



MEETING MINUTES

Planning & Zoning Commission

Thursday, March 2, 2017

AGENDA

- 1. PUD Autumn Rose Woods** **7540/7660 Hyland-Croy Road**
16-086CP/Z/PDP/PP **Concept Plan (Discussion Only)**
Rezoning with Preliminary Development Plan (Recommendation of Approval 4 – 0)
Preliminary Plat (Recommendation of Approval 4 – 0)

The Vice Chair, Chris Brown, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: Cathy De Rosa, Stephen Stidhem, Chris Brown, and Bob Miller. Victoria Newell, Amy Salay, and Deborah Mitchell were absent. City representatives present were: Phil Hartmann, Claudia Husak, Nichole Martin, Michael Hendershot, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Stidhem moved, Ms. De Rosa seconded, to accept the documents into the record. The vote was as follows: Mr. Miller, yes; Mr. Brown, yes; Ms. De Rosa, yes; and Mr. Stidhem, yes. (Approved 4 - 0)

Motion and Vote

Mr. Stidhem moved, Ms. De Rosa seconded, to approve the January 19, 2017, meeting minutes. The vote was as follows: Mr. Miller, yes; Mr. Brown, yes; Ms. De Rosa, yes; and Mr. Stidhem, yes. (Approved 4 - 0)

The Vice Chair briefly explained the rules and procedures of the Planning and Zoning Commission.

- 1. PUD Autumn Rose Woods** **7540/7660 Hyland-Croy Road**
16-086CP/Z/PDP/PP **Concept Plan**
Rezoning with Preliminary Development Plan
Preliminary Plat

The Vice Chair, Chris Brown, said the following application is for a rezoning of approximately 47 acres from R, Rural District to PUD, Planned Unit Development District for the future development of 73 single-family lots and approximately 21 acres of open space. He said the site is on the east side of Hyland-Croy Road, north of the intersection with Parkmill Drive. He stated this is a request for a review of a Concept Plan and for a review and recommendation of approval to City Council for a Rezoning with a Preliminary Development Plan under the provisions of the Zoning Code §153.050. He added this is also a request for a review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.



Nichole Martin reviewed the background for this case and presented an aerial view of the site comprised of two parcels currently within Jerome Township. She stated the southern parcel is the site of Autumn Rose Farms and both parcels have existing homes. She presented the existing conditions for the southern parcel as well as the residential development in Park Place to the south. She also presented a photograph of the residential development to the north as well as the split-rail fence.

Ms. Martin explained the Community Plan is a policy document that guides development as well as natural resources within the City of Dublin and it contains land use recommendations, thoroughfare recommendations, and special considerations for pockets around and throughout the City. She presented the Future Land Use Map, which shows a recommendation for this site of Mixed-Residential - Rural Transition with a density of 1.5 dwelling units per acre and the plan encourages development to preserve open spaces. She said areas directly adjacent to the property on the north, east, and south are designated Suburban Residential – Low Density with 2 units per acre and the areas west are designated mainly Parks/Open Space but also Flex Office/Research & Development.

Ms. Martin presented the Thoroughfare Plan that is part of the Community Plan including the Rural Roadway Character. She reported a traffic impact study was submitted as part of this application. She explained since Hyland-Croy Road is within the jurisdiction of Union County there was coordination between that county and the City of Dublin on this effort. She reported they have settled on a right-of-way request of 50 feet from the center line and the development text provides for the rural roadway character with large setbacks and naturalized landscaping.

Ms. Martin presented the proposed Preliminary Development Plan that includes 73 single-family lots, a net density of 1.54 units per acre, 21 acres of Reserves/Open Space, and five public streets. She said this will contain 72 single-family homes plus the existing home to be preserved on Lot 8. She said development will occur in two sections, 37 new single-family lots in Section 1 as well as 2 Open Space Reserves and three public streets; Section 2 will contain 36 lots, the one existing Lot 8, four Open Space Reserves, as well as two public streets.

Ms. Martin said the applicant has provided an illustrative plan of the proposal, which she presented to begin to depict the character of the site. She noted the large existing tree stand to be preserved as well as the Open Space along Hyland-Croy Road being consistent with the development to the north and south of this site.

