Acres Located on the West Side of Coffman Road, Approximately 300 Feet North of the Intersection with Roscommon Road, From R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Coffman Reserve PUD) to Establish a Six Lot Single-Family Detached Residential Development and 0.29 Acres of Open Space. (Case 12-066Z/PDP/PP)**

Ms. Husak stated that the first reading of this ordinance occurred at the last Council meeting, and Council had several questions. Staff's responses to those questions have been provided in tonight's packet. The issues related to tree preservation, sidewalk connections and stormwater management maintenance issues for the HOA. The site is on the west side of Coffman Road, just north of Roscommon. The proposal is for a preliminary development plan and plat for six lots of a new street off Coffman Road.

- The street name has changed from Killarney Court, as proposed at the last meeting, to Brennan Court, which is a street name that does not already exist in Dublin.
- The plan is the same as presented at the first reading. The second reading memo points out that the proposal now includes the removal of three trees to the north of the existing home, to enable construction of the road into the development. Those are large pine trees, totaling 82 inches.
- Also included in the packet is a map that shows the trees on the north side of the proposed road, which are intended to be preserved in a reserve area. This is also the area where the sidewalk stops at the top of the cul de sac. There are 21 trees along the northern property line, which provide a natural buffer to the residents in Hemingway Village. Staff is satisfied with the sidewalk not being extended on the north side of the road for two reasons: (1) the sidewalk is not intended to be a loop, but to enable the residents to access the larger sidewalk system on Coffman Road; and (2) for reasons of tree preservation and keeping the buffer in place.
- In regard to stormwater management, Planning and Engineering staff have been working together to provide the information regarding stormwater management as requested by Council at the last meeting. The applicant and staff are most comfortable with the proposed plan as presented at the last meeting and which remains in the plan presented, including a dry retention basin between Lots 4 and 5. The City cannot waive the Ohio EPA stormwater management requirements, although they can be accommodated either underground or in this type of facility. All parties preferred the proposed arrangement, because it would be low maintenance. The HOA would have mowing costs, which the applicant estimates at \$350 year for each of the lots. The facility would also be in the open, and therefore not forgotten. An underground system would also have maintenance costs, which could be greater than these.

Vice Mayor inquired about the tree removal/replacement on the south side, at the rear of Lots 1 – 5. The neighbors have expressed a desire that the trees remain.

Ms. Husak responded that the trees are intended to remain. There will be utilities along the rear, but they are moved north so that the trees can remain.

Vice Mayor Salay stated that she assumes that means there will be the customary tree fencing. Will that be a no-build area?

Ms. Husak responded that it is a 25-foot setback, with trees very close to the common property line.

Vice Mayor Salay inquired if the 25 feet setback is sufficient for the trees' root zone.

Ms. Husak responded that staff believes it should be sufficient.

Mayor Lecklider invited the applicant to testify.

Charles Ruma, 10104 Brewster Lane, Powell, Ohio stated that they are in agreement with Planning staff to keep the plan as proposed, which provides for a detention facility. They are also foregoing any request for a stormwater waiver.

Vice Mayor Salay inquired about the anticipated construction and build out dates.

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Mr. Ruma responded that there is the possibility of constructing the road this year. If that is the case, build out should occur over the next 12 months. Based on recent home sales, he anticipates the homes to sell quickly, particularly as they are located in within the Coffman High School district.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes; Mr. Reiner, yes; Mayor Lecklider, yes; Mr. Gerber, yes; Mr. Keenan, yes; Vice Mayor Salay, yes.

### **Ordinance 26-13**

**Authorizing the City Manager to Enter into a Real Estate Purchase Agreement with Wendy's International, Inc. for the Purchase of 2.37 Acres, More or Less, Generally Located to the Southeast of Riverside Drive and West Dublin-Granville Road Intersection.**

Mr. McDaniel stated that this real estate purchase agreement will authorize the City Manager to execute the agreement to purchase the Wendy's International, Inc. restaurant located at the corner of SR 161 and Riverside Drive. This purchase is prompted by the anticipated roadway improvements to be made at the intersection. Those improvements are expected to impact significantly the ingress/egress to the site, and so the City has been working proactively with Wendy's for two years to facilitate this purchase. Wendy's has already been before Council concerning their new restaurant that they propose to build immediately to the east behind the existing restaurant. The purchase price agreed upon for this existing restaurant property is \$2,000,000, which is considered a fair and appropriate price, based upon the appraisal and negotiations.

Vote on the Ordinance: Mr. Keenan, yes; Vice Mayor Salay, yes; Mayor Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mr. Gerber, yes; Mrs. Boring, yes.

### **INTRODUCTION/FIRST READING – ORDINANCES**

#### **Ordinance 27-13**

**Rezoning Approximately 26.5 Acres Located on the North Side of Rings Road, Approximately 1,100 Feet West of the Intersection with Eiterman Road From R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Links at Ballantrae PUD) to Establish a 45-Lot Single-Family Detached Residential Development and 7.08 Acres of Open Space. (Case 12-066Z/PDP/PP)**

Vice Mayor Salay introduced the ordinance.

Ms. Husak stated that this is a request to approve a new planned unit development for 26.5 acres located just south of Ballantrae on the north side of Rings Road. To the west and immediately adjacent to the site is The Woodlands of Ballantrae Condominium area. To the east is the Washington Elementary School, as well as the Northwest Chapel of the Brethren Church.

- The Planning and Zoning Commission (PZC) reviewed this plan a month ago and voted to recommend approval to City Council with several conditions. One condition was to eliminate one lot, and the plan presented to Council reflects that.
- The City will maintain approximately five acres of the 7.08 acres of open space.
- On the southwest corner, there is a portion of the Rings-Cosgray Connector, from which the development will have one of its main access points. A second access will be off Marmion Drive in Ballantrae to the north.
- Sidewalks and bikepaths are proposed along all of the public streets as well as a connection to the west with the elementary school. There is a condition that the applicant work with the school to determine the appropriate location for the bikepath.
- There is also a one-acre open space that the applicant will program for a central park area for the neighborhood.
- Also proposed is a 25-foot tree preservation zone for lots with mature trees along the rear of the development, which are the lots to the north and to the west.
- There have been some communications with the Patch family, who own a house just north of Rings Road and immediately adjacent to the site. The applicant has been working with Engineering to move the road slightly to the east and away

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~~Less, Permanent Multi-Use, Utility, Grading and Drainage Easement, a 0.012 Acres, More or Less, Temporary Easement, and a 0.020 Acres, More or Less Temporary Easement from Sumphan and Tanaporn Karuchit.~~

~~Ms. Ott stated that there have no changes since the first reading.~~

~~Council had no questions.~~

~~Vote on the Ordinance: Mr. Keenan, yes; Mr. Gerber, yes; Mr. Reiner, yes; Ms. Chinnick-Zuercher, yes; Mrs. Boring, yes.~~

## **INTRODUCTION/FIRST READING – ORDINANCES**

### **Ordinance 25-13**

**Rezoning Approximately 3.02 Acres Located on the West Side of Coffman Road, Approximately 300 Feet North of the Intersection with Roscommon Road from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District (Coffman Reserve PUD) to Establish a Six-Lot, Single-Family Detached Residential Development and 0.29 Acres of Open Space. (Case 12-066Z/PDP/PP) (Second reading/public hearing April 8 Council meeting)**

Mr. Gerber introduced the ordinance.

Ms. Husak stated that this is a request for a rezoning and preliminary plat for a proposed six-lot, single-family development on three acres. The site is on the west side of Coffman Road, bounded on the north and west sides by Hemingway Village, and on the south side by Shannon Village. The Dublin City Schools administration building is across the street on the east side of Coffman Road. The site boundaries consist of many evergreen trees. There is a single-family structure with a barn in the south-central portion of the site with an access point off Coffman Road. A new cul de sac is platted as right-of-way for proposed Killamey Court, which will provide access for the other proposed lots to Coffman Road. Two reserves are proposed. On the north side, a small reserve will preserve existing evergreen trees as a buffer to the lots to the north. On the south side, there is a reserve for a detention area for stormwater management. The plan also preserves the existing trees along the boundaries as a buffer to the existing homes surrounding the site. The Planning and Zoning Commission recommended approval of the development plan with three conditions, which the applicant has satisfied as part of the revised development text provided tonight. There was a tree waiver contemplated by the Commission, which has since been removed from the development text. The Commission also recommended approval of the preliminary development plat with two conditions. The applicant will pay a fee in lieu of dedicating 1.1 acre of open space for this development.

Mr. Reiner stated that there are only six lots in this development. Who will be responsible for maintaining the detention basin? Will the homeowners have a self-funded homeowners association?

Ms. Husak responded that they would have a forced and funded homeowners association for the six lots.

Mr. Reiner inquired how their fee would be determined.

Ms. Husak responded that the applicant would address this question.

Charles Ruma, Virginia Homes, 1010 Brewster Lane, Powell, Ohio stated that they originally requested a stormwater waiver for this subdivision. There will be a very insignificant amount of water going into a 66-inch adjacent storm sewer, which runs through the site. The waiver was denied, so the only alternative was to produce an aboveground detention facility. It will be maintained by the homeowners, which will necessitate an annual fee to cover the mowing and moderate maintenance to control the water flow through that area.

Mr. Reiner inquired how that homeowner fee is determined. Homeowner associations have come before Council to petition the City to maintain their property because they have been financially unable to do so. Council is concerned that the purchasers of these homes are made aware of this fee at the time of their purchase, and that the fee is high enough for them to be able to maintain the area.

Mr. Ruma responded that the majority of the maintenance would be mowing. He does not anticipate a need for additional maintenance, as the feature is designed with french drains and sufficient gravel to minimize the need for maintenance. The homeowner association

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fee will be calculated on the anticipated annual cost for mowing and for minimal entryway maintenance.

