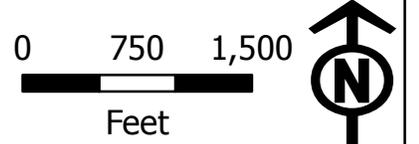


16-056INF  
 Informal  
 Kaufman Development  
 Shier Rings and Cosgray Roads



Vince Papsidero asked if the signs in the front were approved via variances. Ms. Martin answered there were just variances for height requested and approved. Mr. McCauley added the variances to height were given so the signs could be centered in the sign bands that were part of the building's design.

Mr. Papsidero said the ART appears to support the general concept of a second sign on the rear of the building.

Mr. McCauley said Toys R Us has an existing rear sign and Goodwill will probably be interested in a rear sign as well. He indicated Party City could also come back and request the rear sign.

Shawn Krawetzki asked if this recommendation for approval will set a precedent for other businesses along Sawmill Road. Mr. Tyler indicated he was hesitant to support this because with this in combination with other past approvals by variances this could codify it. Ms. Martin said this is consistent with what has been done in the past.

Claudia Husak said currently, Staff is reviewing the Code as a whole per the request of the Commission. She said auto-oriented businesses will get addressed in the Code modification.

Mr. McCauley said the applicant made great improvements to bring this property up to Dublin standards that were intended by the Code, which should give the ART reasons to support it. He reminded the ART that the building is set back hundreds of feet from the road and mature trees block visibility. He said these improvements should help the businesses to be successful when they have struggled in the past. He indicated this should not be thought of as precedent setting because there are enough circumstances around it to warrant the recommendation of approval.

Ms. Husak informed the applicant that after Big Sandy received a recommendation of approval from the ART, they then went before the PZC three times before getting approval, which took many factors into consideration. Mr. Papsidero added the PZC was explicit about the reasons they approved the sign.

Mr. McCauley asked the ART if they liked the sign as proposed. Mr. Papsidero said the ART supports Staff's recommendation of approval.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the PZC.

## **CASE REVIEW**

### **2. ID-2 & ID-4 - Kaufman Development 16-056WID-INF**

### **Shier Rings and Cosgray Road Informal Review**

JM Rayburn said this is a request for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road. He said this is a request for an informal review and non-binding feedback on a potential future rezoning and development plan application.

Mr. Rayburn said the applicant is present to encourage dialogue and feedback.

Brett Kaufman, Kaufman Development, said he has been watching the development in Dublin and is a fan of the synergy, forward thinking, and innovation this group is trying to accomplish as it aligns with what Kaufman Development is about and has been doing in the community. He presented their Opus statement - what their company was founded on: Kaufman Development is created on the belief that communities of high design built around wellness, philanthropy, sustainability, and innovation can change the world. Our communities and the people that work and live in them will stand out in every way; beautiful from the

inside out, filled with passion and inspiration everywhere you turn. He added this is the sincerity of the entire company. He said they have 30 people in offices in the Short North as they are starting to build around Columbus. He indicated they are in partnership with other people in the community and create philanthropic events for employees and residents. He said Kaufman Development encourages preserving the natural world and enhancing environmental well-being that includes community gardens, recycling programs, composting, and more energy-efficient homes.

Mr. Kaufman said they serve the following markets and are not positioned to go after any one group: empty nesters, millennials, and young active families, which covers the full range of the age spectrum. He presented communities they currently have or are under construction in the Columbus area: The Gramercy; 600 Goodale; 801 Polaris; 250 High; Two25 Commons; and The Leveque. He said there are developments around the country that use bits and pieces of their project proving that developments with contemporary design and focus on sustainability have been very well received. He indicated that people are asking for more of their product after living in The Gramercy in New Albany, Ohio.

Mr. Kaufman emphasized that common spaces are important that could include: outdoor spaces for gardening, biking, and yoga; a greenway system; coffee house/restaurant; fitness facility; and farmer's markets.

