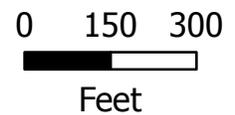


16-084Z/PDP/FDP
 Rezoning/Prelim. Dev. Plan/Final Dev. Plan
 Craughwell Village PLR
 6185 Craughwell Lane





RECORD OF ACTION

Planning & Zoning Commission

Thursday, November 10, 2016 | 6:30 pm

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

4. Perimeter Center, Subarea G1- Craughwell Village Condominiums
16-0842/PDP/FDP **6185 Craughwell Lane**
Rezoning/Preliminary & Final Development Plans

Proposal: A rezoning to amend the approved development text of a Planned District to revise permitted building materials and architectural elevations and the replacements of roofing and building materials for an existing condominium development on the south side of Perimeter Drive at the intersection with Craughwell Lane.

Request: Review and recommendation of approval to City Council of a Rezoning with a Preliminary Development Plan and review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Jim Bender, JI Bender Inc., Architects and Planners.

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

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

MOTION: Mr. Brown motioned, Ms. Mitchell seconded to table the Rezoning and Preliminary Development Plan.

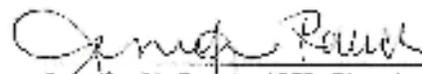
VOTE: 7 – 0

RESULT: The Rezoning with a Preliminary Development Plan was tabled.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager



Motion and Vote

Mr. Brown motioned, Mr. Stidhem seconded, to approve the Waiver Review. The vote was as follows: Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Approved 7 – 0)

**4. Perimeter Center, Subarea G1- Craughwell Village Condominiums
16-084Z/PDP/FDP 6185 Craughwell Lane
Rezoning/Preliminary & Final Development Plans**

The Chair, Victoria Newell, said the following application is a proposal for a rezoning to amend the approved development text of a Planned District to revise permitted building materials and architectural elevations and the replacements of roofing and building materials for an existing condominium development on the south side of Perimeter Drive at the intersection with Craughwell Lane. She said this is a request for a review and recommendation of approval to City Council of a Rezoning with a Preliminary Development Plan and a review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

The Chair swore in anyone planning to address the Commission regarding this case.

Jennifer Rauch presented an aerial view of the site as well as the existing building conditions. She noted the development text is very specific with regard to architectural designs and elevations. She said the applicant is proposing to renovate these buildings due to significant maintenance and material life cycle issues, water infiltration, and lack of installation details when the structures were originally built. She noted the renovation will consist of replacing the existing wood shake shingle roof with dimensional asphalt shingles, remove all stone from the buildings, repair and replace all damaged sheathing and framing and replace the stone at the lower level in kind and install stucco in the upper two levels in a matching color and finish. She said all the windows and existing stucco and stone chimneys will remain in existing condition.

Ms. Rauch presented a proposed design from the southeast perspective as part of the Final Development Plan. She said the applicant is proposing to change the location of the building materials; where there is a stone section they are proposing to remove the stone but the lower level will be replaced with stone and the upper stories will have stucco. She presented a before and after graphic. Two different colors of stucco are being proposed she said depending on cohesion of the building; the existing brick detailing will remain. She indicated the overall style of this development is remaining.

Ms. Rauch said approval is recommended of the Rezoning with a Preliminary Development Plan with no conditions to City Council and approval is recommended for the Final Development Plan with no conditions.

Bob Miller confirmed the garages have asphalt shingles on them currently.

The Chair invited the applicants to present.

Lisa Pearson, Case Bowen Company, 6255 Corporate Center Drive, and Jim Bender, JL Bender Inc., Architects and Planners, 3340 Riverside Drive, Upper Arlington, Ohio.