Mr. Reiner stated that he would like to ensure that the fee is sufficient to maintain the property in perpetuity.

Mrs. Boring stated that, typically, that information is included in the homeowners' deed restrictions. The home buyers form a homeowners association, establish an annual budget, and charge the fee accordingly.

Mr. Reiner stated that he would like to ensure the issue is addressed appropriately with this development, so that Council does not have to address it again in the future.

Mr. Ruma stated that he does not know if it would be possible at this point in the process, but the best way to address the issue would be to permit the stormwater waiver. There are hundreds of lots in this area that have no stormwater detention or retention anywhere within the area. These six lots will not impact the stormwater calculations. Those numbers were submitted to Engineering to prove that it is a very insignificant number. He believes a better alternative would be to have larger lots, eliminate the detention facility and have a park in this location instead.

Ms. Chinnici-Zuercher requested staff to explain the reason the waiver was denied.

Mr. Hammersmith responded that it is not an insignificant amount of water, when one considers the fact that the basin itself is like a large lot. In addition, the Ohio EPA requires the stormwater quality component to be addressed with a stormwater basin or some type of facility. The City cannot grant a waiver of the stormwater requirements. Even though the stormwater issue may seem insignificant at this location, stormwater erosion is a problem that the City ultimately must deal with; therefore, it is beneficial to the City to manage it wherever possible.

Mrs. Boring inquired if there is a different way to accomplish this.

Mr. Hammersmith responded that there are several ways. The developer chose to do it on the surface, but it could also be addressed underground, or by using manufactured units to handle the quality and detention.

Mr. Ruma clarified that they would not be ignoring the stormwater quality issue. They would be installing a manufactured system before it would outlet into the 66-inch pipe.

Mrs. Boring inquired if that was presented to staff.

Mr. Ruma responded that information was included in their original waiver request.

Mr. Hammersmith responded that he does not have the details of staff's review at hand, but he can provide that information for the second reading, if Council desires.

Ms. Chinnici-Zuercher stated that she would like more information. Council does see this type of issue frequently, where initially it seemed to be an insignificant cost, but the homeowners, especially if there are only six homes, cannot afford the maintenance costs, and the City ultimately accepts the responsibility. She would prefer another acceptable option other than a non-waiver component of the stormwater requirements.

Mr. Ruma reassured Council that they would do whatever the City requests, as they wish to do what is best for the community. There will be a cost to maintain the stormwater facility, but whether it should be maintained by those six homeowners is an issue for Council to decide. However, they will do whatever is determined appropriate.

Mr. Gerber stated that the City has experienced situations previously when new homes are constructed -- problems can result for the adjoining landowners. A balance must be maintained. He would like to see Engineering's review.

Mr. Reiner inquired if the housing component would be equal to or better than the surrounding homes.

Mr. Ruma responded affirmatively.

Mr. Keenan inquired if these lots are larger than the surrounding lots.

Mr. Ruma responded that the lots are 85 feet x 125 - 130 feet.

Mr. Keenan inquired if Lot #1 is a rental property.

Mr. Ruma stated that the existing homeowner still resides in the property.

Mr. Keenan inquired if the existing homeowner is "grandfathered," and, therefore, could not be forced to participate in a homeowners association.

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Ms. Chinnici-Zuercher noted that the homeowner rents the ranch home that is there.

Mr. Ruma responded that Mr. Eggspuehler owns the home and is renting it out. Because he is selling the property, he assumes he is in agreement to that lot being included in the rezoning. Mr. Eggspuehler also owns the two lots to the north, which will also be part of this purchase agreement. Those were zoned in the Hemingway development.

Mr. Keenan inquired if the lots at the intersection belong to Mr. Eggspuehler.

Mr. Ruma responded that the lots on Adventure Drive belong to him, as well.

Mrs. Boring inquired why, if the purchase includes the two lots to the north, the proposed plan did not fully extend the sidewalk all the way around the development, rather than leaving it disconnected, which is not aesthetically pleasing.

Ms. Husak stated that the plan provides for the sidewalk to extend along the fronting lots only. It does not go around to the other side of the street where there are no fronting lots.

Mrs. Boring stated that there needs to be a full connection so that a pedestrian could walk around continuously without crossing the street. This particularly makes sense if the two lots to the north will be incorporated into the purchase. It would also look much more finished.

Mr. Ruma noted that a consideration was made for the mature trees there. The cul de sac curves to the south to avoid and preserve that tree line.

Mrs. Boring requested clarification of the sidewalk on the site plan.

Ms. Husak stated that, as proposed, there is sidewalk from Coffman Road along the south side of Killarney Court and ending at the driveway on Lot #6. The cul de sac was curved to the south to preserve the trees on the north side.

Ms. Chinnici-Zuercher inquired if this is a shared path.

Ms. Husak responded that it is a regular sidewalk.

Ms. Chinnici-Zuercher stated that the sidewalk ends at the driveway on the last lot, but does not take a pedestrian the remainder of the way to Coffman Road. She understands the reason is for the preservation of the trees, but somehow the driveway and the sidewalk need to be married properly, so that the ending appears more natural.

Mr. Ruma stated that it is not uncommon to also provide a stub or ramp down to the street.

Mr. Reiner inquired what is the target market for the development.

Mr. Ruma responded that it would likely be young families. There will be two-story houses and perhaps one ranch.

Mrs. Boring stated that the text states that trees disturbed during construction would be replaced with like kind. How many of those trees will be removed due to the roadway construction?

Mr. Ruma responded that the intent is for none to be disturbed. Only a few trees at the front will be lost, which will be addressed per the replacement policy.

Mr. Reiner asked that, if trees must be replaced, they not be replaced with white pines but with Norway spruces.

Ms. Husak responded that would be so noted.

Mrs. Boring requested that at the second reading, information be provided regarding the number of trees that would be removed.

Mr. Keenan noted that Engineering would also provide detention information.

Mrs. Boring inquired if it is correct that no new lot would be added if the reserve area were eliminated.

Mr. Ruma confirmed that is correct. However, if that area were to be eliminated, would Council like to see these lots widened, or is a park preferred?

Mr. Keenan suggested that staff provide input.

Ms. Husak stated that part of the reason the reserve was proposed there is that the area is not a buildable lot. It also fulfills a portion of the developer's obligation to dedicate land for parkland.

Mrs. Boring noted that it would still require the residents to maintain it, and it would require a higher level of maintenance than a detention pond.

Mr. Ruma stated that they would work with the City planners and submit an alternative plan for that area, and Council can decide which is more desirable.

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Mrs. Boring summarized that Mr. Ruma would work with staff on the issues identified tonight for the second reading on April 8.

## **INTRODUCTION/PUBLIC HEARING – RESOLUTIONS**

### **Resolution 11-13**

#### **Authorizing the City Manager to Enter into a Contract with NAPA/IBS for an On-Site Parts/Equipment Supply Center.**

Mr. Gerber introduced the resolution.

Ms. Crandall stated this resolution would permit the City to enter into an agreement with NAPA Auto Parts for an on-site parts store within the City's fleet maintenance building. This proposal was discussed during the budget workshops, and funding was authorized in the 2013 Operating Budget. A full-time NAPA employee would be on site during all operating hours for the Fleet Maintenance division. This arrangement is possible as part of the National Joint Power Alliance, a cooperative purchasing organization that has already bid this type of service.

Mr. Keenan stated that he assumes this will not be open to the general public.

Ms. Crandall responded that it would not.

Mr. Keenan inquired if NAPA would be charged a lease for the space.

Ms. Crandall responded that they would not. Renovations will be completed to make the space secure. The City is essentially paying for NAPA/IBS to be on site with a person to run their store. This will reduce much of the time spent by the City's Fleet Administrator and technicians on research for needed parts and travel to pick up the parts. An analysis was conducted on the amount of staff time used for that purpose and the cost of having an employee perform this work.

Mr. Reiner inquired if the City's volume of business is that significant to warrant the on-site store.

Ms. Crandall responded that the City does a significant amount of purchasing of auto parts annually. In addition, the intent is to approach the Dublin Schools to inquire about their interest in sharing the store, as well. The school fleet maintenance facility is across the street.

Mr. Keenan asked for confirmation that, based on the contract, there potentially could be nearly \$.5 million of inventory on site.

Ms. Crandall responded that she is uncertain about how much the City is spending on parts. Another advantage to this arrangement is that NAPA would own and manage the inventory. The City would not own any of it.

Mr. Keenan requested clarification of the statement that NAPA could require the City to purchase all the non-NAPA inventory.

Ms. Crandall stated that NAPA would manage the auto parts the City currently has in stock until they are depleted, or NAPA would buy the City's obsolete parts.

Mr. Keenan inquired if, going forward, the City would be purchasing only NAPA parts.

Ms. Crandall responded negatively. NAPA would also source parts from other manufacturers, so they can provide whatever the City needs. NAPA is part of a larger company called Integrated Business Solutions, which has access to numerous manufacturers and suppliers. This is the same company that provides all the office supplies for Staples.

Mr. Keenan stated that this concept is really "outside the box." He requested the City Manager's input.

Ms. Grigsby stated that the City has looked at this in terms of the ability to reduce staff time used to research and pick up auto parts and allow the City's technicians and mechanics to do their intended work. NAPA is also able to provide a better price than what the City can obtain through its current State purchasing contracts. Staff's review determined that this decision is justified from a financial and efficiency standpoint. There is the potential for future expansion of the opportunity to the Schools and to provide facility supplies in addition to auto parts. This will provide better control and accountability for expenditure of City monies.

