



MEETING MINUTES

Planning & Zoning Commission

Thursday, December 7, 2023

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the December 7, 2023 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Kim Way, Lance Schneier, Mark Supelak, Warren Fishman, Kathy Harter, Rebecca Call, Jamey Chinnock
Staff members present: Jennifer Rauch, Thaddeus Boggs, Bassem Bitar, Taylor Mullinax, Zachary Hounshell

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Supelak moved, Mr. Fishman seconded acceptance of the documents into the record and approval of the Planning and Zoning Commission (PZC) Special Meeting Minutes of 9-14-23 and 10-5-2023 [Site Tours] and the 11-09-23 Regular PZC Meeting Minutes.

Vote: Ms. Harter, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Chinnock, yes; Mr. Schneier, yes; Mr. Way, yes; Ms. Call, yes.
[Motion carried 7-0]

Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Individuals who intended to give public testimony were sworn in.

Ms. Call stated that one case has been scheduled on the Consent Agenda: Case 23-111AFDP – The Overlook at Tartan Ridge. She inquired if any member wished to move the case to the regular agenda for discussion. No member requested that the case be moved to the regular agenda.

CONSENT CASE

- **Case #23-111AFDP – Overlook at Tartan Ridge**

A request for approval of an Amended Final Development Plan (AFDP) to Modify the Development Text Standards for an Existing Residential Development on a 23.98-Acre Site Located Northeast of the Intersection of Hyland-Croy and McKitrick Roads, and Zoned Planned Unit Development - The Overlook at Tartan Ridge.

Mr. Supelak moved, Mr. Way seconded approval of a Minor Text Modification to the Overlook at Tartan Ridge Development Text under Development Standards, Section F (1)(a and b), (2)(a and b)(iii), and (8)(a)(i and ii), setback requirements:

to extend the maximum building line setback for lots 6-9, 16-18, and 20-24 to be in line with that of the adjacent lots along the straight roadway segments, or as otherwise shown on Exhibits C-2 and C-3;

and to approve the Amended Final Development Plan (AFDP) with the following condition:

- 1) After approval of the AFDP, should concerns arise with the placement of building line setbacks and/or extensions as depicted on the exhibits, the applicant shall work with staff to make minor adjustments to the building lines while meeting the intent of the development standards.

Vote: Mr. Fishman, yes; Mr. Supelak, yes; Mr. Chinnock, yes; Mr. Way, yes; Ms. Call, yes; Ms. Harter, yes; Mr. Schneier, yes.

[Motion carried 7-0]

CASE REVIEWS

- **Case #23-127INF - Monterey Drive Development**

A request for an Informal Review of a Development Proposal for a Mix of Residential, Commercial and Office Uses on a 6.90-Acre Site Zoned BSD-HTN, Bridge Street District Historic Transition Neighborhood, Located on Both Sides of Monterey Drive, South of the Intersection with W. Bridge Street.

Applicant Presentation

Matthew Starr, Crawford Hoying, 6640 Riverside Drive, Dublin stated that they have been looking at this particular site for some time. Many development proposals have been made for the site, none of which have materialized. The current owners have had the site for 8 years. Tonight, they are proposing a project that they believe would be appropriate for this site. From their present development at Bridge Park, they have been watching where market needs and demands exist. They are interested in hearing both the Commission's and the public's feedback. They met last week with the neighborhood homeowners association and had a good conversation.

Russell Hunter, Crawford Hoying, 6640 Riverside Drive, Dublin stated Dublin's Code permits many uses for this historic transition site. There is a 4.5-foot general height restriction for this area, and no residential use is permitted on the ground floor of buildings within the Bridge Street Corridor. The Informal Review is a step early in the development process. There are a few significant items that could make or break the proposed project, so it is important to have this conversation with

the Commission. They have observed other proposals made for the site, which appeared to be attempting to place too much on the site. Although the Dublin Zoning Code permits 4.5-story buildings here, it has not “felt” right. With their awareness of the market, they are also offering a proposal. There would be single-family development to the south on the rear two-thirds of this site, and there would be more dense development to the front of the site. There would be commercial on the ground floor of the structures with either commercial or residential on the stories above. The City-owned Dublin Cemetery site is located on the southeast corner of Monterey Drive and Bridge Street. Their proposal considers an expansion of Dublin Cemetery, perhaps utilizing a land trade to obtain the frontage and the corner piece. Their proposal includes single-family townhomes, similar to those they have developed in Upper Arlington and similar to those being developed by Pulte Homes in Bridge Park. They are interested in developing single family, perhaps townhomes or patio homes. The bigger question is what occurs on the upper stories of the buildings along Bridge Street. There is agreement that there should be active uses on the ground floor. The Code permits residential or office uses above. However, the current market for office space is not doing well; in addition, office uses require additional parking. If they were to develop 2.5-story office buildings on Bridge Street, and one restaurant was included, it would be necessary to add another row of parking to meet the minimum parking requirements of the zoning. Placing 200 feet of asphalt between the buildings and the single-family does not seem appropriate. If they were to develop two or three-story buildings along Bridge Street with retail, commercial and restaurant on the ground floors and residential uses above, the parking would work. They are interested in learning the Commission’s opinion on whether that project could be pursued.

Staff Presentation

Mr. Bitar stated that an Informal Review is an optional first step, which provides an opportunity for the applicant to obtain non-binding feedback from PZC at the formative stage of a development concept. Following an Informal Review, the applicant may submit a formal Concept Plan for review and determination by the PZC. If a development agreement between the applicant and the City should be necessary, the Concept Plan would also require City Council review and determination. If the Concept Plan is approved, the next steps are a Preliminary Development Plan (PDP) and a Final Development Plan (FDP). After review and approval of those plans, the applicant may apply for building permits.

