

RECORD OF PROCEEDINGS

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Administrative Committee: Vice Mayor Amorose Groomes indicated that the Committee will be conducting the City Manager and Clerk of Council reviews. She will be contacting committee members regarding the process.

Dublin Friendship Society: Ms. Alutto stated that the group will meet tomorrow morning.

Mid-Ohio Regional Planning Commission (MORPC): Vice Mayor Amorose Groomes stated that Mr. Schadek is present this evening and spoke to Council earlier. He is on the nominating committee for the executive committee. She thanks him for the opportunity to serve on that committee. The March 8, 2018 MORPC meeting minutes were included in Council's meeting packet. This group is undertaking some very important projects, including the Hyperloop Feasibility Study. If it occurs, the high speed rail would likely pass through Dublin on its way to Chicago.

US 33 Innovation Corridor Group: Ms. De Rosa indicated that the group will meet on Friday, April 13, 2018.

Dublin Arts Council: Mr. Reiner thanked Mr. Guion for the excellent report he provided earlier this evening. Dublin Arts Council is a great asset to this community, led by an energized, hard-working team.

Dublin Board of Education liaison: Ms. Alutto indicated the group did not meet this month.

Mayor Peterson stated that Council will be participating in the dodgeball tournament on Friday, April 6, 6:30 p.m., at Dublin Scioto High School.

COUNCIL ROUNDTABLE

Ms. Fox:

1. Reported that she attended the Marysville Memorial Hospital's groundbreaking event for their \$50 million expansion. They had over 300 community members and staff present.
 2. Requested that as opportunities arise in the Historic District for projects involving landscaping, artwork and planters, that the City adhere to the same guidelines that its residents and businesses are required to meet, which will involve an Architectural Review Board review. In the past, the projects proposed by City staff for the Historic District have lacked cohesiveness. Review by the ARB will produce a more cohesive and attractive result in the Historic District.
- Vice Mayor Amorose Groomes indicated that is a good suggestion.

Ms. De Rosa:

1. Stated that she and Council members Fox, Alutto and Amorose Groomes joined staff for Business Appreciation Day last Friday, March 16. She visited IGS and Metro V and was impressed with the diversity of the businesses in this community. She appreciates the opportunity to participate; it was a great event.
2. Presented a resident request for Council members' consideration. Earlier this month, she received a petition signed by residents who live adjacent to the wooded boundaries of the property known as Autumn Rose Farm. A rezoning and development for that property by Pulte Homes was approved by PZC and Council last year. The property totals approximately 47 acres, 21 acres of which will be preserved for park and open space for the community and was dedicated to the City of Dublin. The remaining acreage will be single-family homes. Of the 21 acres of park and open space, 16 acres will be passive parkland. It is mature and densely wooded. Based on her conversations with City staff, there are no plans to change that composition. It will be left as a wooded area, and not thinned or cleared. A shared-use path system will be installed in the open space areas and not part of the wooded area. Most of this property has fencing around it, and in particular, around the perimeter of the heavily wooded area. That fence was installed some time ago by the previous owner. Based on aerial views of the City, it has been in place since approximately 2004. The landscaping section of the approved final development plan indicates that the fencing around the area that is dedicated to the City

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will be removed during Phase 1 of the project development plan. All 16 residents along that border area have signed a petition requesting that Council re-consider that plan and allow the fence to remain intact. The residents indicate that the fence was in place when they purchased their homes, and the fence serves an important function. It provides a protective barrier for their children and pets between the backyards of their homes and the wooded area. [She shared several photographs of the property, the woods, and the fence.] The fence is in good condition. Staff has indicated a remaining useful life for the fence of approximately 20 years. Given the residents' request, she believes Council should re-consider the removal of that fence. Staff has shared that the original rationale for the language indicated the purpose of removing the fence was two-fold:

- (1) To ensure that access to the parklands is created for the residents. However, because it is not likely that this will be an appropriate access to a park path or existing park, that rationale is not valid.
- (2) Maintenance cost of the fence. No one wants to create a financial burden for the City, but the fence is in good shape and has many good years remaining. It is logical to consider leaving the fence intact, and at the time that it is no longer viable and has reached the end of its useful life, the City could remove it. Staff has confirmed that at that point, the residents in this area would have the ability to install a fence, if they desire to do so.

If Council members concur, it would be necessary to send a recommendation to the Planning and Zoning Commission to amend the Final Development Plan.

Mr. Reiner stated that it is a logical recommendation. The wire in the fence would also keep the deer out of the residents' backyards and gardens. He sees no need to remove the fence. It is a positive amenity to the neighborhood.

Ms. Fox stated that all of the neighbors whose properties this fence borders are in agreement. If retaining access to the woods was desired, one section could be removed. The neighbors would also understand if painting the fence is required – a group of them could undertake that. She agrees that it is a good idea to leave the fence in place.

Mr. Reiner noted that once the fence has reached the end of its useful life, the City would not be responsible for maintaining or repairing it; it would be removed.

Mayor Peterson stated that either at the end of its natural life, or if a heavy tree were to fall on it and create significant damage to the fence -- if aesthetically it makes sense to do so, the fence would be removed. It is important to note that Council is not making a judgment about a future access point, if one of the neighborhoods should desire access to the woods. He is supportive of leaving the fence in place until circumstances change.

Ms. Alutto clarified that Council is not making a decision on the fence today, but sending it back to Planning and Zoning Commission for their recommendation.

Mayor Peterson responded that Council would be sending it back to PZC with the direction that is what Council wants them to do.

Mr. Boggs stated that the motion would be to direct staff to prepare an application for Planning and Zoning Commission consistent with the direction and consensus of Council tonight.

Mayor Peterson noted that it is important that this provision be tied to the zoning on the property. A future buyer of one of these homes would then be aware of the future potential removal of the fence.

Mr. Boggs responded that there would be a public process creating a public record of what has occurred.

Vice Mayor Amorose Groomes indicated that she is also in favor of leaving the fence intact.

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Ms. De Rosa moved to direct staff to prepare an application with the recommendation to amend the Final Development Plan consistent with Council's discussion tonight.

Ms. Alutto seconded the motion.

Vote on the motion: Ms. Alutto, yes; Ms. Fox, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. De Rosa, yes; Vice Mayor Amorose Groomes, yes; Mayor Peterson, yes.

Mr. Keenan inquired if there is any expectation for a future walkway through the woods. Mr. Earman responded that there is no such expectation.

Mr. Reiner noted that there do not appear to be any easements or right-of-way from the street to the woods that would allow the City to build a path back through there.

Mayor Peterson inquired if the names of the petitioners could be made part of the record for Planning and Zoning so that their names would remain associated with this action.

Mr. Boggs responded that their names could, at minimum, be included with the staff report.

Mr. Reiner stated:

1. The Memorial Tournament is rapidly approaching and there has been conversation and concerns about the safety of pedestrians in the 35 mph speed limit along Muirfield Drive. Currently, there is only one lane during the Tournament, which creates a very narrow corridor for drivers. The City also allows parking in the median strip in that location. For pedestrian safety, is it possible for the City to temporarily reduce the speed limit to 25 mph on Muirfield Drive between Brand and Glick Roads during the Tournament hours?

Chief von Eckartsberg stated that he would discuss this request with Legal and Engineering. Although normally, the speed limit cannot be changed without application to and meeting certain warrants with the Ohio Department of Transportation, the City has temporarily adjusted the speed limits in the Muirfield area during the Tournament. Staff will look at the opportunity specific to the Tournament timeframe, and report back to Council.

2. At Council's Goal-Setting Retreat, Council members developed a list of suggested goals/projects. Many of them were approved by vote at the Council Goal-Setting. Will a complete list of goals/projects be brought back to Council for formal adoption?

Ms. Crandall responded that a draft report will be provided in Council's April 9th packet. After Council's review and comment, a list will be provided for the April 23rd meeting for Council adoption.

3. Thanked staff for the information they provided for the Community Development Committee. Council is interested in, as much as possible, not subbing the landscaping improvements but instead having staff perform the work.

Mr. Keenan stated that tonight, he has recalled that the bond debt for the Dublin Arts Council facility will be satisfied in 2020, only a couple years out. What is the expectation of both DAC, staff and this Council in terms of what will happen with the \$150,000-\$200,000/year currently designated to satisfying the bond debt?

Ms. Mumma responded that staff is tentatively planning to bring to Council, perhaps in a work session or a Finance Committee meeting sometime between the Capital Budget and the Operating Budget workshops, a comprehensive discussion about the hotel-motel tax fund. There are many commitments, and there is a need to understand how all these pieces fit together in the funding.

Mr. Keenan stated Council made some significant changes last year in terms of what is provided to the Dublin Convention and Visitors Bureau, as well.

Ms. Alutto:

1. Stated that she enjoyed Business Appreciation Day. One of her favorite things to do is hand out gifts!
2. Last week, she and Ms. Crandall attended the Aging in Place summit at Ohio University. Approximately 50 people were in attendance.

Ms. Crandall responded that 42 people were invited, and 50 people attended = an overwhelming response.



RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 10, 2017_| 6:30 pm

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

**3. PUD – Autumn Rose Woods 7150 & 7270 Hyland Croy Road
17-062FDP/FP Final Development Plan/Final Plat**

Proposal: The subdivision and development of 47-acres for 73 single-family lots and 21-acres of open space, and public rights-of-way.
Location: East side of Hyland-Croy Road approximately 1,200 feet south of the intersection with Tullymore Drive.
Request: Review and approval of a Final Development Plan under the provisions of Code Section 153.050, and review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.
Applicant: Matt Callahan, Pulte Homes.
Planning Contact: Nichole M. Martin, Planner I.
Contact Information: (614) 410-4635, nmartin@dublin.oh.us
Case Information: <http://dublinohiousa.gov/pzc/17-062>

MOTION: Mr. Miller moved, Ms. Salay seconded, to approve this Final Development Plan because it is consistent with all of the applicable review criteria, with four conditions:

- 1) The applicant remove all hazardous trees and invasive species from Reserve C within proximity of private property and the proposed path;
- 2) That the plans be updated to include a note that ensures use of construction details that promote trees preservation techniques in the field location and construction of the shared use path;
- 3) The applicant work with the City's Landscape Inspector to make appropriate shrub selections along the southwest side of the stormwater basin; and
- 4) The developer request inspection of the tree protection fencing by the City's Landscape Inspector prior to the removal of any trees to ensure preserved trees will not be impacted.

*Matt Callahan agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This Final Development Plan was approved.

RECORDED VOTES:

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 10, 2017 | 6:30 pm

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

**3. PUD – Autumn Rose Woods
17-062FDP/FP**

**7150 & 7270 Hyland Croy Road
Final Development Plan/Final Plat**

MOTION #2: Mr. Miller moved, Ms. Salay seconded, to approve this Final Plat because it is consistent with the Subdivision Regulations, with one condition:

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

*Matt Callahan agreed to the above condition.

VOTE: 4 – 0.

RESULT: This Final Plat will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

Nichole M. Martin
Planner I



Mr. Brown agreed there should be a timeline relative to the applicant. Ms. Burchett said it would depend on how the conversation goes between the applicant, staff, and neighbors as it is hard to determine at this point how it might progress.

Mr. Woodward said he thought the timeline was at their discretion too if they wanted to expand on the shot clock. Mr. Boggs answered that is correct. Mr. Woodward suggested a date be set and they work with the community. He said they have exhausted a lot of locations so far and to move to the south is not an option.

Mr. Brown emphasized to the community that a tower needs to occur and it is probably in that location.

Mr. Woodward indicated they could keep the height at 80 feet with a different design.

Motion and Vote

Ms. Salay moved, Ms. De Rosa seconded, to table the Conditional Use for a Wireless Communication Facility, at the request of the applicant. The vote was as follows: Mr. Brown, yes; Mr. Miller, yes; Ms. De Rosa, yes; and Ms. Salay, yes. (Approved 4 – 0)

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to waive the 10:30 pm rule to hear the final case of the evening since it will be brief. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 4 – 0)

3. PUD – Autumn Rose Woods 17-062FDP/FP

7150 & 7270 Hyland-Croy Road Final Development Plan/Final Plat

The Vice Chair, Chris Brown, said the following application is for the subdivision and development on 47 acres for 73 single-family lots, 21 acres of open space, and public rights-of-way. He said the site is on the east side of Hyland-Croy Road, approximately 1,200 feet south of the intersection with Tullymore Drive. He said this is a request for a review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050, and a review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

The Vice Chair swore in anyone intending on addressing the Commission in regard to this case.

Nichole Martin went through the background and reviewed the process.

Ms. Martin presented the Final Development Plan and explained it would be completed in two phases. The first phase, she said, is for 37 lots as well as utilities to extend into the second phase but completed with phase one, and for Reserves A and B. She said phase two is for 36 lots and for Reserves C – F, which she noted on the screen.

Ms. Martin said staff relies on the Final Development Plan to provide final details for Open Space, Landscaping, and Stormwater Management. She said all of the reserves will be owned by the City of Dublin, however, Reserves A and B will maintained by the HOA as well as Reserve F. She presented the Open Space and Landscaping plan that contains the entry feature with incorporated sign.

Ms. Martin said the applicant has proposed a formal entry feature at the intersection of Hyland-Croy Road and Johnston Drive. She said they are proposing limestone piers with modest entry feature signs with the text “Autumn Rose Woods” in a calligraphy font and accented with a split-rail fence, which will consist of unfinished pressure treated wood to enhance the rural roadway character.

Ms. Martin said Reserve C represents 16 acres of contiguous woods that are preserved as part of this application. She said the existing split-rail fence around the entire perimeter of that open space was approved to be removed with the Rezoning. She pointed out that Reserve C will be publically accessible to all of the residents of Dublin and also include a future field located shared-use path to connect from the neighborhood to the south through Reserve D and Reserve C and terminating at Park Place Park.

Ms. Martin said final details are also included for the stormwater basin, which the function will be managed by the City. She reported the applicant has worked with staff to refine the edges and soften the landscaping, specifically across the back of homes to provide a buffer. She noted one of the conditions is that the shrubs be determined in coordination with the City Landscape Inspector. The northeast side, she said, will be a "No Mow" area to minimize costs of maintenance and to transition to the more naturalized landscape.

Ms. Martin stated Reserve E is a wetland that is proposed to be maintained as-is and maintained by the City. Reserve F, she noted, represents a landscape treatment in the terminus of the Oliver Way cul-de-sac bulb.

Ms. Martin said the Final Development Plan is the point in the application where staff requires additional details to be provided on preservation protection and replacement of trees and presented an exhibit. She indicated the Developer has made a significant effort to meet the City's Conservation Design Resolution Principles so many trees were preserved; however, a number of sizeable trees will be removed with the construction of Oliver Way cul-de-sac. She reported a Tree Waiver was granted as part of the Rezoning request by City Council. She stated that Tree Waiver permits trees to be replaced per Code with the exception that trees 6 – 24 caliper inches will be replaced tree-for-tree and landmark trees will be replaced inch-for-inch. The applicant is required to replace 668.5 inches but the site will only accommodate 500 inches; therefore, the remainder will be paid as a Fee-in-Lieu of \$16,100 to the City of Dublin Parks and Recreation Department.

Ms. Martin presented the Road, Pedestrian, and Bike Network plan. She noted these are identical to what was reviewed at the Preliminary Development Plan stage with the exception of that additional shared path to be extended along Johnston Drive.

Ms. Martin reported that Engineering has reviewed the proposed Utility Plan, which she presented. She explained a 12-inch water line will be extended along Hyland-Croy Road and the existing home will be brought onto City water and sewer as part of phase one of this development.

Ms. Martin said the Final Plat is the final step in delineating lot requirements. She presented the proposed Final Plat and said the lots are consistent with what was shown in the Preliminary Plat. She noted the plat delineates open spaces, dedicates public right-of-ways, delineates building lines, and delineates tree preservation zones.

Ms. Martin reported that part of staff's review of this application has found that the criteria for a Final Development Plan are met with the four conditions as presented.

With respect to the Final Plat, Ms. Martin said this is also met but with one condition that any minor technical adjustments be made prior to City Council review.

Ms. Martin stated the Final Development Plan is recommended for approval for a determination by this body and the Final Plat is a recommendation of approval to City Council.

The Vice Chair invited the applicant to speak.

Matt Callahan, Pulte Homes, 4900 Tuttle Crossing Boulevard, Dublin, said he is joined this evening by Greg Chilog with the Edge Group. He said this has been a 2.5 year process starting with a Concept Review before the Commission. He offered to answer any questions.

Cathy De Rosa said the Commission did not receive any architectural pictures or drawings - just information provided in the Development Text and it was pretty vanilla. She said one of the goals is to make sure this proposal fits within the character of the surrounding area. She said she is struggling with how the Commission is going to know that.

Ms. Martin said single-family architecture is not a requirement so applicants in some cases choose to offer it; from a staff perspective, they have had a lot of challenges in administering plans when architecture is shown. Therefore, she said they suggest that the Preliminary Development Plan or the Development Text be substantially descriptive in order to stand in place of pictures because it is ultimately regulatory. She said they work with the applicant at the Preliminary Development Plan phase to ensure that they were being sensitive to the most visible lots, especially those with frontage along Hyland-Croy Road so those lots have additional standards as well as specific prohibited materials. Furthermore, she said the building permits will be reviewed against the Appearance Code. She said this issue was raised at City Council and architecture was shared with Council as part of the rezoning.

Bob Miller asked if the Commission had seen any architectural drawings.

Mr. Callahan said he did not recall presenting elevations to the Commission but when requested at City Council, he passed out some elevations and renderings. He said the homes in this series/collection are fairly new. He said the designs shared with Council were somewhat preliminary but have since been refined. He said the standards in the text are the same used for several neighborhoods in Dublin in recent years such as Riviera, Celtic Crossing, and Wellington Reserve. He added they are well aware of the architectural standards of Dublin Appearance Code and there are additional regulations in the text for the lots that face Hyland-Croy Road and those adjacent to open spaces. He said they added features like decorative garage doors and things of that nature. He indicated the appearance will be consistent with a lot of newer neighborhoods being developed.

The Vice Chair invited the public to speak.

Sandy Hite, 7505 Hyland-Croy Road, Plain City, said she lives right across from the existing horse farm and have been there for 11 years. She added their three children go to Dublin Schools and with the windows open they can hear the horses whinny. She said she cannot talk the owners into not selling their property. She asked if Dublin has a plan for Hyland-Croy Road. She stated it is a nightmare coming up and down this single, lane road, especially at peak hours. She said if another 73 houses are added, which could bring 150 more cars, we need to plan responsibly. She suggested the infrastructure be handled prior to the development of this proposal.

Mr. Brown said some things are in the Commission's purview and some things are not.