Mr. Kaufman presented slides showing their proposed product and explained with different skins, the looks are varied. He said ranches and split levels are available and the elevations are pushed towards the front of the properties to face common spaces. He said there are 27 different variations offered and they vary significantly. He stated the interiors are contemporary and bright due to the natural light allowed. He summarized: the products range in size from 1,660 – 2,260 square feet; they have 2 – 3 plus bedrooms; 2.5 plus bathrooms; two-car garages plus storage; have 5-8 units per acre for density; and range in price from \$300,000 - \$500,000.

Mr. Kaufman presented The Gramercy as an example of what they have in mind for the multi-family portion of the Dublin site. He said they will adapt for this site but there will be similarities. He presented the proposed site and explained the development is divided by product type but all will share common space.

Mr. Kaufman said the proposed new connector road follows what was in the Thoroughfare Plan. He explained the single-family and multi-family were positioned in the site based on the feedback received from the adjacent Ballantrae community; they wanted the single-family units closer to their community.

Mr. Kaufman said this specific site is appealing to them since it is in an innovation district and they can be near technology and research type development. He indicated the type of people coming for these jobs will want this type of community, which is not cookie cutter or downtown and this product will attract the tech job workforce. He said this development will support what is happening and perform as a catalyst.

Colleen Gilger asked about the residential farm parcel in the center of the site. Mr. Kaufman answered the property is listed for sale and they have made an offer to buy it but the owners have chosen not to respond to their offer. He indicated the big issue with that piece of property is that they need clarity for the overall project and a timeframe; they could close sooner if they knew a timeline.

Ms. Gilger inquired about the option stages. Mr. Kaufman replied they are in-contract.

Jeff Tyler asked what the real driver was for the clustered multi-family units. Mr. Kaufman answered for technology and research, they need to separate the two products and are uncertain as to what is going to happen over time. He added having apartments in this area makes sense. With this proposal, he said this is the best way for the amounts of each product type to be laid out conveniently.

Vince Papsidero inquired about the presentation given to the Ballantrae Board. Brian Suiter, Kaufman Development, said they received good feedback and the tone was very supportive. He reported their primary concerns were traffic and how this development would impact their community overall.

Ms. Gilger inquired about the public vs private roadways. Mr. Kaufman said they are prepared to roll up their sleeves to work with Economic Development. Historically, he said they plan private drives for the apartment section and public roads for the for-sale units. He indicated this is a topic they are willing to explore.

Claudia Husak asked if the single-family lots will be platted and if so, what the width would be. Mr. Kaufman answered it depends on the municipality. He said there could be condominium fees or homeowner association fees for the individual lots and the width of the lots ranging from 25 - 50 feet.

Ms. Husak inquired about maintenance responsibility for the larger open spaces as well as the areas right around the home itself. Mr. Kaufman said each home will have a private space but everything else will be part of the master community; the small area between the house and the garage will be maintained by the individual.

Shawn Krawetzki asked as the Innovation District gets developed, how the single-family side would transition. Mr. Kaufman indicated there would be paths that would be truly integrated with the incoming commercial uses. He said this will require a group effort with Dublin but he is comfortable with what Dublin is doing and the direction they are headed.

Jay Smith, O'Brien/Atkins, introduced himself as a landscape architect out of North Carolina serving as a consultant for the City. He said the West Innovation District master plan was established in 2005-2006 and now it is ready for an update due to the changing trends. He said the area needs to now be more compact in an efficient way. He said Ohio University is new to the component and roads are already beginning to move, looking at their master plan. He said robust residential is possible and they would like to bring energy to this place by living there. He said they intend to have a plan refreshed for City Council's review in October.

Mr. Kaufman indicated that was encouraging and they would be happy to be a part of it.

Mr. Smith said every plan needs a heart. He said the district would combine mixed-use and residential incorporating workforce training, a community college, restaurants, and more density as well as other layers such as a greenway and pedestrian systems.

Mr. Papsidero asked the applicant if he would consider switching the multi-family with the single-family, moving the density to the north.

Ms. Gilger explained the proposed street network was planned 10 years ago, before Ohio University moved into the area and the roads are shifting. She said OU plans to present to their Board for approval in late August with City Council review and approval in November.

