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Via e-mail: chusak@dublin.oh.us.

Claudia Husak, Senior Planner
City of Dublin - Planning and Zoning Commission
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Dublin Corporate Area Plan (“DCAP”)

Dear Ms. Husak:

I am president of the Llewellyn Farms Civic Association. As you know, there are approximately 140 household in the Llewellyn Farms neighborhood that are potentially impacted by DCAP and our residents have attended many of the meetings related to the DCAP.

On behalf of the Llewellyn Farms Civic Association, I would like to thank you for your attention to these matters and summarize the Civic Association’s thoughts and concerns with respect to the DCAP in advance of Thursday’s meeting on this matter. I will be traveling on business and unable to attend, but I am sure our neighborhood will be represented at the meeting.

Summary: The residents of Llewellyn Farms are trying to ensure that development in the DCAP area includes tangible plans and specific language reflecting the concerns of residents living in the neighborhoods adjacent to the DCAP area. The residents are primarily concerned with 2 undeveloped sites, which are identified in the DCAP as Sites 10 and 11. Re-development of existing sites is also a concern. The residents are excited about many aspects of the DCAP so long as our neighborhood’s character and integrity are not jeopardized. This neighborhood’s residential character is currently in jeopardy and the residents are requesting help from the Planning and Zoning Commission to ensure our concerns are understood and addressed.

Neighborhood Concerns:

Lack of language in DCAP addressing specific neighborhood resident concerns regarding the following:

- (i) use allowances,
- (ii) parks/open space,

- (iii) building height,
- (iv) building setbacks,
- (v) lighting/windows,
- (vi) hours of operation/lights-out hours,
- (vii) parking lot lighting,
- (viii) landscaping/buffering/fencing,
- (ix) environmental protections,
- (x) materials & building design, and
- (xi) trash collection.

Neighborhood Requests:

1. Creation of a Planned Unit Development (“PUD”) for all parcels within the newly created (MUR-4 Llewellyn Farms Office District), per adoption of DCAP.
2. PUD to incorporate more stringent resident protections (including zoning and development standards) for parcels East of Frantz Road.

Resident Concerns & Requests (see below):

Use Allowances:

1. Parks/open space; and,
2. Neighborhood-scale office (like existing one-story office buildings south of Cramer Creek) (for example IACE Travel Agency located at 201 Bradenton Avenue).

Parks/Open Space:

1. Parks have not been incorporated into any of the existing commercial development abutting neighborhoods.
 - a. The DCAP hints at incorporating these features but does not provide any specific recommendations.
 - b. Residents would like to offer feedback on incorporating park space into future development/re-development.

Building Height Restrictions:

1. Height restrictions (feet and stories) for all parcels abutting residential neighborhoods. The DCAP Plan currently outlines height restrictions in terms of (number of stories).
 - a. This provides no protections to residents as a two-story building could potentially be 50 feet high (two stories at 25 feet each).
 - b. The current two-story allowance is inconsistent with the majority of the Cramer Creek development (for example, Denso International located at 260 Cramer Creek Ct., which abuts Llewellyn Farms Phase 1).
2. Building height cap should be one story and should not to exceed 15 feet for building sections directly adjacent to residential homes.

Building Setback Requirements:

1. The DCAP Plan does not address building setback requirements for future development (and re-development).
 - a. The current setback standards are out-of-date (e.g., Aspen Energy located at 4789 Rings Rd.), inadequate and do not offer any protections for residents.
2. Setback Requests are as follows; 150 feet setback for buildings. 50 feet setback for parking lots. 50 feet setback from natural amenities (ravines, creeks, and rivers).

Lighting / Windows:

1. Office buildings often have bright fluorescent lights in second story offices.
 - a. When windows are highly transparent, and look out to a residential home – the amount of light and transparency forces residents to close house blinds to ensure privacy.
2. Restrictions on 2nd story window transparency, placement, and number of windows.

Hours of Operation/Lights-Out Hours:

1. Office tenants can only operate between 7 am and 10 pm. Office lights cannot be left on after dark or blinds must be drawn to limit light shining into neighborhood next door.

Parking Lot Lighting:

1. One-way, downward facing parking lot lighting to prevent lights from shining into residential areas.

Landscaping 1: Tree line protection and expansion for neighborhoods abutting DCAP area.

Landscaping 2: Buffering/Green space setbacks: 50 feet tree/lawn buffer from residential property line protects existing neighborhood privacy.

Landscaping 3: Coniferous (Evergreen)-landscaping requirements for parcels abutting DCAP area. Deciduous trees do not provide year-round privacy screening.

Landscaping 4: Mechanisms to require developers to consult with residents on adequate landscape buffering.

Fencing: Privacy fencing along residential property lines

Environmental Protections: Development restrictions that will be enforced to protect

Cramer Creek (natural asset that should be preserved and celebrated).

Materials & Building Design: Must be consistent with neighborhood aesthetic and traditional Dublin Building Standards.

Trash collection locations and hours: Commercial deliveries and refuse collection can only occur between 8 am and 5 pm.

Final Request:

The residents request an in-person meeting with Llewellyn Farms neighborhood representatives and the Planning and Zoning Commission to provide additional context for the concerns/requests outlined above.

On behalf the of the residents of Llewellyn Farms, thank you. It is our hope that this feedback will be welcomed as to achieve incredibly thoughtful and successful development - something that will become the new standard in Dublin.

Sincerely,

Mark A. Stach

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