

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 22, 2020

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Held

Public Services Committee: Ms. Fox offered to call a meeting to discuss the DORA topic if needed. Mayor Amorose Groomes stated that if a committee meeting is needed, then Public Services was the appropriate committee for it.

COTA: Vice Mayor De Rosa reported that COTA has partnered with Columbus City Schools to use the buses that are not in service right now as internet hot spots for students so they have the access they need.

MORPC: Mayor Amorose Groomes stated that conversations are happening regarding the economic restarts and what that will look like with the balance of the money allocated to the State of Ohio. She thanked Mike Schadek from Mayor Ginther's office for convening a regional conversation.

LUC: Mr. Keeler stated that he continues to be astounded by the pace of development on our western border. 60-80% of the cases they are hearing are on our doorstep. He reported that he looks forward to a dialog for collaboration.

Board of Education: Mr. Peterson noted he has had ongoing discussion with Dr. Hoadley..

Dublin Bridges: Ms. Fox stated they have a new project every month.

Complete Count Committee: Ms. Alutto stated we are at 78.7% completion. The City provided additional signage to try to raise our participation. She encouraged everyone to participate.

COUNCIL ROUNDTABLE

Mr. Keeler stated that:

- with the redistricting and the busing issues within the district, specifically by Jerome, he would like to see additional improvements for crosswalks so students can safely walk to school;
- traffic noise is becoming disruptive with drivers accelerating their vehicles through town and by Bridge Park; and
- unlawful fireworks restrictions need to be enforced.

Ms. Fox stated that:

- Would request that Council refer to Planning and Zoning Commission the discussion of setbacks and lot coverage issues that were brought forward during the Oak Park discussion;
- Would also like Planning and Zoning Commission to discuss connectivity and bike paths before discussions occur regarding the Dublin 2035 Framework/Community Plan.

Vice Mayor De Rosa stated that:

- She would like clarification regarding what advisory body would best be able to discuss and provide feedback regarding the six feet setback – CDC or PZC? Ms. Rauch stated that it is Council's discretion which body would discuss these topics.

Mayor Amorose Groomes believes the appropriate body is PZC.

Ms. Rauch stated that PZC has discussed this topic, but the issue is a lot of the residential developments are within a planned district. Therefore, a code change would not address this globally. It is a larger policy discussion. She is happy to take this back to PZC.

Vice Mayor De Rosa stated that she is fine with PZC discussing it and bringing recommendations to Council.

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- She thanked Mr. Earman and congratulated him on the Recreation Center opening in the current environment. She was very impressed with the tremendous job everyone was doing of disinfecting and cleaning.
- She would appreciate a quick financial update. Mr. Stiffler stated that income tax revenue as of today (June 22) is down 8.5% from 2019. A significant portion of that will be recovered in July when the tax deadline occurs. The withholding revenue is up 2.4% and is holding steady. Overall year-to-date, there is a \$4 million decrease from 2019. Income tax revenues are looking stronger than previous discussed. Hotel-Motel revenue is down as expected.

Mayor Amorose Groomes:

- Asked for an update on the S. High Street Trees. Mr. Earman stated that staff will be meeting with Mr. McDaniel soon about costs and can bring an update to Council after that.
- Asked Ms. O’Callaghan about the crosswalk improvements. Ms. O’Callaghan stated that a report has been prepared for Council detailing the results of the enhanced crosswalk study that was just completed; benchmarking best practices; and laying out guidelines for the future. The report will be provided to Council tomorrow (June 23) in the City Manager Update packet.
- Asked Chief Paez what is being done in response to Mr. Keeler’s concerns regarding traffic noise. Chief Paez stated that the Police have been working the Riverside Drive area to reduce speeding and reckless operation.

Mr. Keeler asked if there was a decibel level regarding a noise ordinance. Chief Paez stated that the ordinance itself prohibits excessive or unusual noise, but has no decibel limit per se. He added that it is difficult for officers to cite a driver for that because often times they do not witness the loud exhaust first hand. He stated they will continue to try to enforce the ordinance where possible.

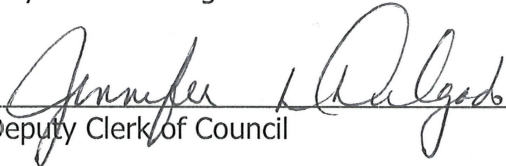
- Stated that Ms. Fox’s concerns regarding e-bikes and scooters are best left as a Committee discussion. Vice Mayor De Rosa stated it will likely be part of the Dublin 2035 discussion also.

ADJOURNMENT

The meeting was adjourned at 10:41 p.m.



Mayor – Presiding Officer



Deputy Clerk of Council



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, August 20, 2020 | 6:30 pm

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

3. Residential Development Patterns

Informal Review

Request: An informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contact: Claudia D. Husak, AICP, Senior Planner/Current Planning Manager

Contact Information: 614.410.4675, chusak@dublin.oh.us

RESULT: The Commission discussed the topic and advised Staff to continue to bring forward examples and discussion topics.

MEMBERS PRESENT:

| | |
|------------------|-----|
| Jane Fox | Yes |
| Warren Fishman | Yes |
| Kristina Kennedy | Yes |
| Mark Supelak | Yes |
| Rebecca Call | Yes |
| Leo Grimes | Yes |
| Lance Schneier | Yes |

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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Claudia D. Husak, AICP, Senior Planner
Current Planning Manager



Ms. Noble stated that staff would like to continue to use AO 8.5 for flexibility in administering the enforcement process. Does the Commission have any objection to doing so?

Mr. Supelak responded that if the AO provides an adequate escalation path and equips the enforcement arm appropriately, he has no objection to the AO serving that purpose.

Mr. Boggs responded that the AO sets forth the path that a typical complaint will follow from the initial Notice of Violation to enforcement. The notice can contain significant detail -- after the internal process ends, the case would proceed to Mayor's Court for citation, or potentially to Environmental Court. Mr. Jones has indicated that Code Enforcement receives 98% compliance on these issues; very few proceed to court.

Mr. Supelak inquired if the escalation path is sufficient for addressing those cases on which compliance is not reached in the first step.

Mr. Boggs stated that he anticipates the amended Code will address those cases. There are a few, limited cases where it was necessary for the City to demolish nuisance houses, mow lawns and invoice the property owners, remove debris and bill the property owner. If enforcement staff does not receive the response requested of the owner, Legal staff directs a letter to them, which typically results in compliance.

Ms. Kennedy inquired if the timeline in the AO is clear to the citizens making the complaints.

Mr. Boggs responded that the sequence is embedded in the AO; the timeline is not. Different repairs take different time to complete, and the number of days to complete is typically provided in the notice. He is unsure if the complainant is made aware of that.

Ms. Noble stated that Mr. Jones inquires if the complainant wishes to remain anonymous. If not, he will follow up with them. They are provided Code Enforcement officers' names, should they wish to follow up.

Mr. Boggs noted that if the complainant wishes to remain anonymous, it is not advisable to send them a letter, which would become a public record that a property owner could request. Any updates are provided via phone.

Ms. Fox stated that she receives many complaints about vacant properties. Although 98% compliance is received, it is the remaining two percent that need to be adequately addressed in the enforcement process. Residents need to be confident that the City's regulations have "teeth." Commission members indicated that the AO 8.5 is satisfactory for administration of the enforcement process.