Mr. Kaufman indicated they can be flexible where the product goes but need to be sensitive to contractual obligations. He said this is at the concept stage and can be flexible without all the information yet.

Mr. Papsidero stated timing is the issue. He said the WID needs to be planned first and details will not be ready until October; he is concerned about the sequence of events. He said if this development comes out first it could impact what staff is trying to do with the district.

Mr. Kaufman said they would prefer to get in sooner rather than later but they do not want to get in the way of what the City is doing or be problematic.

Ms. Gilger said there is a public community session intended for August 30 or September 6 to gain feedback from the community, which might be helpful for the applicant to hear. She asked the applicant if he would be able to wait.

Mr. Kaufman said he would like to regroup, outside of this meeting. He asked if his project could be included in the overall plan presentation as a placeholder. That way, he said it would make it less of a surprise later.

Mr. Tyler said conceptually this project is liked a lot. He encouraged the applicant to adjust the product to the WID plan.

Mr. Kaufman said he has received consistent favorable responses. He offered to do whatever he could to help. He indicated that the press is good about perceiving timelines and information about development is out there a little bit.

Mr. Smith indicated staff would continue forward with their updates to the WID and could state how a project of this type would be appropriate for the district. He said he did not want to create a puzzle around this project but would rather the applicant come in later and state how their project would fit perfectly.

Mr. Kaufman inquired about next steps.

Ms. Husak asked the applicant if he was in contract and what would trigger the execution. Mr. Kaufman answered a date would be the trigger.

Ms. Husak inquired about the applicant's process for a purchase to be made. Mr. Kaufman said the first hurdle would be to submit a plan to the City. With this satisfied, he said they would continue to demonstrate progress. He indicated this is time based and they would put up hard money when they work through it. He stated they will not purchase the site prior to having approvals.

Ms. Husak asked what approvals he would be seeking. She said when an application is submitted staff deals with the details and there are already issues with Zoning Code compliance. She said this is not as simple as originally thought. She said all districts require updates in the Zoning Code and there is no residential use permitted currently. She said modifications to the Code would be better coming from staff rather than the applicant and this will not occur until October and beyond.

Mr. Kaufman said he needs a clear sense of time. He said they will review the contract for modifications to be made. He requested to work offline. He said he is seeing the lending environment continue to tighten for multi-family type housing in other markets and would like to strike while the iron is still hot.

Ms. Husak said the August 18, 2016, date for the Planning and Zoning Commission review is premature.

Mr. Papsidero said Zoning Code updates may not occur until February or March of next year. Mr. Kaufman indicated that waiting until then is problematic but understands not going to the PZC on August 18<sup>th</sup>. Mr. Papsidero said it may be possible to go forward in September for updates pertaining to this proposal. Ms. Gilger suggested movement occur after the public input session and that date is yet to be determined.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

## **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:10 pm.



## STAFF TECHNICAL REVIEW

### MEETING NOTES

**JULY 28, 2016**

**Attendees:** Claudia Husak, Senior Planner; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Tim Hosterman, Police Sergeant; Shawn Krawetzki, Landscape Architect; Logan Stang, Planner I; JM Rayburn, Planner I; Nichole Martin, Planner I; Tammy Noble, Senior Planner; Devayani Puranik, Planner II; Lori Burchett, Planner II; Lia Yakumithis, Planning Assistant; Cameron Roberts, Planning Assistant; Janet Carpenter, Administrative Support II; and Laurie Wright, Administrative Support II.

The meeting immediately followed the ART meeting at 2:13 pm.

#### CASE REVIEW

**1. ID-2 & ID-4 - Kaufman Development  
16-056WID-INF**

**Shier Rings Road and Cosgray Road  
Informal Review**

JM Rayburn said this is a request for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road. He said this is a request for an informal review and non-binding feedback on a potential future rezoning and development plan application.

