

City of Dublin

17-028Z/PDP/PP/FDP/FP  
Rezoning/Preliminary Development Plan/  
Preliminary Plat/Final Development Plan/Final Plat  
Oak Park Subarea D  
Oak Meadow Drive

0 150 300  
Feet





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 8, 2017 | 6:30 pm

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

2. **Oak Park, Subarea D**  
17-028Z/PDP/PP/FDP/FP

**Oak Meadow Drive**  
**Rezoning with Preliminary Development Plan**  
**Final Development Plan**  
**Preliminary Plat/Final Plat**

Proposal:	Rezoning 2.94-acres from PUD (Oak Park, Subarea D for Townhomes) to PUD (Oak Park, Subarea D for single-family lots) to convert four, three-story townhome buildings with 36 units to 20 detached, single-family homes and all associated site improvements. The site is located on the west side of Hyland Croy Road, approximately 700 feet southwest of the intersection with Brand Road.
Request:	Review and recommendation of approval to City Council of a rezoning with preliminary development plan provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a preliminary and final plat under the provisions of the Subdivision Regulations. This is also a request for review and approval of a final development plan under the provisions of Zoning Code Section 153.050.
Applicant:	Christopher T. Cline, Blaugrund, Kessler, Myers & Postalakis.
Planning Contact:	Logan Stang, Planner I.
Contact Information:	(614) 410-4652, <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a>

**MOTION #1:** Mr. Brown moved, Mr. Stidhem seconded, to table this application at the request of the applicant.

**VOTE:** 5 – 0.

**RESULT:** This Rezoning with Preliminary Development Plan/Final Development Plan/Preliminary Plat/Final Plat was tabled.

**RECORDED VOTES:**

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

### STAFF CERTIFICATION

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Logan Stang  
Planner I



**2. Oak Park, Subarea D  
17-028Z/PDP/PP/FDP/FP**

**Oak Meadow Drive  
Rezoning with Preliminary Development Plan  
Final Development Plan  
Preliminary Plat/Final Plat**

The Chair, Victoria Newell, said the following application is for Rezoning 2.94-acres from PUD (Oak Park, Subarea D for Townhomes) to PUD (Oak Park, Subarea D for single-family lots) to convert six, three-story townhome buildings with 36 units to 20 detached, single-family homes and all associated site improvements. She said the site is on the west side of Hyland-Croy Road, approximately 700 feet southwest of the intersection with Brand Road. She said this is a request for a review and recommendation of approval to City Council of a Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Section 153.050 and a review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations. She said this is also a request for a review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

The Chair swore in anyone intending to address the Commission in regard to this case.

Logan Stang presented the PUD Process Overview and explained the process consists of three potential steps. He indicated this application is unique as it encompasses the two formal steps of establishing a PUD, which are the Rezoning/Preliminary Development Plan that establishes the development standards and the Final Development Plan with the Final Plat that verifies conformance with the development standards. He said once this application receives final approval, the applicant will be able to record the plat and begin filing for building permits as this covers all of the public review.

Mr. Stang presented an aerial view of the site and noted the application for Rezoning pertains to the townhome section of the Oak Park PUD or Subarea D of the development. He said the proposal is to rezone the site to allow for 20 single-family residential lots where 36 townhome units in six buildings was permitted.

Mr. Stang presented the Community Plan – Future Land Use Plan. He explained that the Community Plan has two future land use recommendations that this site overlaps. The first is for Mixed Residential – Low Density, he said, which is intended to provide a mix of housing options at a typical density of 3 units per acre. He noted the second is for the Mixed-Use Neighborhood Center providing retail uses and personal services in a commercial center integrated into a residential neighborhood. He stated the proposal meets the Mixed Residential Land Use by providing smaller single-family lots than what the existing residential development has and will help support the commercial that is intended to be developed within Subarea E, the two larger vacant properties of the Oak Park development.

Mr. Stang pointed out that the site is located within a special area plan for the Northwest/Glacier Ridge area. He said as the Oak Park development was approved, just prior to the Community Plan update in 2007, many of the recommendations of the Community Plan had been met with this development such as the larger setbacks along Hyland-Croy Road and the connections to Glacier Ridge Metro Park. He presented the conceptual layout that is identical to what Oak Park is today, including the townhomes and commercial elements. Additionally, he said any right-of-way dedication and infrastructure improvements were made with the original development and due to the decrease in overall density, no additional improvements will be required as the existing street network is capable of handling the demand.