Ms. Crandall noted that later in the year, facility and custodial supplies will be added to the store's inventory.



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

FEBRUARY 21, 2013

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

1. **Coffman Reserve PUD  
12-066Z/PDP/PP** **Coffman Road  
Rezoning/Preliminary Development Plan  
Preliminary Plat**

**Proposal:** A new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.

**Request:** Review and recommendation of a rezoning and preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.

**Owner:** Jack Eggspuehler; represented by James Barry, Bird & Bull.

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

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

**MOTION #1:** To approve this Rezoning and Preliminary Development Plan because this proposal complies with all applicable review criteria and the existing development standards, with three conditions:

- 1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
- 2) That the aluminum and vinyl trim not be permitted in the development text;
- 3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

\* Charles Ruma, Virginia Homes agreed to the above condition.

**VOTE:** 7 – 0.

**RESULT:** The Rezoning and Final Development Plan application was approved.

**RECORDED VOTES:**

Chris Amorose Grooms	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Joseph Budde	Yes

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 21, 2013**

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

**1. Coffman Reserve PUD 12-066Z/PDP/PP** **Coffman Road Rezoning/Preliminary Development Plan Preliminary Plat**

Proposal: A new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District.  
Request: Review and recommendation of a rezoning and preliminary development plan under the provisions of Zoning Code Section 153.050 and review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.  
Owner: Jack Eggspuehler; represented by James Barry, Bird & Bull.  
Planning Contact: Claudia D. Husak, AICP, Planner II.  
Contact Information: (614) 410-4675, chusak@dublin.oh.us

**Motion #2:** To approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards, with two conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and
- 2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

\* Charles Ruma, Virginia Homes agreed to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** The Preliminary Plat application was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Claudia D. Husak, AICP  
Planner II

**Motion and Vote**

Ms. Newell moved to accept the February 7, 2013 meeting minutes as amended. Mr. Taylor seconded the motion. The vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Taylor, yes; and Ms. Newell, yes. (Approved 7 – 0.)

**Communications**

Claudia Husak pointed out that additional correspondence received by Planning after the packets were sent had been distributed to the Commissioners. She suggested there be a technology discussion during the Commission Roundtable. She mentioned that the next City Council and Planning and Zoning Commission Joint Work Session is scheduled for March 4, 2013 at 6:30 in Council Chambers.

**Administrative Business**

Ms. Amorose Groomes announced that 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.

**1. Coffman Reserve PUD  
12-066Z/PDP/PP**

**Coffman Road  
Rezoning/Preliminary Development Plan  
Preliminary Plat**

Chair Chris Amorose Groomes introduced this application requesting a new Planned Unit Development District for a residential subdivision with six single-family lots on 3.02 acres currently zoned R-1, Restricted Suburban Residential District. She said the Commission will need to make two motions for this application and both components will be forwarded to City Council for final approval.

Claudia Husak presented this application for a proposal that incorporates the existing home as Lot 1 in the PUD and on the preliminary plat. She said the proposed plan shows a new intersection off Coffman Road at the northern portion of the site and a new public road, Killarney Drive, will extend west from Coffman Road and provide access to proposed Lots 2 through 4. She said the road will end in a cul-de-sac in the western portion of the site with Lots 5 and 6. Lot 1 has a driveway off Coffman Road, which will remain with this proposal, and the vacant lot immediately north of the site will be able to access Killarney Drive should it be developed.

Ms. Husak said the proposal includes 0.29 acre of open space, with Reserve 'A' located between Lots 4 and 5 to provide an area for stormwater management. She said Reserve 'B' is 0.06-acre strip of land to the north of proposed Killarney Drive to preserve existing trees.

Ms. Husak said that Planning is recommending approval of the rezoning with preliminary development plan with the following condition:

- 1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk.

Ms. Husak said that Planning is also recommending approval of the rezoning with preliminary plat with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and
- 2) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

Gerry Bird, OHM Advisors, Architects, Engineers, introduced himself, James Barry, Bird & Bull, and Charles Ruma, Virginia Homes.

Ms. Amorose Groomes invited public comments regarding this application. [There was none.]

John Hardt noted that the Commission had received correspondence from a couple of neighbors. He said regarding their concerns, that the City had Noise Ordinances that dictated when work can be performed on the site. He said another resident was concerned about power interruptions. He asked if power was likely to be interrupted to the existing homes during construction.

Charles Ruma, Virginia Homes, said typically, they will not be losing power in this area for the duration of construction. He said cutting it off for an hour or so would be the extent of what would be needed to make the line extension.

Mr. Hardt noted that there was a provision in the proposed development text to modify the tree replacement requirements required by Code. He said that those kinds of modifications are generally sought and sometimes appropriated when there is a heavily wood site and relief from the tree replacement provisions are necessary to avoid some undue hardship. He said this site has plenty of room to plant trees, and there are not that many trees being impacted. He said he was not in favor of the requested modification to the provision in the development text.

Mr. Hardt referred to the development text architectural section and the provisions that allow aluminum and vinyl trim materials on the houses, which he did not support.

Amy Kramb noted that in the Planning Report, it said that trees above 24-inches will get replaced inch-per-inch, but in the text states that trees that measure six inches and larger in caliper will require one replacement tree for every tree.' She said that might be where there is confusion. She said it was not the typical 24-inch language used. She said she did not agree with all trees. Ms. Kramb said at a minimum, it should say 24-inch and larger trees needed the inch-per-inch replacement, however she always preferred smaller than that.

Ms. Kramb asked what would happen to the existing house that will remain if they want to make an addition or change it. She asked if they would have to meet the standard architectural requirements that are in the PUD text or would it default to Code.

Ms. Husak said they would be required to meet the standards of the PUD.

Ms. Kramb said she wanted to make sure that the resident knew that. She asked if that house was currently on well and a septic system, would it be connected to City services as part of this development.

James Barry, Bird & Bull, said the house currently has sewer and sanitary service.

Ms. Husak said that the property also had water service.

Ms. Kramb noted that the plans showed a well and septic system for the existing house.

Mr. Barry said they were old.

Ms. Kramb said that in the text, Street Access and Improvements – Adjacent Properties, it mentioned that there should be no vehicle pedestrian access to adjoining developments, except for a drive access to Lot 1 of Hemmingway Village from the proposed road. She asked where that would be located and would it be a road or just an access to one lot.

Mr. Barry indicated that the two lots north of the proposed road are already platted but they were proposing one driveway access to the contiguous lot that would come off of the proposed road and get one curb cut off of Coffman Road. He said they were eliminating one curb cut off Coffman Road.

Ms. Kramb asked how much maintenance the detention basin would take and if the six houses being forced to fund that in reality could maintain it.

Victoria Newell said she was not in support of the aluminum trim. She said she was also concerned about the detention area and how it would be maintained by the homeowners association.

Mr. Ruma said that they could take the aluminum trim material out of the text. He said that they do not use that material currently and they do not intend to use it. He said that their intention is to build to the Dublin Appearance Code.

Mr. Ruma said regarding maintenance of the dry basin, they are going to have some French drain type systems to keep the bottom dry, some simple natural grasses and some trees throughout the basin. He said regarding maintenance and upkeep, their intention is mowing to take care of the facility. He said the French drain design should alleviate concerns for major maintenance periodically.

Ms. Newell recalled past Commission conversations regarding the issue of dry basins ending up with mud at the bottom of them. She said because this is located in such close proximity to the other residences, aesthetically it needs to be well developed.

Mr. Ruma said it was not their first choice either, but the only other alternative would be to tie into the 66-inch storm sewer that would easily handle the capacity of the subdivision, but the Engineering Department did not want them to tie directly into that facility. He said that would be the cleanest, easiest way to handle the situation.

Richard Taylor commented that the requirement of a detention basin seemed like an undue hardship for a six-lot subdivision. He said if they are trying to make this look like everything else, there is no other retention basin within a mile of that lot.

Ms. Husak explained that was because the surrounding lots were approved and developed prior to Dublin's regulations.

Aaron Stanford said the applicant was trying to meet the Stormwater Code for quality and quantity control and EPA requirements for this site, and for both of those reasons Engineering is seeking some way for them to treat their stormwater. He said for those two reasons, tying in directly without treating the stormwater, from Engineering's standpoint was not an option because it would not meet the intent of the Code. He said that was why they guided the applicants to provide some sort of treatment.

Ms. Amorose Groomes asked if it was not an option because they did not want to do it or because it was impossible.

Mr. Stanford said it would not meet Code because it would not drain the stormwater and there would still be EPA requirements that he felt they could not meet by directly tying into it. He said previous plans seen by Engineering have shown an underground treatment system but because of cost and locations, he thought Engineering and the applicant backed away from that solution. He said that stormwater design is not so much the number of lots they are trying serve, but the number of acres they are disturbing and it has met both Dublin's and EPA thresholds.

Mr. Taylor said that given the size and shape of a couple of the lots, it looked like there might be a way to rearrange this in a different shape and still have six lots.

Mr. Stanford said those were definite options and there had been conversations about the ways that smaller treatment systems could be spread out across the site to lessen some of the impacts, especially visually. He said however, this is the option that was proposed, and it meets the requirements. He explained there were other ways that they could have this treated and still meet the Codes of Dublin and the EPA requirements, but this is what has been proposed.

Mr. Taylor said he understood about both sets of rules, but as far as Dublin is concerned, we are not treating the water for several hundred houses in this area. He asked what made more economic sense to Virginia Homes to spend more money to build a more elaborate treatment system and to pick up a lot and a house build, or to do this relatively inexpensive method and lose a lot.

Mr. Ruma said if they could put in a treatment facility, tie into the 66-inch storm sewer, and add another lot to the community, it would obviously be more economical and feasible.