Mr. Bitar provided an overview of the 6.87-acre site, which consists of 13 parcels and is zoned BSD-HTN, Historic Transition Neighborhood. The site is located on both sides of Monterey Drive, south of the intersection with W. Bridge Street. According to information obtained from the Franklin County Auditor, the existing gas station and convenience store on the site were constructed in 1988. As part of the Bridge Street District area-wide rezoning, the site was rezoned to BSD-HTN Bridge Street District - Historic Transition Neighborhood. The site is adjacent to the Dublin Cemetery to the east, the Dublin Plaza shopping center to the west, and Monterey Park directly south. The individual parcels on the site are currently owned by Dublin Development LLC, except for the parcel at the southeast corner of W. Bridge Street and Monterey Drive, which is owned by the City of Dublin. The southern portion of the site was previously occupied by eight duplexes built at an unknown date, zoned R-2, which were demolished a few years ago. The site abuts the Historic District Public zoning on the east side, where the Dublin Cemetery is located, and the Dublin School site on the north side of Bridge Street. If this site were immediately adjacent to the Historic Core zoning, there would have been greater limits on the building heights. The site is separated from the Historic Core zoning by the church and the cemetery. To the south lies the

municipal park and the Waterford Village community. A Historic Transition District is intended to complement the Historic Core of the City by allowing a similar variety of uses within the district, streets and blocks similar to the Historic Core, and is intended to extend the walkable environment. The Historic Transition District provides larger, adjacent uses and permits additional residential opportunities, as well as a mixture of uses complementing the Historic Core. The Bridge Street District street network system includes several street classifications. West Bridge Street is classified as a Corridor Connector Street and a Principal Frontage Street. Those street designations require the area to promote walkability and limit conflict between pedestrians and vehicles. In this district, residential development is not permitted on the ground floor along West Bridge Street. Monterey Drive is a Neighborhood Street, which is similar to the streets in the Historic Core to the east.

The applicant is proposing to develop the southern portion of the site with 40 townhome units arranged on both sides of Monterey Drive. Two new east-west streets would be added to create a block system, providing frontage to some of the units and allowing for potential future connectivity to the west. An alley system would provide access to garages at the rear of the buildings. Approximately one acre along the east side is proposed to be traded to the City in exchange for the 0.63-acre, City-owned parcel along W. Bridge Street. The intent is to allow for potential expansion of the Dublin Cemetery and to account for the required open space.

The W. Bridge Street frontage is proposed to be developed with two buildings, each with a 20,000-square-foot footprint. Two options are provided, both of which would include commercial uses on the first floor. Option 1 would consist of two-story buildings, with the second floor allocated for office uses. Option 2 would involve three-story buildings, with the two upper floors incorporating 40 residential units. A surface parking lot is proposed along the south side of each building.

Staff has provided the following questions for the Commission's discussion:

- 1) Is the Commission supportive of upper floor residential uses along the W. Bridge Street frontage?
- 2) Is the Commission supportive of the proposed layout of the site?
- 3) Is the Commission supportive of the height and massing of the townhome buildings?
- 4) Any additional considerations by the Commission.

Commission Questions

Mr. Supelak stated the street network information provided by staff shows a potential neighborhood connection from Monterey Drive to Corbins Mill Street. He requested additional information about that connection.

Mr. Bitar responded that the Bridge Street District contemplates future connectivity. The contemplated blocks and street system would allow for that potential connection.

Mr. Supelak inquired if there is any additional information other than what is contemplated in the District.

Mr. Bitar responded that there is no additional information. Currently, it is privately owned land, not owned by this applicant.

Mr. Supelak inquired about the driveway/alleyway adjacent to the west side of the target parcel. The Marathon gas station is located on that corner. Is that also privately owned land?

Mr. Bitar responded affirmatively.

Mr. Schneier requested clarification of the current restrictions of the zoning and the permitted uses. The zoning would permit residential or commercial on the second floor. What would be Commission's authority in directing one use over the other?

Ms. Call requested the Assistant Law Director to expand upon an answer to Mr. Schneier's question and also provide clarification of the zoning, permitted uses, next steps, and purview of the Commission and City in regard to engineering, a traffic impact study (TIS), public safety and schools.

Mr. Boggs responded that properties within the Bridge Street District (BSD) are already zoned. That differs from other portions of the City where a planned unit development can occur, essentially making its own zoning code for the properties within that PUD. With this application, there is no rezoning that accomplishes the uses proposed in this application, but there are a number of regulations in terms of location of activities, form and other development standards that exist for any application in the BSD. Mr. Boggs reviewed the primary uses permitted on any site within the Historic Transition District. In the Bridge Street District, residential uses are not permitted on the first story of a mixed-use building. The City has no authority to limit a lawful residential use above the first story, although it can impact the form of the building and subsequently, how that second story can be used on the street-facing side, such as balconies and windows. In regard to the City's purview with engineering, traffic, etc., because this site is already zoned BSD-Historic District, no traffic impact study is required. The required TIS already occurred at the time this area was zoned, and the intensity of use took into account the TIS and traffic protections that were designated at that time. There still are some engineering elements, such as curbcuts, that engineering can require. However, a TIS, which would impact the zoning and the use, is not required for properties that are already zoned BSD or have a straight zoning. In terms of impact on the school districts, the City, through its planning processes – future land use plan, area plan, etc. lays out future development opportunities for properties. The school district relies on those plans when they are projecting student populations. The presence or absence of potential students is not really a function of zoning, especially where the uses have already been established for a property. Public safety is also outside of the purview of zoning, although there is an element of public safety in terms of configuration of lots and blocks to ensure they can accommodate public safety vehicles. Whether a particular retail use tends to generate property crime is not a zoning consideration for the Commission. In regard to process, the Bridge Street development review process has 3 steps, all of which come before the PZC. The Informal Review is an optional early step, preceding the other three iterative steps: Concept Plan, Preliminary Development Plan, and Final Development Plan.

Mr. Schneier requested clarification of the Commission's purview to specify that a residential property be either rental, condominium or single-family.

Mr. Boggs responded that the Commission does not have purview to mandate owner-occupied, rentals, or a precise mix of property ownership and tenant arrangements. Planning looks only at the use of property.

Mr. Chinnock inquired if a traffic signal should be needed at Monterey and Bridge streets, is the City restricted by the proximity of the traffic signal at Corbins Mill Drive or other nearby signals?

Mr. Bitar responded that he has spoken with the Transportation and Mobility staff. If this project moves forward, the City would look at that intersection. Signal warrants are necessary to signalize an intersection, which involves a specific process. Other details would be considered, as well.

Mr. Chinnock inquired about the proposed land trade. Does the plan meet the greenspace requirement? Does the traded space factor into that requirement? If space is used as an extension of the Dublin Cemetery, that would impact the amount of greenspace on this site.