Mr. Stang presented a graphic of the Development Standards. He said these were proposed for Subarea D that are substantially similar to the standards used for the existing residential homes. Due to the smaller lot depth, he explained the front and rear yard setbacks have been modified to allow for similar style homes. He said the clustering of homes created more dense pockets throughout the development to allow for a greater amount of open space with these standards continuing the character that has been

produced. Additional standards include the continued hedge treatment along the public roads, architectural requirements, and fence regulations he said.

Mr. Stang reported that Staff is requesting that the front yard setback be increased from six feet to nine feet to allow for additional open space in the front. He said that a landscape treatment should also be provided for any fence located along the rear of the properties to soften the view from Hyland-Croy Road and Oak Park Boulevard until the commercial properties develop.

Mr. Stang said the original development applied the Conservation Design Principles, which sought to achieve 50% open space based on the entire acreage being rezoned. He reported that Oak Park was approved with approximately 51% of open space with the majority being dedicated for public use.

Mr. Stang said the proposed rezoning includes the removal of two private reserves located in front of the club house, which amounts to a loss of roughly a quarter of an acre. Although this open space is not being replaced, he explained the connectivity to existing open spaces and achievement of 50% gross open space is more than adequate for the community at large.

Mr. Stang presented a graphic of the Final Development Plan and restated it is for the re-subdivision of 36 townhome properties and two reserves to 20 single-family lots. He noted the lots will use the existing infrastructure to have frontage on one of three public streets with rear access along the private drives. He said the sites have access to existing utilities and were cleared of any vegetation during the original site work. He pointed out that the commercial properties are not included with this application and will still permit commercial uses under the original zoning approval.

Mr. Stang said the applicant has provided examples of six architectural models for Subarea D, which he presented. He indicated that most planned districts do not provide architectural examples for review; however, the proposed development text requires that the Commission approve elevations with the Final Development Plan. In the future, he explained that Planning Staff can approve additional models or elevations using the standards outlined in the development text to allow for more architectural diversity. He pointed out the two models on the right, the Ashbourne and Castletroy, were approved for the existing residential areas while the remaining four are new models. He said all of the models continue the architectural theme of the community using various materials such as brick, stucco, and shake siding and architectural elements such as towers and cupolas. A diversity matrix has also been provided he reported to ensure that no adjacent homes that are next to, or across from one another, will use the same model or elevation.

Mr. Stang presented the Landscape Details that the applicant has included in a landscape plan containing a continued streetscape with additional lot requirements being determined and reviewed with the building permit. He said the text also allows for a six-foot privacy fence installed along the rear of the homes with one of three designs that were approved for the existing single-family sections; a side yard abutting a public street is allowed a four foot fence of a consistent design.

Staff is conditioning that a provision be added to the development text, he said, requiring a fence treatment along the private drives to help soften the appearance, which would be reviewed with the fence installation, depending on whether a property owner chooses to install the fence.

Mr. Stang said the final component of this application is a Preliminary and Final Plat required for the re-subdivision to the single-family lots. He presented a graphic and noted the plat identifies or establishes necessary easements for the development of the lots and does not include any right-of-way or open space dedication.

Mr. Stang restated there are three motions required by the Commission this evening:

1. Rezoning and Preliminary Development Plan
2. Final Development Plan
3. Preliminary and Final Plats

Mr. Stang said approval is recommended to City Council for the Rezoning and Preliminary Development Plan with two conditions:

- 1) That the applicant revise the development text to require a minimum front yard setback of nine feet from the public right-of-way, prior to City Council review; and
- 2) That the applicant revise the development text to require continuous landscaping along all fences constructed next to an alley or private drive, prior to City Council review and subject to staff approval.

Mr. Stang said approval is recommended for the Final Development Plan with five conditions:

- 1) That the existing curb ramps be replaced with curb ramps meeting standards to the satisfaction of the City Engineer;
- 2) That the proposed sidewalk connections at the intersections be built with the site;
- 3) That the non-operational street light at the southwest corner of the Mitchell-Dewitt Road/Oak Meadow Drive intersection is made operational at no cost to the City prior to the submittal of building permits;
- 4) That the proposed landscaping be removed from within the intersection sight distance triangles in accordance with Policy 08-013 at the time of building permitting, to the satisfaction of the City Engineer; and
- 5) That the applicant revise the landscape plan to provide a diverse selection of street trees at the time of building permitting, subject to staff approval.

Mr. Stang said approval is recommended to City Council for the Preliminary and Final Plats with two conditions:

- 1) That the Preliminary Plat be revised to contain the information required by Section 152.018 of the Subdivision Regulations, prior to City Council submittal; and
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Steve Stidhem asked for clarification on fencing along the rear of the properties. Mr. Stang explained it is a privacy fence to help screen from the commercial area if the homeowner would like to install the six-foot tall fence. He said it is not required and they can run it from their house to their side property line.