Mr. Taylor asked if setting aside cost, would an underground treatment facility satisfy Dublin's Code and the EPA requirements.

Mr. Stanford said it could if it was designed appropriately. He said an issue with the previous design was that they were locating this underground system underneath the pavement and there were issues with maintenance and in the long term getting in there. He said there were maintenance provisions necessary for those types of units. Mr. Stanford said location being an issue, yes, there was a way to go through and look at them and provide that system, but they would not want it located underneath a public roadway.

Mr. Taylor encouraged the applicant to explore that further. He said he would rather see a house than a pond.

Ms. Husak pointed out that Planning's concern is that all of these things affect other things. She said from the start, Planning had a concern about building a home on this lot which is now shown as a reserve with a driveway and sufficient space to do something in the back yard, and tree preservation along the northern property line was a concern. She said this became important causing the road to shift down, causing the lot to get even smaller.

Mr. Taylor said if every option been explored and this was the only one that everyone agreed to, then it is what it is, but if not there is another way to do this that gets another lot, he would not have a problem with exploring that further.

Mr. Hardt said that underground storage facilities, aside from the cost implications, require a significant amount of maintenance. He said he was not sure he was convinced that a six-house homeowners association would have the funds to properly maintain something like that.

Ms. Newell said if they explore that option of looking at other storm drainage that for guidance of a homeowners association, she thought they are going to need some clear written text that describes how they need to maintain them. She said she did not think Reserve 'A' would be readily buildable with a number of constraints. She said she liked the idea of having the open area. Ms. Newell said she thought it could be a nice amenity, but her concern was that it is treated well so that it really is an amenity and it does not just become a dry ditch. Ms. Newell said with additional landscape plantings that can be achieved in a sense that they can accommodate the wet conditions is necessary. She said there should be more than a little grass and some trees.

Mr. Ruma said that they had some tree replacements, so he was sure they could plant some trees there.

Warren Fishman noted that the six lots were isolated. He asked where the bike path system was located.

Ms. Husak said that there is a sidewalk and a bikepath on Coffman Road.

Mr. Fishman asked if the two lots to the north owned by Virginia Homes would be a part of the homeowners association.

Mr. Ruma said they were platted as part of Hemmingway Village and would not participate in this homeowners association.

Mr. Fishman said he was not in favor of another lot, but he saw the frustration with the reserve because with six lots to maintain there would be a high association fee. He said if there was an entrance feature, it would have to be maintained by the association also. He suggested that there be a tabling to see what can be done about the dry basin.

Mr. Ruma said that their options were to tie directly into the storm system, as it exists today, or to come forward with some kind of dry basin. He said they would go on whatever directive the Commission and Engineering Department would like them to pursue. He said they were happy to entertain whatever is best for the City and the development.

Mr. Taylor referred to the Architecture – Trim Materials in the development text, and asked if they agreed to eliminate vinyl as well as aluminum as permitted trim materials.

Mr. Ruma agreed to remove vinyl and aluminum trim materials from the text.

Mr. Taylor said in the same paragraph of the text about trim material, the line about shutters should be removed because it is already in the Appearance Code. He said the only things it should include are things that are in opposition of the Appearance Code. He referred to Plan Approval and asked if Virginia Homes was the developer.

Mr. Ruma confirmed that Virginia Homes would be the developer.

Mr. Taylor asked if there were approved standards in place.

Mr. Ruma said in regards to the product, that there were plan approval standards that would be part of the homeowners association documents.

Mr. Taylor asked when all six lots were sold, will the homeowners association have the responsibility for plan approval for additions and improvements.

Mr. Ruma said yes.

Ms. Amorose Groomes said regarding tree preservation, it seemed like we are very quick to jump into the train of thought that will forgive all of these trees and look the other way, and it has to be over 24-inches for us to think very hard about it. She said that she thought they were deviating too far from what has made our community the Tree City that it is. She said those trees that we have required to be planted in these areas and the fees that have been paid in lieu of trees that are able to get on individual pieces of property has been used as the springboard for the City to plant throughout Dublin. She said if we cannot be green on one specific small place, we at least drive a stake into the ground to make the claim that we are going to be green holistically, and if it will not fit there, we certainly have other places in the City where trees will fit. Ms. Amorose Groomes said historically we have always taken those funds and planted elsewhere if we cannot get them on a specific site. She said that she did not know that we have planted this site to the extent that it can be planted. She said she sees a lot of area behind where the existing barn is located that could use a lot of tree plantings in those areas.

Ms. Amorose Groomes said she was not at all in favor of saying that trees between 6 and 24-inch caliper only count as the 2-inch caliper tree going back in the site. She said she did not see a great tree survey submitted, although the applicant did not have to for the preliminary development plan. She said we certainly had a long way to go on this before it becomes final, but there were 114, 6 to 12-inch trees on this property. She said the numbers add up quickly and we could get into hundreds of inches of tree caliper that are lost fast if we calculate the way in terms of a hardship. Ms. Amorose Groomes said she did not see a great hardship here. She said there were 8 trees that are 12 to 18-inch caliper and 4 that are 24-inch and over, so she was not in favor of abandoning what has made Dublin a Tree City. She said she thought we need to hold to that unless there are very extenuating circumstances, which she did not see here.

Ms. Amorose Groomes referred to the two lots purchased to the north and said she had some hesitation about the reserve being tucked into the back and it really not being an appreciable amenity to many individuals. She asked if there was any way that the stormwater could be stored on the front portion. She said she would like to pursue to see if maybe the stormwater could be handled there. She said she knew it would take a lot time to develop and look into it, but she would like to see that explored. Ms. Amorose Groomes said when there are severe storms and that water raises in the detention basins so quickly and it is tucked back where no one can see it, back in the middle of a neighborhood between two homes and there is little concern about safety.

Ms. Amorose Groomes reiterated that there was a lot of room to put trees on this property. She said she was more in favor of the fee-in-lieu and not forgiving those hundreds of caliper of inches that would be lost in this neighborhood. She said she thought what makes his neighborhood is the tree canopy.

Mr. Ruma said that 95 percent of the trees were going to remain and that they all were on the back perimeter of the property. He said there would be minimal tree removal.

Ms. Amorose Groomes said that without an actual tree survey, she could not count the number of trees. She said they might be able to get every caliper inch that they are removing back on the site. She said she did not want to throw this in and then have the chain saws appear. She said the 20-inch tree would only cost a 2.5-inch tree to put back and that makes them easy to cut down.

Mr. Barry said the property owner had planted almost the entire perimeter of this property 20 years ago with pine trees. He said the intent was to have a mature buffer for the adjoining neighbors and that the property that would be developed internal to the site. He said their intent was to preserve that perimeter of trees. He said what they are really impacting here are three beautiful pine trees towards the front, but after going back and forth with the staff on moving the road and that they had an existing house they had to work around with everything else, it became the best option to locate the road in this location and lose the three big trees, but their intent is to maintain the hundreds of pine trees surrounding the site.

Mr. Barry said that they looked at several other options, even offsite for a detention basin, including the lot to the north. He said they had a 66-inch storm sewer that crossed diagonally on the adjacent site to the north, so if because that is such a large storm sewer and it cuts diagonally, it limits their ability to put a house on that, a detention basin, and everything else that is needed.

Ms. Amorose Groomes asked how diagonally the storm sewer crossed the property.

Mr. Ruma indicated where it slanted toward the northeast. He said the 66-inch storm sewer was close to the surface, so they get to the basin by gravity and then from the basin to the pipe, and they did not have the clearances to cross anything.

Mr. Ruma said another potential option is if an easement could be granted on the lot to the north for a storage basin. He said it was not needed under pavement and could be under a grassed area adjacent to

the road with a small easement could be accommodated. He said however, they would have to have a waiver on capacity to do that.

Ms. Amorose Groomes said with respect to the trees, she saw that they will lose the three large evergreens there, but there is room for replacements.

Ms. Amorose Groomes invited public comments regarding this application.

Nancy Byron, 7056 Fitzgerald Road, said that the rear of her property abutted Lot 6. She said there was an existing storm sewer in her backyard. She said before the meeting it was not a concern. She said she spoke with Mr. Ruma who assured her that the plan was to make the drainage good enough on this development that the dry detention would stay dry most of the time and that it was there essentially to absorb a 100-year flood. She said her concern was that without houses in the field now, their backyard is soaked down toward the field and then the field soaks down toward her yard. She said as it is now, it is good design because there is not a lot of runoff. Ms. Byron said during heavy rains in the Spring they will get standing water in their backyard because the storm sewer cannot handle all of it. She said that was an issue she was worried about and she was very relieved to see that some drainage towards the back of the site was built into the plan. Ms. Byron said if it is moved towards the front, she was concerned that the asphalt and couple of houses' runoff will be running in her yard. She said she hoped that would be considered because her property is unusually sloped down.

Ms. Byron pointed out that if drainage is being considered near the street by Coffman with the proximity of the lot to the high school, there are many students that walk past that area that it might become an attractive nuisance or could be asking for trouble if it does become more of a pond than a dry basin.

Ms. Byron said she was happy when Mr. Ruma had told her that the existing pine trees that line the property would remain. She said she had alerted him that a few of them are dead or dying that probably would need to be taken care of at some time, but the thought of losing those would be very concerning to her as well. She asked if it was written anywhere that those perimeter pines would all stay for buffering except for the few discussed near the front. Ms. Byron said if it was possible to plant additional trees or even to re-grade some of that back area so if there is some runoff, it will not run into her yard that would be wonderful. She said if mounding between the pines would help keep the drainage in the field area, she would be willing to plant something to make it attractive.