Mr. Bender said he has had some very challenging technical problems with this development that are not on the surface. He said they want to preserve the architectural appearance of the development. He said the stone on these massive stone structures are causing all the problems so that is where their focus is. He indicated they want to improve the value for both the community and the people that reside there and the way to make it better is to lighten it up and make it fresher for a 2016 look. He said the stone is not real stone, it is constituted stucco and they believe that by removing some of the stone and replacing

it with stucco will lighten it up. He reported there are serious mold issues that even can be smelled from the street so they really need to change the roof. He said they are proposing a heavy duty shingle in two different colors so the six buildings alternate to provide more variety. He said they are expecting to find extensive water damage when they remove the brick so the new synthetic stone, stucco are going to be installed as a rain screen technology so it should prevent water infiltration for 30 – 40 years. He said the roof is a fire hazard; it is extremely costly for the residents to install that now. He presented a material sample of the stucco of which this will be the first installation in this area. He said the guarantee on the roof shingle is 50 years and 20 – 30 for the stucco without all these water problems. He concluded after these renovations proposed, the value of the buildings will increase.

Amy Salay said she understands the shake shingles were beautiful but they are not working. She said it would be helpful if she could see a material sample. She indicated she is not sure she likes alternating the colors on the buildings. She said she has a problem with changing the stone into a stucco as it will fundamentally change the appearance of the building and not in a good way. She indicated she is nervous about this brand new product. She noted her parents had a home built of brick and stone and it never leaked so she is questioning if the installation was done correctly. She stated she wants to see the materials that are out there maintained but the problems resolved. She said she is fine with changing the roof material.

Vicki Newell said she respectfully disagrees with the presentation. She said it is a lovely building the way it is designed right now. The proposed aesthetic changes to the exterior of the building she said are not an improvement. She said she does not believe the water issues are a result of any of the materials that have been used but rather how the building was constructed. She stated she cannot support changing the shake roof; it is part of the character of the building; and other applicants have requested the same and have been denied so she wants to be consistent. She said Colonial Williamsburg has a number of buildings that have the appearance of shake shingles to preserve the appearance of historic structures, so the shingles they used are actually clay and they are available on the market. She concluded she could not support the changes in the Development text as this proposal does not warrant it.

Chris Brown said he agrees with Ms. Newell and if the stone is changed, the replacement has to match what is there. He said cedar shakes work just fine if properly ventilated and put on slats and the attic is ventilated properly. He indicated it is a 50-year product if installed in the correct manner. He would not mind if the stone was replaced with stucco on the back side of the buildings but the fronts are paramount to keep the character, particularly the clubhouse. He encouraged the applicant to explore other options.

Cathy De Rosa said she agreed with her fellow Commissioners. She said the proposed changes would absolutely change the character and she would not support those changes. She said she would defer to her colleagues on the roofing materials.

Steve Stidhem said he did not know anything about roofing but in general he hates stucco and the stone is a better look.

Deb Mitchell said the stone is really important from a branding perspective and the look and feel for the whole area. She said those buildings are part of other things which all flows together as stone is one of the integrating elements. She encouraged the applicant to find materials that would preserve the look. She said structures need to be brought up-to-date in terms of their durability, sustainability, and functionality but not the look.

Bob Miller said he thought since the complex was tight and each building was three stories that he liked the asphalt shingles that are on the garages and not the shake shingles on the rooftops. He stated he would be supportive of the asphalt shingle roof. He agreed with the applicant in terms of replacing the stone with the stucco would refresh the look of the complex and the only proposed change he questions

is matching the stucco. He applauded the investment into the property because it is good for Dublin, overall.

Mr. Bender said the buildings are 75 – 80% brick but they are proposing to remove 12 – 15% of the brick. He said the biggest change is probably the roof; they selected the heaviest and best shingle on the market. He said clay shingles would be six times as expensive.

Ms. Newell said cost is not an issue that the Commission takes into consideration. She said they look at review standards and when the applicant is proposing a lesser quality material than what was there before, and the applicant stated in their presentation that they are doing some of these things as a cost-saving measure and she understands doing that for the residents but this is a review of the full development text so everything else in the same development has to face the same standards. Looking at the review standards, she stated she did not think that it met the effect of the adjacent uses and is not consistent with the surrounding development so it did not comply with condition 9 for coordination and integration of the building and site relationships because it is changing the development standards of all being replaced for this property and the surrounding development and this was done to coordinate with the Village Center when it was built.