Cathy De Rosa said when this was reviewed before, the Commission was given three options (A, B, or C). She asked if this is option 'B' to which Mr. Stang answered affirmatively and clarified it is the one option that did not include the commercial properties at all.

Ms. De Rosa inquired about the lot coverage comparisons. Mr. Stang said the existing homes were designed in a cluster to allow for more open space so they have a maximum lot coverage of 60%. He said the reason this is increased to 70% is because there is a loss of about 20 feet from the depth of each of the properties due the existing conditions. He indicated that other areas in the City have been approved for up to 70% for lot coverage for smaller lots.

Chris Brown asked if there would still be parking on the street in front of the homes. Mr. Stang confirmed that was correct.

Mr. Miller inquired about the setback from 6 feet to 9 feet. He asked how a nine-foot setback compares to other patio homes in the City. Mr. Stang indicated it is larger because typically, there is a very small front setback so six feet is average for some of those that come to mind. He said there are some developments that have larger or deeper lots so they can implore a larger front yard setback. He referred to a section of Tartan West as being an area comparable to this proposal in terms of lot size.

Mr. Miller asked what the rationale was for going from six to nine feet. Mr. Stang answered it was the result of working with the applicant and meeting their configurations.

Victoria Newell asked about the clipped corners for Lots 119 and 118 as there is no setback at Oak Park Boulevard. She noted there are several lots that are that way and asked if staff was supportive of that. Mr. Stang said staff was supportive given the nature of the lots themselves.

Ms. Newell asked if the heights of four and six feet for fencing was part of the original text. Mr. Stang answered the original submission did not state that was permitted. He reported that staff had encouraged the applicant to have fences at four feet in height to be consistent with the rest of the City.

Ms. Newell noted that when the Zoning Code limits heights to four feet, how staff can support six-foot fences. Mr. Stang indicated it was due to the commercial components and they are viewing it as if the commercial area gets developed.

Claudia Husak said the Commission has approved that for other smaller lot developments (Villas of Ballantrae and Greystone Mews).

Chris Cline, Blaugrund, Kessler, Myers & Postalakis, Worthington, OH, said he is representing the applicant, Oak Park Dublin LLC. He pointed out a lot of his team was present to answer any questions. He indicated that he learned the day before that the intent is for the commercial component to be developed. He stated the applicant has agreed to all of the conditions presented this evening. He reported the applicant has met with the residents twice since the informal review with the PZC.

Mr. Cline said they have not asked the Commission to cut them a break on materials or architecture with this plan so they are going forward with the same quality development as is already in place. He indicated these homes will need to appeal to a demanding and educated clientele. He anticipates the prices will be \$375,000 - \$450,000. He said the lot depth of 104 feet makes it difficult to deliver a successful single-family residential design with an attached garage in the rear (there is a connector between the house and the garage). He suggested that the variety of floor plans that could appeal to multiple demographics be used. He said the architectural models they have proposed tonight are ready for approval versus the placeholder conceptual homes they presented before. He said they do not have a lot of experience with rear access products in Central Ohio and selling the alleys for high quality homes could be a challenge including the lack of safety factors in the back.

Mr. Cline presented a graphic showing the conceptual plan superimposed onto the existing conditions plan and pointed out that all the other homes in Oak Park have a secure back yard and none of these homes will have that protection. He said the privacy fences along the commercial lot are essential as anything could go into the commercial property.

Mr. Cline said even though the fences are not required and could be a choice for the occupant, the applicant is making it mandatory that all the fences are installed as each house is built for consistency. He said the only caveat he would have to commit to that is a condition or safety net whereas if the commercial boundary were to develop residentially before they completed development of this site, they might want to revisit that as to whether or not they still need the six-foot privacy fence if there was a similar land use on the other side of this property. He said any condition the Commission would like to

impose on that point, he would appreciate being left a back door where staff could approve the removal of that fence, if the applicant determines it is not necessary.

He said they are going from 36 units down to 20 so they are challenged economically but believe they brought a good plan to the City. He indicated they are trying to fix a problem that others created.