Ms. Martin said the proposal is consistent with the adjacent developments to the north and south of the site. She stated the proposed lots are 0.25 acres in size with the exception of Lot 8, which is 1.5 acres in size.

Ms. Martin said the development text also includes architectural character and building material standards. She noted these are proposed to be consistent with recently approved developments in Dublin including Wellington Reserve and Celtic Crossing.

The applicants provided a proposed circulation plan that was presented by Ms. Martin that includes both shared-use path and sidewalk connections, which connect to the neighborhoods to the north and south as well as providing regional path connections along Hyland-Croy Road north to the Glacier Ridge Nature Park. She stated that Engineering is requesting an additional shared-use path connection along Johnston Drive to provide an east/west connection.

Chris Brown inquired about the shared-use paths. Ms. Martin explained a shared-use path is typically an asphalt bike path, which is wider than a sidewalk to be used by both pedestrians and cyclists.

Ms. Martin indicated that the applicant is required to dedicate 3.14 acres of Open Space to the City of Dublin and the applicant is providing 21.38 acres, 16 of which are continuous within Reserve "C". She

said Reserves "A" and "B" are located on the Hyland-Croy Road frontage intended to be a naturalized landscape to be detailed at the Final Development Plan. She noted the stormwater basin, which is located in Reserve "C" that the City will both own and maintain. She said Reserve "D" provides the shared-use path connection and Reserve "E" is an existing wetland that will also be preserved – owned and maintained by the City as a natural habitat. Lastly, Reserve "F" is a small landscape island located at the terminus of Oliver Way. Additionally, she said the HOA will be required to maintain the existing split-rail fence abutting residential properties but the section of fence along Reserve "C" will be removed to provide public access to this open space.

Ms. Martin said the Preliminary Plat is the final component to this application; the plat demarcates a number of standards that are described in the development text. She explained the plat memorializes five public roads, six open spaces, and 73 lots and demarcates several tree preservation zones and a front building line of 20 feet, which is consistent across all lots.

Ms. Martin said approval is recommended for the Rezoning with a Preliminary Development Plan with seven conditions:

- 1) That the applicant enter into an infrastructure agreement with the City, prior to submitting the first Final Development Plan;
- 2) That the applicant work with the City and Union County to provide the correct right-of-way dedication along Hyland-Croy Road to the satisfaction of the City Engineer prior to the approval of a Final Plat;
- 3) That the developer update the traffic impact study, plans, and development text to show and reflect all required improvements to the satisfaction of the City Engineer prior to a City Council hearing of the rezoning;
- 4) That as part of the development of Section 1, the applicant provides a southbound left-turn lane and northbound right-turn lane on Hyland-Croy Road into the site;
- 5) That the applicant provide an east-west shared-use path connection to connect Mill Springs Drive to Hyland-Croy Road and the larger regional network to the satisfaction of the City Engineer prior to a City Council hearing of the rezoning;
- 6) That the development text be updated to reflect the Preliminary Development Plan prior to a City Council hearing of the rezoning; and
- 7) That in accordance with the Zoning Code, the development text be updated to reflect the Appearance Code Standards not be applicable to Lot 8 until such time redevelopment occurs.

*Thomas Hart, agreed to all 7 conditions.

Ms. Martin said a recommendation of approval to City Council is recommended for a Preliminary Plat with the following condition:

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

Thomas Hart, agreed to the above condition.

Bob Miller asked if the City received any feedback that can be shared from the Home Owner's Association meeting in November 2016. Ms. Martin explained the HOA meeting was sponsored by the applicant, however, staff was in attendance. She said the proposal at the November meeting was consistent with what was shown in May 2015, Concept B. She indicated there were some questions about the product type as well as maintenance and ownership of open spaces and treatments.

Mr. Miller inquired about Reserve "A". Ms. Martin answered Reserve "A" is along the Hyland-Croy Road frontage and the character would be dictated by the existing residential development to the north and

the south as well as the Hyland-Croy Road character study, which is an update to the Community Plan that took place in 2011. She said it will be an open space with shared-use path connections so that a bike path will extend all the way up from Park Place through Autumn Rose Woods to Bishop's Crossing.