Mr. Bender said there is a difference on all six buildings between the street presence and the garage side. He explained there are two peak roofs in the middle of each façade and that is where they had planned to replace the stone with stucco.

Ms. Newell said she understands the applicant's argument is water infiltration but if the stone is installed properly and detailed properly it is a durable finish on the exterior of a building so she does not see the need to change materials and it would aesthetically change the appearance that was there and change the development text.

Ms. Newell said the Commission can vote on this application this evening or the applicant can request to table the case. Mr. Bender asked to table the case.

Motion and Vote

Mr. Brown motioned, Ms. Mitchell seconded, to table the application. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Newell, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)

5. BSD SRN - Bridge Park, Building C3 – Window Sills 16-098WR

4550 Bridge Park Ave. Waiver Review

~~The Chair, Victoria Newell, said the following application is a proposal for the approval of a Waiver Review to permit the windows within siding clad walls to not have a projecting sill within Building C3 in Bridge Park. She said this is a request for a review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.~~

~~The Chair swore in anyone planning to address the Commission regarding this case.~~

Motion and Vote

~~Mr. Brown motioned, Mr. Miller seconded, to approve the Waiver Review with no conditions. The vote was as follows: Ms. Newell, yes; Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. Salay, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 7 – 0)~~

~~The Chair adjourned the meeting at 8:55 pm.~~

~~As approved by the Planning and Zoning Commission on _____, 2016.~~



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 5, 2006

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

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

2. Amended Final Development Plan 06-130AFDP – Perimeter Center, Subarea G1 – Craughwell Village Garage Additions – Perimeter Drive

Location: 13.114 acres located on the south side of Perimeter Drive at the intersection of Craughwell Lane.

Existing Zoning: PLR, Planned Low-Density Residential District (Perimeter Center plan).

Request: Review and approval of an amended final development plan under the provisions of Section 153.053(E)(2)(b) and 153.055(B).

Proposed Use: Three eight-car garage buildings and associated parking lot modifications for an existing multi-family residential development.

Applicant: The Manor at Craughwell Village Condominium Association, 6185 Craughwell Lane, Dublin, Ohio 43017; represented by Randall Reger, Meleca Architecture, 150 East Broad Street, Suite 600, Columbus, Ohio 43215.

Staff Contact: Judson J. Rex, Planner.

Contact Information: (614) 410-4654/Email: jrex@dublin.oh.us

MOTION: To approve this Amended Final Development Plan because the modifications will provide an additional amenity to the residents of the development, the garages are appropriately located on the site and match the existing on the site, with two conditions:

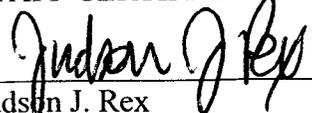
- 1) That the applicant apply for all necessary building permits prior to construction; and
- 2) That the landscaping and tree preservation plans be modified to reflect the comment in the staff report.

* Randall Reger agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This Amended Final Development Plan was approved.

STAFF CERTIFICATION



Judson J. Rex
Planner

~~with the applicants' comments and prefers parallel parking. Mr. Walter said he would have a hard time if the buildings were pushed up to the build line.~~

~~Mr. Zimmerman asked for feedback on the architecture for the auto dealership and whether it should blend with the rest of the development. Ms. Jones said it has to come close. Mr. Fishman said it does not match now and it needs the Old Irish Theme. Mr. Zimmerman said they all agree that the architecture has to match with regards to the dealership. [Everyone agreed.]~~

~~Mr. Zimmerman said they now need a consensus of the building heights—two to three story buildings. Mr. Fishman said with regards to density if they go higher they will have more room for green space and he would like to see two to three story buildings and have more green space, walking space and patios. Ms. Jones agreed that in the section east of Shamrock would like to see the buildings taller. Mr. Walter said he likes what he sees and recognized that it is not what is perceived and it should have an overriding look and would like to see the same style continued with the renderings and they should see what they look like coming up. Mr. Zimmerman said he agreed with the taller buildings.~~