Mr. Rayburn presented the aerial view of the site. He noted the following ART comments from last week:

- Residential use for the entire site
- Incorporating transitional commercial use to the north
- Rezoning requirements/Code requirements
- Buffering from adjacent sites
- Connectivity to adjacent sites
- Roadway layouts
- Access points

Mr. Rayburn said the eastern half of the site is zoned ID-2 and the western section is zoned ID-4. He noted the following permitted uses in each section:

ID-2: Research Flex

No residential  
Live-Work requires conditional use  
Day care  
Educational facilities  
Office  
R&D  
Indoor Recreation  
Exercise/Fitness  
Data Center

ID-4: Research Mixed Use

Townhomes  
Multi-Family  
Live Work  
Day care  
Office  
R&D  
Exercise/Fitness

Planning pointed out that ID-2 has more permitted uses and confirmed that neither section permits retail use but recognized that the type of retail proposed may not be to attract outside communities but to serve

the immediate residents by offering a coffee house or a place to purchase the farm products grown on site. They will confirm the intent for retail by next week's ART meeting.

Mr. Rayburn presented the West Innovation District as shown in the Community Plan. He noted the proposal agrees with the Community Plan as far as the east/west connector and the re-alignment of future "Research Parkway". He said the applicant would like to rezone the ID-2 portion to ID-4.

Mr. Rayburn presented the proposed Conceptual Plan with the western portion designated for multi-family units and the eastern portion for single-family units.

Planning indicated the proposal is modeled after the Gramercy product in New Albany, Ohio and that the unknown density of the multi-family area is a concern.

Building Standards inquired about a master plan for the WID and what is being proposed in the area. They indicated a larger discussion needs to take place. Planning noted as a result of the WID Study and the OU Study that the common theme is the need for more housing for the employees in this area but the location has yet to be identified and while they are supportive of this proposal conceptually as it is a great opportunity for Dublin, it is still a lot of housing.

Development repeated the sentiment from last week's ART meeting that the timing of this application is a concern.

Mr. Rayburn noted the residential parcel on Shier Rings Road is currently active and that the applicant is actively pursuing the purchase of this property.

Timing and possible future projects were discussed further. Economic Development indicated the plan for the WID is now 10 years old and the possibility of resizing some of the sections is being considered; they could all change in size and significantly impact what is proposed. A report is expected after October 17, 2016, from O'Brien/Atkins, the City's consultant, who is reviewing this district. If they were to say we need to allow for more residential, we could explore how this proposal fits in overall but a vision from City Council will also be needed. They indicated a public session is being scheduled for September to gain the public's feedback on expectations for this area.

Possible next steps for this applicant were discussed. It was determined to ask the applicant to pause for now as useful feedback could not be offered at this time while the residential component is still a big question mark. The other unknown is if the applicant will obtain that extra parcel because that could change the way the development is designed. The applicant will be informed of the land use concerns in the meantime.

Building Standards suggested flipping the single-family location with the multi-family units and adding a transitional piece. Economic Development agreed that the single-family units could provide a buffer to the park and the multi-family units would be in closer proximity to the Ohio University campus, which could benefit both.

Mr. Rayburn indicated the applicant was interested in this area because they want their finger on the pulse of Dublin development and are well respected in the Columbus region. Everyone agreed they like the product if residential is permitted and if the size of the development fits overall.

Claudia Husak asked if the ART could receive a preliminary report from O'Brien/Atkins next week, which would provide a guide.

Building Standards asked if the applicant is considering sustainability to which Development answered affirmatively.

**ADMINISTRATIVE**

Claudia Husak asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:45 pm.



## STAFF TECHNICAL REVIEW

### MEETING NOTES

**JULY 21, 2016**

**Attendees:** Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Tim Hosterman, Police Sergeant; Shawn Krawetzki, Landscape Architect; Logan Stang, Planner I; Jenny Rauch, Planning Manager; Claudia Husak, Senior Planner; JM Rayburn, Planner I; Nichole Martin, Planner I; Nick Badman, Planning Assistant; and Laurie Wright, Administrative Support II.

The meeting immediately followed the ART meeting at 2:45 pm.

#### INTRODUCTIONS

**1. ID-2 & ID-4 - Kaufman Development  
16-056WID-INF**

**Shier Rings and Cosgray Road  
Informal Review**

JM Rayburn said this is a request for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road. He said this is a request for an informal review and non-binding feedback on a potential future rezoning and development plan application.