Ms. Martin said stormwater management is not included in this proposal at this time for this subarea. Ms. De Rosa asked if the water retention is a pond or a dry basin. Ms. Martin answered it is a pond and will also serve as a visual amenity.

Steve Stidhem asked if there will be a border, fence, or path around the pond. Ms. Martin said the closest path will be the one field located through Reserve "C" connecting to Park Place Park. She added there will not be space to accommodate a path behind the proposed residential lots.

Ms. De Rosa recalled discussing this the last time and among the ideas she recalled a boardwalk proposed to make that a shared amenity.

Mr. Brown indicated the boardwalk Ms. De Rosa is referring to might have been for the Avondale development.

Mr. Stidhem said paths around ponds are a nice amenity.

Claudia Husak referred to the engineering drawings and noted the significant grading around the pond to get this stormwater management into the space that is fairly close to the lots. In this area, she said there is a lot of sensitivity required to retain as many of the existing trees as possible and creating more paths there was discouraged in order to have more trees preserved.

Mr. Miller recalled a pathway through the woods and asked staff to clarify if they eliminated those to preserve more trees. Ms. Husak said staff encouraged the applicant to provide a path through the woods. She said staff walked the woods with Parks and Recreation staff and there is a lot of concern with putting a path through there in terms of getting any kind of equipment into this area to clear and to pave to create any sort of path. She said this is not the final path location it is simply illustrating there will be a path through the woods and it ends at the playground of the adjacent neighborhood park.

Tom Hart, Two Miranova Place, thanked staff for the excellent presentation and history of their journey. He introduced Matt Callahan, VP Land Acquisition, Pulte Homes; and Greg Chillo, Landscape Architect, principal of the Edge Group. He said Pulte's goal with this site is to maximize land and home values by building under Dublin's community standards. He said this property is surrounded on three sides by Dublin communities and there are utility and street stubs coming to the site from Dublin so it makes sense to follow Dublin's high standards. He said they meet the Code and Architectural requirements and comply with the Community Plan in terms of density and a recommendation of preserving the wooded acreage, the multi-use path connections, the open space requirements, and the large setbacks along Hyland-Croy Road. He said this is a careful balance with the number of homes they can build with significant preservation. He said the empty-nester product on this site comes with less impact on traffic and schools.

Matt Callahan, 4900 Tuttle Crossing Boulevard, VP Pulte Homes, said they presented this plan informally two years ago but through the process, their plans have evolved. He said they have witnessed a surge and need for empty-nester, active adult style housing. He described the proposed units as upscale patio ranch homes with a master bedroom on the first floor along with all everyday living occurring on the first floor and the second floor features lofts and additional bedrooms. He added they were designed with modern features and range in size from 2,300 square feet to 3,400 square feet but there are options that increase the size. The development will have all natural materials he said, four-sided architecture, and decorated garage doors. He indicated the prices will range in the upper \$400,000s into low \$500,000s with an average price point of \$500,000.

Mr. Miller inquired about the patios and decks. Mr. Callahan said the choices will be consumer driven within the Zoning Code and there will be strict restrictions, reviewed by a Design Review Board. He said this will also be geared towards the empty-nester buyer – those that are still working and are active but may not have kids at home and not ready for a conventional retirement-style living in a condominium where everything is replicated and standardized.

Mr. Miller clarified that a home could be built without a patio or deck during construction with the intent to be added after construction.

Ms. De Rosa asked if the larger Lots 16 – 21 on the cul-de-sac will be the same size and flavor as the others. Mr. Callahan said the homes will all be from the same series and consistent in terms of design throughout the community. He added those lots are considered the more premium lots in the community so he would expect they would tend towards the higher range of homes. The Vice Chair invited public comment.

Melissa Bogner, 6718 Monticello Lane, thanked the developers and staff for the community meeting held in November 2016. She confirmed the shared path on Johnston Road, Mill Springs, and Oliver Way will be the same width as ones found on Tullymore and Parkmill Drive and will be connected. She asked that a path around the pond be considered and trees could be removed here rather than around the cul-de-sac area to create usable space. She suggested a shelter or a bench to be incorporated. She said she was concerned about the product switching from the two-story home to a ranch home considering the size of the lots. She said the footprint from larger ranch homes will make the area feel denser.