Linda Menerey, EMH&T, presented a diagram that was in the packet. She said she wanted to touch on just a few points and restated that on-street parking currently exists. She said it is possible to adjust some of the lots to accommodate nine-foot setbacks. She pointed out where the chamfer is and the sidewalk is actually inside of the lot on an easement when it is adjacent to this public street so they have smaller tree lawns and shrubs. She restated they went to the 70% lot coverage because these are smaller lots and they do not know yet the designs of the patios or how much room they will take up from the yard so they allowed themselves flexibility. From a stormwater perspective, she said they ran the calculations as if they were doing the full 70% lot coverage. She provided a graphic with the private alley on the rear and pointed out the area where the six-foot fences would be installed. She said the homeowner would have the option to put a four-foot fence up for all four sides but then a two-foot lattice would be added as a nice detail and to have heights consistent.

Mr. Miller inquired about lawn maintenance. Mr. Cline said the deed restrictions state that the maintenance will be provided by the HOA but if the HOA decided to do that the homeowners would have to pay more money; he indicated that is a detail they need to sort out.

Brett Cantrell, project manager for Oak Park, said each individual homeowner takes care of their own lot; the builder takes care of some of the common areas and some of it is split with the HOA. Mr. Cline said that as they move forward they will need to fix that discrepancy by working with the residents.

Mr. Stidhem asked about the inconsistency on the fence. Mr. Cline said the builder is going to require that the six-foot fence be a mandatory option.

Ms. De Rosa asked what the distance is from the garage door down the driveway or the back to the alley. Mr. Stang answered the distance would partially depend on the model chosen. He said there is a 10-foot easement between the property line and the garage but the models stagger a little bit. Mr. Stang confirmed there would be landscaping behind the fence portion within the 10-foot easement.

Ms. De Rosa inquired about landscaping buffers for the commercial side of that property. Mr. Stang answered there would be additional screening requirements for vehicular use areas for the parking lots themselves. He anticipates the resident seeing a landscape island that would run along the other edge of the private drives but there will be access points to the private drives but there will be additional landscaping required like a single row to help shield the parking lot from the rear of these homes. Ms. De Rosa asked what the height would be. Ms. Menerey said there would be a three-foot continuous hedge fence with trees one per 40 feet. She added there would be a layering effect to the plant material.

Mr. Brown asked where the trash receptacles will be placed. Mr. Stang answered in the garage. Ms. Newell said if the trash needs to be in the garage, it needs to be written in the text. Ms. Husak noted that trash receptacles to be stored in a garage is a Code requirement. Mr. Stang added it would be applicable to any zoning district in the City.

Ms. Newell suggested she would like to see the two fence heights treated aesthetically better.

The Chair invited public comment.

Melvis Houseman, 7134 Snow Drop Court, said she is one of the residents in the community. Prasad Vempati, 7031 Greenland Place, said he is also a resident of the community. Ms. Houseman said they

were here speaking on behalf of many of the homeowners in the community. She said they prepared a PowerPoint presentation to express their concerns. She said the three primary concerns are how crowded the areas are (big homes on smaller lots along with the shorter setbacks), designated open space that has been removed, and the fence because it will be in view as one enters the community and since the commercial property development timeline has not been established, they would like the fence not to be installed until the commercial property is developed.

Mr. Vempati said because the look and feel of the community is starting to change.

Ms. Houseman said because the sides of these homes will be placed so close to the sidewalk, there will not be any privacy for those homeowners and with the smaller setbacks there, there will also be less green space. She suggested one of the homes be eliminated. Mr. Vempati said there is no space for a tree on some of these lots in the back of the house.

Ms. Houseman said fences require maintenance and do not look good over time and that is why a lot of communities do not permit fences. Mr. Vempati said additionally there is hardly any space for a lawn mower to maneuver between the homes due to the small side setback.

The Chair invited additional public comment. [Hearing none.] She closed the public portion of the meeting.

Cathy De Rosa said she wanted to address the architecture.

The Chair requested the review criteria be posted again for which Mr. Stang complied and pointed out that the Final Development Plan is in conformance with the Preliminary Development Plan as well as the final details for the site itself (architecture, layout, etc.).

Chris Brown asked if there was green space in the original development where currently Lots 118 and 119 are being shown. Mr. Stang answered yes, which was located in reserve B & C for the townhomes.

Mr. Brown said this case is so difficult because looking at the original developers intent, two separate ownership groups (one not obligated by the other), and current residents that have invested in the community. He indicated the intent of the developer is to try and make it right somehow in a way that is economically feasible. He said he also has to consider the people that will live there in perpetuity. He said he does not have a problem with the density. He indicated he has to consider the long term picture and is assuming the commercial area will be developed nicely. He said he has a problem with the reserves being taken up with these two lots. He questioned whether it is logically possible to hold off building the fences until the commercial component is developed.

