

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

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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:

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

**Oak Meadow Drive
Informal Review**

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.

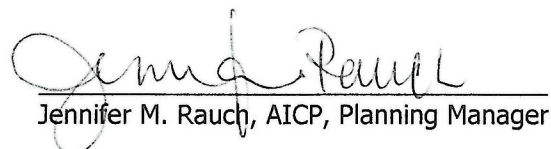
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

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)