Mr. Bitar responded that the proposed acreage accommodates both an expansion of the cemetery, as well as the open space requirements of this project. The latter would be met even if there were no land trade with the City. However, the details of how that open space is incorporated would have to be defined.

Mr. Way stated that the drawing shows frontage and open space, which is potentially the cemetery expansion space.

Mr. Bitar responded that some portion of it is intended to be cemetery expansion space; those details would need to be defined.

Mr. Way stated he was clarifying that although the drawing shows it as open space, it is not being planned as open space. He inquired if any improvements to Bridge Street in this area are included in this plan.

Ms. Rauch responded that she is not aware of any at this point, but if this plan proceeds, any such improvements would be coordinated with Transportation and Mobility.

Mr. Way stated that he has been told that a multi-use path was being planned for this side of the street.

Ms. Rauch responded that if that should be the case, staff would ensure that this plan is accommodated.

Mr. Way stated that the Bridge Street Vision Plan envisioned that the school building across the street might be eliminated at some point and redeveloped. He believes the Bridge Street Area Plan shows that.

Mr. Bitar responded that he does not have that plan in front of him.

Mr. Way stated that his point is that the north side of the street potentially could change in the future and would probably follow a similar plan of development as is exhibited tonight. Therefore, the Commission should not look only at what is proposed on one side of the street, but how it might fit in with what might occur on the other side of the street in the future.

Ms. Call explained the Envision Dublin Community Plan process and shared that the information might be viewed by the public on the City's Envision Dublin website.

Mr. Way inquired about the greenspace depicted on the west side of the building close to the gas station.

Mr. Hunter responded that it is tentatively patio space for a restaurant, but it is currently undefined.

Mr. Way responded that he assumed it was space being left for such an opportunity. The plan images show outdoor activity space on the front not the side of the building.

Ms. Harter stated that this site is very close to a cemetery. Has staff searched the City's history and confirmed that this site was never part of the cemetery?

Mr. Bitar responded that in the past, there were residential structures on the site. The presumption is that nothing else of historical value was there, but that would be confirmed.

Ms. Harter inquired if the contemplated expansion of the Dublin Cemetery were to go forward, Council be involved in that conversation.

Mr. Bitar responded affirmatively.

Ms. Harter referred to the building frontage and inquired if the building would be entered from the front or the rear.

Mr. Hunter responded that City Code requires the front doors to be on Bridge Street, although there would be opportunities for the tenants to have a secondary rear entrance.

Ms. Harter stated that her assumption is that the townhomes would not have basements.

Mr. Starr responded that as currently contemplated, that is correct.

Ms. Harter inquired if they had considered underground parking for the townhomes.

Mr. Hunter responded that the site is fairly flat, so it would be difficult to add. If the grade is flat, ramps must be incorporated to reach the lower level, which would take up more space. They were able to incorporate lower-level garages in some places in Bridge Park, because the sloped grade permitted it. The townhomes proposed for this flat site would have garages at the back.

Public Comments

Ervin Keith Barnes, 279 Clover Ct., Dublin stated that he lives in Waterford Village. He was one of the property owners who met with the applicants. They shared their proposal and requested community input. He is not speaking for other residents, as the development proposal has not yet been discussed at their homeowners association (HOA) meeting. He has received feedback, however, from some neighbors who are concerned about the traffic. The original TIS was conducted before most of the development that has occurred in Old Dublin and on Bridge Street. The traffic often will back up to Frantz Road. It is virtually impossible and certainly not safe for traffic to turn left from Monterey Drive to Bridge Street. There are four lanes of constant traffic flow on Bridge Street. Assuming 2 vehicles per residence in this development, approximately 150-200 vehicles will be added to the current traffic flow on Monterey Drive. Monterey Drive is used as a cut-through street to Waterford, Franklin Street and High Street. It is also difficult to turn left on Frantz Road. There is a community park in this neighborhood, and there is only one sidewalk to reach the park. From Clover Ct., it is necessary to cross Monterey Drive to reach the park. He has lived in this neighborhood for 8 years, during which time significant development has occurred in Old Dublin and Bridge Street. He is concerned about the level of traffic in this area and safety.

Nicole Salva, 336 Pebble Creek Drive, Dublin stated that she is in charge of the community's civic association. They have not yet had a formal HOA meeting to discuss this topic, but she has shared the Crawford Hoying proposal with the neighbors. She reiterated the traffic and safety concerns for this community of families. There are approximately 220 homes in the Waterford community, so adding 80 residential units would increase their neighborhood by 36 percent, concentrated within this 6-acre area. All of their homes are one or two stories. Historic Dublin has 2.0-2.5 story homes, and they would prefer to see that height restriction continued here. The applicant has proposed townhomes and 40 apartments. They would prefer there to be only owner-occupied residences. This site is directly across from the Dublin School site. No other Dublin schools have apartments directly across the street. They have community activities, and it would be preferable that any new residents build the relationships necessary to be part of their small community. Many apartments will be added in Metro Center, so it should not be necessary to add apartments here. The other concern is the commercial component. This site is directly across from the schools, so it is a concern what type of retail would be included here. They are open to conversation with Crawford Hoying to achieve a suitable development adjacent to their neighborhood, but what is proposed does not yet achieve that.

Kathryn Lecklider, 274 Monterey Drive, Dublin stated that she is supportive of development in this area and understands that it is part of the overall Historic Business District Plan. A rich and walkable business district is the essential reason they moved to this neighborhood. She is optimistic in her support and willingness to partner with Crawford Hoying on this project. This is the first stage of the proposal, and it has many positives. However, at this point, there has not been enough discussion with the neighborhood. She is concerned about the scale and density of the proposed development of an infill project adjacent to one of Dublin's original neighborhoods, built in the 1970-1980s. Less scale, height and density is important; this is not Bridge Park. She understands the allowable zoning height, yet with the Dublin Cemetery to the right and no other 3-story buildings within the Historic Business District, anything over 2.0-2.5 stories will look stark and out of place. 40 townhomes and 40 apartments is an unmanageable residential volume to add to this area, is not to scale and would not blend well with the neighborhood. There are other options. Any development here should look like the original development, not new development. Her biggest concern is the traffic and safety. They live on Monterey Drive and have young children, as do her neighbors. The neighborhood is full of young families with children. This cannot become a cut-through street where their children's safety is compromised. Traffic implications must be comprehensively addressed on the front end or they likely would not occur. She does not believe a traffic signal is necessarily the answer, as it could encourage additional traffic down Monterey. She suggests the City consider terminating Monterey Drive into a cul de sac before the new development occurs, routing any new traffic out to Corbins Mill Drive. This is not an isolated project. Consideration should be given to what else is planned long-term for the Bridge Street Corridor, as significant impacts to their neighborhood and traffic volume will also result from whatever is ultimately developed in the infill anticipated for Frantz Road and Metro Place.