Amy Salay said that roadway is not Dublin's and the traffic generated from this development is going to be minimal compared to the 300+ multi-family homes that Jerome Township has approved. She noted the City of Dublin cannot take responsibility for the road when all that development is happening outside of Dublin's limits. She said the challenges going forward are at present the responsibility of Union County. She recalled the City did a Hyland-Croy Road character study a few years ago to design a beautiful area but implementation is not in the foreseeable future.

Ms. Hite said even though she has a Plain City address, she has been in Dublin approximately 19 years on and off and she considers herself a Dublinite. She said when someone buys a Dublin home here and pays Dublin taxes, and yet the main thoroughfare coming in and out of their development is on Hyland-Croy Road she thought Dublin would be responsible.

Ms. Martin said, as part of this application, an Infrastructure Agreement was approved by City Council on May 22, 2017, which detailed how the developer will contribute to off-site improvements and a number of those improvements are within Union County. She said the City will work with Union County to get those funds allocated to specific intersections that were identified in the Traffic Impact Study, which was required as part of the rezoning. Specifically out in front of the site, she noted there will be a right-hand turn lane and a left-hand turn lane built with the construction of phase one of this development.

Ms. Hite said she found out through this whole process that apparently she actually owns half of Hyland-Croy land underneath the road and wonders what rights she has to that piece of land that now 150 more cars are going to go over 10 times a day.

Mr. Brown said it is a right-of-way so every property almost always has utilities there. He understands her frustration with the City but they always try to get cooperation with Jerome Township.

Ms. De Rosa clarified the turn lanes discussed will be implemented with phase one. Ms. Martin answered the turn lanes are with phase one but there is no timeline associated with the implementation of the other off-site contributions/improvements.

Michael Hendershot clarified that in the Traffic Impact Study there were three intersections where they were about monetary contributions that would be made. For Hyland-Croy and Post Roads, he said, the contribution was made with the recording of the first phasing of the Plat and the other two intersections are due with the recording of the second Plat. Therefore, he said, there is timing associated with the monetary contributions.

Andrew Hite, 7505 Hyland-Croy Road, said it is not Dublin's road, however, for the traffic evaluation, the City did a mock up of turn lanes to which Mr. Brown confirmed. Mr. Hite said he now understands he has to go to Jerome Township with concerns but asked what information he can gain from the Traffic Impact Study that Dublin conducted.

Ms. Salay suggested our engineers provide Mr. Hite with information of which there is a significant amount.

Mr. Hendershot said the City of Dublin worked with Union County because they are the owners of the roadways so they have reviewed it and are in agreement with the outcome of the Traffic Impact Study.

Ms. Salay added there is a ton of information available to the public. Mr. Papsidero indicated that additionally, there should have been a traffic study conducted for the Jacquemin Farms development proposal but he is not certain if it had been completed and that would be under the County Engineers purview in Union County.

The Vice Chair called for any final comments. [Hearing none.] He called for a motion for the Final Development Plan followed by a motion for the Final Plat. He asked the applicant is he was in agreement with the four conditions as presented. Matt Callahan agreed.

Motion and Vote

Mr. Miller moved, Ms. Salay seconded, to approve the Final Development Plan with four conditions:

- 1) That the applicant remove all hazardous trees and invasive species from Reserve C within proximity of private property and the proposed path;
- 2) That the plans be updated to include a note that ensures the use of construction details that promote tree preservation techniques in the field location and construction of the shared use path;
- 3) That the applicant work with the City's Landscape Inspector to make appropriate shrub selections along the southwest side of the stormwater basin; and
- 4) That the developer request inspection of the tree protection fencing by the City's Landscape Inspector, prior to the removal of any trees to ensure preserved trees will not be impacted.

The vote was as follows: Mr. Brown, yes; Ms. De Rosa, yes; Ms. Salay, yes; and Mr. Miller, yes. (Approved 4 – 0)

Motion and Vote

Mr. Miller moved, Ms. Salay seconded, to recommend approval to City Council for a Final 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.

The Vice Chair asked the applicant if he was in agreement with that one condition to which he answered affirmatively.

The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; and Mr. Miller, yes. (Recommended for Approval 4 – 0)

4. BSD-P – Columbus Metropolitan Library, Dublin Branch 75 North High Street 17-069Z Rezoning

~~The Vice Chair, Chris Brown, said the following application is for a Rezoning of 2.4 acres from BSP-P, Bridge Street District Public to BSD-HTN, Bridge Street District Historic Transitional Neighborhood. He said the site is on the northwest corner of the intersection of North High Street and North Street. He said this is a review and recommendation of approval to City Council for a Standard District Rezoning under the provisions of Zoning Code Sections 153.232 and 153.234.~~

~~The Vice Chair asked if the Commissioners needed this case removed from the Consent Agenda. Cathy De Rosa said she had one question for staff and did not need a full presentation. She asked if the projects could be built through the current zoning.~~

~~Vince Papsidero confirmed the projects could be built under the existing zoning district, but as part of the Development Agreement the Library requested the City undertake a rezoning to allow for expanded uses should the site ever redevelop. He said the Historic Transition District provides additional uses and more flexibility for future redevelopment than the Public District. He said the proposed rezoning is consistent with the area plan, future land use map and serves as an anchor for the Historic District.~~

~~Ms. De Rosa confirmed the proposal brings more to the District. Mr. Papsidero agreed.~~

~~The Vice Chair invited the public to speak. [Hearing none.]~~

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The Clerk read the titles of Ordinances 26-17, 27-17 and 28-17 into the record:

Ordinance 26-17

Accepting the Annexation of 47.366 Acres from Jerome Township, Union County to the City of Dublin. (Agent: Tom Hart, Attorney/Agent for Petitioners, Johnston H. Means, R. Oliver Griffith and Deborah L. Griffith)

Ordinance 27-17

Rezoning Approximately 47 Acres from R, Rural District to PUD, Planned Unit Development District for the Development of the Site with 73 Single-family Lots and Approximately 21 Acres of Open Space on the East Side of Hyland-Croy Road, North of the Intersection with Park Mill Drive Under the Provisions of Zoning Code Section 153.050; and a Preliminary Plat for 73 Single-family lots, Rights-of-way, and Open Space in Accordance with Chapter 152, the Subdivision Regulations. (Case #16-086Z/PDP/PP)

Ordinance 28-17

Authorizing the City Manager to Enter into an Infrastructure Agreement with Pulte Homes of Ohio LLC for the Autumn Rose Woods Development.

Ms. Martin stated that Council has before them three ordinances related to the proposed Autumn Rose Woods development. This presentation will be provided jointly by the Law Director's office, the City Engineer and the Planning division. She will present the first two ordinances, and Mr. Hammersmith, City Engineer, will present the Infrastructure Agreement.

Ordinance 26-17 - Annexation:

This site is located on the east side of Hyland-Croy Road with approximately 1,000 feet of frontage. It is comprised of two parcels, both currently located within Jerome Township in Union County. The southern parcel is the existing Autumn Rose horse farm with single-family residences as well as paddocks. The site to the north contains a single-family residence, which is proposed to remain with this development.

The annexation request is for 47.366 acres. This includes no public rights-of-way. The City entered into a pre-annexation agreement with Pulte Homes with Ordinance 28-16, which provided for the concurrent review of the annexation as well as the rezoning and preliminary development plan, which are before Council for review tonight. The infrastructure component has been included with these, as well.

Ordinance 27-17 – Rezoning and Preliminary Development Plan:

The Community Plan identifies land use recommendations for sites within the City. This site is designated Mixed Residential Rural Transition and recommends single-family homes on smaller lots at a density of 1.5 dwelling units (DU) per acre. The proposal is consistent with that at 1.54 DU/acre, and that is with the intent of preserving the natural areas on the site. Additionally, the Thoroughfare Plan identifies recommended right-of-way widths. The City Engineer has worked with the Union County Engineer, as Hyland-Croy Road is not currently within the municipal boundaries of the City of Dublin, and the applicant has provided adequate right-of-way dedication to fulfill the future vision for the Hyland-Croy Road corridor.

Mr. Lecklider asked for confirmation that no right-of-way is included with this annexation request.

Ms. Martin responded that is correct. The annexation is only for the two parcels that compromise the 47.366 acre site.

Mr. Lecklider requested additional information.

Ms. Readler stated that the improvements to the Hyland-Croy Road that are required as part of the development are addressed in the Infrastructure Agreement, which provides for Union County, the City of Dublin and the developer to provide the turn-ins that are required and some of the offsite contributions, which Pulte Homes will be required to make. The annexation petition itself is only for the parcel up to the right-of-way line.

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Mr. Lecklider asked if it is through another mechanism that the needed right-of-way will be obtained to widen the road to four lanes in the future.

Ms. Readler confirmed that is correct. The agreement includes provisions for right-of-way dedication, either the City of Dublin or Union County, as applicable when the rights-of-way are needed.

Mr. Keenan inquired if the rights-of-way would be provided at no cost.

Ms. Readler responded that is correct.

Vice Mayor Reiner inquired if it would also include the corridor setback that has already been established on that roadway.

Ms. Readler responded that is correct.

Vice Mayor Reiner inquired if there is sufficient allowance for four lanes, the center median and the desired setback.