3. Residential Development Patterns, Informal Review

Ms. Call stated that this is a request for an informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Staff Presentation

Ms. Husak stated that in recent discussions about proposed residential developments, the Planning and Zoning Commission and City Council have expressed concerns regarding trends in development patterns, particularly in terms of side yard setbacks and lot coverage. At their June 22, 2020 meeting, Council referred the subject to the Commission for discussion and a recommendation for potential changes. Background information has been provided on a few approved residential developments to assist the Commission in its discussion. The issue is the reduced setbacks and larger home footprints, particularly for empty-nester homes. The homes tend to be ranch-style, which comprise a larger footprint. Oak Park is one of the developments that was the most concerning to the residents within that neighborhood. Oak Park has a minimum

lot size of 6,900 square feet; minimum lot width of 55 feet; and a side yard setback of six feet. Many of the homes are at that distance, so there are only 12 feet between the homes. The permitted lot coverage is 60%. Oak Park was developed as part of the Conservation Design Resolution, which clustered the homes and provided 50% open space. The Overlook at Tartan Ridge, recently approved, will have a minimum lot size of 100 square feet; minimum lot width of 52 feet; minimum side yard of 6 feet; lot coverage up to 60 square feet.

Ms. Fox inquired the amount of open space.

Ms. Husak responded that she believes it is 30%; in Tartan Ridge, overall it is 40%. The development that triggered this conversation is The Hamlet on Jerome. The minimum lot size is 5,000 square feet; minimum lot width of 45 feet; minimum side yard setback of 5 feet; and lot coverage of 70%. At the time of review and approval of this development, the Commission was concerned about these numbers, particularly in regard to the ability to provide maintenance and parking. [Review of developments continued.]

Public Comments

Jon Melchi, 445 Hutchinson Avenue, Suite 280, Columbus OH 43235 (BIA of Central Ohio):

"Dear Members of the Dublin Planning Commission:

On behalf of the Building Industry Association of Central Ohio (BIA), you are to be commended for your interest in reviewing and considering the circumstances of the current housing market and residential development in Dublin. The interests of your residents, our customers, do evolve, and we applaud communities when they consider changing demands of residents in the context of the regulations that are in place to reflect community values. The BIA represents over 800 members in Central Ohio who develop, build and provide all of the essential support services for the residential housing market in Dublin and our region. In general terms, demographics (e.g. smaller household sizes, later in life household formation, varying age cohort sizes) combine with personal preferences (e.g. walkability, time allocation changes, "work-from-home") to cause changes in the concepts of "home" that residents desire."

Jim Lipnos, Homewood Corporation, 2700 E. Dublin Granville Road Suite 300, Columbus, OH 43231:

"This is a great idea to conduct an informal discussion on Residential Development Patterns. I am a local developer and builder, both in and out of the City of Dublin, and have first-hand accounts of what potential homeowners desire. Quite simply, it is not the same home or lifestyle that we grew up in, and it takes a bit of perspective to understand the new lifestyle. Fifteen years ago, it was the McMansions and 2-story great rooms; however, today's buyer is much more particular in their wants and needs. Today's lifestyle is demanding. Typically, both adults in the home will be working and time is valuable. Large yards are a burden and not integral to their lifestyle. Maintenance free exteriors are in high demand. Today's buyers are willing to spend their money on things they value, and that is typically on the interior of the home. Home offices are in high demand, and since the pandemic, are almost mandatory. There is a high probability that more and more people will be working from their homes, and filing their taxes as such. From my experience, and I know everybody says, we are not against density, but the fact remains that the buyers value what will make their life more convenient and free up more of their time. By allowing smaller lots/setbacks and increasing lot coverage, the cost of the lot will decrease, the amount of burden on the service department will decrease and the buyer will put that money into the home,

particularly the interior, where they live. I appreciate your willingness to gather feedback from builders and developers and would be happy to discuss any of these topics with you individually.”

Commission Discussion

Mr. Fishman stated that he has served on the Commission accumulatively for 40 years, and has witnessed many changes during that time. As the earlier public comments indicated, it is true that homeowners are looking for different things. However, through the years, Dublin made some unfortunate mistakes, a couple of which were developments shown earlier. Dublin is known for being green. Dublin has received many positive comments from visitors regarding its greenspaces. There is nothing wrong with having some denser development. That has been tried, and in some cases, it has succeeded; in others it has not. Previously, the City adopted a “Wow” ordinance, which provided for very large setbacks. Along Brand Road, there are 100-foot or greater setbacks, and the lots are smaller. The problem now is that developers want to continue to build on smaller lots, but they are unwilling to give the greenspace. Small lots can work if the greenspace is provided. Open areas and spaces are very important in those developments. The developers say that homeowners do not want the burden of maintaining a yard, but it isn’t necessary that they do so; it can be open space that is controlled by the homeowner association. In many parts of the country, particularly the south, that is very common. The development has the beauty and the feel of open space without burdening individual homeowners with yard maintenance. Dublin has done a good job through the years in controlling residential development. Although there have been some changes today in what people desire, changes should not be based upon economics. Developers want smaller lots, so they can crowd more houses on the land. Because he has seen some of the earlier mistakes that were made, he voted against The Hamlet development. Dublin must continue including greenspace in these developments, as it always has. Dublin’s greenspace is a big reason that people move here. In his view, having smaller lots must also include more open space.

Ms. Kennedy stated that she is in agreement with Mr. Fishman’s comments. This Commission needs to maintain the Dublin character, and that character is green open space. A homeowner should not be able to reach out and touch his neighbor’s house; most of our residents do not want that. In her view, a first-floor master does not equal an empty nester home. Generally speaking, she is not in favor of the higher-density residential developments, some examples of which were shown in the earlier slides. Looking at those, she will be more focused on ensuring greenspace in future proposed developments. It is important to ensure that outdoor space and feel. This pandemic has changed our values and perspectives. Our backyards and patios are much more important to us. She values greenspace and believes the City’s residents do, as well.

Mr. Grimes stated the Riviera development has a good balance. He is reluctant to see houses jammed together on a large scale. Although beautiful, the houses in Oak Park are spaced too close. Personally, he needs more elbow room than that! We have to be sensitive to what today’s homebuyers want, but there is enough land to provide a diverse range of products in different areas. It is important not to have too much of one type and be unable to provide people the choices they desire. He loves greenspace, but understands there is some tradeoff.

Ms. Fox stated that the American Planning Association indicates that today that there is a need to retrofit suburbia. People are changing their lifestyles; they want to move to more urban areas, walk and know their neighbors. The theory is that the single-family home on a quarter-acre lot will not be popular in the future. There may be some credibility to that view. However, the existing

dense development gives us some concerns; there is something about it that we do not like. The developers may indicate that is what is wanted, but we feel uncomfortable with the denser developments already existing on Hyland-Croy Road. She believes part of that reason may be that the public realm, the area around the homes, does not invite walkability and connectivity. Although the City has required greenspace, it is not necessarily functional. In the Historic District, the homes are close but the neighborhoods are walkable. The public realm is active, working and connected with treescaping and streetscaping. In comparison, the open spaces in the developments farther out seem constrained and unnatural. We need to encourage public realms that would make neighborhoods nurturing and more livable. We are giving the developers the density they want, but, in return, we are not getting anything that makes living there enjoyable. People may want to live in homes on smaller lots, but they value the community feel. What does "community" look like in the design of a development?