Mary Ann Clark, 146 Corbins Mill Drive, Dublin stated that she is a daily walker through Monterey Park. There is a proposal to add many more residents in their neighborhood, yet there is no proposal to expand the park. The park is used by young families, the elderly and pet owners. Dublin is very supportive of community parks. This proposal will add residents, and at the same time enclose the park so it can never be expanded to accommodate the additional people. She sees no greenspace in the proposed plan, so the additional residents will use the Monterey Park. The residents in the Corbins Mill condominiums are older, and the negative impact should be limited on the quality of life and activities of those residents.

Scott Haring, 3280 Lily Mar Ct., Dublin stated that there have been remarks about a land swap, and that the property surrendered to the City would still count as open space for this project. That does not sound right, so he is hoping to see that clarified.

Patricia Paolucci, 325 Old Spring Ct., Dublin stated that she has lived in this neighborhood for 15 years. She has watched this community grow, and in many ways, it has been nice. However, the community has too many apartments. She questions if all the apartments in Bridge Park are filled. It is not necessary to add more apartments within this small area adjacent to their community. What the community does need is more greenspace for the park and expansion of the cemetery. She is opposed to this development. The traffic in this neighborhood is a serious issue. She asks the Commission not to overdevelop this beautiful city.

Michael Skalak, 249 Old Spring Lane, Dublin stated that this proposal is better than the earlier proposals for this site. He understands that something will be developed here, but the residents want to make sure that it fits well with their neighborhood. He has spoken with other dads within

the neighborhood. They have expressed concerns about the traffic and the proposed apartments across from the elementary school. Many of those students live in this neighborhood. More school space is needed in Dublin, and adding more people here will exacerbate the problem. He described the impact of the traffic on the walkability of the neighborhood for the families. Walking along Bridge Street past the Dublin Cemetery is very dangerous. Pedestrians on that sidewalk are within 3 feet of semi-trucks traveling down SR161. Adding the traffic signal at Franklin Street was an improvement, but pedestrians crossing to the other side of SR161 encounter obstacles on the sidewalk, particularly in front of the veterinary office. The obstacles make it difficult to walk down the sidewalk to Old Dublin. In conjunction with this project, he would encourage consideration of ways to make this area walkable and safe. Although their school is across the street, the children in the neighborhood cannot safely cross SR161 to reach the school. Perhaps a pedestrian bridge or tunnel could alleviate the walkability issue in the neighborhood.

Public Comment:

[received via livestream]

Andrea Milner, 323 Clover Lane, Dublin stated that she would strongly discourage moving forward with this plan as proposed based upon the following: (1) An increased degree of overcrowding and congestion to the neighborhood and surrounding areas. This will only exacerbate the existing quagmire that is rush hour traffic on Bridge Street. Perhaps consider adding a traffic signal. (2) Adding more vehicular traffic on Monterey Drive decreases the safe space for children to play. (3) Overcrowding of the local schools. (4) The proposed structure will ill match the Dublin aesthetics. (5) In the age of remote work, why would this proposal include mixed-use office space? There currently are office spaces in the City that are far under-utilized and by the conclusion of this project, that utilization rate would further decline.

Commission Discussion

Mr. Schneier stated that the Commission appreciates the public's interest and response in the proceedings. He is empathetic because he lives in Historic Dublin and walks these streets, as well. The Commission is constrained in its authority with respect to the use of this parcel. It is limited to the Code. The proposed project is a good start. The public comments tonight represent the residents in this neighborhood. However, the front of this site lies along a state route – SR161. If there were not a residential community behind this site, the discussion would be very different. We would be talking about what should be built along a state route with a high volume of traffic. Within this small area, there is a state route, a residential community, a gas station and a municipal cemetery. The needs and desires seem to be mutually exclusive. He commends the applicant for making an effort to accommodate them. He likes the mixed-use. He is in favor of greater walkability and having attractions in Dublin. There are other examples of areas that have been developed close to schools. Jones Middle School in Upper Arlington is located at the end of the Mallway, where there are restaurants and retail with office above. It is a very commercial area. In Grandview Heights, across from the elementary school, there is a strip center with restaurants and a bar. While he would not like to see that type of zoning here, he does believe the uses can co-exist. He believes the proposed use is appropriate, and the Code prescribes it. He is supportive of working with the applicant and residents to achieve the best outcome.

Mr. Fishman stated that he appreciates the residents' comments. They live there and are probably better experts than Commission members as to what should or should not be there. He believes the site will be developed, but what is proposed lacks creativity. There are two rows of townhouses

and two large surface parking lots, and a small strip as an extension for the cemetery. This area deserves something much more creative and attractive. It sits along SR161 and is very visible to people entering Dublin. This area is a distance away from Bridge Park, and he would like to see something less dense and really beautiful and creative. The site backs up to residential neighborhoods and is in the center of Dublin in a very visible, well-used neighborhood. The development should be attractive, something of which the residents can be proud. He would recommend the density be lowered and the townhomes be arranged in a more attractive manner. The traffic issue described by the residents is quite accurate; adding more traffic here should be avoided.