~~Ms. Jones said she really liked the proposed architecture and supports the connectivity and agrees with staff on the curb cuts and the urban streetscape and is not supportive of fast food on this site.~~

~~Mr. Fishman agreed with Ms. Jones comments and said this site will be upscale and he would like to see a Wendy's without a drive-thru and thinks that it would fit within the buildings.~~

~~Dan Carducci, representing Wendy's International, said they would not build a store without a pickup window. Mr. Fishman said there are lots of places to build stores and that he did not think it had to be here. Mr. Carducci understood.~~

~~Mr. Walter said he does not think that a drive-thru is appropriate on this site.~~

Vote and Motion:

~~Mr. Zimmerman made a motion to table this Rezoning/Preliminary Development Plan at the request of the applicant. Mr. Fishman seconded the motion, and the vote was as follows: Ms. Jones, yes; Mr. Walter, yes; Mr. Fishman, yes; and Mr. Zimmerman, yes. (Approved 4–0.)~~

2. Amended Final Development Plan 06-130AFDP – Perimeter Center, Subarea G1 – Craughwell Village Garage Additions – Perimeter Drive

Mr. Zimmerman asked if anyone in the audience was present to speak in regards to this case. There being none, he swore in the applicant's representative, Randall Reger, Meleca Architecture, who then agreed to the two conditions as listed in the staff report.

Vote and Motion:

Mr. Zimmerman made the motion to approve this Amended Final Development Plan because the modifications will provide an additional amenity to the residents of the development, the garages are appropriately located on the site and match the existing on the site, with two conditions:

- 1) That the applicant apply for all necessary building permits prior to construction; and
- 2) That the landscaping and tree preservation plans be modified to reflect the comments in the staff report.

Mr. Walter seconded the motion, and the vote was as follows: Mr. Fishman, yes; Ms. Jones, yes; Mr. Walter, yes; and Mr. Zimmerman, yes. (Approved 4 – 0.)

3. Concept Plan 06-131CP – La Scala Italian Bistro – Mixed Use Development – 4209 West Dublin Granville Road

Mr. Zimmerman asked if the applicant was present. Ms. Adkins indicated that they had submitted a letter requesting to be tabled.

Vote and Motion:

Mr. Fishman made a motion to table this Concept Plan at the request of the applicant. Mr. Walter seconded the motion, and the vote was as follows: Ms. Jones, yes; Mr. Fishman, yes; Mr. Walter, yes; and Mr. Zimmerman, yes. (Approved 4 – 0.)

The meeting was adjourned at 8:16 p.m.

Respectfully submitted,



Flora Rogers
Administrative Assistant



CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 7, 1996**

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

2. **Rezoning Application Z96-009 - Perimeter Center - Subarea G1 - Multi-Family**
Location: 13.114 acres located on south side of Perimeter Drive, approximately midway between Avery/Muirfield Drive and Wilcox Road.
Existing Zoning: PCD, Planned Commerce District (Perimeter Center Plan).
Request: PLR, Planned Low Density Residential District.
Proposed Use: A three-story multi-family development of 198 units and a clubhouse.
Applicant: Hallmark Communities, Ltd, c/o Mark Pottschmidt, Continental Real Estate, 150 East Broad Street, Columbus, Ohio 43215.

MOTION: To approve this rezoning because it contributes to the established residential area, continues the high architectural standards of Perimeter Center, meets the PLR requirements, provides an additional type of housing for the community on a site which is appropriate for multi-family development, with 12 conditions:

- 1) That prior to the final development plan, verification that the parcels have been combined be submitted;
- 2) That all opposing curbcuts be shown on the plan and that points of access for the site meet the text requirements and approval of the City Engineer;
- 3) That a parkland fee in the amount of \$121,360.00 be paid by the applicant prior to issuance of a building permit or recording of the final plat, as appropriate;
- 4) That a easement and right-of-way dedication plat be provided for this development indicating the location of public and private easements, vehicular access, access restriction, and maintenance responsibilities for private utilities and streets, as approved by the City Engineer;
- 5) That the design of private streets, private and public utilities, storm water management and grading plan for the site meet the requirements of the City Engineer;
- 6) That the site layout take into consideration the presence of existing public and private utilities, as approved by the City Engineer;
- 7) That the applicant demonstrate building materials, colors and proportions at the Planning Commission meeting;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 7, 1996**