Mr. Supelak stated that the letter sent by the BIA member alluded to macro demographic shifts that are happening in the world. Do we subscribe and commit to making a substantial change in regard to increasing density in the City, or do we remain consistent with who Dublin is and has been? If we were to cut up our land and build a different density on it, it would be a permanent change. He agrees with Mr. Fishman that retaining the greenspace throughout the community is important. While the idea of Conservation Design is good, it is not his favorite method of ensuring greenspace in the City. If we were to consider the macro demographic trends, how do we obtain a good sense of those – from BIA or from other sources, as well? Considering what the trends are may not, however, change who we want the City to be. If developers were to tell New Albany the trend for picket fences is out, New Albany either could subscribe to making changes or stay the course with who they are. Trends can come and go. Is there merit to looking at examples of a more dense residential development style? Then, perhaps, we could draw some conclusions. At this point, he has no position on the matter. Empty nester communities warrant a different amount of lot coverage, and there is a need in Dublin for some pockets of those developments, but what is enough but not too much? Like Oak Park, the context of those developments is good, but sitting out in the middle of a field, they do not make much sense. There is much to consider in this discussion; at this point, we cannot identify a new trajectory.

Mr. Schneier stated that we all bring our experiences and biases to the conversation. He is in the process of downsizing from 2.7 acres in Muirfield to .25 acres in downtown Dublin, so he sees both sides of the topic. One of the attributes of Dublin that we all recognize is its diversity of housing, from very large to small starter homes. One characteristic of most of it is the quality of the housing stock. Small lots do not necessarily mean inexpensive homes. Some homeowners do not want the hassle of lot maintenance, but they do want quality homes. His concern is that altering the setback and lot coverage requirements too much may preclude the ability to have very nice homes on them. The right balance may be permitting smaller lots with a greater lot coverage but compensate with a dedicated greenspace, creating a suburban walkability versus urban walkability. Perspective homebuyers wanting quality homes would be willing to pay a pro-rated share of the greenspace, and that will create many exciting possibilities. He would love to see some examples of best practices. In Naples, Florida, for example, there are pocket areas with very nice homes on small lots but with dedicated greenspace within the development; it is a lifestyle choice. He is not aware of anything similar in central Ohio, but seeing examples would be educational. Other communities are facing similar questions, but Dublin has the flexibility to deal with this issue as it should choose, not to have it pushed on it by a large land developer.

Ms. Call stated that she agrees with fellow Commissioners' comments. Previously, in another state, she served on a City Council that was where Dublin was 30 years ago. That City experienced tremendous growth every year, and had the ability to carve its environment. What they heard from developers was exactly the same as what we have heard tonight – that lifestyle choices were changing and homebuyers were looking for a different housing product. Then, as a result, the city ended up with too much inventory of one type of housing stock. She appreciates fellow Commissioners' comments that there may be a place for some higher density residential developments, but as Ms. Fox noted, higher density and clustering works only when it engages with the surrounding area. Building a clustered housing development on Hyland-Croy Road with a large amount of unused open space is not engaging. It is important to identify the right place for that type of residential development. What we build today will exist for many years before it could, potentially, be redeveloped; commercial development may never occur there. We have an identity in Dublin that we want to, for the most part, preserve. While we may want to preserve the greenspace, we also need to have a variety of housing products reflective of the changing demographics. It is the Commission's responsibility to provide diversity of housing while also maintaining and even elevating Dublin's identity. From her perspective, she likes the "and" condition of a combined side yard setback. She agrees that it would be helpful to view successful examples of denser developments. She can speak for fellow Commission members, that we find Mr. Fishman's previous experience in this area very helpful.

Mr. Fishman stated that it is important to have a Commission that has the interests of Dublin at heart. However, developers are quite smart at what they do. Their job is to make money in developing. Therefore, when we hear from developers that homebuyers want small lots, no greenspace, that is because it is the most profitable way to build a residential development. On another note, he rides his bicycle approximately 3,000 miles/year through many subdivisions. Since the pandemic changes on the community, the bicycle paths are crowded; our residents are using the available facilities. While he agrees that some cluster home developments with surrounding open space areas are not that attractive, we can encourage developers to be creative and integrate that greenspace. What he has seen, however, is that Dublin's residents are using the greenspaces within their developments and connecting with their neighbors.

Ms. Fox clarified that she is not a proponent of abandoning greenspace. The Dublin Convention and Visitors Bureau has said that visitors have commented that what they love about Dublin is its naturalness, greenspace and friendliness. What homebuyers want is a beautiful, natural environment, social connectivity, and a refuge when they go home. While we consider diversifying our housing product with some higher density communities, we must focus on integrating attractive greenspaces with amenities in every development. Every development we approve must achieve that balance so that the people who live there will find it worthwhile. We cannot just look at whether the building requirements were met, but also at whether the development provides the complete picture of a place to live. Is it a place in which we would all like to live, because it is so well designed?

Ms. Call inquired if the Commission has provided sufficient direction to staff for them to proceed. Ms. Husak responded that staff would be able to provide examples of residential developments that would be worthy of discussion. Mr. Supelak has mentioned that he would be interested in hearing from the BIA or developers on this topic -- would other Commissioners also be interested? Mr. Supelak stated that he does not know who the right sources would be, but there are likely experts who would be willing to share their perspectives with the Commission.

Ms. Call stated that greenspace, density, clustering, etc. are fundamentals of a PUD. Dublin is a suburban area and many of our developments have larger lots with single-family lots. However, we already have diversified our housing with some condominium developments. Some of those are good; others are not. PUDs provide flexibility to allow for larger homes on smaller lots, increased lot coverage, reduced setbacks, etc., but it is important to ensure that they have the necessary balance. She believes the fundamentals of a flexible PUD will achieve the right product.

Ms. Kennedy stated that if we want to hear from an expert, it should be someone who has the expertise but is unbiased – someone who does not have a vested financial interest in pushing an agenda. That could be a faculty member at OSU, who studies economic development. She believes a missing piece in the discussion tonight has been that there were no public comments from our residents. She would be interested in hearing if they have views on the different types of housing products. Has the pulse of the community been taken on this topic recently, which we could consider? It would be good to have the resident perspective.

Ms. Husak responded that she is not aware of such a survey.

Ms. Kennedy stated that it would be helpful to obtain that type of feedback.

Ms. Fox stated that she agrees. Some of our residents who have moved from a large home to a denser community could share what they love/do not like about the different housing product. We could learn from their experience.

Mr. Fishman stated that it is possible to build a smaller, yet quality house. In Upper Arlington, there are four-sided architecture, 1,500-square-feet, 85-year-old homes that are beautiful. There is room in Dublin for a variety of residential communities, all of which can be integrated into open, usable greenspace.

COMMUNICATIONS

- Ms. Husak reported that the next regularly scheduled PZC meeting is scheduled for Thursday, September 17 at 6:30 p.m.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Rebecca Call

Chair, Planning and Zoning Commission

Judith K. Beal

Deputy Clerk of Council



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, October 1, 2020 | 6:30 pm

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

3. Residential Development Standards Code Update Administrative Request – Discussion Only

Proposal: An informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contacts: Jennifer M. Rauch, AICP, Planning Director; and
Claudia D. Husak, AICP, Senior Planner, Current Planning Manager

Contact Information: 614.410.4690, jrauch@dublin.oh.us
614.410.4675, chusak@dublin.oh.us

RESULT: The Commission provided additional feedback regarding recent trends and discussion related to residential development standards. The Commission wanted to define a holistic intent for future residential developments for quality housing projects that are timeless, provide a sense of community, and maintain the character of Dublin. The members wanted to refrain from being prescriptive so as not to limit potential opportunities. The Commission discussed the opportunity to survey Dublin residents about their housing needs and wants, and survey other communities nationally and internally regarding the types of higher density developments with quality of life attributes. They expressed an intent to retain the City's existing Code standards for typical, lower density suburban developments with exemptions for pocket of developments of higher density that could be considered, if the quality of life attributes are provided. The Commission also discussed that the Dublin 2035 Framework would consider trends, demographics, and the future of housing.