Ms. Amorose Groomes said that the developer would be responsible for handling all their stormwater regardless of where the detention basin is located. She said the requirement will be upon them to get the water to the detention basin, so it is not terribly important where the basin is located because their job is to get the water to the basin. She explained that once this proceeds through the process, it will have to receive approval from the Engineering Department, and part of the standards is that they do not create water runoff onto adjacent properties. She said that the developer will have to prove that they are handling and capturing all of their own stormwater and dispersing it appropriately so that it does not come in the direction of the existing homes. She said that normally it is found that stormwater management is better after the development than it was before.

Ms. Byron said she was concerned that wildlife will be displaced into their yards when the construction begins. She said she had suggested to Mr. Ruma premeditated pre-construction trapping to eliminate and relocate those animals before they come into the existing yards. She said there were many, more destructive animals than field mice in this area.

Ms. Amorose Groomes said that typically did not fall under the Commission's domain.

Ms. Newell said the destructive rodents are in her neighborhood as well as all others and she did not think they would be getting worse with this development or go away.

Ms. Amorose Groomes encouraged the developer to work with the neighbors to do whatever they can to mitigate the impact on the wildlife.

Mike Kayser, 7080 Fitzgerald Road, asked if the dry detention basin would look similar to the one at Asherton by the pond. He said it now has trees grown up in it and mud almost level with the ground.

Ms. Amorose Groomes said that the problem was that these basins are built to become detention basins, meaning that they only detain the water for a short period before it is sent on its way. She said over the course of time, all of the perforated drain tile and all of that which takes the water away become silted and rodents build homes and then water is retained instead of sent away. She said that they are designed to detain and now they are retaining and there is really no good way to take care of them. She said detention basins not constructed properly turn into retention basins and that is when we have big problems. Ms. Amorose Groomes said there was a great detention basin in front of Bailey Elementary along Dublin Road that functioned fantastically. She said at Jerome High School, their detention basin has not been dry since the day it was constructed. She said that the Commission is trying to figure out how these things can be designed properly so that it serves as a detention basin and that was the concern with this application.

Mr. Kayser said he understood that if a house goes where the sewer line crosses diagonally on Lots 1, 2, and 3 in the future, it would be close to Coffman Road and not abutting his backyard.

Ms. Amorose Groomes said according to the drawings, the sewer had a 20-foot easement and there would be at least 8-foot setbacks from the property lines. She said it would be very difficult to get a house in the circle, but it has yet to be determined.

Bill Crecelius, 7088 Fitzgerald Road, asked if the lot behind his east property line would be developed.

Ms. Amorose Groomes said no information had been provided in this application of what is going to happen there.

Mr. Ruma said the two existing lots are about 200 feet in depth, they were platted as part of Hemingway Village in 1979, and they have never been built. He said their intention was to build a similar product on all lots.

Mr. Crecelius asked what would be the price range of the homes and what the exteriors would look like.

Mr. Ruma said for the record, their intent was to build product that is 2,400 to 3,500-square-feet in size ranging in price from \$375,000 to \$450,000. He said they all will be pre-sold homes with probably a spec home or two. He said their intent is to pre-sell these homes and the options will be determined by the customer.

Ms. Amorose Groomes invited additional comments regarding this application. [There was none.]

**Motion #1 and Vote -Rezoning with Preliminary Development Plan**

Mr. Taylor moved to approve this Rezoning and Final Development Plan because this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with three conditions:

- 1) That the development text be modified to require a minimum nine-foot tree lawn for street trees between the road and the sidewalk;
- 2) That the aluminum and vinyl trim not be permitted in the development text;
- 3) That the repetitive language from the Appearance Code be deleted and that the development text be revised to not include a tree waiver.

Charles Ruma, representing the owner, Jack Eggspuehler, agreed to the conditions.

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

**Motion #2 and Vote - Preliminary Plat**

Mr. Taylor moved to approve this Preliminary Plat because this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with two conditions:

- 3) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities; and,
- 4) That the applicant pay an open space fee in lieu of dedicating 0.1 acre of open space.

Charles Ruma, representing the owner, Jack Eggspuehler, agreed to the conditions.

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

**2. Tartan Ridge, Section 5 Part 2  
12-089FDP/FP**

**7610 McKittrick Road  
Final Development Plan  
Final Plat**

Chair Chris Amorose Grooms said the following application is a request for a plat and to develop 43 single-family alley lot within Subareas A, C and D1 of the Tartan Ridge Planned Unit Development. She said the 26.32-acre site is located north of McKittrick Road and west of Burnett Lane. She said the Commission will need to make two motions for this application and the final plat will be forwarded to City Council for approval and the Commission is the final authority on the final development plan.

Ms. Amorose Grooms swore in those intending speak in regards to this application including Charles Driscoll, Tartan Ridge LLC, and City representatives.

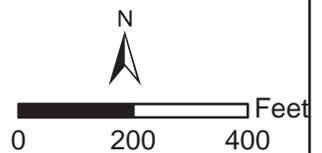
Claudia Husak said that the City Council and the Commission recently approved Tartan Ridge, Section 5, Part 1. She presented the proposed final plat for the site, north of McKittrick Road and east of Hyland-Croy Road continuing several streets within the Tartan Ridge development. She said the area also borders to the north, Glacier Ridge Elementary. She said a temporary detention basin was installed to the far north of the site by the applicant as part of Section 3. She said substantial tree rows are located in the center of the site, as well as along the McKittrick Road frontage there are two existing ponds in the southern portion, and a square 100-foot easement for underground Columbia Gas utilities surrounded by a chain link fence. She presented a map of the Tartan Ridge development showing the northern boundary, Brock Road, and the eastern boundary, Jerome Road. Ms. Husak said that in Section 5, Part 1, one of the first alley lots in Tartan Ridge was developed for a Parade of Homes model home. She said what remains in Tartan Ridge is 24 townhouse units and a commercial use at the corner of McKittrick Road and Hyland-Croy Road. She said there are a few single-family lots still needing to be platted.

Ms. Husak presented the final plat which included different types of lots in different subareas, finishing out development in many of the subareas. She said that there are more regular single family homes in the southern portion, continuing Enfield Trace, a public road going west, and along the school boundary, regular single family homes. She said in the center, within Subarea D-1, alley lots are shown that are required as part of the Tartan Ridge preliminary development plan.



City of Dublin  
Land Use and  
Long Range Planning

12-066Z/PDP/PP  
Zoning/Preliminary Development Plan/Preliminary Plat  
Coffman Reserve PUD  
Coffman Road