Mr. Chinnock stated that the proposed project is a nice start for a challenging site. He is sympathetic with the residents. We need to start to consider how to make our community more walkable, rather than using traffic mitigation. The traffic should be eliminated by creating a true, walkable community, creating places to walk to, such as a school. Creating more safety down SR161 would make it more walkable and discourage vehicles driving there. Adding traffic circles and traffic signals does not reduce traffic. There need to be fewer cars and more things to walk to in the area. He is not in favor of making Monterey Drive a cul de sac, as it would be diverting traffic somewhere else and creating the same issue. He agrees that the proposed townhomes need to be much more creative. There is too much proposed paving. Children will be cutting through the site to reach the nearby park, and that amount of paving and vehicles would create risk for the pedestrians. Confusion remains about the land trade. Does it account for the required greenspace for the project? The intent is that the greenspace for a development be usable greenspace. The park is already very crowded, so this project could alleviate the need by providing true usable greenspace.

Ms. Harter stated that it is good that the applicants are meeting with the residents. She believes this site should achieve a flow with the neighborhood and the park. There is an existing traffic issue in the area that is already a challenge for the residents, and addressing that concern will be important. She noted that there are apartments adjacent to the Dublin Scioto High School and providing mounds and landscaping between the two have been helpful. The walkability in this area is important to consider, as the pedestrians include many young students. She would suggest adding creative entrances, perhaps including artwork and a dog park.

Mr. Way thanked the residents for participating. It is equally important for the Commission and developer to hear the comments and for them to be on the record. This project seems to fit well with the Bridge Street District Code, so it is difficult for the Commission to offer comments on anything inconsistent with that Code. In terms of the uses along Bridge Street, additional parking would not be good; therefore, he would be supportive of residential rather than office uses. He believes the proposed site layout works well. He is supportive of transitional land uses, so the idea of transitioning from single-family detached to single-family attached on a busy corridor is a perfect transition. It is difficult to do layouts on tight sites, and the applicant has managed to get it all on the site in a manner that works well. Townhouses with garages at the rear are a direction the City has been encouraging. The project meets the permitted height, but the community is asking that the height not be higher than 2.0 or 2.5 story. He would recommend the applicant show some options, and let the Commission consider the look/feel of the height and massing. He is supportive of the proposed plan and looks forward to seeing the evolution of it.

Mr. Supelak stated that the Commission and the developers profit from hearing the residents comments. He is supportive of the proposed use and project. Adding the commercial along the thoroughfare creates a buffer, which then steps down to the single-family townhouses, which then steps down to the single-family home community. That is a nice transition on the site. He applauds the collaborative thinking behind the contemplated land trade. It creates a nice quid pro quo opportunity, although the specifics have yet to be determined. He is supportive of meetings continuing between the applicant and the community. The traffic issue is a concern at all points. The property owner has the right to develop the property according to the current Code, so the hope is that we leverage that collectively to improve the situation. Adding a traffic signal at Monterey Drive and Bridge Street would alleviate the traffic access issue and provide a crosswalk across Bridge Street to the school site. He agrees that the walkability of SR161 is a safety issue, and efforts should be made to alleviate that.

Ms. Call stated that it is not the Commission's purview to discuss land swaps, acquisitions and the associated legal implications. As an administrative body, the Commission's job is to make sure applications meet the Code and that includes the required open space. One of the public comments referred to obstacles in the public walkways along SR161. She would ask Ms. Rauch to speak to Code Enforcement about that issue and ensure public walkways are not being obstructed. In regard to the suggestion for a pedestrian tunnel or bridge over SR161, that would be a very large project and involve many stakeholders. It would be outside the purview of this applicant, but it is an intriguing idea. There was also a comment about the future use of the school site; however, that would be a joint school-City decision. None of those discussions are within the Commission's purview, at least not at the current time. She is generally supportive of the proposed site layout. She does believe the architecture and character images are lacking. She has viewed previous Crawford Hoying applications that were much more conducive to what the City is looking for in those areas. The proposed architectural feel of the next case would be nice to see in a future application of Crawford Hoying. The cemetery expansion is outside the purview of the Commission, but it would be nice if that cemetery could better accommodate the needs of the City. She believes the residential and office use components could provide a positive activation of the area. She inquired if the applicant needed additional input.

Mr. Hunter responded that they did not require anything additional at this time. He noted that with their 520 rental units at Bridge Park, there are 14 school-age children. The density there is 32 dwelling units (du) per acre; with this site, it is 11 du/acre. The images shared in the application were intended to represent scale and massing more than design, which will be further developed as the plan evolves. They prefer multifamily for the upper floors, as it would have a better parking solution. They appreciate the Commission's feedback.

- **Case #23-107CP Penzone Live/Work**

Review of a Concept Plan (CP) for the Construction of a Proposed Live/Work Building on the Existing Penzone Campus. The 2.54-Acre Site is Zoned BSD-SCN, Bridge Street District Sawmill Center Neighborhood and is Located Southwest of the Intersection of Village Parkway and Cooperstone Drive.