MEMBERS PRESENT:

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| Jane Fox | Yes |
| Warren Fishman | Yes |
| Kristina Kennedy | Yes |
| Mark Supelak | Yes |
| Rebecca Call | Yes |
| Leo Grimes | Yes |
| Lance Schneier | Yes |

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

Jennifer M. Rauch, AICP, Planning Director



taken up by a sign and drawing attention from their business signs. She would be in favor of limiting the sign to 16 square feet for up to 200 feet of frontage; for frontage 200 feet or greater, a 32-square foot sign could be permitted. For a typical nonresidential parcel with 100 feet of frontage and lot coverage of 50-60 percent, what size building and permanent sign would be anticipated? A temporary sign should not be larger than the permitted permanent sign.

Ms. Rauch stated the maximum size permitted a ground sign would be 50 square feet. That is not based on the site frontage, so 32 square feet would be less than what a permanent ground sign is permitted.

Ms. Call stated that a for sale/lease sign would be in addition to the permanent sign for an existing building however. She inquired fellow Commissioners' opinions.

Ms. Fox stated that the intent is to reduce visual clutter but not to reduce the ability for a property owner to have a for sale/lease sign. Her suggestion would be to reduce the size of the sign to 16 square feet, and not be based upon the amount of frontage. In addition, the property owner is permitted only one of three sign options.

Ms. Call inquired if a large parcel, such as Cardinal Health, should be limited to 16-square-foot signs. Although that site has two frontages, 55-70 mph traffic passes it quickly.

Ms. Fox stated that the large signs on commercial sites along I-270 are not an issue; the problem is with the commercial sites on arterial streets.

Consensus of Commission members was to reduce the size from 32 square feet to 16 square feet for nonresidential for sale/lease signs.

Ms. Fox referred to Section 153.151 – Permit Required, which states that "...Fees may be paid by cash, check, or money order." That sentence should be deleted.

Ms. Rauch suggested that this item be tabled to permit staff to make the requested changes and provide the additional information discussed; the revised amendment would be scheduled at a future meeting for the Commission's recommendation.

Ms. Kennedy moved, Mr. Grimes seconded to table the proposed amendment to Section 153.050 of the City of Dublin Zoning Code (Temporary Signs).

Vote: Ms. Fox, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Supelak, yes; Ms. Call, yes.

[Motion passed 7-0]

INFORMAL DISCUSSIONS

3. Residential Development Standards, Administrative

Ms. Call stated that this is a continuation of an informal discussion regarding recent trends in residential developments pertaining to lot sizes, side yard setbacks, lot coverage, and density.

Staff Presentation

Ms. Husak stated that this is a continuation of the Commission's August 20 discussion on Residential Development Standards. Staff has had difficulty finding the requested development standards for neighboring or regional communities. Therefore, this discussion will focus on the City of Dublin. One remaining developable area where development could occur is north of US33. There is a significant amount of vacancy in that area, and staff frequently receives inquiries regarding the type of development acceptable there. Several pages of the Community Plan, including a map of the Southwest Area, were provided in the meeting packet. Development in that area is difficult, as there are plans for the future extension of Tuttle Crossing Boulevard to the west. Although that project is not programmed in the

current CIP, it makes development difficult because the large parcels in that area will be impacted by the future road extension. The other issue is utilities. It is not financially feasible for most developers to extend utilities for a 20-30-acre parcel -- only a developer of a master development could afford to do so. That type of master development has occurred previously, i.e. the Ballantrae development, with the assistance of the City. There is no active proposal, other than the one Informal Review the Commission reviewed at its last meeting, although some developers are working on preliminary analyses. In the Southwest Area Plan, the designated density is low -- 1.5 units/acre. Within the Amlin area, where Cosgray and Rings roads meet, the Community Plan projects a town center with a surrounding higher density of up to 5 units/acre. That level of density has piqued the interest of some high-end, empty-nester developers, but to date, no applications have been submitted. This area is where future development pressure is anticipated, particularly a joint effort of several developers. In view of the fact that an update of the Community Plan is planned within the next couple of years, what type of development would the Commission foresee in this area? City Council has requested the Commission to provide recommendations on preferred residential development patterns and strategies that should be employed to encourage them. Should those be addressed by the Community Plan or in updated PUD standards?

Commission Questions/Discussion

Mr. Grimes inquired the age of the Southwest Area Plan.

Ms. Husak responded that it was included in the 2007 Community Plan and was not changed in the 2013 update.

Mr. Grimes inquired if the cost of constructing the infrastructure is the main challenge.

Ms. Husak responded that in addition to the infrastructure, the railroad that extends diagonally through the area is also a significant challenge. It would be necessary to extend Tuttle Crossing Boulevard over/under the railroad to provide a connection from both sides of the railroad, and the cost of that project would be astronomical.

Mr. Grimes stated that the Amlin area would present an opportunity to develop a subarea, which could act as a catalyst, drawing support for the needed infrastructure and perhaps annexation of a larger area. The Commission has been considering areas that would be appropriate for a higher, affordable density, and a higher density there could support the needed infrastructure. He assumes an underpass for that railroad, which he believes is a double-track rail, would be quite expensive -- perhaps \$25 million.

Ms. Husak responded that it is a double track and quite busy.

Mr. Grimes stated that he is unaware of any studies that may have been done, but it is difficult to provide an opinion without first looking at the costs and benefits, including the standards and expectations of the surrounding community.

Ms. Husak stated that City Engineering previously advanced plans for the extension of Tuttle Crossing Blvd. from Wilcox Road to Avery Road, and even with tentative funding from MORPC, there was a \$7 million funding gap. These road projects are very costly, particularly the extension of Tuttle Crossing Blvd., which would be similar to Emerald Parkway. Because the West Innovation District and OSU project became a higher priority, the funds were shifted to that area instead.

Ms. Call stated that the following questions were provided to guide the Commission's discussion:

- Provide further discussion and direction regarding preferred residential development strategies;
- Identify additional materials and/or history needed to guide the discussion; and
- Other comments.

Ms. Kennedy stated that as she has mentioned previously, it would be helpful to have an indication of resident preferences on the topic. If no data exists, would it be possible to survey Dublin residents to obtain their opinions to help fuel this conversation?

Ms. Husak inquired if she would be interested in having feedback from a certain demographic or a cross section of different neighborhoods.

Ms. Kennedy responded that a cross section survey would be beneficial. Recent discussion has focused on empty-nester communities, but she would also like to know the opinions of the age 20+ group. Is that group looking for permanent or next step residency? Each of us tend to evaluate the topic based upon our own mindsets; it would be beneficial to learn the viewpoints of other groups of residents. In addition, perhaps it would be possible to obtain case studies from communities similar to Dublin, which also have limited parcels available for development. Obtaining that information would provide Commissioners a better understanding for discussion purposes.

Mr. Fishman stated that he was involved in earlier discussions regarding the area around the railroad track and Amlin. In his opinion, the City should not be in a hurry to accept any deals solely for the purpose of developing. He agrees with Ms. Kennedy that it is essential to know first what our residents want. Because it is important to maintain the character of Dublin, we must wait for the right developments. Perhaps the area on the other side of the railroad could become another hospital or it could be rezoned for an unforeseen development. Those types of developments also would be able to contribute funding for extending the roadway across the railroad tracks. The Village of Amlin has been quite adamant about its desire to remain a village and have surrounding high-quality development. It also is important to maintain the City's standards and ensure that the areas around Tuttle Crossing Blvd. do not become high-density development. There is a demand for, and he is supportive of, having some high-density residential development, if it is done while also maintaining the City's high standards.