Ms. Martin responded that is correct. The development text requirements fulfill the rural roadway character designation that the Community Plan identifies for Hyland-Croy Road, which is a variable setback of 100 – 200 feet. In this development, it will be 150 feet. The Community Plan also identifies Special Area Plans for sensitive sites within the City. These are simply conceptual depictions of how development could occur. The proposal before Council is fairly consistent with the Area Plan's vision for this site in that it does preserve a significant amount of woods, provides the required setback along Hyland-Croy Road, and also provides single-family residences adjacent to existing single-family residences.

Proposed Preliminary Development Plan:

- This plan provides for 73 single-family lots, including 72 new lots as well as the preservation of one existing home on the 73rd lot.
- The site will develop in two sections, with 37 lots in Phase 1 and 36 lots in Phase 2. Additionally, stub streets will be connected to the north and south, as well as five public streets created.
- There will be 21 acres of open space across six reserves; 16 of those acres will be contiguous with Reserve C and the woods.
- The proposed uses and development standards are consistent with recently approved single-family subdivisions throughout Dublin, which permit parks, open spaces, homes and also the uses within the R-1 section of the Zoning Code.
- The applicant has also provided 21.3 acres of open space, all to be dedicated to the City of Dublin.
- Reserves A, B and F will be maintained by the homeowners association and will contain landscaping features, entry features, as well as bikepaths. Reserves C, D and E will be maintained by the City. These will contain natural features, wetlands and stormwater management facilities.

Proposed Preliminary Plat:

- The proposed preliminary plat is included and delineates lines that are described within the development text.

The Planning and Zoning Commission reviewed this application on March 2 and recommended Council approval with seven conditions, as listed. The applicant has worked with staff to fulfill all the conditions. They have fulfilled the conditions of the preliminary plat as well.

Ordinance 28-17 - Infrastructure Agreement:

Mr. Hammersmith stated that the execution of an infrastructure agreement is a Condition of Approval recommended by the Planning and Zoning Commission for the rezoning and the preliminary development plan. The most critical component of the infrastructure agreement is the traffic impact study, which establishes and determines the impacts to the associated transportation network adjacent to the site. It also determines the mitigating measures for those impacts.

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Traffic Study:

The developer, Pulte Homes, commissioned the traffic impact study, which was completed in May 2016 and recently updated in February 2017. The study looked at the impacts over a 10-year period, 2016 to 2026 -- the horizon years -- and determined that:

- The developer would be required to construct at 100% of the cost a southbound, left-turn lane into the site on Hyland Croy Road and a northbound, right-turn lane on Hyland-Croy into the site.
- Further offsite contributions would be necessary at three critical intersections: Hyland-Croy and Brand Road, where there is an existing roundabout; Hyland-Croy Road and Park Mill Drive, where future intersection control will be needed; and further to the south, Hyland-Croy Road and Post Road. That traffic impact study looked at the contributing traffic to those intersections, then an estimate was made of the future improvements that would be necessary to mitigate the traffic impact at those intersections.
- The cost estimates for the three intersection improvements, the amount of anticipated traffic contribution to that site and the developer's corresponding contribution are:

Hyland-Croy Road and Park Mill Drive - \$1,000,000; contributed traffic - 3% - \$30,000 (prior to recording of final plat for second phase or 12/31/25, whichever is earlier)

Hyland-Croy Road and Post Road - \$2,500,000; contributed traffic - 1.7% - \$42,500 (prior to recording of final plat for first phase)

Hyland-Croy Road and Brand Road/Mitchell-DeWitt Road - \$500,000; contributed traffic - 1.7% - \$8,500 (prior to recording of final plat for second phase or 12/31/25, whichever is earlier)

Total costs = \$4,000,000; total developer contributions - \$81,000 (approximately 2.13%)

He noted that the Hyland-Croy, Brand and Mitchell-DeWitt roundabout was constructed several years ago to be expandable, should it become necessary. The improvements will be made in two phases as the project develops. The first phase will be 37 homes; the second phase will be 36 homes.

Jurisdictional Boundaries:

Another important component of the infrastructure agreement addresses the jurisdictional boundaries and who presently controls the intersections. The intersections at Hyland-Croy, Park Mill Drive and Post Road are currently controlled by the Union County Engineer's Office. Therefore, those contributions will be paid to Union County. If those intersections should be annexed into the City in the future, those contributions would then be paid to Dublin.

The infrastructure agreement is consistent with the findings of the traffic impact study and has been mutually agreed upon by the City of Dublin and Union County Engineer. Staff recommends approval of the infrastructure agreement.

Vice Mayor Reiner inquired if the developer would pay for the shared-use path. Mr. Hammersmith responded that any of the shared-use paths, along both the frontage of Hyland-Croy Road and the connector to Park Place, would be the responsibility of the developer.

Mr. Lecklider inquired about the homeowners association's responsibility to maintain Reserve A, the cul-de-sac and a third reserve. He believes the City has a formula that determines whether the maintenance responsibility would create too great a burden for the homeowners. In the past, some neighborhoods have been unable to sustain the open space at a reasonable cost. Was that formula applied in this case?

Ms. Martin responded that the burden on the homeowners association (HOA) was taken into consideration. In the past, this land has always been dedicated to the City, so the

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City will cover the tax burden of that property. Typically, the frontage where a private landscape feature or entry feature would be located is maintained by the HOA. Since the stormwater management is not in that area, staff believes the HOA will be financially able to maintain that area.

Mr. Lecklider inquired if staff believes it is a reasonable burden, although shared by only 72 units. It is a significant open space in this location.

Ms. Martin acknowledged that is true.

Mr. Lecklider stated that to the south of this site, the Post Preserve and Park Place original landscaping plan included many trees. A significant number have needed to be replaced, which the City has subsidized through its Beautify Your Neighborhood grant program. The City does not want to make that mistake again.

Ms. Martin responded that staff has spoken with the developer about that. Actually, there has been a change in the thinking. Many of the treatments along Hyland-Croy Road were a product of the "Road to Wow" plan. They were formalized bosque treatments. Unfortunately, they did not thrive in that more naturalized rural corridor, so the neighborhoods to the north and south have transitioned or are transitioning toward a more rural character. That is the direction that staff has given the applicant, which will be finalized with the Final Development Plan.

Mr. Lecklider stated that with respect to that particular reserve, he hopes that a fence will not be included. In his experience, fences never are a long-term solution. One example is the fence along Brand Road, which had slats missing for a considerable amount of time. They have been replaced but remain unpainted. Even fences made of synthetic material do not hold up well over time.

Ms. Martin responded that, with respect to the entry feature, she would defer to the applicant. The only fences that are proposed as part of this application are fences that already exist, and those will only be maintained between abutting single-family residential lots.

Mr. Lecklider inquired if language is included to address when the maintenance responsibility shifts to the HOA. In the early years, the HOA cannot bear that burden, so there should be language specifying that the responsibility does not transfer to the HOA until a certain number of the units are sold. He requested the applicant to address that point in his presentation.

Ms. Martin noted that prior to Mr. Hart's presentation, she will summarize the recommended Council actions. Staff recommends approval of the three ordinances before Council. As staff has worked through the infrastructure agreement with the applicant, it has become apparent that the discussion about tree preservation and a waiver of some of the requirements should occur concurrent with the requests for annexation, rezoning and infrastructure agreement. Because Ms. Husak is currently working on an update of the City's tree waiver policy, she will address that recommendation.

Ms. Husak stated that staff has been working on an update to the tree waiver policy, but the timing of this project precedes completion of that policy. At their last meeting, PZC reviewed a draft of the revised policy, and staff hopes to have a final draft of that policy prepared for consideration at the June 12 Council meeting. In the meantime, the applicant has requested a waiver from the current policy's tree replacement fees. Therefore, staff requests that Council also include this consideration in their review of the preliminary development plan. This would be included in the development text. The shaded area [slide shown] depicts the wooded area that the applicant proposes to preserve. Approximately 10 percent of the wooded area is being removed to accommodate the cul de sac and the lots that are proposed within that roadway. The trees designated within the darker shaded area are landmark trees proposed for removal. Landmark trees are trees that are healthy or in fair condition and 24 inches or greater in diameter. Non-landmark trees are any healthy or fair condition trees that are six to 24 inches in diameter.

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For this proposal:

- 173 non-landmark trees equaling 1,910 inches in diameter are proposed for removal; and
- Six landmark trees equaling 169 inches are proposed for removal;
- The Code requires that these be replaced inch for inch. Therefore, the applicant would be required to replace a total of 2,079 inches, which means 832 2½-inch diameter trees. The cost would be \$207,900.
- Due to the open spaces being provided, and recognizing Council’s concern about the maintenance of open spaces by HOAs, it is not reasonable to require the applicant to replace 832 trees on the site. If the applicant were to choose to pay a fee in lieu of the replacement of those inches, the fee would be \$207,900.
- Typically, Council has allowed non-landmark trees to be replaced tree for tree, as opposed to inch for inch. In this case, the applicant would be allowed to replace 241 trees of 2.5 inches in diameter each.
- The project has not reached the final development plan stage, but at the current stage, the applicant is proposing to replace half of the required inches with trees, which would be 301 inches or 121 trees across all the reserves within the development.
- They would pay a fee in lieu of for the remainder of the trees or \$30,000. Without the waiver, the required fee in lieu of would be \$177,750.
- A significant amount of the woodlands on the site will be preserved, saving 95 percent of the landmark trees, removing only five percent. Significant efforts have been made for preservation. It also is not wise to replant the site so heavily that it cannot be maintained by the City or the HOA.
- Therefore, staff recommends that two conditions be added to the existing seven recommended conditions:
 8. That the development text be modified to permit tree-for-tree replacement non-landmark trees with a minimum of 301.5 inches to be replaced on-site;
 9. That the applicant work with staff to ensure that any additional inches provided are appropriately located on the site to ensure the long-term survival of replacement trees.