Sentia Balasubramanian, 7486 Barrister Drive, asked if any recreation area has been planned for this community because Park Place has one small park but if these houses are going to use the same park, they would prefer they had their own separate park.

The Vice Chair confirmed that would be noted in the record and Parks and Recreation will review that consideration.

Bob Clawson, 6735 Burnside Lane, asked why the fence is being removed around the woods where it backs up to the houses.

Kan Zhao, 7525 Hyland-Croy Road, said his residence is on the opposite side of this area. He indicated the traffic will increase when all these houses are purchased. He asked if Hyland-Croy Road could be widened to improve the road conditions.

The Vice Chair said that section is in Union County's jurisdiction, currently.

Holly Olszewski, 7471 Wisdom Lane, inquired about the split-rail fence around the property. Ms. Martin clarified there are no new fences proposed as part of this development. She said the existing split-rail fence is proposed to be maintained by the HOA when there are residential lots abutting each other. She added the split-rail fence around Reserve "C" is proposed to be removed because the City would prefer that the publicly dedicated open space be accessible to all of the public.

Ms. Olszewski asked if additional trees are planned for the existing tree line that runs between the existing subdivision and the proposed subdivision. Ms. Martin answered there will be additional plantings on the lots and there is a 15-foot tree preservation zone delineated on the Preliminary Plat along the southern and northern property lines.

Ms. Olszewski asked when Hyland-Croy Road is expanded if it will cut into Reserves "A" & "B". Ms. Martin reiterated that Hyland-Croy Road is maintained by Union County but there is constant coordination

between both the City Engineers and the Union County Engineer. She said the Thoroughfare Plan makes recommendations and that has been signed off on by the Union County Engineer as part of this application so the applicant is dedicating 50 feet of right-of-way from the center line, which is 10 additional feet to what already exists today. She added the applicant will be required to make improvements recommended as part of the traffic impact study that was submitted to both the City and the Union County Engineer, which include a southbound left-turn lane as well as a north-bound right-turn lane. Due to a future Hyland-Croy roadway character study to be conducted it will call for this to be a four-lane-divided, variable-width median road with a rural character but that is currently not programmed in the CIP.

Ms. Olszewski indicated whether there will be a path around the pond or not, her family will still walk their dogs around this pond and several others, which is a nice community amenity.

Lavanya Munaswamy, 6762 Park Mill Drive, said his home is right behind the new construction. He asked if there will be an impact to the homes that back up to the construction and if the construction would be completed in two phases, Sections 1 then Section 2.

The Vice Chair indicated the Building Department usually helps govern that with the developer. He encouraged the homeowner to speak with the superintendent when the construction trailer shows up on site.

Shen Guohong, 6811 Bishops Crossing Circle, inquired about the fence, to which Ms. Martin said she would address along with all the other questions. He also asked about the retention pond shown in the earlier proposal he is not seeing now. He confirmed there is only one opening for the community to Hyland-Croy Road and thought that also was different from the previous design.

Ms. Martin explained all streets in this proposal are public streets and will be built and maintained by public standards; as such they will have curbs and gutters to direct stormwater. She said it is typical to consolidate an entrance to a single point in order to have separation between entrances. She reported there was just a single entrance proposed off of Hyland-Croy Road at the previous review.

Ms. Martin stated the fence along the northern property line is proposed to remain between abutting residential developments and will be maintained by the Homeowner's Association.

Ms. Martin restated the pond will be located within Reserve "C" and is intended to handle the stormwater management for the entire site.

Ms. Husak reminded everyone that this is the Preliminary Development Plan stage so there is no final engineering, landscaping, or tree surveys available or required at this point and there will be a very similar plan coming back to the PZC for approval in the future should City Council sign off on this Preliminary Development Plan.

Ms. De Rosa asked staff if the home on Lot 8 is sold in the future, if only one home could be built on that lot to which Ms. Martin answered affirmatively.

Mr. Stidhem asked if the traffic study took into account the closing of the Park Place entries to which Ms. Martin also responded affirmatively.