**2. Rezoning Application Z96-009 - Perimeter Center - Subarea G1 - Multi-Family
(Continued)**

- 8) That prior to construction, the site plan, and architecture be reviewed and approved by the Planning Commission utilizing the final development plan process;
- 9) That the appropriate parking ratio be determined at final development plan;
- 10) That all signs, lighting, and landscaping comply with the City's Code, subject to staff approval;
- 11) That the applicant provide within two weeks, a revised Subarea Plan for Perimeter Center; and
- 12) That the text be revised to include an expiration clause prior to going to Council, subject to staff approval.

* Franklin E. Kass agreed to the above conditions.

VOTE: 4-1.

RESULT: The Commission recommends approval of this rezoning application. It will be forwarded to City Council, upon resolution of the outstanding issues listed above, with a positive recommendation.

STAFF CERTIFICATION



Tim Evans
Planner

1. Discussion – Commission Meeting Procedures

~~After a discussion regarding the length of past meetings, a consensus emerged to use a consent agenda beginning in January 1997. Slides should be minimized, relying on renderings and aerial shots to shorten staff presentations.~~

2. Rezoning Application Z96-009 - Perimeter Center - Subarea G1 - Multi-Family

Tim Evans presented this rezoning for 13.8 acres on the south side of Perimeter Drive. It is zoned for a flex-office complex (PCD), and the PLR, Planned Low Density District is requested for 198 apartments in three-story buildings. It is in Perimeter Center Subarea F2, allowing Community Commercial and Suburban Office uses. This application creates a new Subarea G1.

Mr. Evans said the apartments will face the streets, and garages will abut the rear line. The site wraps around a portion of the shopping center and will screen the loading area. The mound with evergreens provides temporary screening. The architecture will match the shopping center.

This site is shown as an Activity Center in the 1988 Community Plan and is appropriate for multi-family use. A density of 15 du/acre is proposed which is the highest in Dublin. Perimeter Lakes was developed at a density of 10.5 du/acre, and the Village at Heatherstone is less than 7 du/acre.

Landscaping will include a continuous three-foot hedge, stone pilasters 50 feet apart, and street trees. Staff recommends an additional line of trees be planted along the proposed bikepath. The maximum height for Subarea G1 will be 45 feet. Code for multi-family units requires 2.5 parking spaces per unit, and 2.25 spaces per unit are proposed. The Staff feels parking should be examined at the final development plan stage. No parkland is to be dedicated, but a park fee of \$121,360 is to be paid prior to final occupancy. The buildings will be finished with natural materials such as brick, wood, manufactured stone, and stucco of earthtone colors. Roofs will be at least 6:12 with wood shingles. The garages in the rear will have asphalt shingles and vinyl siding.

He said staff is recommending approval with 11 conditions:

- 1) That prior to the final development plan, verification that the parcels have been combined be submitted;
- 2) That all opposing curbcuts be shown on the plan and that points of access for the site meet the text requirements and approval of the City Engineer;
- 3) That a parkland fee in the amount of \$121,360. be paid by the applicant prior to issuance of a building permit or recording of the final plat, as appropriate;
- 4) That a easement and right-of-way dedication plat be provided for this development indicating the location of public and private easements, vehicular access, access restriction, and maintenance responsibilities for private utilities and streets, as approved by the City Engineer;

- 5) That the design of private streets, private and public utilities, storm water management and grading plan for the site meet the requirements of the City Engineer;
- 6) That the site layout take into consideration the presence of existing public and private utilities, as approved by the City Engineer;
- 7) That the applicant demonstrate building materials, colors and proportions at the Planning Commission meeting;
- 8) That prior to construction, the site plan and architecture be reviewed and approved by the Planning Commission utilizing the final development plan process;
- 9) That the appropriate parking ratio be determined at final development plan;
- 10) That all signs, lighting, and landscaping comply with the City's Code and design guidelines; and
- 11) That the applicant provide within two weeks, a revised Subarea Plan for Perimeter Center.