Steve Stidhem said he is fine with the proposed density. He suggested that fencing consistency should be written into the deed restrictions. He said he agreed with Mr. Brown about the two lots taking up green space. He said he likes the architecture and the houses closer to the street, and the garages in the rear are going to be interesting.

Ms. De Rosa said the Commission loved the way the townhouses were going to look in the original plan and had expressed that one of the most important things was that the feel and character continue. Referring to the four elevations out of six, she said they are flat and feel tighter in that very condensed space. Mr. Cline said he is not the architect but when the new designs were put together, they pulled the garages off the front placing them in the back and they took elements from approved models. He mentioned that staff has not been critical of the architecture so they took that to mean they hit the target in terms of having the right kind of look.

Ms. De Rosa said she is not critical of the elements, she asked that the look and feel of the current community be considered for consistency. Mr. Cline stated he did not think the houses in this development will be distinguishable from anything in Oak Park.

Ms. Menerey added there are three models with porches, which provides relief along the frontage. She restated that there will be the requirement of architectural diversity. In terms of the front setbacks, she said they are set; the existing parking is in, the sidewalk has to be where it is, the right-of-way is there and established, and the three foot difference was determined to be the maximum give. She said, side-to-side, these units are probably less crowded due to the footprint they have.

Ms. De Rosa agreed with her fellow Commissioners about having the green space at the entrance because that will create a feel of openness, even if it is relatively small.

Ms. De Rosa said the struggle with the fences in the back is going to be inconsistency.

Bob Miller said he hated this case last time and still hates it. He said he is very empathetic with the residents. He said this is a tough situation given the owner of the commercial property is not being as cooperative as we would like. He said he believes the applicant has done an outstanding job with this difficult situation. After reviewing all the criteria the Commission uses to apply to a case, he said that applicant has checked just about all of the boxes: the density has been brought down; the green space has been met as Mr. Stang has pointed out several times; and the setback has been increased in deference to improving the look of the community. He said the only thing he struggles with is the view from Hyland-Croy Road until there is commercial development. He suggested the fences be installed later, which could appease the residents but he does not know how to accomplish that. For the most part, he said the applicant has his full support. He concluded he would eliminate the four-foot fence on Oak Park Boulevard to which Mr. Brown and Mr. Stidhem previously agreed. He suggested that if the fence was made of stone, it might look better.

Ms. Newell said the density is about half of what could be permitted on the property and that alone makes this a very viable application. She said she struggled with the criteria for adequate open space. She said she found that everything appeared to be an improvement with this application as to what could be on this property until she got to the elimination of that green space. In terms of the fencing, there are other options that could be explored because we cannot control when the commercial gets developed and we cannot even be certain it will ultimately be commercial development but we have to look at the way it is zoned today.

Mr. Brown said he is questioning how to solve this problem temporarily and make those two commercial lots look bigger and the solution is street trees on Oak Tree Drive North and Oak Park Boulevard along those undeveloped lots. He said it would make the whole entrance more pleasing and tempers the backyards of all of these villas. He stated the depth to the street does not bother him and he referred to neighborhoods in New Albany, Ohio. He indicated those neighborhoods are stunning and beautiful and provide a sense of community.

For clarification, Mr. Stang asked if Mr. Brown is proposing that 2-inch caliper street trees be planted on the opposite side of the alley on the commercial lots. Mr. Brown answered on the commercial property on Oak Tree Drive North and Oak Park Boulevard to soften the whole area which gives an actual boulevard; it would help screen the back of all these developments as those grow just because it changes the focus. He added the trees can be removed once the commercial property starts its development. He concluded it would help the entry to the whole community.

Mr. Cline said the main entrance is a public street so there may be right-of-way we can work with there; the street to the east is owned in fee by the commercial property owner. Mr. Brown said he understood

that but thought maybe there was a way to work with them. Mr. Cline said doing something with the City is feasible; he does not think it is feasible to work with the commercial developer.

Mr. Stang said Oak Tree Drive is not part of this application and we cannot require that the property owner do anything with that property as it is all private and they have full ownership and we cannot hold this applicant to do something on property they do not own.

Mr. Brown said he is tired of that commercial land being in purgatory and he is looking for a solution.

Potential solutions were discussed. Claudia Husak said with all the outstanding issues, this application is not ready to move forward.

Mr. Cline requested that the application be tabled.

