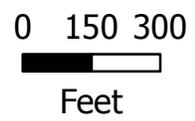


16-051 AFDP/PP/FP
 Amended Final Development Plan
 Tartan West Subarea J
 Terrazza South Court





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
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 21, 2005

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

2. **Final Development Plan 05-018FDP – Tartan West, Subarea J, Mid-rise Condominiums**

Location: 19.4 acres located south of the future Corazon Drive, east of the approved wellness center and lake.

Existing Zoning: PUD, Planned Unit Development District (Tartan West plan).

Request: Review and approval of a Final Development Plan under the PUD provisions of Section 153.053(E).

Proposed Use: A 55-unit mid-rise condominium development in five buildings with 2.1 acres of private open space and 2.2 acres of public open space.

Applicant: Thomas D. Anderson and Steven J. Simonetti, Tartan Development Company West, LLC, 8070 Tartan Fields Drive, Dublin, Ohio 43017; represented by Michael Fite, ASLA, The Edge Group/Design Place, 6253 Riverside Drive, Suite 100, Dublin, Ohio 43017.

Staff Contact: Jamie E. Adkins, Planner.

Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

MOTION: To approve this **Final Development Plan** because it meets the PUD provisions and text requirements of the Tartan West Development with 15 conditions.

Conditions:

- 1) That the location of parking be noted on the plans and that 12 additional guest spaces be added to the site;
- 2) That the bikepath be constructed with this development and be located so as not to disturb existing trees, subject to field verification and staff approval;
- 3) That the final street names for the development be approved by the Division of Engineering;
- 4) That the driveways accessing the private street be increased from 12 to 16 feet;
- 5) That additional screening be added adjacent to buildings 1 and 5, subject to staff approval, to mitigate encroachments into the setback area;

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Final Development Plan 05-018FDP – (Continued)

- 6) That the tree survey and landscape plans be revised to incorporate the comments in this report, subject to staff approval;
- 7) That the site stormwater management is in compliance with the current Stormwater Regulations, and the Tartan West Master Stormwater Management Plan to the satisfaction of the City Engineer;
- 8) That the design of all private drives, parking areas, and drive approaches meet or exceed the requirements and standards of the Engineering Division;
- 9) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 10) That all private streets shall be a minimum of 24 feet, back-of-curb to back-of-curb, as described in the Development Standards for this Subarea;
- 11) That adequate maneuvering area is provided for fire and waste hauling vehicles to the satisfaction of the Washington Twp. Fire Department and the City Engineer;
- 12) That the access to Subarea K leads to an adequate drive aisle to the satisfaction of the City Engineer;
- 13) That the dedication to the City of public open space by general warranty deed be done prior to final occupancy;
- 14) That the entry sign design meet the approved final development plan for the Tartan West comprehensive entry sign package; and
- 15) That the colors be muted, earth-toned, and coordinate with the architecture and that specifications and samples be submitted, subject to staff approval.

* Steve Simonetti, Tartan Development Company West, agreed to the above conditions.

VOTE: 6 – 0 - 1

RESULT: This Final Development Plan was approved.

STAFF CERTIFICATION


Jamie E. Adkins
Planner

Mr. Gerber said this looked fine. He said to go any deeper, there would need to be a workshop. He said City Council assigned this to CSAC, not the Commission.

Mr. Messineo asked if this was coming before the Commission for ratification at some point.

Mr. Smith said whenever the Zoning Code is being changed or amended, the Commission needs to be made aware and their approval is requested.

Mr. Gerber made a motion to recommend that City Council adopt the revisions that the CSAC has undertaken. He added that the Commission supports this.

Mr. Zimmerman seconded the motion. The vote was as follows: Ms. Reiss, yes; Ms. Jones, yes; Mr. Zimmerman, yes; Mr. Saneholtz, yes; Ms. Boring, yes; Mr. Messineo, yes; and Mr. Gerber, yes. (Approved 7-0.)

2. Final Development Plan 05-018FDP – Tartan West, Subarea J, Mid-rise Condominiums

Mr. Gerber said this site is zoned PUD and is for mixed use development. He swore in those who intended to testify in regards to this case.

Mr. Saneholtz recused himself and left the room.

Mr. Gerber asked Ms. Reiss, because she pulled the case, if she wanted a presentation. She declined but had two questions.