# Existing Site Conditions

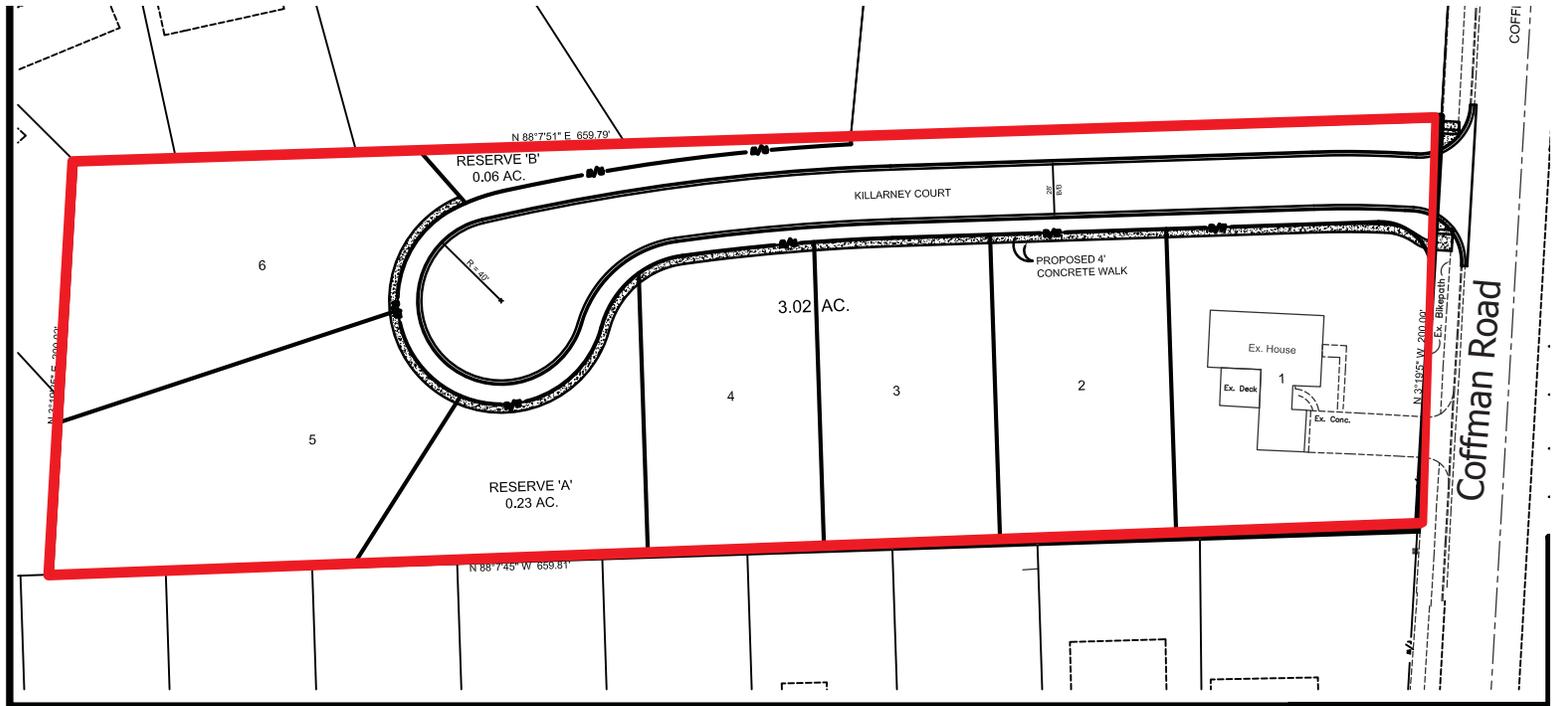


# Future Land Use According to Community Plan

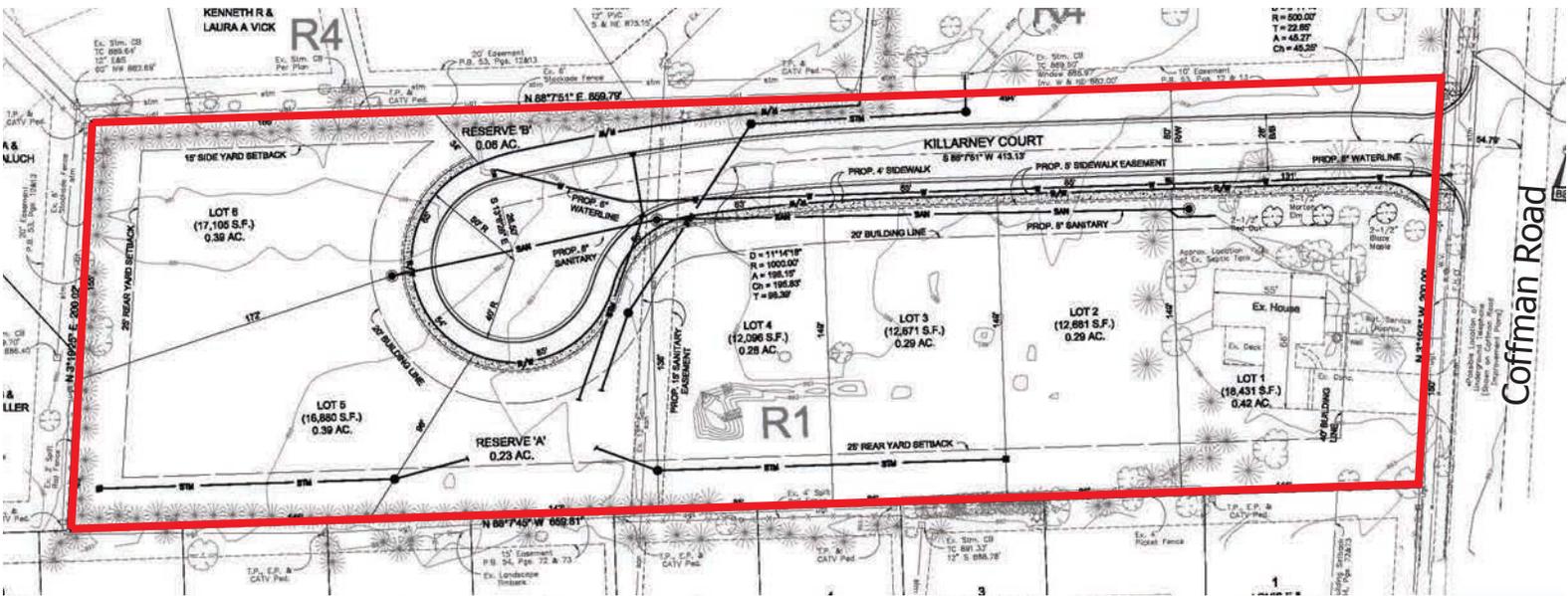


- Residential Medium Density
- Public Institutional/Civic

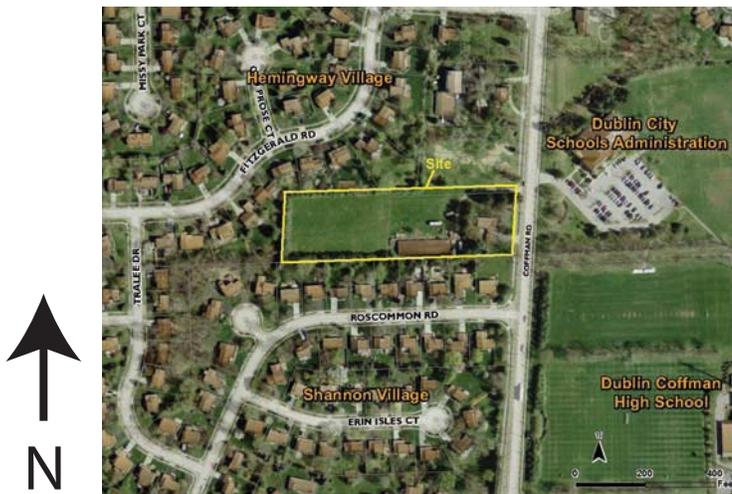
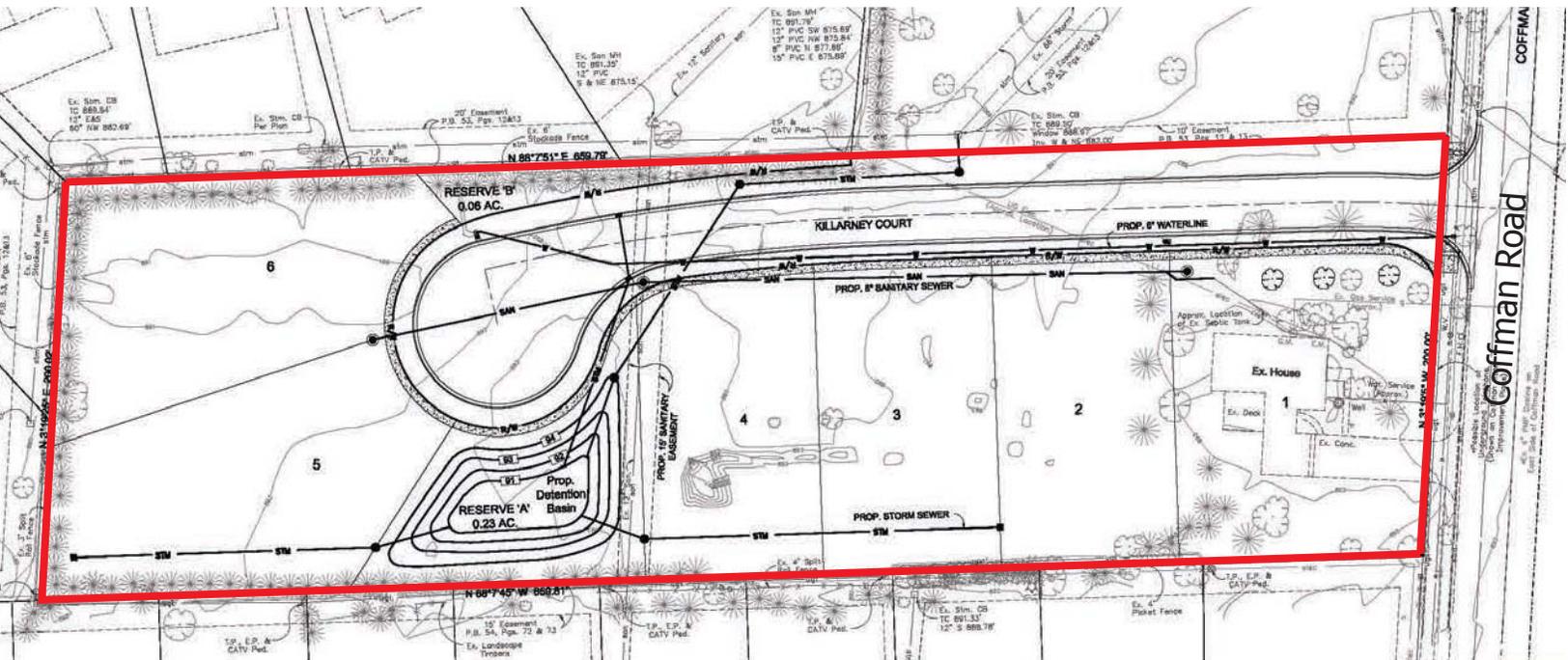
# Proposed Preliminary Development Plan



# Proposed Preliminary Plat



# Proposed Utility Plan



## **DEVELOPMENT OVERVIEW**

### **Project Description**

This parcel lies between Hemingway Village Section 1 and Shannon Park Section 1. The proposed development creates five new lots with an additional lot defined for an existing house. The lot sizes meet or exceed those of both contiguous subdivisions.

### **Location and Size**

- The site is located completely within the City of Dublin and Franklin County.
- The 3.02 acre site is located on the west side of Coffman Road, 525± feet south of the intersection of Adventure Drive and Coffman Road. The site is situated adjacent to Hemingway Village Section 1 and Shannon Park Section 1, located between these two developments.
- There is approximately 200 feet of frontage along Coffman Road.
- The site measures approximately 660 feet deep.

### **Existing Conditions and Character**

- The site is rectangular and mostly grassed. There are pine trees located along the north, west and south property lines. An existing house and storage building are located on the site. The existing house will remain, but the storage building will be razed.
- The site is located in the North Fork Indian Run Watershed. The site generally drains from south to north.
- The site is generally flat and there are no steep slopes on the site.

### **Existing and Proposed Land Uses**

- The Dublin Community Plan – Existing Land Use Map designates the site as being part of a residential medium density area (1-2 du/ac.).
- Surrounding land uses include: single family detached residential (Hemingway Village, Shannon Park), public institutional (Dublin City Schools Administration Building, Dublin Coffman High School) uses in the surrounding incorporated areas.
- Proposed land use is residential.
- The proposal is to develop the tract with 6 single-family lots for a gross density of 1.99 units per acre.