**Motion and Vote**

Mr. Brown moved, Ms. Newell seconded, to table this application at the request of the applicant. The vote was as follows: Ms. De Rosa, yes; Mr. Stidhem, yes; Mr. Miller, yes; Mr. Brown, yes; and Ms. Newell, yes. (Tabled 5 – 0)

**3. PUD – Llewellyn Farms – Parking  
17-043AFDP**

**4930 Bradenton Avenue  
Amended Final Development Plan**

The Chair, Victoria Newell, said the following application is a request for an Amended Final Development Plan to reduce the total number of parking spaces required for a medical office. She said the site is northwest of the intersection of Frantz Road and Bradenton Avenue. She said this is a request for a review and approval of a Minor Text Modification and an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

The Chair swore anyone intending to address the Commission with regard to this case.

Nichole Martin presented an aerial view of the site. She indicated this PUD is one of the older developments in the City and does not have a development text to accompany it; therefore, the standards for the site refer to the most similar zoning district and in this case it is Suburban Office and Institutional District. She said the site was developed under those standards being parked for an office standard. She said the 20,000-foot building that exists on the site requires 80 spaces. She said the applicant is requesting parking for a medical office that would require 90 spaces on this lot. Additionally, she said the proposal is to maintain 79 spaces and staff has determined there is adequate space to provide the 80<sup>th</sup> parking space.

Ms. Martin said approval is recommended for a Minor Text Modification that allows the building to reside on the site in the current condition parked at an office rate of one space per 250 square feet of floor area equating to 80 spaces. She said the following is a condition of approval:

- 1) That the applicant provides one additional parking space to comply with the general office parking requirement.

Bob Miller said at 20,000 square feet, 10,000 is proposed to go from general office to medical. He asked if staff took into consideration the possibility of the other 10,000 square feet being impacted by all the medical parking. Ms. Martin answered staff was comfortable with that change as this has been seen elsewhere in the City and the medical parking does not utilize the full extent of the parking that is required.



# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, November 10, 2016 | 6:30 pm

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

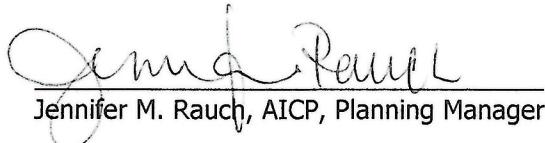
<b>1.</b>	<b>Oak Park PUD, Subarea D – Oak Park Townhomes 16-090INF</b>	<b>Oak Meadow Drive Informal Review</b>
Proposal:	Single-family townhomes on four acres previously approved for townhouse condominiums on the west side of Hyland-Croy Road at the intersection with Oak Park Boulevard.	
Request:	Informal review and non-binding feedback of a proposal prior to a formal application for rezoning.	
Applicant:	Christopher Cline, Blaugrund Kessler Myers + Postalakis.	
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager.	
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us	

**RESULT:** The Commission informally reviewed the proposed request to convert 36 approved townhouse units to single-family dwelling units within the Oak Park Development and was supportive of the proposed change. The Commission expressed a desire to ensure the architectural design and integrity of the community is maintained with a future proposal. The Commission encouraged the opportunity to include the conversion of the commercial area to single-family residential. Their general support of the proposed concepts aligned with Option A, understanding the biggest challenge is that property is under separate ownership.

### MEMBERS PRESENT:

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

### STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager



The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said the following cases are eligible for the Consent Agenda: Case 4 – Craughwell Village and Case 5 – BSD, Building C3. At the request of one of the Commission members, she pulled Case 4 from the Consent Agenda. She said the cases would be heard in the following order: 5, 1, 4, 2, and 3 but would be recorded in the minutes in the order they were listed on the agenda.

**1. Oak Park PUD, Subarea D – Oak Park Townhomes  
16-090INF**

**Oak Meadow Drive  
Informal Review**

The Chair, Victoria Newell, said the following application is a proposal for single-family townhomes on four acres previously approved for townhouse condominiums on the west side of Hyland-Croy Road at the intersection with Oak Park Boulevard. She said this is a request for an informal review and non-binding feedback of a proposal prior to a formal application for rezoning.

Jennifer Rauch presented an aerial view of the site and noted the Final Development Plan was approved in 2007 for the 72 single-family and 36 townhouse units. She said the review tonight relates to converting 36 attached townhouse units to detached single-family units. She said the applicant has provided three options for discussion (Options A, B, and C).

Ms. Rauch presented Option A - the proposed conversion of the townhome and commercial area comprehensively to single-family. She said this option would provide 32 single-family lots with similar lot dimensions and would allow the same architecture, unit size and materials as the existing single-family development. She noted the challenge with this option, is the applicant does not control the commercial portion of the site, nor is the owner of the commercial portion an applicant for this application.