Staff and the applicant are available to respond to any questions.

Mayor Peterson noted that this rezoning is being considered concurrently with the annexation acceptance. Given the land is still within Jerome Township, is there anything that would prevent the applicant from cutting down whatever trees desired at this point? Ms. Claudia responded that there is not, aside from political will.

Mr. Lecklider stated that six landmark trees in the cul de sac are proposed for removal. In general, where are the 173 non-landmark trees located?

Ms. Husak responded that those are in the woods where the stormwater management pond has to be accommodated; the others would be in the cul de sac. These trees are of substantial size, but are not of landmark size.

Mr. Lecklider asked for confirmation that no trees would be removed along the fencerow, but only to the north or south.

Ms. Husak responded that area is intended to be preserved. The applicant has been requested to move utilities south toward the lots to ensure the survival of the fencerow trees.

Mr. Lecklider noted that the existing homeowners will likely be concerned with the preservation of the trees along the fencerow. He inquired if the developer has met with the neighborhood residents.

Ms. Husak responded affirmatively. Planning, Engineering, and Parks and Rec staff walked the site with the applicant, as well, to verify the survey and where trees should be preserved.

Mr. Keenan asked about the timing of Council’s consideration of a revised tree waiver policy.

Ms. Husak responded that the intent is to provide this to Council for consideration at their next meeting on June 12.

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Ms. Alutto noted that the developer is dedicating more than 35 percent of the property to open space, which is significantly greater than what is provided in other developments. Ms. Husak responded that it is more than the Code requirement, but there have been a few recent developments with dedications of 40 plus percent.

Ms. Amorose Groomes stated that this is a woods with many large, beautiful trees, and it is worth preserving to the greatest extent possible due to the quality of the plant material contained therein.

Mayor Peterson invited the applicant's representative to present.

Thomas L. Hart, Isaac Wiles, 2 Miranova Place, Columbus stated that with him tonight are Matt Callahan of Pulte Homes and Greg Chillog, landscape architect with The Edge Group.

- There were two neighborhood meetings and two Planning and Zoning Commission hearings, one of which was an early concept plan hearing. They also received Council member input, which was incorporated into this plan.
- They believe the proposed plan balances the surging market demand for empty nester housing in Dublin along with Dublin's high development standards. The plan meets the Code; Dublin's architectural standards; and complies with the Community Plan in terms of density, woods preservation, multi-use path connections, open space requirements, and the required large setbacks along Hyland-Croy Road. They endeavored to respect the Community Plan and Future Land Use Plan with the significant preservation on the site.
- They listened to the neighborhood's concerns and came up with the least impactful plan. A key moment in this process was when they made the decision to try to structure the site as an empty nester product, which the neighborhood strongly supported.
- They will be providing 72 single-family, primarily first-floor living homes – large, ranch patio-style homes. They will have master bedrooms on the first floor; many with a second bedroom downstairs; the units are designed to have some flexible finished space on the second floor, but limited to only 50% of the first floor area.
- The site will actually have 45 percent open space – 21 acres.
- In regard to the tree waiver request: they will be preserving 90 percent of the woods overall – 16.6 of the 18.5 acres. They will be providing a significant public benefit in protecting 16+ acres of very mature woods and also allowing access to those woods for the first time. Through their meetings, the neighbors recognized that their plan is essentially guaranteeing the preservation of the woods for their use for the first time. They do not have that use and that guarantee today, and this helped to garner their support. The bottom line, though, is that when that much acreage is set aside on a development site and given the amount of setback off Hyland-Croy Road, the development envelope on this site is very compact. Application of the Code requirements as they read would result in a situation where, due to the amount of fee in lieu of, they could not create this quality development in addition to the desired regional road improvements.
- He appreciates that Engineering staff worked with them on the infrastructure agreement to provide them some flexibility in terms of when the regional improvement fees are due and when they must make their improvements. This site will not have the same traffic impact as a traditional, single-family housing development with many trips per household. However, the traffic along this corridor will increase and they will be contributing per the findings of their traffic study.
- The combination of those factors led them to request the tree waiver at the time of the rezoning. They are unable to determine the feasibility of this development without knowing what level of waiver would be supported.

Mayor Peterson asked if approval of those additional conditions would be part of the Ordinance 27-17 approval.

Ms. Readler responded affirmatively.

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Mayor Peterson inquired if the developer is agreeable to the addition of those two conditions to the rezoning.

Mr. Hart indicated that he would be agreeable.

Mr. Lecklider stated that he would prefer not to have fencing included in the entryway. He would prefer stone or brick, something other than a fence that would become a burden on the HOA to maintain. He would like something that is more sustainable long term.

Mr. Hart stated that he assumes he is referencing the entry along Hyland-Croy.

Mr. Lecklider responded affirmatively.

Mr. Hart stated that they had not planned for that, but will definitely consider it with the final details.

Mr. Lecklider stated that he has made this comment a number of times previously, although he is not certain of the extent to which that has been supported by staff.

Mr. Hart responded that staff has informed them that traditional landscaping used by other developments in their entryways in this area was unable to stand up to the wind and weather. They will attempt to provide something that is more natural to the prairie environment, which will be low impact and low maintenance.

Mr. Lecklider stated that he was a member of the Planning and Zoning Commission at the time the "Road to Wow" attempt was made. Everyone's intentions were good, but he believes the City learned from this experience.

Mr. Lecklider asked if any elevations have been presented to staff.

Ms. Martin responded that elevations were provided to staff as a concept of their product type; however, elevations are not required with a rezoning or preliminary development plan. Only the materials were designated in the text.

Mr. Lecklider asked at what point staff or PZC would see elevations.

Ms. Martin responded that elevations would be reviewed at building permitting. They are not required in a planned unit development for single-family residential. They would be required for a condominium product.

Mr. Lecklider asked if there would therefore not be any review of the elevations.

Ms. Martin responded that elevations would be reviewed against the development text at permitting and must meet the Appearance Code as well as the additional standards that are provided in the text. There will be no individual review of each elevation.

Mr. Lecklider stated that he, and likely all of Council, would have a fairly high expectation for these elevations. What was shown at the conceptual level did not meet his expectations, although there may have been other iterations since that time.

Mr. Hart stated that he believes that what they showed is what the company is building for the first time in this market.

Mr. Lecklider stated that he recalls seeing an example of something built in Indiana and other markets.

Matt Callahan, Pulte Homes, 4900 Tuttle Crossing Boulevard, Dublin, stated that the elevations would be very consistent with the character and design of other newer communities. He has a sample set of elevations with him that he will share this evening. Mr. Lecklider inquired if this is a new design, unique to Dublin.

Mr. Callahan responded that it is a new series of homes for the company. They are offering something similar in Indianapolis, in the Carmel and Westfield communities. What will be offered in Dublin will be a style very similar to the renderings and photos in the packet that he has shared.

Vice Mayor Reiner inquired if their past projects with this style of homes became senior-dominated projects.

Mr. Callahan responded affirmatively. These homes are designed primarily for seniors who are ready to downsize, but not yet ready for condominium living. These homes cater to buyers seeking first-floor living options.

Vice Mayor Reiner inquired what percentage of these homes would have three-car garages.

Mr. Callahan responded that three-car garages are available for all the homes; it is the buyer's choice. There is space for a three-car garage on every lot.

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Vice Mayor Reiner stated that he and Mr. Lecklider may respectfully disagree on the fencing issue, particularly if The Edge Group considers a fence to be a defining feature for this subdivision. His HOA has been installing more fences – probably about two or three miles of fencing. They are an interesting way to demark a special area. If it is considered an important aesthetic element for this project, he does not object. He does not have an issue with fencing, provided the homeowners maintain it.

Mr. Keenan inquired about the price point of these homes.

Mr. Callahan responded that they anticipate the homes to average around \$500,000.

Mr. Lecklider inquired if the three-car garages would be subject to regulations, as only a certain percentage of the front elevation can be comprised of garage.

Ms. Martin responded that is correct, as the Appearance Code does regulate front-loaded or side-loaded garages.

Mr. Keenan noted that he is surprised that with this \$400-\$500,000 price range, the elevations are finished as such. Is this process different? It was his impression that PZC has always reviewed the elevations from an architectural and finishing perspective.

Ms. Martin responded that applicants often volunteer to share their elevations, but this is not required. Any required architectural details are prescribed in the development text, as that will regulate the zoning.

Mr. Keenan stated that when the materials are discussed for the development text, it is necessary to have examples of elevations to demonstrate what is intended; for instance, whether it be stone or brick. Further in the process, they should share some elevations.

Ms. Martin responded that is an option. Staff has certainly seen development texts that have character images, but the text is the regulating component. This development text, in particular, does place additional regulations on homes fronting Hyland-Croy Road due to the increased visibility of those lots. Some architectural details are required to be added or restricted.

Ms. Amorose Groomes stated that in the development standards, it speaks of the cladding materials and percentages that are a little higher than what is found in the general Appearance Code. It also addresses the concern about the garage frontages and percentages. It is not unusual to have the development standards in text form versus pictorial form.

Ms. Salay asked for confirmation that there will be a final development plan stage at PZC, where there are renderings and discussions regarding building materials and percentages, and where fine-tuning occurs.