### **Provision of Utilities**

#### **General**

- All utilities, including sanitary sewer, water, telephone, electric, and gas are available at the site.
- All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.

### Sanitary Sewer

- Sanitary sewer for this development will be provided from an existing 12” sanitary sewer that crosses the site in a north /south direction.
- A new sanitary sewer line will be run parallel to the street, in front of the homes to provide service. The sewer will be extended east to the lot for the existing building and will intercept the existing service line that currently serves the existing structure.

### Water

- An existing 12-inch water main along the west side of Coffman Road should be adequate to provide the required domestic and fire protection needs for this development.
- A public water main will be constructed along the proposed street.

### Storm Water – Existing

- The site generally drains from south to north towards an existing 60-inch storm sewer system.
- The site drains towards various catch basins that are all served by the 60-inch storm sewer.
- The predominant soil type is Milton Silt Loam, a Type C soil, corresponding to a pre-developed runoff curve number of 74.

### Storm Water – Post Developed

- Storm water management will be provided through the use of an on-site detention basin for storm water management and water quality treatment.
- Curb and gutter inlets will be provided within the proposed roadway to accommodate the roadway runoff. Catch basins will be placed in the rear yards to capture the overlot drainage, or water will be directed to the existing catch basins located near the south, west and east property lines.

### Access and Circulation

- Vehicular access to the site will be from a single access point on Coffman Road. The proposed roadway will be a cul-de-sac drive to allow for traffic to turn around and exit at the entrance location.

## **DEVELOPMENT STANDARDS**

### **Development Standards**

Basic development standards are addressed in this narrative regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

### **Permitted Uses**

Permitted uses shall include the following:

- A. Single-Family detached homes.
- B. Open Spaces and related park features.

### **Density**

A maximum of 6 residential homes shall be permitted in this PUD.

### **Lot Standards**

Single family homes in this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types.:

- A. Fee Simple Lots
  - 1. Lot Size
    - a. Lot Area: 11,200 square feet minimum
    - b. Lot Width at the building line: 85 feet minimum
    - c. Lot Depth: 100 feet minimum.
  - 2. Lot Setbacks
    - a. Front Yard: The front yard setback will be 20 feet from the right of way, as shown on the preliminary plat.
    - b. Rear Yard: There shall be a minimum rear yard setback of 25 feet.
    - c. Side Yard: There shall be a minimum side yard of 6 feet, provided that there shall be a minimum of 12 feet total side yard per lot.
    - d. Coffman Road: 40 feet minimum.
  - 3. Lot Coverage
    - a. The maximum lot coverage shall be 45%.

### **Street Access and/or Improvements**

- A. Access
  - 1. Coffman Road
    - a. A new intersection shall be provided.

2. Adjacent Properties
  - a. There shall be no vehicular or pedestrian access to the adjoining developments Hemingway Village Section 1 or Shannon Park Section 1, except for a drive access to Lot 1 of Hemingway Village from the proposed road to avoid another access onto Coffman Road.

## **Street Standards**

- A. Public Streets
  1. Right-of-Way Width: 50 feet minimum
  2. Pavement Width: 28 feet minimum, as measured from back of curb to back of curb
  3. Drive Lanes: Two (2)
  4. Parking Lanes: Parking shall be permitted on one side of public streets internal to the PUD opposite the waterline and hydrants.
  5. Tree Lawn: May vary based on existing vegetation and proposed sidewalks, but shall be no less than 3 feet wide.
  6. Sidewalk: 4 feet wide minimum; sidewalks shall be concrete. No sidewalk is required where it does not front a single family lot.
- B. Private Sidewalks
  1. A minimum 3 foot wide sidewalk shall be required for every residence. This private walk shall extend from the front door to the driveway.

## **Utilities**

- A. Design and Construction
  1. All utilities shall be designed and constructed to meet the standards of the City of Dublin.
- B. Location
  1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

## **Storm Water Management**

- A. Design and Construction
  1. Storm water management will be provided on site in a detention basin located within the development. Water quality will also be provided in this basin.
  2. Detention basin plantings will consist of deciduous tree canopies, ornamental tree accents, and deciduous shrub plant masses in a naturalized manor. The deciduous trees will likely be a mixture of Bald Cypress, London Plane Tree, and River Birch. The ornamental trees will likely consist of Allegheny Serviceberry and Winterking Hawthorne. The deciduous shrubs will likely be groups of Northern Bayberry and Winterberry. The shrub masses will be located near the perimeter of the basin with the deciduous trees and ornamental trees being located randomly throughout the basin. In addition, some benches will be located along the banks of the basin to allow residents to enjoy the open space.

## **Tree Preservation, Removal and Replacement**

### **A. Tree Preservation**

1. It is the intent of the developer to preserve as many good and fair condition trees as possible on the site. Every effort will be made to preserve existing trees in good and fair condition where practicable. Any trees 6 inches of caliper or greater in good or fair condition removed during development of the site or home lots shall be accounted for on the Tree Replacement Plan.

### **B. Tree Replacement Plan**

1. If approved by City Council, tree replacement shall be as defined below:
  - a. Existing trees removed that measure 6 inches and larger in caliper, in good or fair condition, shall be replaced tree for tree, one replacement tree for every tree removed in good or fair condition.
  - b. Replacement trees shall have a minimum caliper size of 2-1/2 inches and may include evergreen species.
  - c. The developer shall be responsible for the replacement of all subject trees affected due to the development of the site.
  - d. All site required tree replacement must be completed prior to the issuance of the first building permit or within 6 months, due to unfavorable weather conditions.
  - e. All individual lot tree replacements must be completed prior to issuance of an occupancy permit or within 6 months, due to unfavorable weather conditions.

## **Open Space**

0.29 acres of open space will be provided on the site and include the detention basin and a reserve along the north side of the street, past Lot 1 of Hemingway Village. The open space required for this project is 0.316 acres. A fee will be paid by the developer for the shortage in open space. The open space will be owned by the City of Dublin and maintained by the forced homeowners association.

## **Architecture**

### **A. General Character**

1. The character of the development shall be single-family homes with a variety of 2 or 3 car garages that will adhere to the City of Dublin Residential Appearance Standards Code.

### **B. Permitted Building Height**

1. Maximum height of 35 feet, as measured per the Dublin Code.

### **C. Permitted Exterior Materials**

#### **1. Siding Materials**

- a. The exterior siding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.

2. Trim Materials
  - a. Wood, vinyl, aluminum, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.
3. Roofing Materials
  - a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.
- D. Permitted Exterior Colors
  1. Siding Colors
    - a. Natural earth tones and/or warm neutral colors, including white.
    - b. High-chroma colors are not permitted.
  2. Trim Colors
    - a. Natural earth tones and/or warm neutral colors, including white.
    - b. Complementary or contrasting to siding siding color.
  3. Roofing Colors
    - a. Roofing colors shall be from the color range of natural materials: such as, but not limited to wood shakes and black.
    - b. High-chroma colors are not permitted.
- E. Architectural Elements
  4. Four-sided Architecture
    - a. Dublin Residential Appearance Code will be adhered to throughout the entire subdivision unless otherwise stated herein.
  5. Chimneys
    - a. Cantilevered or through-the-wall chimneys are not permitted.
    - b. All chimneys shall be built on an integral foundation.
    - c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
  6. Garages
    - a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
    - b. Side loaded garages are encouraged.
- F. Architectural Diversity
  7. The same or similar front elevations shall not be repeated within:
    - a. Two lots on either side of subject lot.
    - b. Any lot on a cul-de-sac bulb.
- G. Plan Approval
  8. The Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

## **Landscaping**

- A. Entry Features
  1. Entry features may include integrated project signage, landscaping, and irrigation.
  2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.

3. All entry features will be owned and maintained by the forced homeowners association.
- B. Street Trees
1. Street trees will be installed in accordance with the City of Dublin Code. Final location shall be determined by the City Forester. No street trees shall be required where existing trees are preserved along the north side of the proposed new road.
- C. Fencing
1. All fencing shall be per City of Dublin Code.
  2. Additional fencing standards and details may be presented and approved during Final Development Plan phase.

### **Homeowners Association**

- A. All residential property owners within the Coffman Reserve PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded with the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

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Vote on the motion: Mr. Reiner, yes; Mrs. Boring, yes; Mr. Lecklider, yes; Mayor McCash, yes; Mr. Kranstuber, yes; Ms. Chinnici-Zuercher, yes.

**Ordinance 84-03**

Establishing Dublin Zoning for 26 Parcels Comprising an Area of Approximately 112 Acres, as Annexed from Washington Township in 1966 and 1973, Generally on the South Side of Brand Road, East of Coffman Road, and West of Dublin Road, as R-1, Restricted Suburban Residential District and LI, Limited Industrial District (Case No. 03-073Z - Post Road/Avery Road to I-270 Rezoning).

**Ordinance 85-03**

Establishing Dublin Zoning for 12 Parcels Comprising an Area of Approximately 83 Acres, as Annexed from Washington Township in 1965, 1973, 1980, and 1988, Generally on the South Side of Brand Road, East of Coffman Road, and West of Dublin Road, as R-1, Restricted Suburban Residential District and R, Rural District (Case No. 03-072Z - Coffman Road to Dublin Road, between Brand Road and I-270)

**Ordinance 86-03**

Establishing Dublin Zoning for 13 Parcels Comprising an Area of Approximately 24 Acres, as Annexed from Washington Township in 1973, Generally on the South Side of Brand Road, West of Coffman Road, as R-1, Restricted Suburban Residential District (Case No. 03-071Z - Coffman Road/Brand Road).