Ms. De Rosa inquired about house layout and density feel. Mr. Stidhem answered the Zoning Code limits lot coverage to 45%. Mr. Hart answered they expect the layout that is very similar to the neighborhood in terms of lot coverage and how the houses sit on the lot. He said most of these homes have more square footage on the first floor but the base footprint is going to look a lot like what is surrounding this development.

Ms. Husak reported that staff requested lot layouts from the applicant for the smaller lots to ensure the houses, driveways, and outside amenities would fit within the buildable areas per Code.

Mr. Stidhem said he understands this is for an older community but they are still going to have kids. He suggested between Lot 15 & 16 it would be an appropriate area for a park since there is a path going through there anyway. Mr. Hart referred to page 15 of the development text that breaks out which open spaces and reserves are to be maintained privately by the HOA and which is being dedicated to the City. He said the entire area of Reserve "C", mainly the woods, and pond are being dedicated to the City with the idea that Parks and Recreation will properly program the area. On that same page, he said it calls out the possible uses that could be there, including a playground.

Mr. Brown said the pond that we are forcing into that spot he would much rather see in a natural state even if it means removing a few trees to make it a more fitting pond as opposed to a detention pond or retention area and be developed in a way the public and the neighbors could benefit. He indicated he is a tree hugger and there are a lot of trees there but at the same time there needs to be a balance between creating a more natural pond and blending it with the tree area, which would be his recommendation to Council.

Ms. De Rosa echoed Mr. Brown's comment to Council adding she would like to see it as a walkable, wonderful amenity for the community. She said she really likes how the walking paths connect through there.

Mr. Stidhem said in general, he likes the layout, it is a good mix of the land use incorporating open space but he is concerned about the traffic that will pull into Johnston Drive because of the closure of the Park Place entrance.

Mr. Miller agreed. He said the developer listened very well and brought back almost exactly what the Commission had requested so he thanked the developer. He stated he likes it and is thrilled that the empty-nester concept is being addressed and it will look really good between those two existing developments.

Mr. Brown said the City appreciates the amount of reserve land.

Phil Hartmann said he wanted to remind the Commission before they go through the motions that there are only four members in attendance so the majority is voting and three affirmative votes are required to pass the application.

Motion and Vote

Mr. Stidhem motioned, Ms. De Rosa seconded, to recommend approval to City Council for a Rezoning with a Preliminary Development Plan with seven conditions:

- 1) That the applicant enter into an infrastructure agreement with the City, prior to submitting the first Final Development Plan;
- 2) That the applicant work with the City and Union County to provide the correct right-of-way dedication along Hyland-Croy Road to the satisfaction of the City Engineer prior to the approval of a Final Plat;
- 3) That the developer update the traffic impact study, plans, and development text to show and reflect all required improvements to the satisfaction of the City Engineer prior to a City Council hearing of the rezoning;
- 4) That as part of the development of Section 1, the applicant provides a southbound left-turn lane and northbound right-turn lane on Hyland-Croy Road into the site;

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- 6) That the development text be updated to reflect the Preliminary Development Plan prior to a City Council hearing of the rezoning; and
- 7) That in accordance with the Zoning Code, the development text be updated to reflect the Appearance Code Standards not be applicable to Lot 8 until such time redevelopment occurs.

The vote was as follows: Mr. Miller, yes; Mr. Brown, yes; Ms. De Rosa, yes; and Mr. Stidhem, yes. (Recommendation of Approval 4 – 0)

Motion and Vote

Mr. Stidhem motioned, Ms. De Rosa seconded, to recommend approval to City Council for a Preliminary Plat with one condition:

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

The vote was as follows: Mr. Brown, yes; Mr. Miller, yes; Mr. Stidhem, yes; and Ms. De Rosa, yes. (Recommendation of Approval 4 – 0)

Communications

Claudia Husak said this will be processed through Council in April together with the Annexation so there will be notices sent to the adjacent residents.

Ms. Husak said Council is having a Work Session on March 6th for the library, which will be live-streamed.

She said there is also a joint Work Session on April 17th with PZC and City Council.

Cathy and Chris stated they would be attending the APA conference.

The Vice Chair adjourned the meeting at 7:44 pm.

As approved by the Planning and Zoning Commission on April 6, 2017.