Applicant Presentation

Chris Meyers, Meyers + Associates, 232 N. Third Street, Columbus stated that he would share some of their progress for the Penzone live/work project. They presented the application for Informal Review in August 2023. In his discussions with staff, he has attempted to ensure what he is proposing is consistent with City Code. He reviewed the Penzone development history. The live/work conceptual plan is proposed to replace the large paved parking lot. Penzone clients and staff originally utilized the parking lot, but it was later used by nearby car dealerships and the AMC Theater for overflow parking. The Penzones are developing a campus. The goal of the overall property is to continue to build on the success of the new day spa and The One corporate headquarters. Tonight, he will share some concepts for a future phase of additional buildings along Village Parkway. However, the priority focus for tonight's discussion is the live/work development, which will be a home for the Penzones. They have sold their house in German Village and are eager for the live/work project to be completed, providing them a home next to their other facilities. He described the conditions driving the design direction on the site. Just as the very large overhead power lines that extend over the Village Parkway roundabout influenced the site plan for the Grand Salon building that is located close to that roundabout, there are underground stormwater structures that are driving the overall planning of the live/work site and the next phase of buildings. The stormwater pipes create an underground web for the property. The large existing asphalt parking lot is an impervious surface that they are proposing to replace with pervious materials, which will lessen the stormwater runoff of the property. They are trying to meet the intent of the Bridge Street Code for building frontages to be placed near the street frontage. The One Building does not meet that expectation; because it was constructed before the Code was created, that building is set back a distance. The Grand Salon on the corner was placed as close to the roadway as possible, at the same time dealing with the existing easements. As they look further down the road, they are trying to develop a strategy more in line with that setback condition, but also transition the position of the existing building into a campus. For example, the building to the north of the One Building is intended to create a transition between the existing architecture to the new architectural form. That intent is driving the massing of the buildings in the next phase. At this time, he is sharing the overall design strategy. The location selected for the live/work building was guided by the existing stormwater structure, the largest pipe of which runs through the middle of the property. Another consideration is the live/work purpose of the building. Mr. Penzone is a recognized artist and the goal is to provide him a workspace in conjunction with their residence. The position of the building is intended to align with the commercial functions of the new buildings that are proposed along Village Parkway. Due to the necessary site layout, they end up with a pie-shaped unbuildable piece of property in the northern corner of the property. Their solution is to create a transition of all the landscape elements, existing and intended, into a public pocket park or stroll garden on that corner. They have also considered the incorporation of art into that pedestrian opportunity. A conceptual idea was provided in the packet materials. There is a bigger strategy for the campus that also defines the conditions of the live/work building. One of the challenges of the location is its distance of 70 feet from Village Parkway. They are unable to position the building closer to the street due to the existing stormwater elements on the site, but it is located as close as possible. With a 54-inch stormline, there is a 15-foot easement on each side. City engineers and their civil engineers are concerned that no excavations for the building foundation occur too close to that line and its easements, as it could compromise the sub structures around that pipe. He believes there are available engineering strategies to accommodate that concern. Because the area for the corner park is small, the intent was to shift the live/work building location more to the left to accentuate the landscaping opportunities for the park. He distributed a drawing of a proposed location that would be 24 feet, 3 inches from the setback requirement. Because it would be greater than Code requires, a waiver would be needed. He believes the proposed 70-foot

setback from Village Parkway is best for the reasons he has given, but they are willing to shift the building to work with the Commission on a preferred solution. There are two 12-inch stormwater pipes that will need to be moved, but they are attempting to find a solution that would cause the least disruption to the existing stormwater facilities. The Dublin Building Code for a live/work building requires two non-resident occupants; the Ohio Building Code requires five. They meet the City's Code requirements for that element. They have discovered the City's Building Code requires a maximum allowable square footage of 3,000 square feet; consequently, they have reduced the footprint to the current proposal of 2,968 square feet. There is also a condition that the work percentage of the building cannot be greater than 50%; they meet that requirement. The Code is written with the intent the live/work component be a multifamily development. Although this live/work building is unique, they meet all the Code requirements. The Concept Plan meets the commercial requirements for handicapped accessibility and fire alarm systems. The plan provides ground level workspace and upper level residential space. He displayed samples of the proposed building material. The workspace for an artist is not a retail establishment with set hours and a storefront. It is a gallery that will be open by appointment only. There are multifunctional components to the plan; the lounge and meeting spaces will be versatile. There is a question about the access point, or the front door. They are trying to make a connection to the One Building -- their headquarters from which many visitors would be coming. Having that connectivity between the two buildings is important. There is also a main entry point on the east elevation, which faces Village Parkway. There was a question regarding whether the main entry could be positioned off the future park. The concern with that suggestion is that this is not a retail gallery, open 9:00-5:00 pm daily. The intent is not to encourage walk-ins from that public park. The building materials represent a small palette. There are two components of stone; the stone veneer is the same material that used on The Salon building. The engineered stone panel is a smooth-faced material, which will be used for the vertical or featured corners of the building. The thermally-modified wood veneer is also used on The Salon building. The HVAC elements and solar panels are located in concealed spaces on the roof. They believe they will exceed transparent material requirements. He reviewed opportunities to create a landscape buffer between the live-work building and the park and an overall view of the site. The future proposed buildings will provide ground-level public access for uses, such as a coffee shop. There a group of vendors, suppliers and business partners with the Salon, who are interested in having a location on this property that will enhance their partnerships with the Penzones. He was disappointed to see that staff's recommendation was disapproval of the Concept Plan. He provided responses to staff's concerns; the first of which was the 70-foot setback from the roadway. Their proposed building position is driven by the existing stormwater utilities; the larger overall campus design, rather than an independent building; and allowing opportunity for the future park. They could move the building position, but that is the purpose of this dialogue with the Commission. The second issue was the need to demonstrate an entrance on the main road. The main entrance has been provided in proximity to The One building. He reiterated that the intent is not to encourage public access to this building, as would exist for a retail development. The development of the park can integrate public art and some cohesive components beyond this property for other developments in the area. They had not intended that the final park layout be included with the live/work application but to include it with the next phase. There is an urgency on the live/work application approval, but the park design should have due attention from the Dublin Arts Council and other artists to ensure it is done well. The Penzones are aware of some artists who are interested in participating. His intent was to provide only a conceptual idea for the park; it is not the final plan. That design requires more time and attention. Staff also commented on the need to work with Engineering on the stormwater management elements. However, the underground stormwater pipes are not primarily serving the Penzone

campus. They are coming from very distant locations. Their intent is not to impact them, but they do factor into the necessary location of buildings. With approval of the Concept Plan tonight, their intent is to invest more heavily in the Engineering effort, addressing any concerns of the City.

Staff Presentation

Mr. Hounshell presented that this is a Concept Plan, and a determination is required by the Commission. The Commission must determine if the Concept Plan meets the intent of the Bridge Street District; if the layout makes sense; if the issues are appropriate; and if the proposed building design is complementary of what is occurring in the vicinity. The 2.54-acre site is zoned BSD-SCN, Bridge Street District Sawmill Center Neighborhood and is located south of the intersection of Village Parkway and Cooperstone Drive. The site contains a 206-space parking lot, originally built in 1991 as overflow parking for the neighboring AMC Theater. The site is adjacent to the Greystone Mews neighborhood to the west, the Dublin Village shopping center to the east, and the AMC Theater to the north across Village Parkway. There is a retention pond directly south of the site. The site has frontage only on Village Parkway, which is a Principal Frontage Street. Principal frontage streets are designated to ensure certain street types are aligned with continuous pedestrian-oriented block faces with front building facades and to limit conflicts between pedestrians and vehicles. This site is located in the Sawmill Center Neighborhood, which requires that sites be active, mixed-use and pedestrian-oriented, including interconnected site layouts and pedestrian access.