Mr. Schneier stated that he would prefer to step back and consider this topic critically. In view of the Muirfield development that occurred in the 1970s, he believes it is better to be less prescriptive. Rather than trying to force a particular outcome, let it evolve. There is always ability to tailor ideas. He would be concerned with stating that we want something that no one else is interested in having. Perhaps a hospital or a very unique, currently un contemplated use will come along. When the concept of Muirfield arose, primarily the Township Trustees and the Village Council were involved.

Mr. Supelak stated that Council has charged the Commission with consideration of this issue. The SW Special Area map indicates a large developable area, and the question is whether we should re-think how to approach residential developments. He agrees with Mr. Fishman that it is important to maintain the character of Dublin. Dublin is largely residential with some pockets of commercial uses and a few exceptions for higher-density, empty-nester communities. While there is merit to having some of those communities, how frequent and how large should they be, and is the resulting product an acceptable complement to the rest of the City? In the SW Area, should the residential development that occurs be comparable to the rest of the City and consistent with its existing Residential Code? He believes the remaining developable area in the Southwest Area should be consistent with the City's standard Code, which provides for the typical suburban lots. That does not preclude certain exemptions occurring for higher-density, quality empty-nester communities; however, they should be complementary pockets of a limited scale.

Ms. Husak stated that when the 2007 Community Plan was drafted, Dublin was aware that the City of Columbus had plans for high-density, alley-loaded lots within the adjacent area. The City intentionally decided that type of development would end where Columbus's jurisdiction terminated. Dublin would provide heavy buffering along the border between the two jurisdictions and the prevalent rural character of the Dublin area would provide a distinction between the two communities.

Ms. Fox stated that the Southwest Area is a large, developable area of land, and the area around the US33 Corridor and University Boulevard will be developed with some residential. We are attempting to balance the needs of the developers versus the desires of the community. She believes the community's consistent message has been that an aesthetically pleasing neighborhood with a natural environment is desired that will meet housing needs, increase property values, and provide a sense of community and quality of life. We should begin with those principles in determining how future residential developments should be built. She agrees with Mr. Schneier; if the City had focused on the footprint, setback and height

of the homes, Muirfield Village with all its connectivity and beautiful landscaping would not have occurred. As a Council member, she does not know what the community's housing needs are. We need to look at the community's demographics and identify how much of the different housing types are needed. In addition to that data, she agrees that it would be helpful to learn our residents' housing desires. She has been told by some residents moving into empty-nester communities that they contain elements that improve their quality of life; the environment is important to them. She has been told that the desired land use balance in the City is 60% Residential/40% Commercial. Are we striving for that balance? It is not possible to define a development pattern without knowing what is needed and desired. To the west of the City is farmland; perhaps some of that will be annexed, and if so, what development pattern should occur there? There are other types of residential patterns available, including pocket neighborhoods with interior, social greenspaces. There is a need to research residential development trends nationally and internationally, and define holistic standards for our future residential developments.

Ms. Husak stated that at this time, Council has requested the Commission's feedback on the details, such as lot coverage, setbacks and density. However, many of the other issues mentioned, including demographic trends and future housing needs, will be discussed at great length as part of the coming Dublin 2035 Plan.

Ms. Fox stated that density was listed as one of the items on which the Commission's feedback is desired. We have said we want reduced density. For a variance to be considered to permit more density, what must the tradeoff be? Who is responsible for encouraging that type of development – the developer or the City? If we do not know what tradeoff is desired, a variance should not be granted. Having provided a variance in the past is not sufficient reason to grant another such proposal, unless there is a significant quality of life tradeoff.

Ms. Call stated that when businesses desire to locate within the City, the requirements are high; we do not seem to require the same of residential developers. Recently, we have received several applications for empty nester developments or single-family homes with minimum setbacks and maximum lot coverage. Although residential developers claim their proposed product is what the market is demanding, they should also be required to provide a high quality product. If a survey of residents is conducted, it would be helpful to inquire how difficult it was to find their desired home in the City. She agrees that the requirements should not so restrictive that opportunities are discouraged, but there is no need to accept less than what is desired. We are looking for the right fit for Dublin.

Mr. Supelak stated that there are many cities in Arizona comprised largely of retirement communities built as Ms. Fox described, providing quality of life amenities. Dublin's Code dictates our residential development, and for the Commission to consider an exemption to that for an empty-nester pocket community, the developer should be required to "sell" the development to the Commission.

Summary of the Commission's feedback is as follows:

- Define holistic intent for future residential developments for a quality housing product that is timeless; provides a sense of community; and maintains the character of Dublin.
- Refrain from being prescriptive so as not to limit potential opportunities.
- Survey Dublin residents re. housing needs/desires; survey other communities nationally and internationally regarding types of higher density developments with quality of life attributes.
- Current intent is to retain the City's existing Code standards for typical, lower density suburban developments; exemptions for pocket developments of higher density can be considered if quality of life attributes also are provided.
- The Dublin 2035 Plan project will consider trends in-depth, including demographics and future housing.

Ms. Husak stated that staff had received sufficient direction from the Commission's informal review of Ayreshire Farms last month and tonight's discussion. A summary thereof would be provided to City Council.

Staff also will obtain feedback from HOAs and the younger demographic of homebuyers regarding housing needs and desires.

4. Specialty Hospitals Code Update, Administrative

Ms. Call stated that this is an informal discussion regarding recent trends in medical care facilities and how to best address the uses in the Zoning Code.

Staff Presentation

Ms. Rauch stated that staff is working on a proposed amendment to the City's Zoning Code that will provide clearer requirements for in-patient specialty care facilities. In recent years, the City has received a number of inquiries regarding permitted locations for specialty hospital facilities, such as behavioral health hospitals. Provision of these facilities within the community is important, but they need to be located appropriately. The Commission's feedback is requested regarding any use specific standards that should be included with this potential Code amendment.

Commission Discussion

Mr. Grimes inquired if the primary concern is the number of applications received for specialty care hospitals or their appropriate fit within the City.

Ms. Rauch responded that the concern is not with the number. However, there is the potential for an in-patient facility that is classified as a hospital to be located within close proximity to residential uses. Should there be some site considerations or distance requirements? Specialty care hospitals typically have longer patient stays; they are not the quicker turnover type of hospital, nor a medical office use.

Mr. Grimes responded that if an applicant is able to put together the needed capital to provide this type of resource for the community, it is a good thing, and typically, it is better for them to be readily accessible to the community. Close to home facilities can be accommodated appropriately within the community.

Mr. Fishman stated that he believes this will be a situation of changing uses. Some office buildings and retail space will become vacant and could be converted to small, specialty care medical facilities. We will have to wait until those offers come to the City, but there would already be zoning for the site that would control parking and access.

Ms. Call stated that the definition of hospital is somewhat broad. The parking needs are very different for traditional hospitals and specialty hospitals, such as rehabilitation, mental health or substance abuse facilities. The Commissioners' questions may depend upon the definition of specialty hospital.

Mr. Fishman stated that there is a need for those type of facilities, and space will be available due to opportunity for conversion of uses. However, the needs will be different, so the Code would have to address those needs.

Mr. Supelak stated that specialty care hospitals do not fit within the Code's current definition of a traditional hospital; so the Code definition should be updated to include types and specialties. Different specialties have different behaviors, however, and those behaviors will dictate the standards.