Ms. Rauch presented Option B - the conversion of the townhome area only, which the applicant controls, and would provide 20 single-family lots with smaller lots and lot depth; therefore, the product and elevations would need to be changed due to the reduced lot size. She reported the applicant has provided a revised architectural design and site layout for discussion. She said the site layout for these units would be rear loaded with the front elevation facing the existing single-family lots.

Ms. Rauch presented Option C – the conversion outlined in Option B for the townhome area, and then allow for future conversion of the commercial area and continue with the development pattern outlined in Option B at a later time. This option she said would provide 12 additional smaller, single-family lots and the dimensions, architecture and rear-loaded design would apply to these additional lots. Similar to Option A, she noted the ability to redevelop the commercial area would rely on the cooperation of the property owner.

Ms. Rauch stated the discussion questions:

1. Does the PZC support the request to pursue the conversion of the townhomes to single-family units? And the potential future conversion of the commercial area to single-family units?
2. Does the PZC support the proposed site layout and design?
3. Does the PZC support the proposed architectural style for Options B and C?
4. Are there other considerations by the Commission?

Bob Miller asked about the lot size for Option A as compared to the existing lot sizes. Ms. Rauch answered the lot sizes are similar.

Chris Cline, 300 W. Wilson Bridge Road, Ste. 100, Worthington, Ohio, mentioned his team members that were present. He explained they are requesting an amendment to a planned district as it lacks flexibility. He said Oak Park started in 2005 and one of the key aspects is the seller retained a certain amount of

land for commercial development. In 2006, he said two uses were approved and in 2007, a filing was made for the commercial portion but nothing has ever happened with that property.

Mr. Cline presented the plat and explained the types of residential uses differed from what they had originally intended. He presented the original rendering from the Edge Group that was required for that application and have since realized there is not a demand for that product and it would be too costly. He indicated that over the years, Planning has not been receptive to altering the townhome lots because they were viewed as a transition to and a buffer from the commercial areas. He emphasized that the problem is the commercial piece has not been developed and the Final Development Plan was never filed. He presented the rendering for the commercial component from the Edge Group. He said he does not believe the commercial piece will ever develop for several reasons.

Mr. Cline presented the elevations for the two-story villa lots as well as the floor plans. He said these are plainer than the existing homes as the applicant would like to economize a bit. He presented what could be done instead of commercial development. He asked the Commission to provide guidance as to how the applicant should proceed.

Mr. Miller inquired about the chances of obtaining the commercial property. Mr. Cline said they have had discussions but believes the City could have done more over the years and could do more to encourage the rezoning under the Sunset Provisions. He said no pressure has been put on this developer through all this time.

Mr. Miller asked if Option A is what the residents want. Mr. Cline said that is what everybody wants.

The Chair called for public comment.

Melvis Houseman, 7134 Snowdrop Court, said she is one of the homeowners in Oak Park. She said the residents have met to discuss these plans proposed by the applicant. She said when they bought their home, they were told there would be a commercial area and townhomes would be built in between to act as a barrier. She stated there are many young families and the neighbors would like to see the whole area rezoned for single-family lots. She said they are concerned about the architectural integrity of the development as a whole along with safety and traffic if commercial would be allowed to develop. She said the consensus amongst the residents is that they like Option A but do not want to see it too compacted.

Tom Deshler, 7023 Greenland Place, said he had seen Options A & B but not C before this evening.

The Chair opened the Commissioner's discussion.

Cathy De Rosa asked about the timeframe for this PUD and if the commercial activity does not happen at some point in time, then what happens.

Ms. Rauch said the Code states, once a PUD has started construction they have a three-year window, whereas if it lays dormant for those three years, then the City can initiate a rezoning. She said in this instance, this PUD has been under construction since 2008. She said the PUD was placed on the whole development, and the commercial can be separated.

Phil Hartmann confirmed the Code speaks to an entire planned development.

Mr. Cline said he disagrees because under the Sunset Provision, it cannot be said that because the residential went forward, the commercial has no timeline requirements. He said another problem with the Code is there are three provisions in there and if you get approved and you do not build there is nothing to address that.

Mr. Hartmann said we agree to disagree on that point.

The Chair reminded everyone that this is an Informal Review.

Mr. Miller asked what latitude we have in rezoning the commercial piece that is not controlled by the applicant if it becomes a formal application. Mr. Hartmann said we would have no latitude and encouraged the applicant to contact the commercial developer.

Mr. Cline said the Commission could influence City Council and the Planning staff to rezone.

