



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: November 17, 2016
Initiated Vincent A. Papsidero, FAICP, Planning Director
By: Logan Stang, Planner I
Re: Preliminary & Final Plats – Tartan West, Section 7 (16-051AFDP/PP/FP)

Summary

This is a request for approval of a Preliminary and Final Plat to subdivide 7.446 acres into nine single-family lots, one multi-family lot, and four reserves for open space on the southwest side of Corazon Drive at the intersection with Terrazza Place.

Background

The Planning and Zoning Commission approved an amended final development plan and recommended approval of a preliminary and final plat for Section 7 of Tartan West on October 13, 2016. The Commission reviewed and approved a final development plan for the construction of five, four-story condominium buildings consisting of approximately 55 units along with two acres of public open space on July 21, 2005. Two condominium buildings and all private streets have been constructed from the original approval with the three proposed building sites remaining vacant.

Description

Section 7 contains nine single-family lots and one multi-family lot. The nine single-family lots, Lots 193-201, range in size from 0.220 acres to 0.269 acres. The multi-family lot, Lot 202, is approximately 2.336 acres in size and encompasses the existing condominium buildings along with all of the existing infrastructure. All streets are privately owned and maintained by the existing condominium association. An access easement will be established on Lot 202 to provide access to the single-family lots and private streets.

There are four reserves proposed with this plat; Reserve Y – 0.121 acres, Reserve Z – 0.207 acres, Reserve AA – 1.985 acres, and Reserve BB – 0.566 acres. Two of the reserves, Reserve Z & Reserve AA, will be dedicated to the City in order to meet open space requirements for Subarea J of Tartan West. All of the reserves will be maintained by the homeowners association with the remaining two reserves, Reserve Y & Reserve BB, being owned by the homeowners association.

Recommendation of the Planning and Zoning Commission

Minor Text Modification

The Commission reviewed and approved two minor text modifications to the development text at the October 13, 2016 meeting. The modifications were to establish development standards for the single-family lots and limit the height of single family homes to 35 feet maximum for this Subarea. No further action is required by City Council.

Amended Final Development Plan

The Commission reviewed and approved an amended final development plan at the October 13, 2016 meeting with no conditions. No further action is required by City Council.

Final Plat

The Commission reviewed and recommended approval to City Council of the preliminary and final plats at the October 13, 2016 meeting with two conditions:

- 1) That the applicant provide a shared-use path easement to the City of Dublin for all public shared-use paths that are located on private property; and,
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The applicant has met both conditions for the preliminary and final plats. In addition, there was concern raised by the public with regard to notifying the condominium owners of the development application. The City had provided proper notice to the surrounding property owners and primary contact for the association prior to the public meeting. The applicant had also verified during the meeting that they have been in contact with the association concerning the proposed development and any impacts that may affect the association.

Recommendation

Staff recommends approval of the Preliminary and Final Plats for Tartan West, Section 7 at the November 21, 2016 City Council meeting.

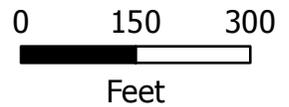


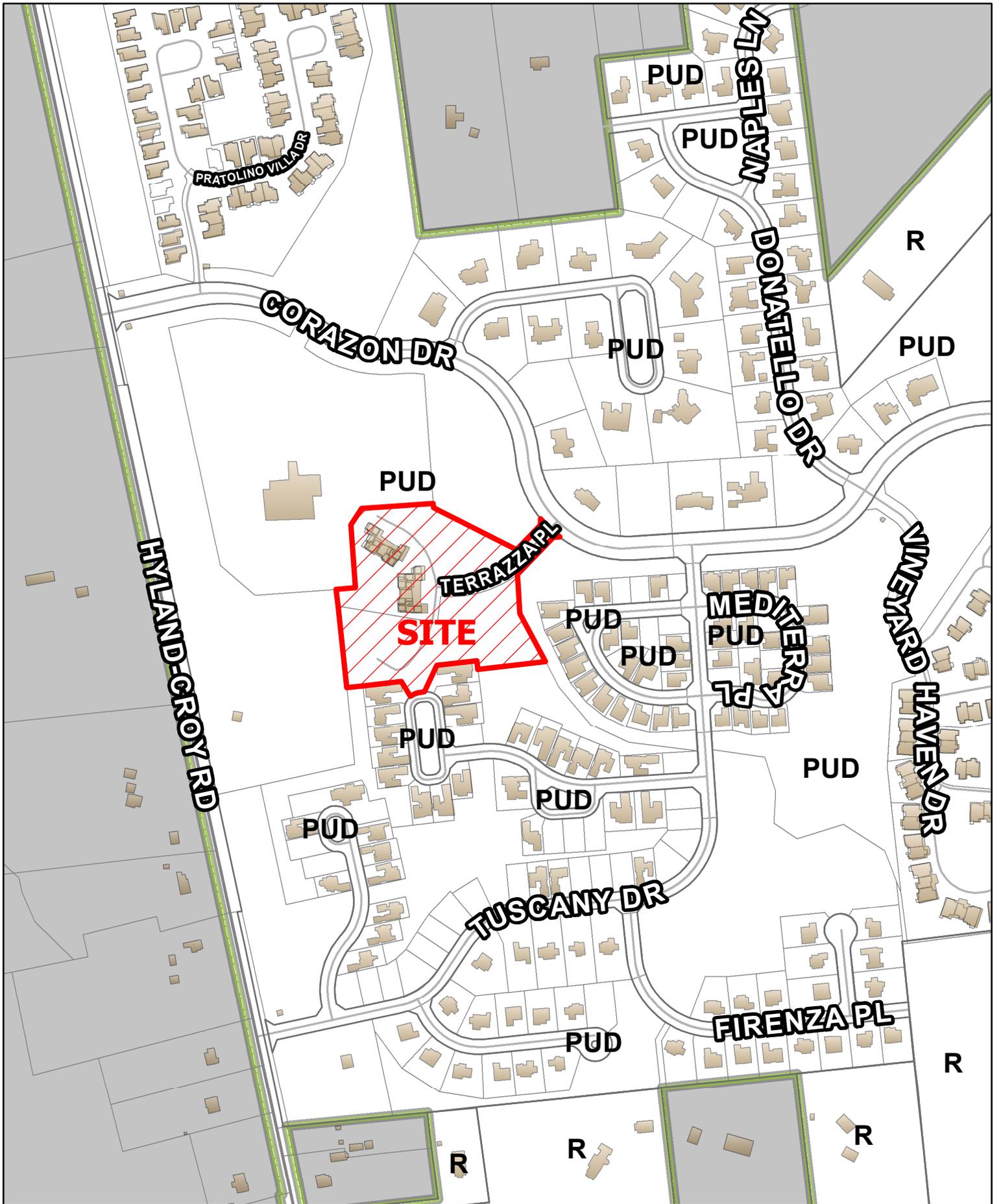
Woolpert, Inc.



City of Dublin

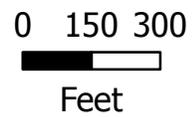
16-051 AFDP/PP/FP
Amended Final Development Plan
Tartan West Subarea J
Terrazza South Court





City of Dublin

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/ 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 type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input checked="" 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): Terrazza S Ct	
Tax ID/Parcel Number(s): 39-0024053.100 39-0024053.000	Parcel Size(s) (Acres): 3.51 Acres 1.885 Acres
Existing Land Use/Development:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Total acres affected by application:

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

Name (Individual or Organization):	The Huntington National Bank Trustee of Kathryn A. Emrick Trust February 6 1996	
Mailing Address: (Street, City, State, Zip Code)	7 Easton Oval E44E83 Columbus, Ohio 43219	
Daytime Telephone:	614 331 5417	Fax:
Email or Alternate Contact Information:	Argiros.Ragias@huntington.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: <u>Steve Simonetti</u>	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>Tartan Development Company, LLC (West)</u>	
Mailing Address: (Street, City, State, Zip Code) <u>7115 Calabria Pl Dublin Oh 43016</u>	
Daytime Telephone: <u>614 361-1606</u>	Fax:
Email or Alternate Contact Information: <u>sjsimonetti@gmail.com</u>	

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: <u>Justin Lowe (Jobs Henderson : Assoc.)</u>	
Organization (Owner, Developer, Contractor, etc.): <u>Engineer</u>	
Mailing Address: (Street, City, State, Zip Code) <u>59 Grant St</u>	
Daytime Telephone: <u>740-344-5451</u>	Fax:
Email or Alternate Contact Information: <u>JLowe@Hullinc.com</u>	

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, The Huntington National Bank, Trustee, the owner, hereby authorize Steve Simonetti 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>The Huntington National Bank, Trustee</u> By: <u>[Signature]</u> Vice President	Date: <u>4-11-2016</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 _____ day of _____, 20_____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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>Justin Lowe (JHA)</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>[Signature]</u>	Date: <u>7/7/16</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 _____, 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:	Date:

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

I _____, 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:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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:	