George Peplow asked if Building F had access between it and the Perimeter Center parking lot. Mr. Evans said no and that landscaping in this area would be addressed later.

Frank Kass, the applicant, said an excellent development called Victoria Gate has a density of 50 du/acre. This development will have a lower density but a higher degree of exterior quality. Higher density provides the opportunity to build in more amenities, better materials, etc. The apartments will cover up the back of the shopping center. The redefined site is 13.114 acres, and the building coverage will be only 2.53 acres. He gave some statistical and demographic information on the Sycamore Ridge apartments and its residents. Mr. Kass said the Sycamore Ridge rent ranges from \$675 to \$1,300 per month. He said this development would probably rent for 25 percent more than Sycamore Ridge, and "corporate housing" might be up to 50 percent of the total development. He said there would be very few school-aged children.

Mr. Kass said these would be the highest quality rental units in the Dublin marketplace, and that is a function of density. He said the apartments directly across the street are not brick and have asphalt shingle roofs, not wood shakes.

Mr. Kass said Perimeter Center is the nicest community center that could be done providing a walking street environment, as Dublin requested. It is extraordinarily good-looking and works. The problem had always been screening the back of it. Flex buildings of similar materials and colors were planned, but due to low demand, it might be years before construction. He said the proposed multi-family has a better look and will complement the activity center. He said the Community Plan indicates this area designated for multi-family.

Mr. Kass said Sessions Village was built 70 years ago by Frank Leveque and was the highest density ever used. It is outstanding and is on the National Historic Register.

Mr. Ferrara asked if there is vehicular access to the back of the center from the main driveway. Mr. Kass said yes, and also between Buildings E and F. There is no access from the service area to the units anywhere else. About 100-150 employee spaces are behind the shopping center.

Mr. Sutphen said he would not object if this development improves on those in the area. He said Mr. Kass had a good record in Dublin with Sycamore Ridge. Mr. Sutphen said the existing screening was not sufficient. He liked the height and materials proposed.

Mr. Harian said he liked the project and asked about "corporate housing". Mr. Kass said they rented units in groups for corporate housing. The units are furnished and re-rented to corporations, instead of using hotels.

Mr. Kass said the neighboring credit union and veterinarian were contacted.

Ms. Chinnici-Zuercher said she liked the project and supported the density. She said the issue was whether to give up the commercial space for multi-family housing.

Mr. Peplow said density was his first concern at the previous meeting. After studying several higher density projects since then, he thinks this will work. He thought this development would be better for the neighboring businesses than the empty field. He supported this project.

Mr. Kass said he agreed with the above conditions. He preferred a parking ratio of 1.75 spaces per unit, for more greenspace. Ms. Chinnici-Zuercher said it was not necessary to determine the ratio at this time. Mr. Kass wanted it to be known now, not later.

Mr. Kass asked that lighting not be subject to Dublin Design Guidelines. He said they are too bright for residential areas. Safety can be provided with normal lighting. Mr. Sutphen asked that the lighting at the entrance/exit meet the guidelines. Mr. Kass agreed. Ms. Boring asked to substitute "...subject to staff approval" in Condition 10. Mr. Kass agreed.

Mr. Kass requested a reversion clause if construction has not begun within 12 months after the rezoning becomes effective. Mr. McKitrick owns the land, and he would like to have commercial zoning if this project is not built. Ms. Clarke said no reversion language has been submitted and suggested that the specific text language be resolved later with the staff.

Ms. Boring thought the parking could be re-figured based on number of bedrooms. Ms. Boring thought this project looked good and also liked Victoria Gate. She said the Mt. Auburn Study identifies the area as a priority one for commercial development, and that was the preferred use.

Mr. Harian liked the synergy between this project and the shopping center. This is an upscale complex with a upscale shopping center, and the parts will complement each other.

Ms. Clarke said the bedroom mix and corporate housing characteristics should be evaluated to determine the appropriate amount of parking at the time of the final development plan.