Ms. Husak responded that does not occur for single-family platted lots. There were many images in the Riviera text for architectural purposes. However, as the final development plans were finalized, PZC approved landscaping, street sections and the final plats, but did not review or approve elevations for any of the individual homes. The Celtic Crossing text has no images. The image-heavy plans are for the newer developments – Tartan West, Tartan Ridge, and Riviera. However, it is not a requirement in Dublin's Zoning Code to have elevations approved for single-family platted lots. The percentage perspective is considered with condominiums.

Mayor Peterson invited public testimony on Ordinances 26-17, 27-17 or 28-17. There was no public testimony.

Mayor Peterson called for the vote on Ordinance 26-17.

Vote on the Ordinance: Ms. Salay, yes; Mr. Lecklider, yes; Ms. Amorose-Groomes, yes; Vice Mayor Reiner, yes; Mayor Peterson, yes; Mr. Keenan, yes; Ms. Alutto, yes.

Mayor Peterson moved to amend Ordinance 27-17 to include the two additional conditions, as recommended by staff:

- 8) That the development text be modified to permit tree-for-tree replacement non-landmark trees with a minimum of 301.5 inches to be replaced on-site;

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9) That the applicant work with staff to ensure that any additional inches provided are appropriately located on the site to ensure the long-term survival of replacement trees.

Mr. Keenan seconded the motion.

Vote on the motion: Ms. Amorose Groomes, yes; Mayor Peterson, yes; Ms. Alutto, yes; Mr. Lecklider, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes.

Vote on Ordinance 27-17 as amended: Mr. Keenan, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes.

Mayor Peterson moved to approve the Preliminary Plat.

Mr. Lecklider seconded the motion.

Vote on the motion: Vice Mayor Reiner, yes; Ms. Alutto, yes; Ms. Salay, yes; Mayor Peterson, yes; Mr. Lecklider, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes.

Vote on Ordinance 28-17: Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Alutto, yes; Ms. Amorose Groomes, yes; Mayor Peterson, yes.

Mayor Peterson moved to dispense with Council Rules of Order to address Ordinances 30-17, 31-17(Amended) and 32-17 together.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Mayor Peterson, yes; Mr. Keenan, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Ms. Alutto, yes.

The Clerk read the titles of Ordinances 30-17, 31-17 and 32-17 into the record.

~~Ordinance 30-17~~

~~Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$1,395,000 for the Purpose of Paying the Costs of Improving the Municipal Sewer System;~~

~~Ordinance 31-17 (Amended)~~

~~Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$6,800,000 for the Purpose of Paying the Costs of Improving the City's Facilities;~~

~~Ordinance 32-17~~

~~Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$27,375,000 for the Purpose of Paying the Costs of Improving the City's Vehicular and Pedestrian Transportation System within and Serving the Bridge Street District;~~

Mr. McDaniel stated that there have been no changes since the first reading of these ordinances. At the first reading, it was indicated that Ordinance 31-17 would be amended to add the construction of two salt barns, with no change in the total amount of bonds. Originally, the CIP provided for the reconstruction of one salt barn and a second salt barn a couple years later. Due to a potential for savings in other projects, construction of the second barn could be accelerated. The efficiencies of doing so are currently being studied. The amendment of this ordinance would provide authorization, should the decision be made to do so.

Ms. Amorose Groomes stated that, although Ms. Mumma was not able to be present tonight, she is hopeful that the discussion regarding debt initiated at the previous Council meeting will be continued. She requested clarification regarding Ordinance 32-17 – have contractual commitments already been made for those funds?

Mr. McDaniel responded affirmatively.

Ms. Amorose Groomes inquired if passage of Ordinance 32-17 essentially ensures that those financial commitments are fulfilled.

Mr. McDaniel responded affirmatively.

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Ordinance 20-17

Establishing the Location and Amount of Cash on Hand for Change Funds.

Mr. Stiffler stated that there were no changes since the first reading. This ordinance will establish change funds for the Events division and increases the amount of petty cash in Finance Administration.
Council had no questions.

Vote on the Ordinance: Ms. Autto, yes; Mr. Lecklider, yes; Ms. Salay, yes; Mayor Peterson, yes; Vice Mayor Reiner, yes.

Ordinance 21-17

Amending the Annual Appropriations Ordinance for the Fiscal Year Ending December 31, 2017.

Mr. Stiffler stated that this ordinance will amend the 2017 Appropriations, and details are outlined in the memo. There are no changes since the first reading on April 10.

Vote on the Ordinance: Vice Mayor Reiner, yes; Ms. Salay, yes; Mayor Peterson, yes; Ms. Amorose-Groomes, yes; Ms. Alutto, yes; Mr. Lecklider, yes.

INTRODUCTION / FIRST READING -- ORDINANCES

Mayor Peterson moved to suspend Council's Rules of Order and address Ordinances 26-17, 27-17 and 28-17 together.

Mr. Lecklider seconded the motion.

Vote on the motion: Mayor Peterson, yes; Ms. Amorose-Groomes, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Alutto, yes.

The Clerk read the following titles into the record.

Ordinance 26-17

Accepting the Annexation of 47.366 Acres, More or Less, in Jerome Township, Union County to the City of Dublin. (Agent: Tom Hart, Attorney/Agent for Petitioners, Johnston H. Means, R. Oliver Griffith and Deborah L. Griffith)

Ordinance 27-17

Rezoning Approximately 47 Acres from R, Rural District to PUD, Planned Unit Development District for the Development of the Site with 73 Single-family Lots and Approximately 21 Acres of Open Space on the East Side of Hyland-Croy Road, North of the Intersection with Park Mill Drive Under the Provisions of Zoning Code Section 153.050; and a Preliminary Plat for 73 Single-family lots, Rights-of-way, and Open Space in Accordance with Chapter 152, the Subdivision Regulations (Case #16-086Z/PDP/PP).

Ordinance 28-17

Authorizing the City Manager to Enter into an Infrastructure Agreement with Pulte Homes of Ohio LLC for the Autumn Rose Woods Development.

Ms. Salay introduced Ordinances 26-17, 27-17 and 28-17.

Nicole Martin, Planner stated that this is a request for consideration of an annexation, rezoning and preliminary development, preliminary plat and infrastructure agreement. She inquired if Council would prefer to have the staff presentation at this meeting or the next hearing.

Ms. Salay suggested that, due to the lateness of the hour, she would prefer to defer that to the next hearing.

Council concurred. The presentation will be at the second reading/public hearing, which is scheduled on May 22, 2017.

Mayor Peterson inquired if the applicant has any objection to deferral of the presentation to the second reading.

The applicant indicated he has no objection.

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There will be a second reading/public hearing at the May 22, 2017 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 26-17

Authorizing the City Manager to Enter into a Collective Bargaining Agreement with the Fraternal Order of Police – Capital City Lodge No. 9 Regarding Wages, Hours, Terms and Conditions of Employment for Employees within the Police Officer, Corporal, and Sergeant Bargaining Units.

Mayor Peterson introduced the resolution.

Mr. McDaniel stated that the staff memo highlighted the changes from the previous agreement. The term of this agreement is for three years. The bargaining unit has ratified the agreement. Staff recommends approval.

Vote on the Resolution: Mayor Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Amorose-Groomes, yes; Vice Mayor Reiner, yes; Ms. Alutto, yes.

Resolution 27-17

Adopting a Statement of Services for a Proposed Regular Annexation of 44.0 Acres, More or Less, from Jerome Township, Union County to the City of Dublin. (Aaron L. Underhill, Esq. and/or David Hodge, Esq., Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054, Agent for Petitioners Roger Warren Gorden and Denise Ann Gorden, 7866 Harriott Road, Dublin, OH 43017)

Vice Mayor Reiner introduced the resolution.

Ms. Readler stated that the Union County Commissioners have scheduled a hearing for this matter on May 16, 2017. For a regular annexation petition, the City must adopt a statement of services and submit it at least 20 days prior to that hearing. The resolution provides the City's assessment of services that would be provided to the area upon annexation, as detailed in the packet information. Staff recommends approval. Council had no questions.

Vote on the Resolution: Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Ms. Amorose-Groomes, yes; Ms. Alutto, yes; Mayor Peterson, yes.

Resolution 28-17

Adopting a Statement of Services for a Proposed Regular Annexation of 72.1 Acres, More or Less, from Jerome Township, Union County to the City of Dublin. (Aaron L. Underhill, Esq. and/or David Hodge, Esq., Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054, Agent for Petitioners Arthur G. Wesner and Elizabeth I. Wesner, 7455 Hyland Croy Road, Plain City, OH 43064 and Paul Jacquemin and Mary Jacquemin, 7437 Hyland Croy Road, Plain City, OH 43064)

Vice Mayor Reiner introduced the resolution.

Ms. Readler stated that the annexation petition hearing is scheduled for May 23, 2017. The statement of services detail is provided in Council's packet. Council had no questions.

Vote on the Resolution: Ms. Amorose-Groomes, yes; Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mayor Peterson, yes; Ms. Alutto, yes.

Mayor Peterson moved to suspend the Council Rules of Order to address Resolutions 29-17 through 36-17 together.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Vice Mayor Reiner, yes; Ms. Alutto, yes; Ms. Salay, yes; Mayor Peterson, yes; Mr. Lecklider, yes.

The Clerk read the property names and addresses of the following Resolutions into the record:



RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 2, 2017 | 6:30 pm

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

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

Proposal: 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. The site is located on the east side of Hyland-Croy Road, north of the intersection with Park Mill Drive.