5	0
NEIGHBORHO	
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C	

TINGTON NATIONAL BANK
AZON DRIVE
LIN OH 43017

LEGAL INFORMATION
CITY OF DUBLIN
VMS 2925
OR 914 PG 571 SV 20-227
Acres:3.5120

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
HUNTINGTON NATIONAL BANK TRUSTEE	7 EASTON OVAL	COLUMBUS	OH	43219	04/22/2011	275,000	GWD : 230:3.5120		<input type="checkbox"/>	<input type="checkbox"/>
TARTAN DEVELOPMENT CO					07/06/2006	0	EX : 9435		<input type="checkbox"/>	<input type="checkbox"/>
DSM HOLDINGS LLC TRUSTEE					07/06/2006	0	EX : 9434		<input type="checkbox"/>	<input type="checkbox"/>

LISTER: RD DATE: 10/20/2006 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

NET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
LEVEL	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	CORAZON DRIVE , DUBLIN OH 43017		
HIGH	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
LOW	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY	Tax Incentive Exempt Parcel: (1) 39-0024053.1000		
ROLLING	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	(TY2015 L=0; B=0; T=0)		
STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	TY2015:Net Gen=\$1,609.94, Other Assessment=\$0.00		

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
SM:SM *	AC:3.51	20000				64,580	0
TOTAL						64,580	0

06-Split of 3.521 ac from 39-24053.000 BOR
08-161 FILED BY BRUCE H BURKHOLDER BC
FINAL TO MAKE NO CHANGE FOR 08 2011 OF
914 PG 571 Huntington National Bank Trustee of t
Kathryn A. Emrick Trust under Agreement dated
2/6/1996 as Amended Grantee. TN
2012 BOR APPLICATION RECEIVED 3/7/12
TriDwell=105 TriOB=105
(Mod SM:)200

VALUATION SUMMARY							* Value Override
E YEAR (EFF RATE)	* 2015 (79.15)	* 2014 (79.27)	* 2013 (80.83)	* 2012 (80.15)	* 2011 (73.03)	2010 (71.30)	
SON FOR CHANGE	Misc	MISC	RAPP	BOR	MISC	TRI	
RAISED	LAND	64,580	64,580	70,200	275,000	70,200	
	IMPR	0	0	0	0	0	
	TOTAL	64,580	64,580	70,200	275,000	70,200	
RESSED	LAND	22,600	22,600	24,570	96,250	24,570	
	IMPR	0	0	0	0	0	
	TOTAL	22,600	22,600	24,570	96,250	24,570	
GENERAL		1,609.94	1,612.44	1,787.30	6,943.36	1,615.00	

5	0
NEIGHBORHO	
3953913-	
M	
B	
C	

n Development Company West LLC
 Calabria PL
 LIN, OH 43016

LEGAL INFORMATION
 CITY OF DUBLIN
 VMS 2925 SPLIT TO #57 &
 201503020001474 SV 20-227
 Acres:1.8850

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
Tartan Development Company	7115 CALABRIA PL	DUBLIN	OH	43016	03/02/2015	0	EX : 9121:1.8850		<input type="checkbox"/>	<input type="checkbox"/>
TERRAZZA CONDOMINIUMS	555 METRO PLACE N SUITE 600	DUBLIN	OH	43017-1341	07/06/2006	1,043,700	UNK : 830:1.8850		<input type="checkbox"/>	<input type="checkbox"/>
TARTAN DEVELOPMENT CO					02/03/2006	0	EX : 990		<input type="checkbox"/>	<input type="checkbox"/>

LISTER: RD		DATE: 10/20/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION		
UNIMPROVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	CORAZON DR, DUBLIN 43017			
RAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT			
RT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY	Tax Incentive Exempt Parcel: (1) 39-0024053.0009			
DEWALKS	<input checked="" type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	(TY2015 L=10; B=0; T=10)			
URBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	TY2015:Net Gen=\$2,484.02, Other			

LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
SM:SM *	AC:1.88	20000				99,640		0
Total Acres: 1.8800								
						TOTAL	99,630	0

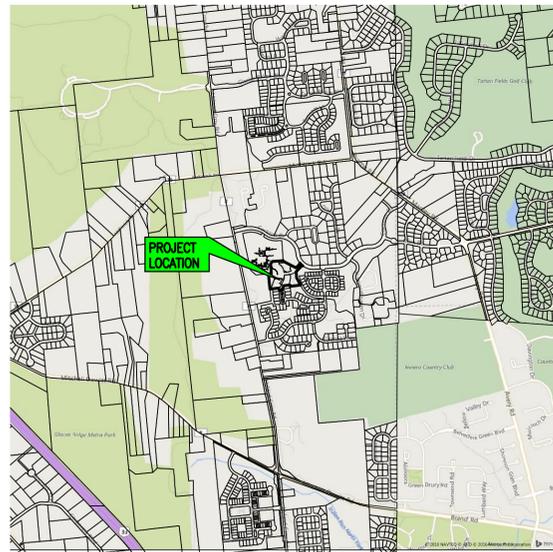
COMMENT
 Tax Incentive Exempt Parcel: (1) 39-0024053.0009
 (TY2015 L=10; B=0; T=10)
 TY2015:Net Gen=\$2,484.02, Other
 Assessment=\$0.00
 8/15/97-undiv 1/50 int to Susan k Woerner, therefo
 JOHN CARROLL & LILLIAN IRENE Woerner have
 79/100 int & Susan K Woerner has 21/100 int.
 4/21/98-undiv 1/50 int to Susan K Woerner, now ha
 23/100 int & John & Lillian Woerner have 77/100 in
 01 Susan Woerner Marital Trust undiv 4/50 int &
 undiv 3/20 int to 48.526 acres .. 39-24053.100
 06-Split of 3.933 ac staying here with 3.512 ac to
 04-resurvey to 48.4600 ac.
 EXEMPT APP 459 FILED 6/08/04 IS DENIED FOR
 TAX YEAR 04 FINAL DETERMINATION RECEIVI
 1/27/05 ...

VALUATION SUMMARY							* Value Override
E YEAR (EFF RATE)	* 2015 (79.15)	* 2014 (79.27)	* 2013 (80.83)	* 2012 (80.15)	* 2011 (73.03)	2010 (71.30)	
ADJUSTMENT FOR CHANGE	Misc	MISC	RAPP	MISC	MISC	TRI	
UNIMPROVED	LAND	99,630	99,630	99,630	99,640	99,630	99,630
	IMPR	0	0	0	0	0	0
	TOTAL	99,630	99,630	99,630	99,640	99,630	99,630
IMPROVED	LAND	34,870	34,870	34,870	34,870	34,870	34,870
	IMPR	0	0	0	0	0	0
	TOTAL	34,870	34,870	34,870	34,870	34,870	34,870
GENERAL		2,484.02	2,487.86	2,536.58	2,515.48	2,292.02	