Ms. Fox stated that in the past, neighbors have complained about health care facilities locating in residential areas. There are concerns about the type of specialty behaviors being addressed within their neighborhood. Pompano Beach had shopping centers that were vacant, and health care services began to locate in the available space. Unfortunately, there were no zoning regulations in place. In addition to updating the definition for a hospital, there is a need to define where specialty hospitals or medical facilities may be located, in consideration of their impact on the neighborhood. Some specialty hospitals are open 7 a.m. to 7 p.m., but others are open 24 hours with associated traffic flow. What is the distance that should exist between any type of hospital and the neighborhood?



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

5. Residential Development Standards 21-152ADM

Administrative Request

Proposal: An introduction to consider updates to the residential development standards including the minimum requirements applicable to new residential development.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contacts: Sarah T. Holt, AICP, ASLA, Senior Planner and Jennifer M. Rauch, AICP, Planning Director

Contact Information: 614.410.4662, sholt@dublin.oh.us and 614.410.4690, jrauch@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-152

RESULT: Introduction to updates to the Residential Development Standards regarding lot coverage, building coverage, setbacks, building materials, open space and connectivity. The overview identified the complexity of the standards, along with a proposed work schedule and next steps. A discussion of how this initiative fits with the upcoming Housing Study also ensued. Discussion included how many potential acres would really be affected by changed residential appearance standards, rather than Planned Unit District standards. Based on the answer being "very few", the Commission encouraged Staff to focus on infill and PUDs and not concentrate so much on the Residential Development Standards.

MEMBERS PRESENT:

| | |
|----------------|--------|
| Jane Fox | Yes |
| Warren Fishman | Yes |
| Mark Supelak | Absent |
| Rebecca Call | Yes |
| Leo Grimes | Yes |
| Lance Schneier | Yes |
| Kim Way | Yes |

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



5. Residential Development Standards, Administrative Request, 21-152ADM

Consideration of updates to the residential development standards including the minimum requirements applicable to new residential development.

Staff Presentation

Ms. Holt provided a brief presentation. The topic of residential development standards was initially referred to the Planning and Zoning Commission by City Council on June 22, 2020 due to concerns related to the approval of two residential developments at that time, Hamlet on Jerome and Oak Park. The topic was introduced to the Planning and Zoning Commission at their August 20, 2020 meeting, and the Commission subsequently discussed it on October 1, 2020. They expressed a desire to define a holistic intent for future residential developments, for quality housing projects that are timeless, provide a sense of community, and maintain the character of Dublin. Since those initial discussions, the Commission and City Council have had further discussions concerning certain residential projects. Those projects raised the issues of lot coverage, building coverage, setbacks, building materials, open space amenities and connectivity. Residential development standards and recent Board of Zoning Appeals variance applications were discussed at the joint Council and Board and Commission meeting on December 14, 2020. A balance is needed between the high quality Dublin expects and its Dublin character. At the same time, there is a need not to be too prescriptive, which would limit opportunities. There is a need to maintain the lower density design for which Dublin is known, while also allowing for pockets of higher density where warranted. There are a number of existing Zoning Code regulations and design standards that apply to residential developments. Those include the Residential Appearance Standards (Code Section 153.190); Lot and Yard Space Requirements (Code Section 153.071); Planned Unit Development (Code Section 153.055); and Conservation Design (Resolution 27-04). A work plan for consideration of this topic is introduced tonight, with continued discussion anticipated. In order to help facilitate the discussion, staff requests the Commission review the questions provided for a future conversation. Staff will schedule time to meet with the Commissioners to understand their thoughts. In addition to the Commissioners' input on the questions provided, staff requests Commission members to provide examples (local/national/ international) of what is preferred or not, with an explanation. This information will be used to help identify areas of agreements or divergence. Specific instructions on this exercise and meetings with staff will be forthcoming. Following the collection of this information, a workshop will be scheduled to provide Commissioners an opportunity to conduct a visual preference survey. After review of the material, steps for moving forward will be determined. The City also is undertaking a Housing Study. Although a separate project, that study will dovetail with this one. Staff would like to ascertain if the Commission is satisfied with the proposed approach.

Commission Discussion

Mr. Schneier stated that the information indicated all the places in the Code where this issue arises, and that is problematic for applicants, as there are too many places within the Code that they must go to find the requirements for lot size, setbacks, etc. Those references may not be conflict, but if it were possible, it would be desirable to provide clearer pathways for applicants to find the information needed.

Mr. Way stated that there are many resources available that address housing. The National Association of Homebuilders has resources and case studies regarding many types of housing

occurring across the nation. It would be beneficial to tap into that information and learn what is happening nationally and within the Midwest Region. Developers are testing unique ways of achieving more density, and there are opportunities for different housing types in Dublin. Perhaps a speaker for the National Association of Homebuilders might be scheduled to share information on this topic with the Commission.

Ms. Fox stated that instead of looking at what has been developed in the City, we should look for other development options. Great housing developments are occurring outside the City, and the Commission needs to have more information on those. Pocket neighborhoods, for instance, provide a higher density within an attractive environment that also offers social connections. She would be interested in hearing from real estate agents, who can share homebuyers' interests.

Mr. Way stated that there is also a need for affordable homes, which are becoming more difficult to find in Dublin. We do not want to price ourselves out of a market that keeps this community diverse.

Ms. Fox stated that she is interested in knowing what areas and how many acres that are zoned Residential remain in the City. Additionally, Dublin has the reputation of being a green community, and the relationship between homes and the natural environment is paramount. Therefore, it is essential to identify inventive housing opportunities without losing Dublin's green environment. If we can do that, the product will be timeless.

Ms. Call stated that the Commission does not necessarily view developments in the past tense. We need to have more encompassing, conceptual views of those developments to compare with new applications. Applications for small townhomes often cost the same as single-family homes on larger lots. Having a "30,000 foot overview" of our developments would be helpful. Most homebuyers prefer a larger lot, if available. Availability does not always drive desirability.

Mr. Fishman stated that he would rather see smaller homes with high quality construction that are affordable. There are some communities in some cities, such as Chicago, which have very small houses. However, people want to live there because of the quality and setting. Small, quality and affordable homes are preferable to large homes with slim brick and fiberglass siding, which deteriorate. Concrete or brick driveways also are preferable to asphalt driveways. Cheap construction ages quickly. It is essential to maintain our standards for quality building products. He agrees with Ms. Fox that the setting is also important.

Ms. Fox stated she agrees. There are new materials available, however, which the Commission could investigate that may offer opportunity to reduce the building costs. Concrete and brick driveways, for example, are expensive. Council member Keeler recently restored his older home and installed a beautiful shoot and chip driveway. It is attractive but much less expensive.

Ms. Call inquired if there was any additional guidance Commission members wished to provide. There was none.

Ms. Holt stated that she has noted the Commissioners' comments. She believes many of the items on which the Commissioners have expressed interest will be identified in the housing study. In regard to Ms. Fox's earlier comment – she has done a quick calculation based on recent GIS mapping. The Residential Appearance Standards apply to the City's remaining undeveloped acres with straight zoning. Out of 16,019 acres, only 256 acres remain of undeveloped straight zoned residential.

Mr. Fishman observed that amount is essentially the size of a golf course.

Ms. Fox stated that in that case, we are primarily dealing with infill, mixed use and higher density. There is no need to spend much time addressing the 256 acres; it can remain straight zoning with 45% lot coverage. Instead, we need to focus on the increasing infill projects and the PUDs that are seeking rezoning.