Request: Request for review of a Concept Plan and for review and recommendation of approval to City Council of a Rezoning with Preliminary Development Plan under the provisions of the Zoning Code Section 153.050. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Matt Callahan, Pulte Homes of Ohio, LLC.

Planning Contacts: Nichole Martin, Planner I and Claudia D. Husak, AICP, Senior Planner.

Contact Information: (614) 410-4600; nmartin@dublin.oh.us or chusak@dublin.oh.us

MOTION 1: Mr. Stidhem moved, Ms. De Rosa seconded, to forward a recommendation of approval to City Council for this Rezoning with Preliminary Development Plan because this proposal complies with the applicable review criteria and the existing development standards within the area 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 a City Council hearing of the rezoning;
- 4) That as part of the development of Section 1, the applicant provide 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 used path connection to connect Mill Springs Drive to Hyland-Croy Road and the larger regional network to the satisfaction of the City Engineer prior a City Council hearing of the rezoning;
- 6) That the development text be updated to reflect the Preliminary Development Plans prior to a City Council hearing of the rezoning; and
- 7) In accordance 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 the above conditions.





RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 2, 2017 | 6:30 pm

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

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

VOTE: 4 – 0.

RESULT: This Rezoning with Preliminary Development Plan will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

MOTION #2: Mr. Stidhem motioned, Ms. De Rosa seconded to forward a recommendation of approval to City Council for this Preliminary Plat because this proposal complies with the applicable review criteria with one 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.

VOTE: 4 – 0.

RESULT: This Preliminary Plat will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

Nichole Martin
Planner





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 Chillog, 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;

- 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.

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.



City of Dublin

Land Use and Long
Range Planning
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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

MAY 21, 2015

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

1. Means/Griffith Property 15-030INF 7540 and 7660 Hyland-Croy Road Informal Review

Proposal: A potential residential development of a 48-acre site on the east side of Hyland-Croy Road across from the Glacier Ridge Metro Park, south of Brand Road. The proposal includes two concepts for development for single-family lots of varying sizes with up to 70 lots and up to 21 acres of open space.

Request: Informal review and feedback for a potential residential development prior to a future Concept Plan application.

Applicant: Matt Callahan, Pulte Homes of Ohio, LLC.

Representative: Thomas L. Hart, Esq. Isaac Wiles Burkholder & Teetor, LLC.

Planning Contact: Marie Downie, Planner.

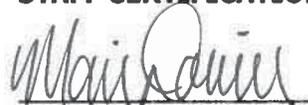
Contact Information: (614) 410-4679, mdownie@dublin.oh.us

RESULT: The Commission informally reviewed and provided feedback for two different site layouts for a potential residential development on a 48-acre site on the east side of Hyland-Croy Road currently within Jerome Township across from Glacier Ridge Metro Park. The Commission supported the preservation of the existing trees and using the area as an added park amenity. The Commission had concerns regarding the dry basins/bio-swales as potential stormwater management methods and asked the applicant to provide additional information on how these would look and function.

MEMBERS PRESENT:

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

STAFF CERTIFICATION


Marie Downie, Planner

**1. Means/Griffith Property
15-030INF**

**7540 and 7660 Hyland-Croy Road
Informal Review**

The Chair, Ms. Newell, said the following application is a request for informal review and feedback for a potential residential development of a 48-acre site on the east side of Hyland-Croy Road across from the Glacier Ridge Metro Park, south of Brand Road. She said the proposal includes two concepts for development for single-family lots and open space.

Marie Downie reported there was a neighborhood meeting regarding the proposal and approximately 15 nearby residents attended who expressed concerns about the lot sizes, buffering between the subdivisions, retaining the existing fence surrounding the property, construction debris, and home values.

Ms. Downie said the Community Plan identifies future land uses for areas of land that are not currently within the City for the event that they are annexed. She said future land uses have been identified for the parcels along Hyland-Croy Road and to the west, which are not part of the City of Dublin. She said the future land use for this site in particular is *Mixed-Residential Rural Transition*, which is intended to provide a density of 1.5 units per acre with a mix of housing types on smaller lots and significant open space. She noted the majority of the surrounding uses are residential.

Ms. Downie said the Thoroughfare Plan identifies four major categories to define the visual experience for the major thoroughfare. She presented the characteristics for the rural category of which Hyland-Croy is classified.

Ms. Downie said the site is included in the Northwest Glacier Ridge Special Area Plan, which provides concepts to guide future development of this area. She said it recommends the use of Conservation Design principles to preserve the existing wooded area and maximize views. She presented a sample layout that includes a mixture of housing types preserving the existing residential structure and the continuation of open space along Hyland-Croy Road.

Amy Salay asked how many units are depicted in the rendering.

Claudia Husak said this would correspond to the 1.5 units per acre future land use density assigned.

Matt Callahan, 5782 Tarton Circle North, said he was here on behalf of the applicant – Pulte Homes. He said Pulte is relatively new to Central Ohio and is now located in Dublin. He said they are ready to launch the first all-Pulte Homes community at the Celtic Crossing Community to the west side of Hyland-Croy Road, across from Jerome High School. He described Pulte as a unique style of homes and floor designs new to Central Ohio.

Mr. Callahan said the goals for this site are to: bring high quality housing; protect and enhance home values in the adjacent neighborhood; develop density comparable to the Community Plan; incorporate high standards; tie into the existing roadway and bike path connections; maintain a rural feel and character of Hyland-Croy Road; maintain generous setbacks, protect the wooded open space on the eastern portion of the site; and add to the existing Park Place Park. He said there are two concept plans to be presented this evening and neither have less than 40% open space. He said the goal is to obtain feedback from both the Commission and the residents.

Greg Chillog, Edge Group, 330 W. Spring Street, Suite 350, Columbus, Ohio, 43215, said a couple of options were developed to present with a lot of similarities and a couple of major differences between the two. He said the applicant views the site as an infill site with many existing conditions that surround the property that dictate what can be done on the interior of the property.

Mr. Chillog presented the site that includes two street connections and an extension of the bike path leading to the park area to the south. He said both concept plans have approximately 1.5 units per acre. He said Concept A represents 75 units of 70 to 80-foot lots. He noted the connections and the main drive allowing for a grid system similar to what exists to the north and south of the site. He said the larger lots face Hyland-Croy Road and the perimeter of the site and the smaller lots are located at the site's interior. He said the idea of Concept A would be to extend a cul-de-sac into the woods to handle stormwater and drainage and allow for a larger green space as a focal point. He said Concept B is an alternative to handle the quantity and quality of stormwater. He said there are the same neighborhood connections as Concept A but the entrance would be midway into the project allowing a grid to the north and to the south, but staying out of the trees. He noted a smaller pond and bio-swales or dry retention areas to hold the water longer and clean it before it arrives at the pond. He said the big differences between the two plans deals with the stormwater.

Victoria Newell asked how the bio-swales and bio-retention areas would be planted.

Mr. Chillog responded that right now it is a "big idea" that needs development with a detailed planting plan. He said grass would not be planted to be mowed. He said it should be under drained. Typically, he said, there is a pipe with a catch basin in the rear of all the lots but the applicant is hoping for something different.

Ms. Salay asked how deep the ones behind the lots need to be as well as the one up front.

Mr. Chillog said he did not know the exact depth but imagined it would be three to five feet maximum. He said the space drawn between the lots allows for a gradual depth.

Bob Miller asked who would be responsible for the green space. Mr. Chillog said he thought all the green space would be dedicated to the City and most likely, the frontage would be maintained by the HOA.

Ms. Husak said there have been some discussions about those areas between the lots since they are intended in this particular concept to be stormwater management areas, that there needs to be some care taken of delineating those so that residents know where the lots end and the possibility of dedicated City maintained reserves.

Mr. Miller asked if the woods were pretty wet.

Ms. Husak said the reason why woods usually exist is because the area is wet. She said there were discussions with the applicant early on about considering the area within the woods as stormwater management to be counted. She indicated the quality and quantity water standards had not been reviewed yet. She said this may cause more disturbance than desired so preserving the woods has been recommended as the preferable option.

Cathy De Rosa asked if there were examples in the City of Dublin where this is successful.

Ms. Husak responded there were not any good ones, yet. She said there is a landscape architect on staff who has a tremendous amount of knowledge of where this has worked successfully in other parts of the country. With this proposal, she said we will rely heavily on her to evaluate our past mistakes.

Ms. Newell asked if that was achievable since bio-swales are difficult to have look nice and function well.

Ms. Husak answered this is definitely something doable. She explained to get the density to work out with a single-family type product and tree preservation being a high priority, something different has to occur on this site. She said she is confident this can be successful; it will just take a different approach than what has been done in the past.

Mr. Chillog said this is often done in parking lots where it is a lot easier and sees this as being closer in size to what is accomplished in a parking lot that might drain two or three bays to an area with a nice clean edge around it.

Ms. Newell said these appear very rectilinear in that plan. She asked if there was ability within this plan for undulation or to soften the edges that might make them more naturalized in appearance and less ditch-like.

Mr. Chillog answered affirmatively and explained that 40 or 50 feet would allow for softened edges and undulation.

The Chair invited public comment.

Ms. Downie posted the discussion questions up on the screen.

Alysia Cassini, 7545 Marston Lane, said she attended the meeting hosted by the developer where they stated their development should be equal or better to Park Place and Bishop Crossing. She indicated their proposal was for single-family homes starting at \$400,000 or more. She said she was thrown off to hear the term multi-family homes for this project tonight. She said the acreage for these lots span .20 - .23 acres per home. She requested that the lot sizes match Park Place and Bishop Crossing. She asked the Commission to focus on preserving the woods as part of Park Place Park and use the Conservation Design principles. She suggested to the developers that they invite the entire neighborhood to the neighborhood meetings instead of just the residents that border the property.