TARTAN WEST SECTION 7

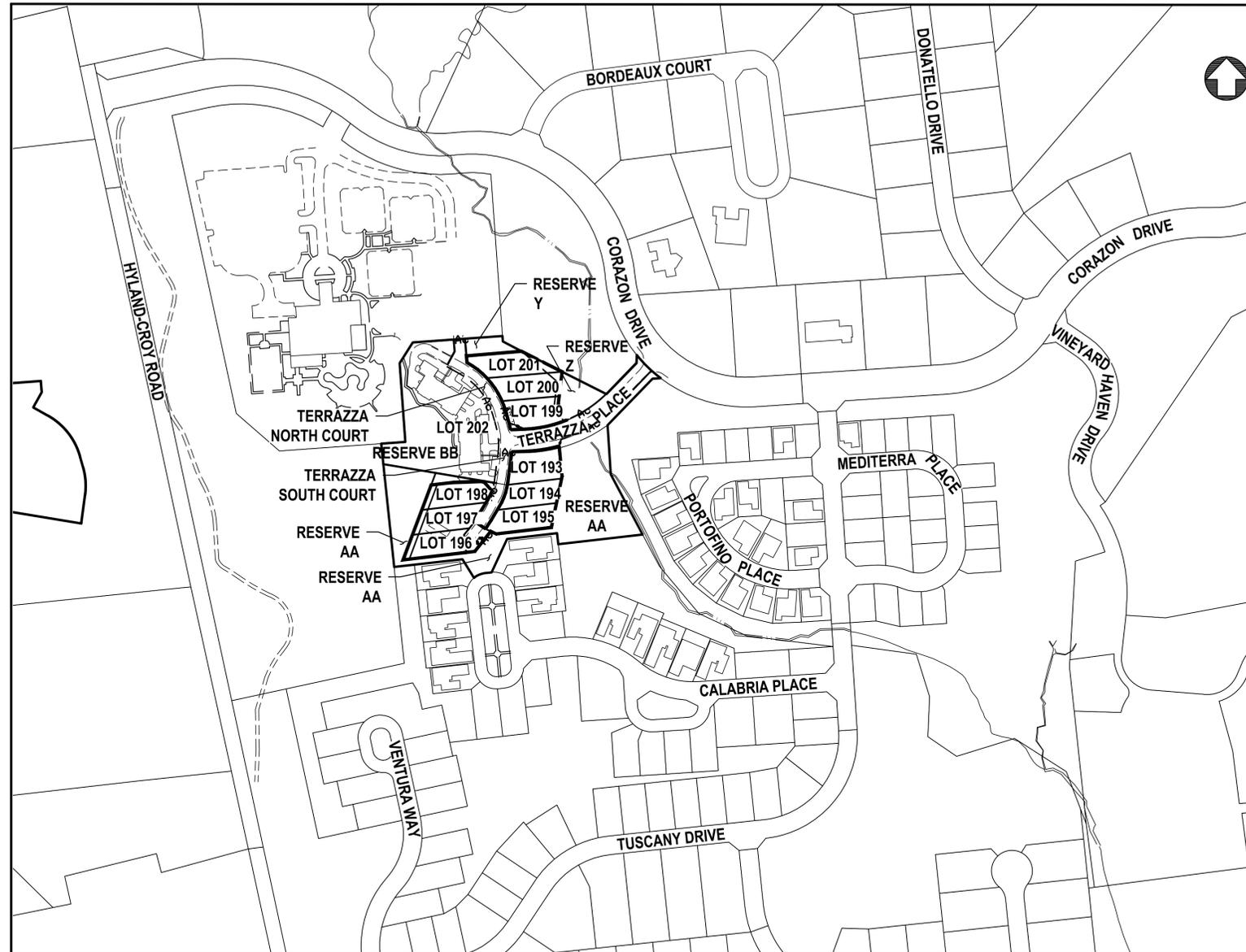
PRELIMINARY PLAT

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925



REGIONAL CONTEXT MAP

SCALE: 1"=2000'



VICINITY MAP

SCALE: 1"=200'



SURVEY DATA:

BASIS OF BEARING: THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE.

SOURCE OF DATA: THE SOURCES OF THE RECORDED SURVEY DATA ARE FROM THE EXISTING RECORDS OF UNION COUNTY, OHIO RECORDER'S OFFICE AS REFERENCED IN THE TEXT ON THIS PLAT.

IRON PINS: ALL LOT CORNERS AND ANGLE POINTS SHALL HAVE A 5/8 INCH REBAR SET THIRTY INCHES LONG WITH RED IDENTIFICATION CAP STAMPED "J&H S-8283".

FIRM COMMUNITY PANEL No.: 39049C0018K
FLOOD ZONE: X
MAP REVISED: JUNE 17, 2008

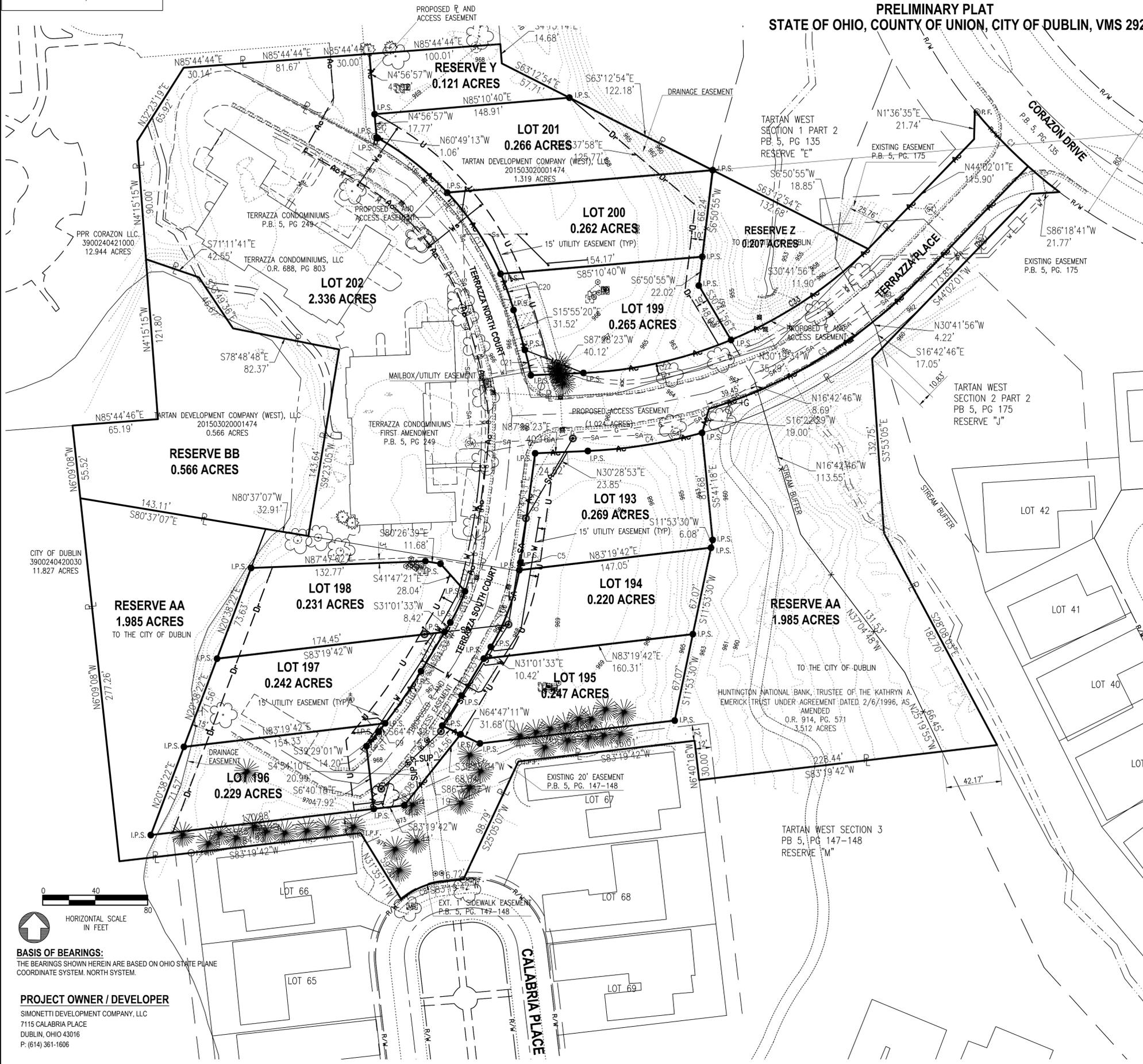
EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DRAINAGE EASEMENT", "SHARED USE PATH EASEMENT", "MAILBOX/UTILITY EASEMENT", OR "ACCESS EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND GUEST PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE "DRAINAGE EASEMENT" AREAS AS DESIGNATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THE AREA DESIGNATED AS "MAILBOX/UTILITY EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A COMMUNITY MAILBOX AS WELL AS UTILITIES. WITHIN THE AREA DESIGNATED AS "ACCESS EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF THE PRIVATE ROAD. WITHIN THE AREA DESIGNATED AS "SHARED USE PATH EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A SHARED USE PATH FOR USE BY THE PUBLIC. EASEMENT AREAS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

PLANS PREPARED BY:

Jobs Henderson & ASSOCIATES

TARTAN WEST SECTION 7

PRELIMINARY PLAT
 STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925



LEGEND

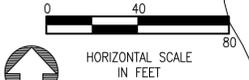
AC UNIT	POWER/TELEPHONE POLE	OD.H.F. DRILL HOLE FND.
CABLE TV PEDESTAL	SANITARY CLEANOUT	GOV. DISK FND.
CATCH BASIN	SANITARY MANHOLE	I.P.F. IRON PIN FND.
CURB INLET	PROPOSED SANITARY MH	I.P.S. IRON PIN SET
ELECTRIC BOX	SIGN	P.F. IRON PIPE FND.
ELECTRIC METER	STORM MANHOLE	R.S. IRON PIPE SET
FIRE DEPT. CONNECTION	TELEPHONE MANHOLE	M.N.F. MAG. BOX FND.
FIRE HYDRANT	TELEPHONE PEDESTAL	CONC. MON. FND.
GAS LINE MARKER	TELEPHONE POLE	MON. BOX FND.
GAS METER	WATER METER	MINE SPIKE FND.
GAS VALVE (MAIN)	WATER VALVE (MAIN)	P.K.F. P.K. NAIL FND.
GAS VALVE (SERVICE)	WATER VALVE (SERVICE)	P.K.S. P.K. NAIL SET
GUY WIRE	TEL UTILITY MARKER	RR SPIKE FND.
LIGHT POLE	WYE POLE	SECTION COR. FND.
POWER POLE	YARD DRAIN	STONE FND.
POWER/LIGHT POLE	YARD LIGHT	T.B.F. T-BAR FND.