Mr. Boggs stated that much of the City's acreage is PUD, and many of the older PUDs refer to the Code's Appearance Residential Standards. The text for those earlier PUDs does not provide the current level of detail. The infill component will be substantial.

Ms. Holt stated that if the Commission's direction is not to spend much time on residential appearance, but focus on the infill and the PUDs, she would suggest Commissioners complete the questions and identify examples. The focus should be on how to make future PUDs more unique and responsive to the natural environments.

Mr. Way stated that sustainability should be included in that focus in terms of materials and preservation of the natural environment.

Ms. Holt thanked Commission members for their input.

Public Comment

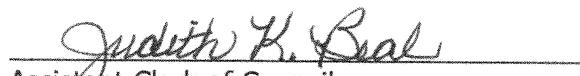
No public comments were received on the case.

COMMUNICATIONS

No communications were shared.

The meeting was adjourned at 10:23 p.m.



Chair, Planning and Zoning Commission

Assistant Clerk of Council

~~Mr. Reiner asked about the return on investment. There is a fiduciary responsibility to get the money back.~~

~~Mayor Fox wants to send it back to the Advisory Committee for further discussion.~~

~~Ms. Alutto agreed. She would recommend that they loosen up the wording a bit.~~

~~Ms. Amorose Groomes stated that we should just put the RFP out and get something back and then see. She agrees with loosening the wording and stressing creativity. Ms. Rauch stated that staff would be comfortable revising the RFP per the discussion.~~

~~Mr. McDaniel stated that casting a wide net to see what you get is a great way to see what interest is out there. Ms. O'Callaghan stated that based on the discussion, she is comfortable revising the RFP.~~

~~Ms. Kramb stated that she agreed with Ms. Amorose Groomes to revise and send the RFP out.~~

~~Mayor Fox stated that it would be helpful to have a public session to offer information about what an RFP is, how to respond, etc. Ms. O'Callaghan stated that once the RFP is issued, staff will offer to tour people through the properties and have a "pre-bid" meeting.~~

~~Mr. Reiner stated it is important to look at the proposals and architecture.~~

~~Ms. Alutto moved to direct staff to make the changes to the RFP as discussed and to issue the RFP.~~

~~Ms. Amorose Groomes seconded.~~

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

Economic Development Strategy Update

~~Mr. McDaniel stated that a memo and report was provided in the packet for Council regarding the Economic Development Strategy.~~

Residential Development Standards

Ms. Holt provided a presentation for Single Family Residential/Planned Unit Development concepts. She provided a chart that shows a summary of the finding from staff interviews with Planning and Zoning Commission members, City Council members, and the Board of Zoning and Planning. These findings were used to rank the importance of various topics and solutions. The goals for this project are:

- Ensure a better Single Family Residential (SFR) product;
- Maintain flexibility of direction and allow for great projects not yet envisioned;
- Capture different levels of concern, from large-scale or neighborhood scale to the lot-specific;
- Organize simply and work repeatedly for the benefit of applicants; and
- Be open to new opportunities, especially for in-fill projects.

There are three levels of focus that became evident through this process, they are: Public Realm – Macro, Public Realm – Micro, and Private Realm.

The Public Realm – Macro, which is community-wide and organized around open space, allows preservation of natural features, determines the relationship between open spaces and houses, and insures the incorporation of open space within the community.

The Public Realm – Micro is more about public areas street-by-street, streetscape character, the provision of front porches and building materials that speak to how the community is perceived. Mr. Reiner stated that more advanced planned communities are showing side-loading garages that have to be screened.

The Private Realm focuses on individual lots, adequate buildable area and setbacks, vehicular areas and unique lot arrangements that add diversity to the streetscape. She shared a graphic showing a building envelope, where all built elements, including HVAC should be located.

Ms. Holt provided some questions prompting discussion from Council.

Mr. Reiner stated that there have been a number of discussions about the air-conditioning units being placed in non-visual areas and/or screened and to allow enough room to screen them. He would like to see planning lots radiating out rather than a grid plan. He stated that an intended goal was to have pocket parks for neighborhood families.

Ms. Alutto stated that outside mechanicals do need addressed. Another challenge has been outdoor living spaces.

Ms. Amorose Groomes stated that there are many elements that make for great houses on small lots, such as requirements on walkways, plantings, setbacks, etc. She expressed an interest in seeing the Code for this example area that was chosen by staff to see what it allows.

Mr. Reiner agreed with Ms. Amorose Groomes comments regarding layering the landscaping to provide interest. He also suggested the use of earth mounding in subdivisions.

Vice Mayor De Rosa asked about how these documents would be used in the event of a potential development. Ms. Holt stated that they would serve as guides in dealing with the different realms. Vice Mayor De Rosa thanked staff for the list. She asked if there would be multiple models of these documents that would apply to the style. How do we get the variety and the larger feel with this?

Ms. Krumb stated that this is very prescriptive. She stated that she would rather have front, back and side setbacks. She would hate to see these standards be required for every development.

Mayor Fox stated that she can see how some of the issues are being addressed, but many of these items are already in our code. She likes the information provided as a foundational minimum. It begins to address the problem. It would be great to see housing developments

that are more creative. She would like to see more about organizing open spaces so they are an amenity. This is a good beginning and she appreciates the hard look at the streetscape.

Mr. Reiner agreed that a retention pond should not count as green space.

Ms. Holt asked specifically for Council feedback on questions 3 and 4, which are:

Does City Council support the approach that these requirements apply only to PUD projects?

Does City Council have a preference regarding the review process for the final document? Should it be forwarded to the Commission for recommendation to Council, or retained at the Council level?

Ms. Amorose Groomes stated that these would apply to all small developed lots. She was also supportive of sending the review to Planning and Zoning and then they can provide a recommendation to Council. Ms. Kramb and Ms. Alutto agreed with Ms. Amorose Groomes' statements. Vice Mayor De Rosa stated that it cannot be all one thing. We need numbers and definitions to these as well. The envelope is nice but there need to be some minimums.

Mayor Fox stated that it may not work well for larger lots. She would incorporate a review of the main roads leading to the developments. She would also like green open space incorporated instead of just retention ponds. She also agreed that Planning and Zoning should be the first reviewing body.

Mr. Reiner agreed with Mayor Fox and stated that pocket parks should be paid for by the developer.

The meeting was adjourned at 8:45 p.m.

Presiding Officer - Mayor

Clerk of Council

redeveloped, the first thing the property owner would be told is that they would have to provide pedestrian connectivity. At that point, the pathway extension would be their financial responsibility. The fact that the City is willing to do it for them would be a significant savings for them. The fact that they would be compliant in terms of pedestrian connectivity when they are ready to redevelop should be a good bargaining chip. She suggested planting groundcover on the low side of the retaining wall. Mr. Krawetzki stated that the wall would likely be limestone (natural stone facing). Ms. Amorose Groomes stated that cut limestone retaining walls do not perform well. She envisioned a taller wall. Mr. Earman stated that staff understands the Committee's guidance and would refine the plan accordingly. CASTO is interested in the project. The investment of City dollars to advance any future project they would do is a great point. Mr. Krawetzki stated that they have been very receptive regarding pedestrian connectivity. Ms. Amorose Groomes stated that it may be nice to have a stairway at some point in that wall. Mr. Krawetzki stated that closer to McDonald's the grade is sufficiently high that a stairwell may not be necessary. Ms. Amorose Groomes stated that eventually this will redevelop and all of the plantings on the lower side would be lost.