Ms. Clarke said the Dublin Lighting Guidelines do not establish a higher base level of lighting than the zoning code. They establish criteria for the even distribution of light on the site which

is preferable for security and safety purposes. She said the guidelines could be adjusted for residential settings.

Mr. Sutphen made a motion to approve this rezoning because it contributes to the established residential area, continues the high architectural standards of Perimeter Center and provides Dublin with a new type of housing in an area appropriate for multi-family development, with 12 conditions:

- 1) That prior to the final development plan, verification that the parcels have been combined be submitted;
- 2) That all opposing curbcuts be shown on the plan and that points of access for the site meet the text requirements and approval of the City Engineer;
- 3) That a parkland fee in the amount of \$121,360 be paid by the applicant prior to issuance of a building permit or recording of the final plat, as appropriate;
- 4) That an easement and right-of-way dedication plat be provided for this development indicating the location of public and private easements, vehicular access, access restriction, and maintenance responsibilities for private utilities and streets, as approved by the City Engineer;
- 5) That the design of private streets, private and public utilities, storm water management and grading plan for the site meet the requirements of the City Engineer;
- 6) That the site layout take into consideration the presence of existing public and private utilities, as approved by the City Engineer;
- 7) That the applicant demonstrate building materials, colors and proportions at the Planning Commission meeting;
- 8) That prior to construction, the site plan, and architecture be reviewed and approved by the Planning Commission utilizing the final development plan process;
- 9) That the appropriate parking ratio be determined at final development plan;
- 10) That all signs, lighting, and landscaping comply with the City's Code, and the design be subject to staff approval;
- 11) That the applicant provide within two weeks, a revised Subarea Plan for Perimeter Center; and
- 12) That the text be revised to include an expiration clause prior to the Council hearing, subject to staff approval.

Mr. Peplow seconded the motion. Mr. Kass agreed to the amended conditions as listed above. The vote was as follows: Mr. Harian, yes; Ms. Chinnici-Zuercher, yes; Ms. Boring, no; Mr. Sutphen, yes; and Mr. Peplow, yes. (Approved 4-1.)

~~3- Final Development Plan - Balgriffin Apartments - Phase 1~~

~~John Talentino presented this final development plan for 140 apartment units located on the east side of Avery Road. Phase I is north of Blunden Road. He said that the dumpster screening, mounding, and landscaping at Britton Woods was good and should be repeated here. Four~~



C I T Y O F D U B L I N
Department of Planning & Development

RECORD OF ACTION
DUBLIN PLANNING AND ZONING COMMISSION
JANUARY 9, 1992

The Planning and Zoning Commission took the following action in the application below at its regular meeting:

5. Revision to Final Development Plan - Perimeter Lakes Apartments

Location: 20.143+ acres located on the north side of Perimeter Drive and the west side of Wilcox Road, approximately 400 feet east of Avery Road.

Existing Zoning: R-12, Urban Residential District (Perimeter Center Plan)

Request: Changes in color palette and architectural trim to be used on project.

Proposed Use: 189 apartments in 19 two-story buildings.

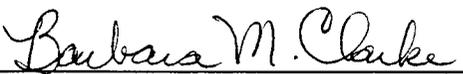
Applicant: Newtowne Development Corporation, Inc., c/o Paul Schmitt, 5890 Sawmill Road, Dublin, OH 43017.

MOTION: To approve the architectural alterations requested, specifically the sunburst accents and lattice work. (The applicant withdrew his request to modify the color scheme, and this was not considered.)

VOTE: 7-0

RESULT: This revision to the Final Development Plan was approved.