— AC —	PROPOSED ACCESS EASEMENT
— U —	PROPOSED UTILITY EASEMENT
— Dr —	PROPOSED DRAINAGE EASEMENT
— U —	PROPOSED MAILBOX/UTILITY EASEMENT
— Dr —	PROPOSED SHARED USE PATH EASEMENT
— R/W —	EXISTING RIGHT-OF-WAY
— — —	EXISTING EASEMENT
— — —	PROPOSED PROPERTY LINE
— — —	CONTOUR MAJOR
— — —	CONTOUR MINOR
— — —	EXISTING PROPERTY LINE LABEL

AREAS
 2.879 ACRES RESERVES
 4.567 ACRES LOTS
 7.446 ACRES TOTAL

Curve Table

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	58.76	380.00	008°51'36"	S43°49'19"E	58.70'
C2	30.75	380.00	004°38'14"	S50°34'14"E	30.75'
C3	188.92	374.00	028°56'29"	N58°30'12"E	186.91'
C4	88.23	390.00	012°57'45"	N80°59'30"E	88.04'
C5	5.84	168.00	001°59'36"	N8°42'59"E	5.84'
C6	62.49	168.00	021°18'46"	N20°22'10"E	62.13'
C7	27.14	418.00	003°43'11"	N32°53'08"E	27.13'
C8	33.97	57.00	034°08'53"	S66°15'15"W	33.47'
C9	8.34	382.00	001°15'04"	N38°51'29"E	8.34'
C10	48.05	382.00	007°12'24"	S34°37'45"W	48.02'
C11	26.27	132.00	011°24'10"	S25°19'27"W	26.23'
C12	22.05	132.00	009°34'12"	N14°50'16"E	22.02'
C16	67.42	214.75	017°59'11"	N51°57'43"W	67.14'
C17	74.20	218.00	019°30'01"	N33°21'13"W	73.84'
C20	29.23	218.00	007°40'52"	N19°45'47"W	29.20'
C21	19.78	218.00	005°11'52"	N13°19'24"W	19.77'
C22	115.70	330.00	020°05'20"	S77°25'42"W	115.11'
C23	126.01	332.60	021°42'28"	N56°29'43"E	125.26'



BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH SYSTEM.

PROJECT OWNER / DEVELOPER
 SIMONETTI DEVELOPMENT COMPANY, LLC
 7115 CALABRIA PLACE
 DUBLIN, OHIO 43016
 P: (614) 361-1606

CONTROL SET
 1 - IRON PIN SET WITH YELLOW CAP STAMPED TRAVERSE
 NORTH = 174830.699 EAST = 1778640.899 ELEV = 968.29
 1 - IRON PIN SET WITH YELLOW CAP STAMPED TRAVERSE
 NORTH = 175051.926 EAST = 1778741.128 ELEV = 966.10

PLANS PREPARED BY:
Jobs Henderson & ASSOCIATES

TARTAN WEST SECTION 7 FINAL PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, IN VIRGINIA MILITARY SURVEY NO. 2925 AND BEING ALL OF THAT 1.885 ACRES AS CONVEYED TO TARTAN DEVELOPMENT COMPANY (WEST) LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201503020001474, THAT 2.048 ACRES AS CONVEYED TO TERRAZZA CONDOMINIUMS LLC BY DEED OF RECORD IN O.R. 688, PG 803, AND THAT 3.512 ACRES TRACT AS CONVEYED TO HUNTINGTON NATIONAL BANK, TRUSTEE OF THE KATHRYN A. EMRICK TRUST UNDER AGREEMENT DATED 2/6/1996, AS AMENDED BY DEED OF RECORD IN O.R. 914, PG 571 AS RECORDED IN THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES AND THE CABLE TELEVISION INDUSTRY BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE UNDERSIGNED, TARTAN DEVELOPMENT COMPANY (WEST) LLC, BY _____ (PERSONS NAME), _____ (TITLE), AND TERRAZZA CONDOMINIUM LLC, BY _____ (PERSONS NAME), _____ (TITLE), THE KATHRYN A. EMRICK TRUST UNDER AGREEMENT DATED 2/6/1996, AS AMENDED, BY _____ (PERSONS NAME), _____ (TITLE), AND BY _____ (PERSONS NAME), _____ (TITLE), OWNERS OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "TARTAN WEST SECTION 7", A SUBDIVISION CONTAINING LOTS NUMBERED 193 TO 202, BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DOES HEREBY DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE STREET SHOWN HEREON AND NOT DEDICATED HERETOFORE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DRAINAGE EASEMENT", "SHARED USE PATH EASEMENT", "MAILBOX/UTILITY EASEMENT", OR "ACCESS EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND GUEST PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE "DRAINAGE EASEMENT" AREAS AS DESIGNATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THE AREA DESIGNATED AS "MAILBOX/UTILITY EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A COMMUNITY MAILBOX AS WELL AS UTILITIES. WITHIN THE AREA DESIGNATED AS "ACCESS EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF THE PRIVATE ROAD. WITHIN THE AREA DESIGNATED AS "SHARED USE PATH EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A SHARED USE PATH FOR USE BY THE PUBLIC. EASEMENT AREAS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, _____ (NAME), _____ (TITLE), OF TARTAN DEVELOPMENT COMPANY (WEST) LLC HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2016.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: TARTAN DEVELOPMENT COMPANY (WEST) LLC

SIGN: _____ BY: _____
PRINT: _____ (PERSONS NAME)
_____ (TITLE)

SIGN: _____
PRINT: _____

STATE OF OHIO S.S

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ (PERSONS NAME & TITLE) FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND OF DEVELOPMENT, TARTAN DEVELOPMENT COMPANY (WEST) LLC WHO ACKNOWLEDGED THE SIGNING OF THE DEED OF TARTAN DEVELOPMENT COMPANY (WEST) LLC FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, _____ (NAME), _____ (TITLE), OF TERRAZZA LLC HAS HEREUNTO SET HER/HIS HAND THIS _____ DAY OF _____, 2016.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: TERRAZZA CONDOMINIUM LLC

SIGN: _____ BY: _____
PRINT: _____ (PERSONS NAME)
_____ (TITLE)

SIGN: _____
PRINT: _____

STATE OF OHIO S.S

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ (PERSONS NAME & TITLE) FOREGOING INSTRUMENT TO BE HER FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND OF DEVELOPMENT, TERRAZZA CONDOMINIUM LLC WHO ACKNOWLEDGED THE SIGNING OF THE DEED OF TERRAZZA CONDOMINIUM LLC FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF OHIO

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925

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, BY VOTE OF COUNCIL, WHEREIN ALL OF THE RESERVES AND SHARED USE PATH EASEMENT DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2016.

CLERK OF COUNCIL DUBLIN, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2016.

AUDITOR, UNION COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ M. FEE \$ _____ FILE NO. _____

DEPUTY AUDITOR, UNION COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2016.

RECORDER, UNION COUNTY, OHIO

PLAT BOOK _____ PAGES _____

DEPUTY RECORDER, UNION COUNTY, OHIO

N WITNESS THEREOF, _____ (NAME), _____ (TITLE), OF HUNTINGTON NATIONAL BANK, TRUSTEE OF THE KATHRYN A. EMRICK TRUST UNDER AGREEMENT DATED 2/6/1996, AS AMENDED HAS HEREUNTO SET HIS/HER HAND THIS _____ DAY OF _____, 2016.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

HUNTINGTON NATIONAL BANK, TRUSTEE OF THE KATHRYN A. EMRICK TRUST UNDER AGREEMENT DATED 2/6/1996, AS AMENDED LLC

SIGN: _____ BY: _____
PRINT: _____ (NAME)
_____ (TITLE)

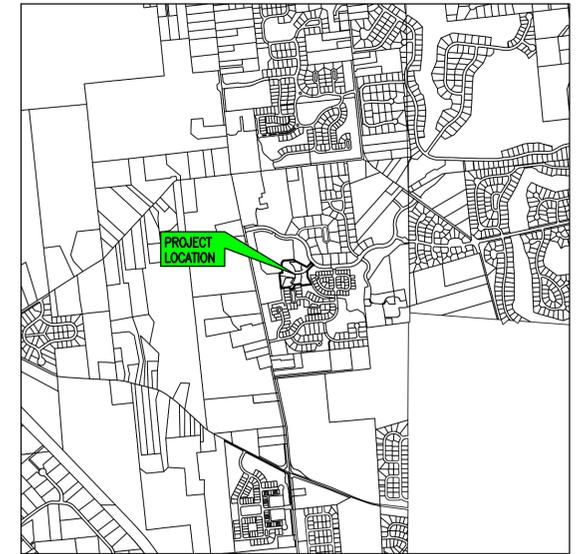
SIGN: _____
PRINT: _____

STATE OF OHIO S.S

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ (PERSONS NAME & TITLE) FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND OF DEVELOPMENT, TARTAN DEVELOPMENT COMPANY (WEST) LLC WHO ACKNOWLEDGED THE SIGNING OF THE DEED OF TARTAN DEVELOPMENT COMPANY (WEST) LLC FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF OHIO



REGIONAL CONTEXT MAP
SCALE: 1"=2000'

NOTE

THE REMAINING PROPERTY OUTSIDE OF THE THEN (10) PLATTED LOTS WILL BE KNOWN AS "RESERVE Y", "RESERVE Z", "RESERVE AA" AND "RESERVE BB". "RESERVE Y" AND "RESERVE BB" WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION. "RESERVE Z" AND "RESERVE AA" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION. THE PRIVATE ROADWAYS (TERRAZZA PLACE, TERRAZZA NORTH COURT AND TERRAZZA SOUTH COURT) ARE INCLUDED IN LOT 202 AND WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION.