Mr. Rayburn presented the site that contains two zoning districts, ID-2, which is Research Flex and ID-4, which is Research Mixed Use. He explained that within ID-2: Residential uses are not permitted as principal uses; and Live-Work dwelling units are permitted as a conditional use. He added within ID-4: Residential unit is permitted as principal uses with the exception of single-family homes. He said the applicant would like to rezone ID-2 to ID-4 to provide housing choices for employees that will work within the West Innovation District. This residential community he said would include both detached for-sale and multi-family homes, anchored by numerous community spaces and sustainable, innovative amenities, highlighting forward-thinking designs and efficient home layouts.

Mr. Rayburn presented the proposed product that is a modern neighborhood that embodies today's attitudes towards wellness, philanthropy, sustainability, and innovation. He said within the neighborhood and the context of its surrounding neighborhoods, the plan is to create a strong sense of community through numerous and diverse shared indoor and outdoor amenities that would include generous open spaces, event lawns, community jogging trails, community gardens, yoga terraces and even a possible small branded retail experience such as a coffee shop or farmer's market.

Mr. Rayburn said the interior finishes of both multi-family and for-sale homes will incorporate clean lines, built-in features, and a focus on innovative design. The for-sale homes he said will consist of efficient floor plans ranging from 1,600 to 2,300 square feet, two to three bedrooms, 2.5 baths, and include 2-car garages with plenty of storage opportunities. He noted a range of modern and traditional exterior options will allow for unique customization for home buyers at a price point starting in the low to mid-\$300,000's and the density would be 5 – 8 units per acre. He said the multi-family homes will consist of a mix of one-bedroom flats and townhomes with attached garages and range in size from 800 to 1,500 square feet.

Mr. Rayburn presented the Site Plan noting the for-sale homes on the right side of the plan and multi-family planned for the left side with a road that runs east/west through the site.

Planning asked if the land use was appropriate as the product details could be defined later. Planning confirmed the road is a public street and agrees with the Community Plan and the Thoroughfare Plan. This much housing was probably not envisioned for this area they said but what the district could grow up to be should be considered. Since this is a large area, Planning had encouraged the applicant to reach out to the adjacent residents. Mr. Rayburn reported they have not engaged the township as they were reluctant to move forward before getting any feedback and encouragement.

Economic Development requested more time to review the proposal before having much of an exchange. At first glance, they were concerned with the density as modeling called for this to be revenue generating. They were concerned too much commercial ground was being replaced with too much residential; revenue generation is needed for a Tiff to pay for road construction. A few alternatives for a rearrangement of this development were discussed. If this were to go forward, Economic Development thought this would be it for residential for this district because this doubles what was originally proposed. This could provide a nice buffer for Ballantrae and provide a nice amenity across Darree Fields so the roundabout makes sense. Ohio University's increase in density will also affect traffic in this area.

Building Standards said most members have not seen a master plan for the WID.

Everyone was concerned about the timing of this proposal as there are studies in the works for the West Innovation District.

Economic Development did not want to repeat what happened at Metro where if a large area is commercial with no residential, the area becomes dead at 5 pm. They indicated that OU is proposing a concept that might have an impact on the area.

Engineering was concerned with how this would transition to the single family development to the south and Economic Development said the transition to the north needed to be considered as well.

Mr. Rayburn concluded by stating the applicant is very excited to be in Dublin.

**2. BSD SNC - Bright Star Academy - Sign  
16-057MPR**

**6567 Dublin Center Drive  
Minor Project Review**

Nichole Martin said this is a request for a new wall mounted sign for an existing tenant space located in the Dublin Village Center on the west side of Dublin Center Drive and north of Village Parkway. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.065(H) and §153.066.

Ms. Martin stated the proposal for the new wall sign meets the Code requirements. However, she said there are two window signs existing on two doors, both on the front elevation and only one is permitted. She said if the applicant wants to keep the second window sign it will need to be added to the application. She said the ART could approve the MPR with a condition stating the second window sign would be eliminated.

**ADMINISTRATIVE**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:20 pm.