Ms. De Rosa said this is a lovely development so far with quality materials and the layout is very nice. She said she can appreciate that the residents want that to continue. She said the proposals felt fairly condensed and much tighter than the property as it exists today. She indicated the architectural designs of the townhomes as proposed are lovely. She said the architectural character being proposed this evening do not share the same character and the windows seem out of scale; it feels disconnected and heard the applicant say they would like to value engineer. She encouraged the applicant to make the proposed changes feel like the rest of the development that exists today; the density would only exacerbate the look of this.

Chris Brown said the residents would prefer Options A or C but the applicant is asking the Commission to leverage that other developer to modify what they want to do with that land and he is not sure that is the Commission's position. He indicated it is possible to value engineer the townhomes while keeping the basic character. He said the proposal for Option C is not to the level of detail that it should be.

Steve Stidhem said it is obvious the commercial development is not going to occur and if there is something the City can do, we should do it. He said the homes that exist are amazing homes and has heavily considered buying one for himself. He agreed the applicant should go forward with the same types of homes and quality that exist.

Amy Salay said she would like to see the City take a position as Mr. Stidhem suggested. She said we need to do something because she agrees that commercial is not going to happen. She said the town homes are probably not a good idea unless the commercial were to develop. She said she likes Option A because that gets us closer to maintaining the existing character. She said there is no reason to value engineer when there is a successful neighborhood that is beautiful and developing nicely. She indicated that Council will feel like something has to be done but does not know how to put pressure on an absentee landowner that does not appear to be concerned.

Deb Mitchell agreed action needs to happen and Option A is her preference.

Mr. Miller said he would like to see the City provide guidance to the residents for a path forward. He indicated he likes Option A and could see it playing out in Option B.

Victoria Newell said she would support the conversion from townhomes to the single-family homes because it is better for the residential feel of this particular neighborhood and believes that is what the residents would like to see. She said then the commercial would not fit but does not see it getting developed as commercial, anyway. In Option C she said, if you leave the commercial as future lots could get developed but does remain commercial, the open space that is there provides a buffer. She said the architecture presented does not have the same detail and is not fair to the residents as it does not follow the same detail of the existing homes.

Mr. Cline said the architectural drawing was conceptual to see if they had a product that would fit on there. He said if they do go forward the product would not be indistinguishable to anything existing. He

said they are not trying to do anything cheap but they are trying to compete and there is a lot of expense to this. He restated something has to happen quickly.

Mr. Brown concluded that the Commission is concerned for the existing residents. He encouraged the applicant to propose a layout and product that is equal to that, and talk to the other developer into permitting the applicant to develop some of that land, then the Commission would probably support Options A or C and if not then Option B is probably viable.

Ms. Newell indicated the Commission would not support any other architecture than what was approved.

Mr. Miller asked if it is possible for staff to provide this group with a path forward and how to approach Council regarding the commercial piece. He said he would like to provide a course of action to pursue.

Ms. Rauch said the informal this evening was the first step. She said there is an option for the applicant to go before Council requesting an Informal Review.

**2. Ohio University Dublin Framework Plan  
16-093ADM**

**Administrative Request**

The Chair, Victoria Newell, said the following application is a vision plan intended to offer a comprehensive view for how the Ohio University Dublin campus may evolve over time intended to guide future development for the campus located on the south side of Post Road, west of Eiterman Road. She said this is a request for a review and recommendation of approval to City Council for the proposed Ohio University Master Plan under the provisions of Zoning Code Section 153.232.

Tammy Noble said this plan was presented to the Commission in September. She explained this has been a year-long process working with the university on how to expand in the West Innovation District. She noted at this point we will answer any questions the Commission may have and request the Commission make a recommendation to City Council.

Cathy De Rosa said she read the plan again and wanted to compliment the university and staff for all the work that has been done as it is a phenomenal plan and exciting to read. She said one of the previous comments from the Commission was encouraging the university to be architecturally bold and she sees some of that in the design. She said this is very well done, she loves the Main Street flow and she is excited to support this plan.

Bob Miller said the plan is awesome and exciting; he cannot wait to see it truly come to life. Steve Stidhem indicated he is quite excited about this plan for Dublin. He said kudos to all involved. Victoria Newell said the plan was fabulous, extremely well-written and very clear about the intention of the development. Chris Brown said the plan is fantastic. Amy Salay indicated City Council had discussed how to make a complete community and that included how important the university presence would be to our community long term from an economic development standpoint and a quality of life standpoint. She said it will be very impactful.

**Motion and Vote**

Mr. Brown motioned, Ms. Mitchell seconded, to recommend approval of the framework plan to City Council. The vote was as follows: Mr. Stidhem, yes; Mr. Miller, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)