THE PRIVATE ROADWAYS WILL HAVE AN ACCESS EASEMENT TO PROVIDE INGRESS AND EGRESS. THE PRIVATE ROADWAYS WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION.

THE TEN (10) LOTS WILL BE OWNED AND MAINTAINED BY THEIR RESPECTIVE ENTITIES.

BUILDING SETBACKS:

FRONT = 15 FOOT
20 FOOT ALONG TERRAZZA PLACE
SIDE = 6 FOOT
REAR = 25 FOOT (LOTS 199-201 HAVE 15 FOOT REAR)

SURVEY DATA:

BASIS OF BEARING: THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE.

SOURCE OF DATA: THE SOURCES OF THE RECORDED SURVEY DATA ARE FROM THE EXISTING RECORDS OF UNION COUNTY, OHIO RECORDER'S OFFICE AS REFERENCED IN THE TEXT ON THIS PLAT.

IRON PINS: ALL LOT CORNERS AND ANGLE POINTS SHALL HAVE A 5/8 INCH REBAR SET THIRTY INCHES LONG WITH RED IDENTIFICATION CAP STAMPED "J&H S-8283".

SURVEYOR'S CERTIFICATE

All measurements are in feet and decimals of a foot. All measurements on curves are noted in Curve Table.

I hereby certify that the accompanying plat is a correct representation of 'TARTAN WEST SECTION 7' as surveyed June 26, 2016.

Jeremy L. Van Ostran
Professional Surveyor #8283

Date

SURVEYED & PLATTED BY:

Jobs Henderson & ASSOCIATES

TARTAN WEST SECTION 7

FINAL PLAT
STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925

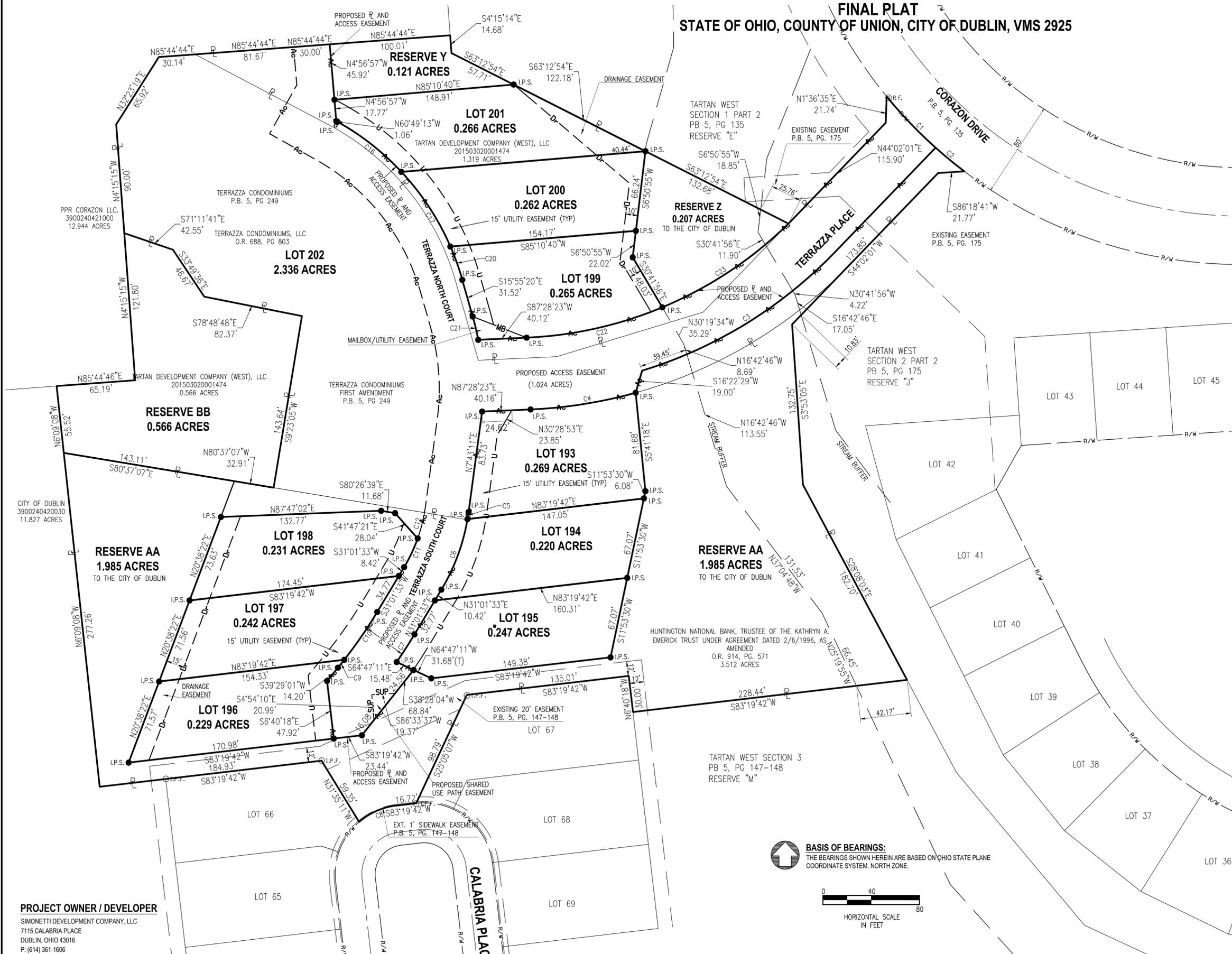
LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED MAILBOX/UTILITY EASEMENT
- PROPOSED SHARED USE PATH EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE LABEL
- D.H.F. DRILL HOLE FND.
- GOV. DISK FND.
- I.P.F. IRON PIN FND.
- P.F. IRON PIN SET
- R.S. IRON PIPE FND.
- M.N.F. MAG NAIL FND.
- CONC. MON. FND.

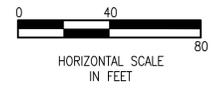
AREAS
2.879 ACRES RESERVES
4.567 ACRES LOTS
7.446 ACRES TOTAL

CURRENT ZONING: PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	58.76	380.00	008°51'36"	S43°49'19"E	58.70'
C2	30.75	380.00	004°38'14"	S50°34'14"E	30.75'
C3	188.92	374.00	028°56'29"	N58°30'12"E	186.91'
C4	88.23	390.00	012°57'45"	N80°59'30"E	88.04'
C5	5.84	168.00	001°59'36"	N8°42'59"E	5.84'
C6	62.49	168.00	021°18'46"	N20°22'10"E	62.13'
C7	27.14	418.00	003°43'11"	N32°53'08"E	27.13'
C8	33.97	57.00	034°08'53"	S66°15'15"W	33.47'
C9	8.34	382.00	001°15'04"	N38°51'29"E	8.34'
C10	48.05	382.00	007°12'24"	S34°37'45"W	48.02'
C11	26.27	132.00	011°24'10"	S25°19'27"W	26.23'
C12	22.05	132.00	009°34'12"	N14°50'16"E	22.02'
C16	67.42	214.75	017°59'11"	N51°57'43"W	67.14'
C17	74.20	218.00	019°30'01"	N33°21'13"W	73.84'
C20	29.23	218.00	007°40'52"	N19°45'47"W	29.20'
C21	19.78	218.00	005°11'52"	N13°19'24"W	19.77'
C22	115.70	330.00	020°05'20"	S77°25'42"W	115.11'
C23	126.01	332.60	021°42'28"	N56°29'43"E	125.26'



BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



PROJECT OWNER / DEVELOPER
SIMONETTI DEVELOPMENT COMPANY, LLC
7115 CALABRIA PLACE
DUBLIN, OHIO 43016
P: (614) 361-1606

SURVEYED AND PLATTED BY:
Jobs Henderson & ASSOCIATES

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 13, 2016

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

**1. Tartan West – Subarea J Terrazza Place
16-051AFDP/PP/FP Amended Final Development Plan/Preliminary Plat/Final Plat**

Proposal: The subdivision and development of 9 single-family lots where attached condominium buildings were approved south of Corazon Drive approximately 300 feet west of Tuscany Drive.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.053(E) and a review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
Applicant: Steve Simonetti, Simonetti Development Company, LLC.
Planning Contact: Logan M. Stang, Planner I.
Contact Information: (614) 410-4652, lstang@dublin.oh.us

MOTION #1: Mr. Brown motioned, Mr. Stidhem seconded to approve the Minor Text Modification per the presentation:

- 1) To modify the development text to identify setbacks for the single-family lots as the following:
 - a. Front yard setbacks: 15 feet (20 feet along Terrazza Place)
 - b. Side yard setbacks: 6 feet
 - c. Rear yard setbacks: 25 feet (15 feet for Lots 7 – 9)
- 2) To modify the development text to require any single-family homes be limited to a height of 35 feet maximum.