STAFF CERTIFICATION:



Barbara M. Clarke
Zoning Administrator

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~~Mr. Campbell made a motion to approve the Concept Plan subject to the following conditions:-~~

- ~~1)- Improvement of park access from the subdivision and submission of written easement from school system if southern access is to be maintained;~~
- ~~2)- Staking of easement and park entrance behind Starkey residence for assessment by Parks Director;~~
- ~~3)- Submission of tree preservation plan and no-build zone or other protections in wooded area;~~
- ~~4)- Submission of development standards for sideyard, rear yard, height, etc., as well as minimum lot requirements;~~
- ~~5)- Provision of access through to the high school site between lots;~~
- ~~6)- Reconfiguration of lots to meet the setback requirement along Coffman Road and entry street;~~
- ~~7)- Dedication of Coffman Road right-of-way consistent with Community Plan;~~
- ~~8)- Submission of consistent landscape treatment and development restrictions for lots abutting Coffman Road which may require additional depth to property accomplish;~~
- ~~9)- Provision of sidewalks and street trees throughout the subdivision in compliance with Code;~~
- ~~10)- Design of stormwater conveyance through the site and detention for the development in compliance with MORPC standards;~~
- ~~11)- Provision of direct access to the detention pond between lots by way of easement; and~~
- ~~12)- Further review by developer and staff of the location of the entrance from Coffman Road as appropriate.~~

~~Mr. Manus seconded the motion. The vote was as follows: Mrs. Stillwell, yes; Mr. Geese, yes; Mr. Leffler, yes; Mr. Fishman, yes; Mr. Kranstuber, yes; Mr. Manus, yes; and Mr. Campbell, yes. (Approved 7-0.)~~

~~Mr. Leffler made a motion to table the Preliminary Plan for further consideration. Mr. Manus seconded the motion. The vote was as follows: Mr. Kranstuber, yes; Mr. Campbell, yes; Mr. Fishman, yes; Mrs. Stillwell, yes; Mr. Geese, yes; Mr. Manus, yes; and Mr. Leffler, yes. (This Preliminary Plan application was tabled with a vote of 7-0.)~~

5. Revision to Final Development Plan - Perimeter Lakes Apartments

Ms. Clarke presented the staff report. She said the applicant had submitted two requests, one being to change the color palette and the other one is to introduce lattice on the exterior of the building. He no longer wishes to pursue the change in color palette. He is now only interested in changing the elevation of the building from the 2x2 ballisters (the uprights used on the exterior railings) to a lattice. In discussion with Peter Lenz, Chief Building Official, he reminded the applicant that

any lattice must meet the requirements of the building code and must bear the same amount of force. It is not clear from the lattice shown on the elevations what size members are to be used.

Ms. Clarke said that a number of things have changed in this project. The clubhouse has been redesigned and slightly reoriented on the site. There was a decision not to put a woodburning fireplace in every unit, but to use a gas burner instead. The chimneys are not needed and therefore will be replaced by vents on the exterior of the building. The exterior of the buildings was negotiated, at least in part, with the Post Road residents. Staff felt that since architecture was part of negotiations between the land owner and the residents along Post Road, that those should be decided in a public forum.

NOTE: Due to a disfunction in the public address system, the rest of the meeting could not be tape recorded.

Mr. Manus made a motion to approve the architectural alterations requested, specifically the sunburst accents and lattice work. The applicant withdrew his request to modify the color scheme, and this was not considered.

Mr. Leffler seconded the motion. The vote was as follows: Mr. Campbell, yes; Mr. Fishman, yes; Mr. Geese, yes; Mr. Kranstuber, yes; Mrs. Stillwell, yes; Mr. Manus, yes; and Mr. Leffler, yes. (Approved 7-0.)

~~6. Plat for Wilcox Road Realignment/Tuttle Crossing Boulevard Extension~~

~~Mr. Willis presented the staff report and slides of the site. This is to be a jointly-funded road improvement by Franklin County and the City of Dublin. The right-of-way is being dedicated as part of the Windmill rezoning plan.~~

~~Manus made a motion to approve this application with the following conditions:~~

- ~~1) Correction of the dimensional error on the plat drawing; and~~
- ~~2) Adjustment of the acreage in affected sub-areas of the Windmill plan.~~

~~Mr. Leffler seconded the motion. The vote was as follows: Mr. Kranstuber, yes; Mr. Geese, yes; Mr. Fishman, yes; Mr. Campbell, yes; Mrs. Stillwell, yes; Mr. Manus, yes; and Mr. Leffler, yes. (Approved 7-0.)~~