**Ordinance 87-03**

Establishing Dublin Zoning for 18 Parcels Comprising an Area of Approximately 150 Acres, as Annexed from Washington and Jerome Townships in 1973 and 1999, Generally on the North Side of Post Road, between Hyland-Croy and Muirfield Drive, as R-1, Restricted Suburban Residential District and R, Rural District (Case No. 03-070Z - Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road).

Ms. Chinnici-Zuercher introduced Ordinances 84-03, 85-03, 86-03 and 87-03 and moved referral to the Planning & Zoning Commission.

Mr. Lecklider seconded the motion.

Vote on the motion: Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Mayor McCash, yes; Mr. Reiner, yes; Mr. Lecklider, yes.

**OTHER**

Requests for waiver of requirement to connect to water system

Ms. Grigsby stated that on April 7, Council reviewed a number of requests for waiver of connection requirements to water and sewer. Staff was directed to seek additional information and perform on-site review for three of the properties and reports the following:

- Jack D. Walters, 4434 Bellaire Avenue

Ms. Grigsby reported that Mr. Walters attended the April meeting and expressed concern about limestone conditions. Staff looked at the site and was not certain that the limestone would present any problems. Staff therefore requested that Mr. Walters obtain a quote. The actual cost to install the line and pay the connection fees was less than what staff had projected. Staff does not believe there is sufficient support to justify granting a waiver in this case. This has been communicated to Mr. Walters, and he does not have an issue with this recommendation.

Mrs. Boring asked what happened with the issue of the landmark tree on this property.

Ms. Grigsby stated that when staff reviewed the site, it was determined that the installation would not impact that tree.

Mr. Kranstuber moved to deny the waiver request for 4434 Bellaire Avenue.

Mr. Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mrs. Boring, yes; Mr. Kranstuber, yes.

- Jack Walters, 7652 Dublin Road

Ms. Grigsby stated that the concern with this site is the location of the tap, crossing the neighbor's property to install the line, and the sinkhole issue. Staff had previously recommended a three-year waiver for this property, but based upon investigation is now recommending a five-year waiver for this site.

Mrs. Boring stated that in five years, the cost of connection might be higher.

Ms. Grigsby responded per Council's policy adopted April 7, the property owner is required to pay the Dublin tap fee by the end of 2003 in conjunction with the granting of



CITY OF DUBLIN

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

SEPTEMBER 18, 2003

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

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

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

**4. Area Rezoning 03-071Z – Coffman Road/Brand Road**

**Location:** 13 parcels comprising an area of approximately 24 acres, as annexed from Washington Township in 1973, generally on the south side of Brand Road, west of Coffman Road.

**Existing Zoning:** Washington Township Districts.

**Request:** Review and approval of an ordinance to establish Dublin R-1, Restricted Suburban Residential District.

**Property Owners:** Floyd and Patricia Bostic, 7143 Coffman Road; Kristan Swingle, 5281 Brand Road; Jack and Joan Eggspuehler, 7027 Coffman Road; Coffman Company, Ltd., 20 North Street; Bin-Ming and Lin L. Hwang, 5615 Brand Road; Michael Wade, 5775 Brand Road; Michael and Susan Eger, 5545 Brand Road; Richard Coulter, 5740 Brand Road; Michael and Judith Teets, 5805 Brand Road; James and Angela Haley, 5705 Brand Road; James Kesterson, 5777 Brand Road; Lawrence and Susan Clemente, 5675 Brand Road; and Washington Township Board of Trustees, 5825 Brand Road. The above addresses are all located within Dublin, Ohio, unless otherwise noted.

**Applicant:** City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.

**Staff Contact:** Anne Wanner, Planner.

**MOTION:** To approve this area rezoning because it will apply an appropriate Dublin zone, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan.

**VOTE:** 7-0.

**RESULT:** This area rezoning was approved. It will be forwarded to City Council with a positive recommendation.

#### STAFF CERTIFICATION

Barbara M. Clarke  
Planning Director

14-044FDP-FP  
Final Development Plan-Final Plat  
Coffman Reserve  
7027 Coffman Road

follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; and Mr. Ritchie, yes. (Approved 6-0.)

**3. Area Rezoning 03-070Z – Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road**

Anne Wanner said this area includes 150 acres and estate lots on Avery Road, parts of Avery Park and the Trabue Nature Preserve, and several churches. She said these pockets were not part of an adjacent zoning plan, and R-1, Restricted Suburban Residential District is proposed for most parcels. R, Rural District is proposed for the agricultural piece east of Post Preserve.

Ms. Wanner said this application involves the Humbert property, on which there is a pending PUD request. If the Humbert property is rezoned first, staff will withdraw it from this case. A few residents attended the informational meeting. Several church representatives called her. This is consistent with the Community Plan and staff recommends approval.

Mr. Gerber moved for approval of this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan, provided that the Freshwater/Humbert tract of 5.26 acres (File No. 03-092CP) will be deleted from this ordinance if it has been approved by City Council prior to this case moving forward. Mr. Zimmerman seconded, and the vote was: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

**4. Area Rezoning 03-071Z – Coffman Road/Brand Road**

Anne Wanner said this area involves estate lots, mostly along the south side of Brand Road, and to the west of Coffman Road. One lot is north of Brand Road. She said this is a request for R-1, Restricted Suburban Residential District, the same as the zoning map has shown for years. She said several owners attended the informational meeting, and she has spoken to several on the phone. Ms. Wanner said staff is recommending approval of this housekeeping matter.

Mr. Saneholtz made the motion to approve this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan. Mr. Ritchie seconded, and the vote was: Mr. Gerber, yes; Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Sprague, yes; Mr. Messineo, yes; Mr. Ritchie, yes; and Mr. Saneholtz, yes. (Approved 7-0.)

**5. Area Rezoning 03-072Z – Coffman Road to Dublin Road, between Brand Road and I-270**

Anne Wanner said this involves estate lots on the south side of Brand Road and the west side of Dublin Road plus Coffman High School. It requests R-1, Restricted Suburban Residential District for most of the land. The high school is to be R, Rural, to reflect the historic zoning map. She showed slides. She said very few attended the informational meeting. She has spoken to one owner plus Ralph Feasel from Dublin Schools. She said staff recommends approval.

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However, this rezoning has not taken place yet, so there is no need to change the basic recommendation from P&Z to approve the ordinances as submitted.

He noted that Ordinance 66-03 or the Buckner property is located in the middle of the Muirfield area. It is an old farmstead and is proposed to change to the R-1 classification. In the township zoning class, it was listed as an FR1. Because the City did not have a comparable zoning, staff selected an R-1 zoning as the long-existing zoning maps had indicated such. Although staff reviewed all of these in public meetings, Mr. Buckner, the property owner did not have a full understanding of the change. Mr. Buckner and his son met with staff today and have indicated their preference for an R-Rural classification. There are many similarities between the R-Rural and R-1 classifications. Both require 40,000 square feet for a single family home. Using the rural classification on this property would limit them in terms of the number of lots they could create, should they want to use the zoning classification in place. Mr. Buckner indicated a desire to retain the ability to keep some horses on the property, and therefore prefers the R-Rural category. Staff does not see a problem with changing this. Council could by motion amend Ordinance 66-03 to change these two parcels from the proposed R-1 classification to the R-Rural classification.

Mr. Reiner moved to amend Ordinance 66-03 to provide an R-Rural zoning for the two parcels under discussion.

Mrs. Boring seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Kranstuber, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mayor McCash, yes; Mrs. Boring, yes.

Mr. Gunderman noted that Planning Commission, by a vote of 7-0, recommended approval of the other four ordinances.

Mayor McCash noted that two speakers have signed in to testify on this ordinance, Mr. Buckner and his son.

They were present in the audience and declined to speak, indicating their satisfaction with Council's motion to amend.

Vote on the Ordinance as amended: Mr. Lecklider, yes; Ms. Salay, yes; Mr. Kranstuber, yes; Mrs. Boring, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes.

**Ordinance 84-03**

**Establishing Dublin Zoning for 26 Parcels Comprising an Area of Approximately 112 Acres, As Annexed from Washington Township in 1966 and 1973, Located Generally Along the North and South Sides of Post Road, Between Avery Muirfield Drive and SR 161/I-270, as R-1, Restricted Suburban Residential District and LI, Limited Industrial District. (Case No. 03-073Z - Post Road/Avery Road to I-270 Rezoning)**

Vote on the Ordinance: Mr. Reiner, yes; Mr. Kranstuber, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mayor McCash, yes; Mr. Lecklider, yes.

**Ordinance 85-03**

**Establishing Dublin Zoning for 12 Parcels Comprising an Area of Approximately 88 Acres, as Annexed from Washington Township in 1965, 1973, 1980 and 1988, Located Generally on the South Side of Brand Road, East of Coffman Road and West of Dublin Road, as R-1, Restricted Suburban Residential District and R, Rural District. (Case No. 03-072Z - Coffman Road to Dublin Road, Between Brand Road and I-270)**

Vote on the Ordinance: Mr. Lecklider, yes; Mr. Reiner, yes; Mayor McCash, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Ms. Salay, yes.

**Ordinance 86-03**

**Establishing Dublin Zoning for 13 Parcels Comprising an Area of Approximately 24 Acres, as Annexed from Washington Township in 1973, Located Generally on the South Side of Brand Road, West of Coffman Road, as R-1, Restricted Suburban Residential District. (Case No. 03-071Z - Coffman Road/Brand Road)**

Vote on the Ordinance: Mr. Kranstuber, yes; Mrs. Boring, yes; Mayor McCash, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes.

**Ordinance 87-03**

**Establishing Dublin Zoning for 18 Parcels Comprising an Area of Approximately 150 Acres, as Annexed from Washington and Jerome Townships in 1973 and 1999,**