VOTE: 6 – 0

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

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

*Mr. Simonetti agreed to the Text Modification as presented.

1. Tartan West – Subarea J Terrazza Place
16-051AFDP/PP/FP Amended Final Development Plan/Preliminary Plat/Final Plat

MOTION #2: Mr. Brown motioned, Ms. De Rosa seconded to approve the Amended Final Development Plan with no conditions.

VOTE: 6 – 0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

MOTION #3: Mr. Brown motioned, Ms. De Rosa seconded to recommend approval to City Council for Preliminary and Final Plats with two conditions:

- 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared-use paths that are located on private property; and
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 6 – 0

RESULT: The Preliminary and Final Plats were recommended for approval to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION

Logan Stang, Planner I



Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

MEETING MINUTES

OCTOBER 13, 2016

AGENDA

1. **Tartan West – Subarea J** **Terrazza Place**
16-051AFDP/PP/FP **Amended Final Development Plan (Approved 6 - 0)**
Preliminary Plat/Final Plat (Approval Recommended 6 – 0)
2. **BSD SCN – Charles Penzone Grand Salon** **6671 Village Parkway**
16-071SPR **Site Plan Review (Approved 6 - 0)**
3. **I-270/Tuttle PCD, Subarea 4A - Men’s Warehouse** **5170 Tuttle Crossing Boulevard**
16-078CU **Conditional Use (Approved 6 - 0)**
4. **BSD SRN – Bridge Park, Building C2, Cap City Diner** **6640 Riverside Drive**
16-080WR **Waiver Review (Tabled 6 - 0)**
5. **Shier Rings Roadway Corridor Character Study**
13-073ADM **Administrative Review (Approval Recommended 6 - 0)**

The Chair, Victoria Newell, called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance. Other Commission members present were: Cathy De Rosa, Stephen Stidhem, Amy Salay, Bob Miller, and Chris Brown. Deborah Mitchell was absent. City representatives present were: Vince Papsidero, Phil Hartmann, Claudia Husak, Joanne Shelly, Lori Burchett, Logan Stang, Aaron Stanford, and Laurie Wright.

Administrative Business

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to approve the September 1, and September 15, 2016, meeting minutes. The vote was as follows: Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Brown, yes; and Mr. Miller, yes. (Approved 6 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said the following case is eligible for the Consent Agenda: Case 3 - I-270/Tuttle PCD, Subarea 4A - Men’s Warehouse. At the request of one of the Commission members, she pulled the case from the Consent Agenda. She said the cases would be heard in the following order: 3, 2, 1, 4, and 5 but would be recorded in the minutes in the order they were listed on the agenda.

1. **Tartan West – Subarea J** **Terrazza Place**
16-051AFDP/PP/FP **Amended Final Development Plan/Preliminary Plat/Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the subdivision and development of 9 single-family lots where attached condominium buildings were approved south of Corazon Drive approximately 300 feet west of Tuscany Drive. She said this is a request for a review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.053(E)

and a review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations.

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

Logan Stang presented an aerial view of the site and noted the site is adjacent to the Club of Corazon and the stormwater pond that is along Hyland-Croy that services the Tartan West development. He presented the approved Site Plan, the existing site conditions, and the proposed Site Plan. He reported the Planning and Zoning Commission approved a Final Development Plan for the development of five mid-rise condominium buildings and two private streets in July of 2005. He said the proposal is for the conversion of three vacant condominium sites into nine single-family residential lots for the construction of patio homes and associated site improvements located within Subarea J of the Tartan West PUD.

Since development standards do not exist in this subarea for single-family, Mr. Stang said a text modification is required to outline setbacks for the nine lots. In addition to the platting of the single-family lots, he said the proposal includes the dedication of two reserves amounting to approximately 2.2 acres to the City of Dublin in order to meet open space requirements for this subarea. He noted the remaining land will be owned by the Terrazza Homeowners Association, which will be made up of the existing condominium owners and the nine residential lots.

Mr. Stang stated the proposal has minimal impacts to the existing site as the infrastructure and utilities were installed with the construction of the existing condominium buildings. He indicated a portion of Terrazza South Court will be removed to create Lots 4 & 5 and some minor grading will take place throughout the remaining site. He said the applicant is not proposing to impact the eastern wooded area and has ensured tree protection fencing will be installed during construction.

Mr. Stang presented examples for the proposed architecture as it will be a similar style to what exists immediately south of the site. He said the patio homes will utilize materials such as stucco, dimensional shingles, standing seam metal roofs, cultured stone, and will be complementary to both the condominium buildings and neighboring residential units.

Mr. Stang explained Preliminary and Final Plats are required with this proposal due to the subdivision of the nine lots and the dedication of open space. He added there is a condition associated with the plats with regard to a bike path connection proposed from Calabria Place to Terrazza South Court and the applicant will need to provide a shared-use path easement for any portion of the bike path that is located on private property; the remaining portion of the bike path will be located on City property.

Mr. Stang said there are three motions before the Commission this evening:

1. To modify the development text to identify setbacks for the single-family lots as the following:
 - a. Front yard setbacks: 15 feet (20 feet along Terrazza Place)
 - b. Side yard setbacks: 6 feet
 - c. Rear yard setbacks: 25 feet (15 feet for Lots 7 – 9)
2. Approval of the Amended Final Development Plan, which staff is recommending approval with no conditions, pending the text modification; and
3. A recommendation to City Council for approval of both the Preliminary and Final Plats with two conditions:
 - 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared-use paths that are located on private property; and

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

Bob Miller asked for clarification for the shared paths. Mr. Stang explained the proposed shared use path per City standards will replace the existing fire truck access between Terrazza South Court and Calabria Place for the community. He said the applicant has worked with Washington Township regarding the removal of the existing grass paver fire truck access. He stated the applicant will be required to provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property.

Cathy De Rosa inquired about the setbacks as the area appears very tight. She asked if the setbacks were consistent with others in the area. Mr. Stang explained they are a mix between the lot sizes that exist throughout Tartan West.

Victoria Newell asked how the architecture is going to be regulated. Mr. Stang said an Architectural Review Committee is built into the Tartan West PUD and they will review the architecture against the development text. He said the style was approved with this subarea. He confirmed this would be a single-themed community rather than custom homes.

Ms. Newell indicated the architectural theme should have been part of the development text being reviewed this evening. She also voiced concern regarding the permitted height outlined in the text as currently they are permitted a maximum of 48 feet. Ms. Newell asked for clarification if the text modification would also include reducing the height requirement. Mr. Stang said that there was no intent to change that requirement as changing it would result in the existing buildings becoming non-conforming. He said that they could modify the text to outline height regulations for the single-family based on the standard Zoning Code requirement of 35 feet.

Steve Simonetti, 7115 Calabria Place, Dublin, said he was the original developer of the community. He said the ability to theme these communities and stay flexible and shift a little bit with the themes is what enabled them to be tremendously successful. He indicated he has been very passionate about completing the community and doing it the right way. He said he has Bob Webb contracted to build these nine homes.

Brett Adams, 9137 Terrazza N. Court, said he lives in one of the towers Mr. Simonetti discussed and bought the original model when Crawford Hoying built the units. He said the residents of the condominiums just learned about this development when the Bob Webb signs went up; they are not opposed to development but was concerned that they were never notified by the HOA. He said originally 42 units were proposed and now there are nine, which affects the tax base and the number of people that are going to join Corazon and that club needs members to survive. Most importantly, he said a lot of other people would probably comment on this if they were given the opportunity.

Kathryn Emerick, 7139 Calabria Place, said they strongly support this home development; it would be a great transition between the condominiums and their cul-de-sac. She said they would prefer this to three large condominium buildings.

Bruce Burkholder, Isaac Wiles, 2 Miranova, Columbus, Ohio, said he had been working with the developer on this project and was surprised to hear that Mr. Adams just became aware of this project today. He said the condominium association is quite aware of it and has been very actively engaged in negotiating the document that outlines the financial impacts.

Steve Stidhem said it is rare to have a debate over less density. He said he understands the point about potential membership but this is the right thing to do.

Bob Miller said the Commission rarely deals with the density issue in this way. He said he has a concern about the architectural standards that are going to be applied since the Commission does not really know exactly what they are going to look like. He said we can see what is there today product wise but he would feel better having some assurance in terms of what those controls look like. He stated this will be an enhancement to the neighborhood as opposed to additional towers.

Ms. Newell questioned the development text. She said it should be clear since the Commission does not have architectural elevations.

Mr. Simonetti emphasized there is an architectural palette created for the community and it describes each community and the theme for the community. He said they will stick to the required theme elements. He said the Tuscan architecture will be put in here and an Architectural Review Committee will review the plans and sign off to the City at which time they would do their own review.

Ms. Newell said she was struggling with the paperwork in front of the Commissioners.

Ms. Husak said the Tuscan architecture was approved for the existing single-family lots to the south and that is the architectural theme being carried forward here. She said it is written on page J3 of the development text. Mr. Stang said the development text for Tartan West is 150 – 200 pages in its entirety so the complete document was not supplied to the Commission for this review and the appendix has all the details and elevations.