The conditions, as listed in the staff report are as follows:

- 1) That the location of parking be noted on the plans and that 12 additional guest spaces be added to the site;
- 2) That the bikepath be constructed with this development and be located so as not to disturb existing trees, subject to field verification and staff approval;
- 3) That the final street names for the development be approved by the Division of Engineering;
- 4) That the driveways accessing the private street be increased from 12 to 16 feet;
- 5) That additional screening be added adjacent to buildings 1 and 5, subject to staff approval;
- 6) That the tree survey and landscape plans be revised to incorporate the comments in this report, subject to staff approval;
- 7) That the site stormwater management is in compliance with the current Stormwater Regulations, and the Tartan West Master Stormwater Management Plan to the satisfaction of the City Engineer;
- 8) That the design of all private drives, parking areas, and drive approaches meet or exceed the requirements and standards of the Engineering Division;
- 9) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 10) That all private streets shall be a minimum of 24 feet, back-of-curb to back-of-curb, as described in the Development Standards for this Subarea;
- 11) That adequate maneuvering area is provided for fire and waste hauling vehicles to the satisfaction of the Washington Twp. Fire Department and the City Engineer;

- 12) That the access to Subarea “K” leads to an adequate drive aisle to the satisfaction of the City Engineer;
- 13) That the dedication of public open space by general warranty deed be done prior to final occupancy;
- 14) That the entry sign design meet the approved final development plan for the Tartan West comprehensive entry sign package; and
- 15) That the colors be muted, earth-toned, and coordinate with the architecture and that specifications and samples be submitted.

Ms. Reiss asked staff regarding the water pressure for these buildings, noting that these are the first higher than two-story buildings, if the new water tower under construction is not finished before these buildings, would there be enough pressure to service these buildings.

Mr. Gerber stated that was why new water lines are being built. He thought that was part of the occupancy permit.

Ms. Cox agreed and said the booster station, which is almost on line in this area, will have enough pressure on the lines for adequate protection.

Ms. Reiss asked if the booster station will handle these until the new tank is available.

Ms. Cox agreed.

Ms. Reiss asked about the location of the mailboxes.

Joe Sullivan, Sullivan Bruck Architects, responded they are located in a stone wall, adjacent to each building. There will be one in each building.

Ms. Reiss requested to add the following to Condition 5: ...to mitigate encroachments in the setback area. She said additional landscape screening will mitigate the encroachment of these two buildings into the setback area.

Ms. Reiss referred to Condition 13 above and requested that it be changed to read: That the dedication *to the City* of public open space *by* general warranty deed be done prior to final occupancy.

Ms. Reiss requested that “...subject to staff approval” be added to Condition 15.

Mr. Simonetti agreed to the 15 amended conditions as listed below.

Mr. Gerber moved for approval of Final Development Plan 05-018FDP because it meets the PUD provisions and text requirements of the Tartan West Development with 15 conditions:

- 1) That the location of parking be noted on the plans and that 12 additional guest spaces be added to the site;
- 2) That the bikepath be constructed with this development and be located so as not to disturb existing trees, subject to field verification and staff approval;

- 3) That the final street names for the development be approved by the Division of Engineering;
- 4) That the driveways accessing the private street be increased from 12 to 16 feet;
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- 6) That the tree survey and landscape plans be revised to incorporate the comments in this report, subject to staff approval;
- 7) That the site stormwater management is in compliance with the current Stormwater Regulations, and the Tartan West Master Stormwater Management Plan to the satisfaction of the City Engineer;
- 8) That the design of all private drives, parking areas, and drive approaches meet or exceed the requirements and standards of the Engineering Division;
- 9) That the site must comply with the Division of Engineering Administrative Policy for Intersection Visibility Triangles at all proposed access points;
- 10) That all private streets shall be a minimum of 24 feet, back-of-curb to back-of-curb, as described in the Development Standards for this Subarea;
- 11) That adequate maneuvering area is provided for fire and waste hauling vehicles to the satisfaction of the Washington Twp. Fire Department and the City Engineer;
- 12) That the access to Subarea K leads to an adequate drive aisle to the satisfaction of the City Engineer;
- 13) That the dedication to the City of public open space by general warranty deed be done prior to final occupancy;
- 14) That the entry sign design meet the approved final development plan for the Tartan West comprehensive entry sign package; and
- 15) That the colors be muted, earth-toned, and coordinate with the architecture and that specifications and samples be submitted, subject to staff approval.

Mr. Zimmerman seconded the motion and the vote was as follows: Ms. Reiss, yes; Ms. Boring, yes; Mr. Messineo, yes; Ms. Jones, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6-0.) [Mr. Saneholtz had previously recused himself.]

3. Concept Plan 04-153CP – The Glade at Ballantrae

This case was on the Consent Agenda because Charles Driscoll, The Edwards Company, agreed in writing to the three conditions listed in the staff report prior to the meeting.

Mr. Gerber said this is a request for review of a Concept Plan for a 29-lot, single-family residential development with 3.58 acres of open space. The Concept Plan is the first step in the Planned District approval process, and the next step is rezoning.

Mr. Phillabaum explained this was a request for feedback on a Concept Plan for a 15.78 acre residential development consisting of 29 single family lots. The site is located in the southwest portion of the City of Dublin, between the existing Kendall Ridge and Ballantrae Subdivisions, and north of the Woerner-Temple Community Park (Ballantrae Park). The site is flat and possesses no significant natural features, and is part of a larger 36.75 acre tract purchased by the City in 2001, with the lower portion parallel to Woerner-Temple Road developed as the Woerner-Temple Community Park. This remaining acreage was projected as future residential