In August 2023, the Commission reviewed and provided feedback on an informal proposal for a live/work design concept at the site. The Commission provided the following comments:

- General support of the live/work dwelling
- Support for the public park
- Recommended incorporating the public park with Phase 1 of the development
- Concern regarding the amount of Waivers when only Phase 1 is considered
- Requested additional information and renderings of the potential Phase 2 buildings

He reviewed staff's concerns with the Concept Plan, which were primarily related to the orientation of the building and its siting. Because several of the criteria were not met and because several of the necessary changes would change the site plan significantly, staff recommends disapproval. Should the Commission decide to approve the Concept Plan, staff has recommended several conditions.

Commission Questions

Mr. Way stated that the easement and the line depicted in the drawing on page 4 of the Concept Plan are different. What is the reason?

Mr. Hounshell responded that is an element related to the public park, which requires additional clarification by the engineers prior to the Preliminary Development Plan.

Mr. Meyers stated that the drawing is based on the City's GIS map.

Mr. Way stated that it should be accurate; however, it also could be a paper easement that was set and never updated. If so, it could change the dynamics, potentially allowing the building to be located closer to the street.

Mr. Meyers stated that the position of the underground stormwater pipes would need to be field-verified.

Mr. Chinnock requested clarification of the principal elevation. The applicant is showing the main entry on the east elevation, although there would be another entry.

Mr. Hounshell responded that Code requires that there be a principal entrance that fronts Village Parkway. Staff considers the north elevation to be the primary, front-facing elevation, which would be parallel with the street. The principal entrance would have to be located on that elevation.

Mr. Way responded that the building is on an angle relative to Village Parkway. They have shown the entry on the east elevation, as they assumed the façade with the larger dimensions would be considered the primary façade.

Mr. Chinnock agreed that it would seem to be the principal elevation.

Mr. Hounshell stated that the northwest or northeast corner is the closest to the street. If the Commission would prefer the east elevation to be the primary elevation, staff would be amenable to that.

Mr. Chinnock requested clarification of who would determine/control the art elements in the park.

Mr. Meyers responded that it would be more a matter of collaboration, rather than control. The Penzones would work closely with the City to ensure all parties are satisfied.

Mr. Chinnock inquired if the parking contemplated for the future buildings would meet the parking requirements.

Mr. Meyers responded that he believes they will, as there was a significant reduction in the parking requirement for the One Building when the use changed from salon to office. There is walkability between the parking lots, so it was not considered necessary to consume more of the property with parking lots. The footprints of the buildings are small due to the existence of the underground stormwater pipes. Adding surrounding parking areas would be contrary to the intent for a walkable district along Village Parkway.

Mr. Supelak inquired how the thermally modified wood material used on the earlier building was holding up.

Mr. Meyers stated that it requires frequent oiling. They have considered a couple of alternative materials, but they feel overly plastic. He prefers the authentic material. Left alone, it would turn gray, but because it is thermally modified, it shows water marks. Therefore, it must be oiled frequently.

Mr. Supelak stated that he asks because the Commission is seeing more synthetic wood applications and is interested in how well the material holds up.

Mr. Meyers responded that a thermally modified wood is real wood that is intensely baked to remove all the moisture. A synthetic wood contains plastics and resins, such as Trex or Timbertech products. They are using a natural material, which requires maintenance.

Ms. Harter inquired if the applicant has reached out to the condominium residents.

Mr. Meyers responded that he has not but believes Ms. Penzone may have. Public notices were sent to all the contiguous properties, but following this meeting, he will confirm that the courtesy contact is being extended to the neighbors.

Mr. Fishman requested clarification of his earlier comment about the potential of the wood material to turn gray.

Mr. Meyers responded that would not occur, as the wood would be maintained to keep the wood tone.

Mr. Fishman stated that the City has discussed live/work space in Dublin over the last 15 years. This development will establish a wonderful precedent.

Public Comment

There were no public comments.

Commission Discussion

Mr. Fishman stated that he is supportive of the Concept Plan, including the proposed siting. It is not possible to move the large stormwater pipes, so the site is what it is.

Ms. Call inquired if the proposed park is part of Phase 1 development.

Mr. Hounshell responded that is part of Phase 1.

Mr. Meyers indicated that was not their intent. It would be a second phase concurrent with the live/work building. Development of the park will require more engagement with others. They are pursuing approval only for the live/work building, which will take longer to construct. The Informal Review plan showed Phase 1 as the live/work development and Phase 2 as the park and the future buildings. However, if there is urgency for the park development, as well, they would prefer to have them developed separately but in concert with each other. This would enable them to advance progress on the live/work building more urgently and allow attention to be given to proper development of the park.

Ms. Call inquired if staff's recommendation would be different if they had understood that the applicant's desire was to have Phase 1 and Phase 2 occur as was presented at the August Informal Review.

Mr. Hounshell responded that their recommendation would be the same based on the live/work dwelling. The park covers part of the frontage, so it is a significant piece of this development.

Mr. Fishinger stated that his understanding was that the park would be completed in conjunction with the building. For an occupancy permit to be issued for the building, the park should be finished. His understanding was that the Commission would be voting, not only on the live/work building but the entire setting. He admires the work Mr. Meyers has done, but there is a possibility that the park would never be built, if the situation should change for the property owner.

Mr. Meyers responded that he recognizes the park is a significant component, but his concern is that its development not be rushed. However, if the park is a critical for the live/work dwelling to proceed, they could advance the development strategy for the park. The other buildings would need to occur in a future phase. What they can do is advance the development of both the building and the park, but extract the live/work portion at the time of submission for building permits. There may be one application to the Commission but two separate submittals to the Building Department. Because of the expediency of the building review, he would isolate that component so that one cannot delay the other. While he would prefer that strategy, if it needs to be packaged together, they would be receptive to that direction. The project most likely would be contracted by two different entities – a building contractor and a landscape contractor.

Mr. Schneier stated that he believes this is a great project, one of the most attractive that he has seen in his nearly four years serving on the Commission. With the respect to the proposed conditions for approval – he has no objection to the proposed siting. He is not qualified to make a judgment on the siting. He also has no objection to the applicant's proposed public entrance. He understands the reasoning behind the Code requirement, but the site is unusual; the street also is

unusual in the way it is used by the public, compared to other Bridge Park streets; and the proposed live/work dwelling is unusual. In his opinion, it is more interesting to meander a bit to reach the entrance. He would prefer to see the park included in Phase 1.