Motion and Vote

Mr. Brown motioned, Mr. Stidhem seconded, to approve the Minor Text Modification per the presentation:

- 1) To modify the development text to identify setbacks for the single-family lots as the following:
 - a. Front yard setbacks: 15 feet (20 feet along Terrazza Place)
 - b. Side yard setbacks: 6 feet
 - c. Rear yard setbacks: 25 feet (15 feet for Lots 7 – 9)
- 2) To modify the development text to require any single-family homes be limited to a height of 35 feet maximum.

The vote was as follows: Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Approved 6 – 0)

Motion and Vote

Mr. Brown motioned, Ms. De Rosa seconded, to approve the Amended Final Development Plan with no conditions. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. De Rosa, yes. (Approved 6 – 0)

Motion and Vote

Mr. Brown motioned, Ms. De Rosa seconded, to recommend approval to City Council for Preliminary and Final Plats with two conditions:

- 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared-use paths that are located on private property; and
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The vote was as follows: Ms. Salay, yes; Mr. Stidhem, yes; Mr. Miller, yes; Ms. Newell, yes; Ms. De Rosa, yes; and Mr. Brown, yes. (Approved 6 – 0)

Planning Report

Thursday, October 13, 2016

Tartan West PUD – Subarea J

Case Summary

Agenda Item	1
Case Number	16-051AFDP/PP/FP
Proposal	This is a proposal for the subdivision and development of 9 single-family lots where attached condominium buildings were approved located in Subarea J of the Tartan West Planned Unit Development.
Request	<p>Review and approval of a <u>minor modification to the development text</u> under the provisions of Zoning Code Section 153.050.</p> <p>Review and approval of an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.053.</p> <p>Review and recommendation of approval to City Council of a <u>preliminary and final plat</u> under the provisions of the Subdivision Regulations.</p>
Site Location	South of Corazon Drive approximately 300 feet west of Tuscany Drive.
Applicant	Steve Simonetti, Simonetti Development Company, LLC.
Representative	Justin Lowe, Jobes Henderson & Associates.
Case Manager	Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<p><u>Approval of a Minor Modification to the Development Text</u></p> <p>In Planning's analysis, this text modification is minor in nature; meets the review criteria; and addresses zoning compliance issues that would arise with this proposal. Planning recommends approval of the modification.</p>

Proposed Modification

- 1) *To modify the development text to identify setbacks for the single-family lots as the following:*
 - a. *Front yard setbacks: 15 feet (20 feet along Terrazza Place)*
 - b. *Side yard setbacks: 6 feet*
 - c. *Rear yard setbacks: 25 feet (15 feet for Lots 7-9)*

Approval of Amended Final Development Plan

In Planning's analysis, the proposal meets the regulations outlined in the development text and the criteria for the amended final development plan have been met. Approval of this proposal is recommended with no conditions.

Approval to City Council of a Preliminary and Final Plat

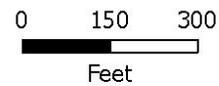
Planning recommends approval of the proposal because it complies with the preliminary and final plat criteria and existing development standards. Planning recommends approval of this request to City Council with two conditions:

- 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared-use paths that are located on private property; and,
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.



City of Dublin

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



Facts	
Site Area	±7.536 acres
Zoning	PUD, Planned Unit Development District (Tartan West, Subarea J)
Surrounding Zoning And Uses	North: PUD, Planned Unit Development District – Tartan West, Subarea (Club at Corazon) East: PUD, Planned Unit Development District – Tartan West, Subarea (Single-family residential) South: PUD, Planned Unit Development District – Tartan West, Subarea (Single-family residential) West: PUD, Planned Unit Development District – Tartan West, Subarea (Stormwater pond)
Site Features	<ul style="list-style-type: none"> • Two four-story condominium buildings in the northwest. • Stormwater retention pond, servicing the community, on the west side of the site. • Single access drive (Terrazza Place) connecting to Corazon Drive in the northeast. • Heavily wooded area on the east side of the site along the stream. • Bikepath located within the wooded area and along Terrazza Place. • Emergency access drives on the north and south end of Terrazza Court (the south access being constructed of grass pavers).
Case Background	The Planning and Zoning Commission approved a final development plan for the development of five mid-rise condominium buildings and two private streets in July of 2005. City Council approved Ordinance 141-02 for the rezoning of approximately 251.5 acres from R, Rural District to PUD, Planned Unit Development District (Tartan West) in January of 2004.

Details	
Minor Text Modification	
Proposal	This proposal includes minor modifications to the Subarea J standards of the approved Development Text. The modifications to the development text are to address the setbacks based on the change in land use from attached condominium buildings to single-family residential structures on platted lots. The setbacks outlined in the text are based on the outer boundary of the site and would not be applicable to single-family lots, hence new setbacks need to be established for the proposed lots.
Text Modification	The applicant is proposing to outline setback requirements for the proposed nine single-family lots based on the similar residential lots in other sections of Tartan West. The proposal includes 15-foot front yard setbacks along Terrazza Court North and South and 20-foot front yard setbacks along Terrazza Place, 6-foot side yard setbacks for all lots, and 25-foot rear yard

Details		Minor Text Modification
	setbacks for Lots 1-6 and 15-foot rear yard setbacks for Lots 7-9.	

Analysis		Minor Text Modification
Process	Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.	
Request	The requested modifications are: <i>1) To modify the development text to identify setbacks for the single-family lots as the following:</i> <ol style="list-style-type: none"> <i>a. Front yard setbacks: 15 feet (20 feet along Terrazza Place)</i> <i>b. Side yard setbacks: 6 feet</i> <i>c. Rear yard setbacks: 25 feet (15 feet for Lots 7-9)</i> 	

Recommendation		Minor Text Modification
Approval	Planning supports the minor modification to the development text as it meets the review criteria and would create applicable standards for the proposed residential lots.	

Details		Amended Final Development Plan
Proposal	The proposal is for the conversion of three vacant condominium sites into nine single-family residential lots for the construction of patio homes and associated site improvements located within Subarea J of the Tartan West PUD.	
Layout	The proposed layout uses the existing infrastructure approved with the final development plan. There is a single access point on Terrazza Place which splits into two dead-end streets, Terrazza North Court & Terrazza South Court. Two four-story condominium buildings exist on the west side of Terrazza North Court. The three remaining vacant lots will be platted as single-family lots, each existing lot containing three proposed residential lots. A portion of Terrazza South Court will be removed with this application to provide access to Lots 4-6 on the west side of the private street. The remaining land along the east side of the site and containing the stormwater pond will become reserve areas with a portion being dedicated to the City.	
Landscaping & Tree Replacement	The site is mostly void of vegetation with the exception of a dense wooded area along the eastern portion of the site. The applicant is proposing to minimize the impacts to the wooded area by limiting the developable area for the lots abutting this portion of the site.	

Details	Amended Final Development Plan
	<p>Along the southern edge of the site is a landscaped tree line that the applicant is proposing to remove for the future site development. These 14 trees will be replaced on-site along Terrazza Court to continue the street tree character that exists along Terrazza Place. The applicant is proposing to install tree protection fencing around all wooded portions of the site during construction. Additional landscaping for the homes will be provided during the building permitting process.</p>
<p>Architecture</p>	<p>The proposed architecture will contain similar features as the homes located in Tartan West Section 3 to the south. Elevations are not required to be approved with this application and all future homes are required to receive approval by the Architectural Review Committee (ARC) prior to construction. The proposed color palette will complement the architecture of both the condominium buildings and the adjacent patio homes. The proposed materials consist of stucco, dimensional shingles, standing seam metal roof, and cultured stone.</p>
<p>Utilities & Stormwater Management</p>	<p>Stormwater management for the site has been accommodated as part of the master stormwater management plan for Tartan West via an infiltration basin located to the north of the proposed nine single-family lots and a dry basin within an existing stream east of the proposed nine single-family lots. Furthermore, the applicant has demonstrated that the proposed nine single-family lots result in less impervious area within Subarea J than originally designed. The existing wet basin to the west of the proposed development provides stormwater management for Subarea K of Tartan West and is not being modified as part of the Amended Final Development Plan. The Amended Final Development Plan submitted demonstrates compliance with stormwater requirements as defined in Chapter 53.</p> <p>Private water and sanitary sewer mainline and services will be extended along Terrazza South Court from Terrazza Place. Similarly, private water and sanitary sewer services will be provided from the existing water and sanitary sewer mainline along Terrazza North Court. All proposed utilities will remain private as part of the development.</p>
<p>Pedestrian & Vehicular Circulation</p>	<p>The applicant has provided trip generation comparisons between the three mid-rise buildings that were not constructed and the proposed nine single-family lots. It has been demonstrated through the submitted trip generations that the proposed development will not adversely impact the existing public roadway network.</p> <p>A proposed shared use path per City standards will replace the existing fire truck access between Terrazza South Court and Calabria Place for the community. The applicant has worked with Washington Township regarding the removal of the existing grass paver fire truck access. The applicant will be required to provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property.</p>