Marian Vordemark, 6834 Stillhouse Lane, in Post Preserve, said she has been president of their HOA for over five years. She said she attended the meeting hosted by the Developer, even though she did not receive a letter. She indicated she understands there is a rule in place that Developers only need to notify residents within 150 feet. She said she is in favor of residential development, which mirrors Park Place. She said Post Preserve and Park Place are joint HOAs, consisting of 292 home sites joined together under one body. She stated Park Place lost 57 ornamental cherry trees at their entrance and it takes a long time to grow trees. She said the woods in this proposal have many mature trees, which she would like to see preserved.

Mr. Brown said two concepts have been presented and asked Ms. Vordemark which plan she would prefer and she responded Concept B.

Julia Turley, 6727 Burnside Lane, said her home backs up to the woods and prefers Concept B. She said she agreed with the comments made by Ms. Cassini. She inquired about the impact to the schools if this project were to move forward. She noted that nobody can turn left off of Hyland-Croy Road onto Post Road after 5:00 pm and wanted to know how the traffic flow issues were being addressed with the increased traffic that would be a result of this development. She indicated she appreciated the stormwater being addressed.

The Chair said Staff may be able to address some of her concerns.

Steve Langworthy said Planning does not have any control over the school issues but stated there is regular communication. He reported that maps and figures have been provided to the schools about the remaining developable land in the northwest area and the potential number of homes that could be developed. He said this information allows the schools some advanced planning.

Ms. Turley said trailers are already being added to the high school.

Mr. Langworthy confirmed there are some temporary measures being taken but will be some permanent building as well.

Ms. Turley said that would translate into a need for more schools, more building, and increased property taxes. She asked why all the neighbors were not notified.

The Chair stated there are some very specific regulations when an applicant files, they have to notify residents and businesses within a public distance around that property that does not necessarily require notification to an entire neighborhood.

Ms. Husak pointed out that the applicant is not required to meet with neighborhoods; Planning asks applicants to do that, which this applicant agreed to do. She said they used the same notification requirements that staff followed for this public meeting. Additionally, she said the City has the policy to post a sign in front of a respective neighborhood alerting them of the public meeting as well as having a consistent presence on the internet.

Amy Salay suggested contacting HOA presidents, who can then notify the neighbors.

Ms. Husak said that is part of the rules as well.

Ms. Salay said several of the City Council members meet with the school district on a monthly basis. She said the school district has been aware that we have developable land in the district and we are doing our best to plan that. Additionally, she said this area has been in the Community Plan since 2007. She indicated all of us would like to see this area remain a horse farm, but it is private property and they have the right to develop it. She said the applicant needs to meet the guidelines of our Community Plan, which is pretty low in terms of density.

Tina Wawszkiewicz said the next case on the agenda this evening includes the possibility of an annexation of Hyland-Croy Road and particularly the intersection with Post Road. She said if that were to go forward, Staff would consider with Union County, how a transfer would happen. She reported the long-term interchange plan is well developed.

Mr. Miller inquired about the SR161/US 33 plan as of today.

Ms. Husak suggested getting into that discussion with the second case as it is more directly impacted.

Joe Bogner, 6718 Monticello Lane, asked about the intended use for the large lots. He asked if the existing residential building will be kept intact. He asked if somebody would buy that to live in or if it is meant to be kept for historical preservation.

Mr. Callahan said the intent is for the existing home on the property to remain in place and the existing owner could sell in the future.

Mr. Bogner asked about the playgrounds. He said he thought all new developments require a playground or access to a playground and did not see it in this concept plan other than through a bike path.

The Chair reminded the speakers that this is a Concept Plan for non-binding feedback so in most cases, all the details will not be available.

Ms. Husak said it is not a requirement of have a playground or access to one.

Mr. Bogner asked if sidewalks are intended for this development. Ms. Husak confirmed that sidewalks are a requirement.

Melissa Bogner, 6718 Monticello Lane, asked that a playground be considered. She said the playgrounds in Park Place and Bishop Crossing are geared towards two through five-year old children and requests something appropriate for the next age group. She indicated she prefers paths that are double wide for when there is a parent with multiple children.

Eileen Corson, 6717 Monticello Lane, said she does not see sidewalk connectivity to Jerome High School. She said there are a lot of children in middle school now in Park Place so safe access to the high school would become important. She reiterated that the current surrounding playgrounds are not large. She stated the woods are very important to her neighborhood.

An unidentified resident said there were a lot of animals in the forest area. She said she was concerned about the number of children the additional houses would add to the schools and asked if another school would be needed which would then raise taxes. She said she wants to see the money allocated appropriately.

The Chair closed the public comment portion of this case.

Chris Brown said every time he sees a dry detention basin or any bio-swale in Dublin; they are unsightly and is not fond of them so far. He said he is not opposed, just does not like dry shallow areas that get muddy for five days after a rain. He said he liked the central corridor access of Concept B. He said he wants to save the trees but at the same time Concept A appeals to him with park-like nature of the retention ponds and the way it carves into the woods but still preserves a great deal of it. He indicated he would like to hear a bit more about the product difference that might be offered for sale between Concept A and Concept B.

Mr. Callahan said Concept A would be geared towards the family buyer with the larger home. He said Concept B has smaller lots; the applicant has considered incorporating more of the active adult or empty-nester type housing. He said Pulte is a national company and there is a diverse product range.

Steve Stidhem said he heard the residents say they prefer Concept B over A but he does not like Concept B with the dry basin and does not anticipate a good fit. He said the only thing he does not like about Concept A is the cul-de-sac that goes into the woods. He suggested Concept A stopping prior to the extension through the woods. He said he is concerned about parks. He said Park Place Park appears very small and asked how it would be addressed. He understands the kids in this area are getting older and having something more age appropriate would be fantastic. He said he is concerned with Lot 1; it does not line up with the houses to the north and feels it is too close to the road.

Ms. De Rosa said she is also for preserving the trees. Instead of doing a dry basin, she asked if it is possible to reconfigure the plan or reduce the number of lots to put another small lake in there. She said in Concept B, the cul-de-sac is a little bit into the green and wondered if most of the green can be preserved. She asked if anything could be done to preserve the split-rail fences, farmhouse, and barns that are on there. She indicated she would also be happy to see front porches incorporated. She added that bike path connections should be kept and that school connections should be present.

Mr. Miller said he is a fan of Concept B. He proposed bringing walking paths in from the existing park as well as from the neighborhoods. He said Concept B is taking a huge asset and protecting a few pieces. He said there are already some horse trails in the woods. He said he agrees with Mr. Brown on the dry basins and needs to see a good plan. He indicated it is interesting that the applicant has brought up empty-nester units but would like to see some architectural definition by way of pictures.

Ms. Salay said she was interested in Concept B and saving the trees. She stated she does not want to see any houses going back into the woods. She indicated she likes walking paths or if it is wet back there, a

pond with a boardwalk. She said there are wet areas in her neighborhood and the boardwalks are wonderful. She stated she is intrigued by wet basins. She indicated she liked the idea of having the space between the homes and backyards with the addition of rain gardens. She requested a reconfiguration of Lots 52 – 56 that go back into the woods; she suggested a park or playground aspect with bike paths. She said empty-nester high-end style housing as stone cottages with front porch detail would take some pressure off of the school district as families would not be attracted to that type of housing.

Victoria Newell said she was leaning towards Concept B rather than Concept A. She said there are some features on Concept A that she was hoping to have a marriage between the two. She asked if the barn is being preserved in Concept A as an amenity. She said she likes the idea of preserving the barn but has no idea what condition this barn is in.

Mr. Chillog said they could explore the condition of the barn.

Ms. Newell said she likes the larger pond feature in Concept A that appears as a nice park amenity. She said there is a difference between a dry basin and a bio-swale. She explained that bio-swales will in fact hold water and are intended to have a plant matrix in them. She said what is difficult is keeping up that plant matrix. She said bio-swales are not maintenance free and if not properly maintained, they become a ditch; her concern is long-term. She invited Engineering's comments as to whether they really filter water.

Aaron Stanford said it is one of the approved measures for stormwater management and believes within reason, if properly maintained, can be successful.

Ms. Newell asked what the City's requirements are for a bio-swale.

Mr. Stanford said Engineering would want to have assurances that there were adequate outlets. He said they typically account for very heavy rain events and provide for flood volume through normal neighborhoods so it is not damaging to structures and would do that same analysis with this type of set up.

Ms. Newell said she is not opposed to the bio-swales but has concerns regarding the aesthetics and maintenance. She indicated she likes the preservation of the woods more in Concept B. She said she would envision those woods to have some naturalized footpaths incorporated so it is an amenity for the neighborhood. She likes the water feature as it might be a little bit larger.

Mr. Brown said in Brandon, there is an interesting pond in the woods that has a nice fishing pier and dock and asked if there was an opportunity here to make this a nice feature for the neighborhoods to go back and hang out at the pond and fish. He said that has really become an event for kids in Dublin; there is actually a fishing circuit.

Mr. Stidhem inquired about the fence.

Mr. Callahan said the fence was a topic at the meeting with the residents and it had not been reviewed up until that point. He said he believes the applicant can do a good job at preserving a lot of the fence on the northern side of the property.