Mr. Supelak concurred with the observation regarding the attractive design. The design has been well considered on a site that is impacted by many unfortunate conditions. This is an intermediate site between the residential community to the west and the commercial development; therefore, he is supportive of what is proposed. He finds the campus, the future buildings and the park very attractive. The proposed future phases are not binding, so if the Commission considers the park to be important to the project, but grants approval only for the live/work dwelling, there is no assurance that the park will ever be built. The intent of the Code is to create a pedestrian-oriented district. The park does that in a different manner than positioning the building near the street, which would not be possible here. However, the park is the element that makes this project work. He has no objection to the main entrance being on the back rather than on the Village Parkway façade. He is willing to explore adjustments to the siting. However, requiring that it be located on the corner just because it is closer to the street potentially could appear to force the design.

Mr. Way stated that he likes the park component, but the landscaping is not articulated. The intent is that this be a gallery/residence. Think of a gallery sitting in the park, as opposed to the park serving the gallery. Fundamental to the success of this project is how that building relates to and integrates with the park. The park can be a boundary element, but the landscape can continue to the building architecture. Aside from the Code requirement, he believes the building needs to provide at least the illusion of a front door on the street, although it may not be the main entrance. When there is a gallery opening, the guests could be flowing out into the garden. He believes the park is fundamental to making this site work. He believes the Code can be translated into elements that animate the site, create a sense of place, energize the street and make the building appear part of the streetscape. He believes the building should be positioned as far north as possible. If what is shown on the drawing is actually a paper easement, that could change the dynamics. Perhaps the building could be turned slightly and assume a different angle. All of the buildings are interestingly not perpendicular to each other. He would caution about the tendency to over design the landscaping for a park.

Ms. Harter stated that she likes the proposed entrance to the building, as its location is a surprise element. She believes having public art in the park is important, which could connect the public to the new development. She believes the building and the park should be developed in concert.

Mr. Chinnock stated that the architect has done a fantastic job with the overall design, creating something of interest. He believes having the main entrance on the east elevation is correct, as that seems to be the primary façade. However, it also could be shifted to have a direct connection to the sidewalk and the front façade. He believes the proposed position of the building also is correct. Its current position provides more separation from the park, making the park feel bigger and creating more usable greenspace.

Ms. Call stated that she believes the building design is lovely. She agrees with staff that to meet Code, it is essential to provide activation in key areas. However, it is essential not to overly “pinch” the park and end up an undulation that is not natural between the park and the future buildings. If the building were to be located closer to Village Parkway, then the proposed entrance would face Village Parkway and meet the intent of the Code for activation on that frontage. It would

achieve two things – bring the building slightly closer to the street and place the proposed entrance along Village Parkway. She also believes the park is crucial to Phase 1. It is an inviting pocket park, a destination. An element often missing with the Bridge Park pocket plazas is that they offer no activation or invitation to visit the space. The Commission believes the park should occur with Phase 1. The development of the building and the park involve two different contractors, but there is one application and one site plan. Would the certificate of occupancy not be issued until both components are complete?

Ms. Rauch responded that because it is one application, both elements would need to be completed, but there are phasing opportunities.

Mr. Boggs responded that he would envision the residence being granted a temporary occupancy while the park is being completed.

Mr. Meyers responded that for the sake of the regulatory reviews and permitting, they would treat it as one project. It is just a matter of how the documents are aligned. They would need to procure a commercial landscape contractor, not a residential landscaper. The Building Department will receive one package for review and approval, but there would be separate documents for the contractors.

Mr. Fishman stated that he would like the public to be aware that it is a public park, not just a house with incredible landscaping.

Mr. Meyers responded that it is difficult, as the site is Penzone property. One of the challenges of this park design will be delineating the private space versus the public space. The transitional space between the house and park must feel seamless but also clearly delineate both. With the most recent development on this campus, they succeeded in achieving a seamless line between the business property and the public property.

Ms. Call stated that clarification is needed on the siting of the building. There is some confusion about the accuracy of the easements. She requested a consensus of Commission.

Mr. Way stated that there are two options: the building could be moved closer to the street or the park could be moved closer to the building. While there is flexibility, the goal is integration of the park, the landscape and the building, which at this time appear very separated. There is a design solution possible, although it may involve some compromise.

Mr. Schneier inquired if the Commission could take the position that it would not be prescriptive at this time.

Ms. Call agreed and inquired if Mr. Meyers was comfortable with the current direction that the architect determine the siting based on what the Commission has indicated.

Mr. Meyers responded that he was comfortable with that direction. He believes it is likely the building will be closer than 70 feet and rotated somewhat. There would be the impression of a main entrance along Village Parkway and an integration of the park and the building landscaping with a hyphen between the two.

[Discussion of the conditions for approval continued.]

Mr. Supelak moved, Mr. Fishinger seconded approval of the Concept Plan with the following conditions:

- 1) The applicant develop the open space with Phase 1 of the development;

- 2) The applicant modify the orientation of the building to provide the visible public entrance on the north/northeast elevations of the building to align with the requirements for entrance locations the best way practicable;
- 3) The applicant work to integrate the building design and siting into the design of the proposed public park, consistent with the comments from the Commission;
- 4) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances; and
- 5) The applicant and staff continue to investigate the locations of utilities and easements.

Vote: Mr. Schneier, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Way, yes; Mr. Fishman, yes; Mr. Chinnock, yes; Ms. Harter, yes.
[Motion carried 7-0]

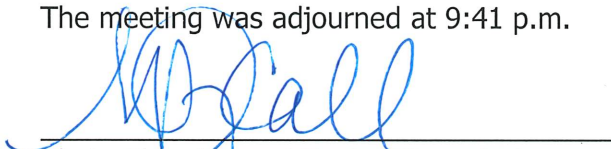
Communications

Ms. Rauch thanked the Commission for their hard work and collaboration on the planning projects this past year and for their support of staff.

The Commission's next meeting is scheduled for Thursday, January 4, 2024.

ADJOURNMENT

The meeting was adjourned at 9:41 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council