Analysis	Amended Final Development Plan
<i>Process</i>	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. <i>Consistency with the approved preliminary development plan.</i>	Criterion met with text modification: The proposed amendments to the site is consistent with adjacent development and meets all the standards of the development text. The inclusion of setback regulations for the single-family lots ensures zoning compliance with the proposal and other residential portions of Tartan West.
2. <i>Traffic and pedestrian safety</i>	Criterion met: No major modifications are proposed to the existing private streets and the applicant is proposing to install a bike path connection from Terrazza South Court to Calabria Place for the community.
3. <i>Adequate public services and open space</i>	Criterion met: The applicant is proposing to dedicate approximately 2 acres of open space to the City in order to meet open space requirements for the subarea. No additional public services are required.
4. <i>Protection of natural features and resources</i>	Criterion met: The proposal has minimized the impacts to the natural features by limiting the developable areas and construction boundaries. These natural features will be encompassed by land being dedicated to the City with this application which will further ensure their protection over time.
5. <i>Adequacy of lighting</i>	Not applicable.
6. <i>Proposed signs are consistent with approved plans</i>	Not applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: The applicant has provided a streetscape treatment similar to what currently exists on site. Additional residential landscaping will be provided at the building permitting stage associated with the construction of each patio home.
8. <i>Compliant stormwater management</i>	Criterion met: The Amended Final Development Plan submitted demonstrates compliance with stormwater requirements as defined in Chapter 53.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Not applicable.
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation		Amended Final Development Plan
Approval	In Planning’s analysis, the proposal complies with the amended final development plan criteria. Planning recommends approval of this request with no conditions.	

Details		Preliminary/Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.	
Plat Overview	The proposed plats include the subdivision of approximately 7.5 acres into nine single-family residential lots, four reserves, and one multi-family lot containing the existing condominium buildings. Two of the reserves will be dedicated to the City of Dublin on order to meet open space requirements. The site is served by two private streets, Terrazza Place and Terrazza Court (North and South) which will remain private with this proposal.	
Lots/Reserves	<p>The plats consist of the subdividing of land into ten lots, nine single-family lots and one multi-family lot, and four reserves. The single-family lots range in size from 0.220-acre to 0.266-acre with frontage on Terrazza Court. The multi-family lot, Lot 10, consists of 2.336 acres of land encompassing the two condominium buildings and all the private streets. The four proposed reserves contain the following acreages; 0.207-acre, 0.211-acre, 0.566-acre, and 1.985 acres. Two of the reserves, Reserve AA & Reserve Z, will be dedicated to the City and the remaining reserves, Reserve BB & Reserve Y, will be owned by the condominium association. All reserves will be maintained by the association similar to other subareas of Tartan West.</p> <p>A bikepath is proposed through Reserve AA which will connect Calabria Place to Terrazza South Court and the applicant will need to provide a shared path easement on any private property that the bikepath is constructed.</p>	
Streets	There are two existing private streets that are proposed to remain private with this application. An access easement is proposed on Lot 10 that will encompass both Terrazza Court and Terrazza Place and will provide access to the condominium buildings and single-family lots.	
Open Space	The preliminary development plan outlined that approximately 20.9 acres of open space would be dedicated to the City within Subarea J. A total of ±19.5 acres have been dedicated to date leaving 1.4 acres to be dedicated with this application. The applicant is proposing to dedicate two reserves, Reserve AA and Reserve Z, to the City amounting for a total of 2.192 acres. This dedication exceeds the remaining required open space and ensures preservation of the existing natural features.	

Analysis	Preliminary/Final Plat
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.
1) Plat Information and Construction Requirements	Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review.
2) Street, Sidewalk, and Bikepath Standards	Criterion met with condition: All streets and bikepaths are existing and no major modifications are proposed with this application. The applicant will be required to provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property.
3) Utilities	Criterion met: All utility lines exist on site and are to remain private with this proposal. Proper utility easements have been established to ensure access to the utility lines.
4) Open Space Requirements	Criterion met: The applicant is proposing to dedicate two reserves which will provide a sufficient amount of public open space and meet the requirements of the development text.

Recommendation	Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and the Subdivision Regulations therefore approval of this request is recommended with two conditions.
Conditions	<ol style="list-style-type: none"> 1) That the applicant provide a shared use path easement to the City of Dublin for all public shared use paths that are located on private property; and, 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

AMENDED FINAL DEVELOPMENT PLAN

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.

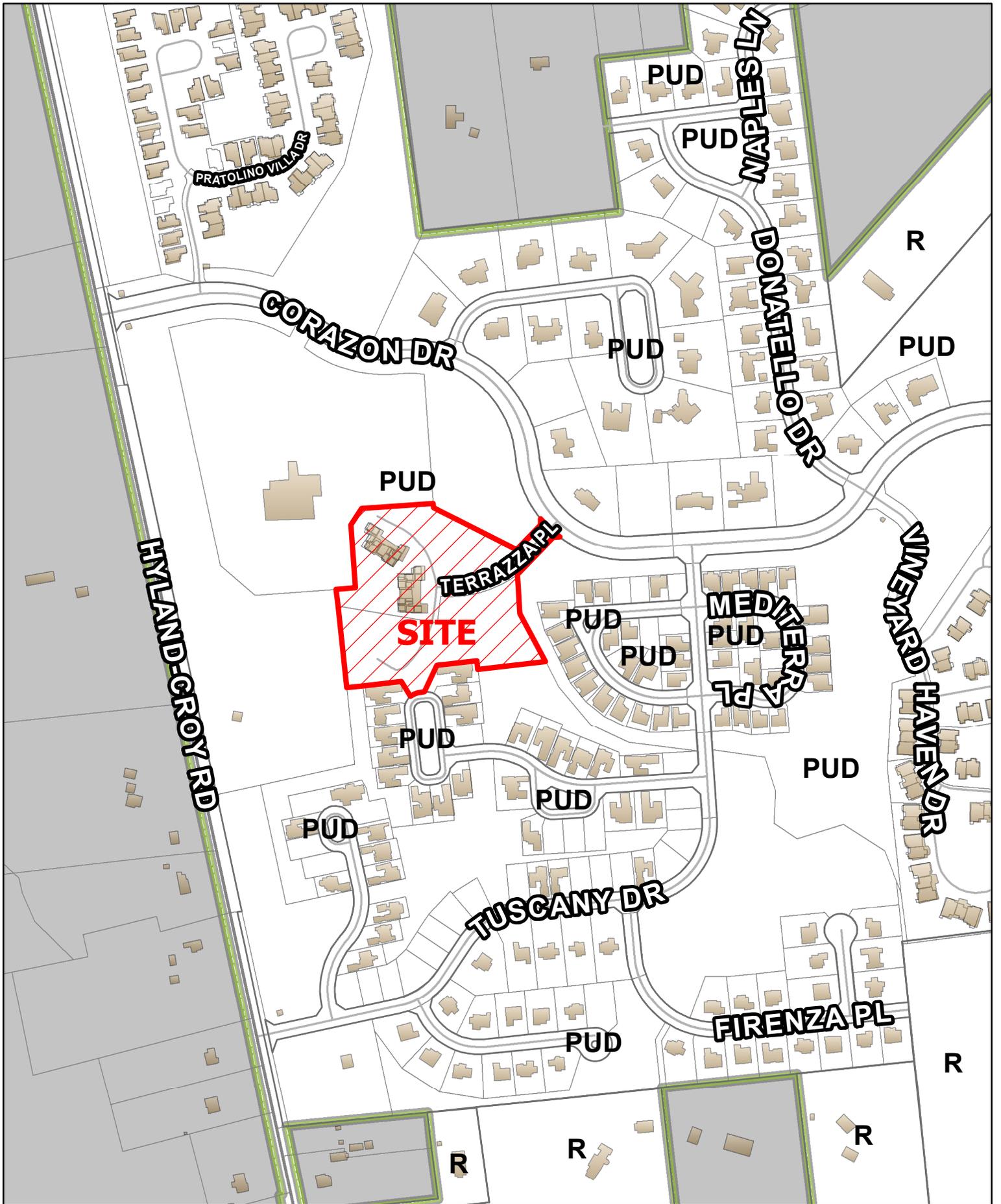
PRELIMINARY/FINAL PLAT CRITERIA

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.

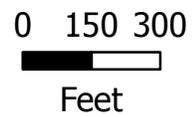
In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 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.



City of Dublin

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
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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;

Planning and Zoning Commission
Record of Action – July 21, 2005
Final Development Plan 05-018FDP – (Continued)

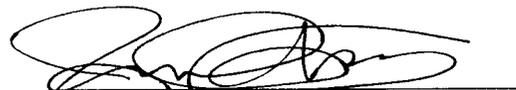
- 6) That the tree survey and landscape plans be revised to incorporate the comments in this report, subject to staff approval;
- 7) That the site stormwater management is in compliance with the current Stormwater Regulations, and the Tartan West Master Stormwater Management Plan to the satisfaction 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;
- 5) That additional screening be added adjacent to buildings 1 and 5, subject to staff approval, to mitigate encroachments into the setback area;
- 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