Mr. Reiner asked if redevelopment of the center has been discussed. Ms. Rauch responded that she is not aware of any movement on that. Staff does want the conditions set up so that it all seamlessly fits into the vision for Bridge Street. Ms. Amorose Groomes stated that it is so wet where the plantings are indicated on the plans, that she does not think anything would grow well there. Salt runoff is also a concern along with the constant moisture.

Mr. Earman stated that staff will continue conversations, further develop the plan, and bring it back to the Committee for review.

Residential Development Standards

Ms. Rauch provided an overview of the neighborhood design guidelines. The goal was to take the input from previous City Council and Planning and Zoning Commission discussions regarding single-family residential and develop guidelines for development projects as they come forward to the City and to help facilitate conversations with developers. Staff was before City Council in April to present the initial structure for the guidelines. Since that time, the project has been organized into this graphic design document.

Ms. Rauch shared the priority areas of concern. She stated that the most significant conversations have been regarding how open space is being accommodated. It should be an intentional part of a neighborhood and not leftover space. They also looked at density and intensity of lots. Streetscape is a focused part of this including the orientation of homes, how garage doors are addressed, diversity of architectural materials, etc. Individual lot standards covers previous about side yards and rear yards and what the buildable area looks like.

The goal of the guidelines is to provide a supplement to the Zoning Code and Conservation Design Standards to help promote high quality single-family residential development. The structure of the guidelines is a three-level hierarchy from broad to specific: public realm (macro), public realm (micro), and private realm. The draft document in the packet is broken down with much more information with what falls into each of the realms.

Ms. Rauch shared that the guidelines state that Conservation Design principles shall be incorporated on appropriate sites - larger sites with significant natural features. As part of a Concept Plan, staff has the ability to work with the applicant to make a determination about how conservation design is incorporated.

Mr. Reiner stated developers may skip over the conservation design because in reading this, it is interesting but it is not really conservation design. Conservation design was proposed by the City in 1998. It was explained to developers as the least expensive way to develop. He is not sure these guidelines encapsulate that idea. Conservation design is where there are several acres of forest and houses are placed in pods around the forest, protecting it. Dublin proposed that there also would be no curbs. There are cost savings in developing in this manner that entices developers. It provides a more interesting project. This document is missing conservation design. Ms. Rauch stated that conservation design is not applicable in every instance. Staff is proposing to look at the open space framework, specifically and how to provide a larger framework of open space so it is not just leftover land. Mr. Reiner stated that the guidelines need to include the reasons a developer would do this.

Ms. Rauch stated that the goal is when a development proposal comes forward, they are it should provide the open space framework. The prioritization of natural historic features and making sure open spaces are distributed equitably throughout neighborhood is an additional goal. Mr. Reiner stated that conservation design removes the tree replacement cycle as well. Ms. Rauch stated that the topic of stormwater was one raised by Council. Retention basins should be amenities and how/whether they are counted toward open space requirements still needs decided.

Mr. Keeler stated that developers want to pack as many houses into a neighborhood as possible with the cheapest materials. They might be surprised at the return on investment if they used better materials and laid it out in a more creative way. They could then charge more. We need to decide what we want instead of developers deciding what they want to build. Mr. Keeler stated that he does not necessarily want any additional single-family housing in Dublin, because it does not generate the income to support the services required. He would rather encourage larger lot sizes, more creative design, and more green space.

Ms. Amorose Groomes asked what the problem is that we are trying to solve. She asked if this came out of the joint work session with boards and commissions. Ms. Rauch

answered affirmatively and stated that much of this results from the Board of Zoning Appeals' (BZA) concerns about receiving numerous requests for variances for individual lots that were maxed out. There was a significant amount of discussion about how to ensure the character and quality are what Dublin wants. Staff is considering how to influence this in a meaningful way. Ms. Amorose Groomes stated that when we try to manage by code, we end up incentivizing things we did not mean to incentivize. When looking at these objectives (unique neighborhoods, preservation of natural character, strategically-sited open spaces, etc.), that is the job of staff and boards and commissions. She thinks that Code expresses what is desired. It may be more difficult because Dublin has a reputation for being difficult to work with, but she thinks we should consider that a badge of honor rather than an insult. She does not know how we would write a code that is significantly different than the code we have that would yield significantly different results. Open space has to be in the right spot if 75% of the homes are adjacent to it. Ms. Rauch stated that it comes down to how to be clearer to applicants. The Zoning Code, in some instances, does not provide sufficient incentive to encourage provision of the character and quality. Ms. Amorose Groomes suggested identifying the City's exposure of straight zoning districts and possibly pursuing rezonings in those areas. That would be consistent with the Community Plan. Submittal of open space is a matter for conversation, however; as not every site is conducive to conservation design. Dublin has prioritized natural and cultural features in two ways: tree removal fees and landmark tree program. She referenced stormwater basins being amenities and stated that Dublin typically is not supportive of dry basins because they are never dry. Ms. Rauch stated that staff does not disagree. Her impression was that expectations were not being met. Ms. Amorose Groomes stated that this seems like an exercise in education. In her career, writing code is one of the most difficult things to do. There probably are some tweaks that could be made, but she feels this is more of an education problem.

Mr. Reiner stated that when we originally came up with the conservation zone, the idea was that it would be mandated. Developers were introduced to the idea, but they did not want to do it and did not understand it. They understood only traditional developments.

Mr. Keeler stated that he does not understand why we could not create conservation zones. It seems reasonable to him. No one was enamored with the Hyland Croy development. We have a code that addresses developments, but we do not like the result; so it seems that something has to change. From a developer's standpoint, other communities have told them that they can not do certain things because it is not in the code. Things we want or do not want should be codified. Wet basins are not an amenity; they serve a utilitarian purpose. When we created the matching grant, the idea was to make it work, not make it pretty. He agrees with Ms. Amorose Groomes in that he does not mind providing limitations. He does disagree with the to require a

developer to allocate other usable property versus floodplain. Ms. Amorose Groomes stated that it is about location.

Ms. Amorose Groomes asked staff for their input. Ms. Rauch responded that what staff is trying to achieve is a more negotiable process for an applicant bringing forward a proposal for a planned unit development. They are trying avoid a major code amendment by providing guidelines that would support the code.

Ms. Amorose Groomes asked for actual examples of areas where staff is having difficulty enforcing high standards. Ms. Rauch shared that, they have received proposals where tree preservation is required but there is also a density maximum. Because of the density requirement, it is difficult to address the character of the project. Staff is seeking ways to articulate what a good neighborhood looks like and how to clearly define to developers the minimum standards for a certain quality of development.

Mr. Reiner asked how conservation design would be addressed with a reluctant developer and a possible negative recommendation. Ms. Rauch stated that she is not opposed to making recommendations for disapproval. Conservation design is not a codified requirement so staff cannot require that. Mr. Reiner asked how Council can give staff that power. Ms. Rauch stated that is the purpose of developing guidelines that would provide that clarity. If the Committee does not think guidelines are enough, however, they can discuss it further more. Staff does want if the requirements to be so prescriptive that it limits creativity. They are trying to provide some benchmarking for the main points. Mr. Reiner stated that he thinks it would be fair to tell a developer up front that their project does not fit Dublin. Ms. Amorose Groomes stated that there may be only 4 or 5 properties that would be appropriate for conservation design. Ms. Rauch stated that the percentage of area applicable for conservation design is about 7%. It is a finite amount, but it does matter and we want to make sure we are being mindful. Ms. Amorose Groomes stated that what likely will be seen more are developments the size of Hyland Glen. She suggested adding one amendment to Code requiring developments to be true to Code and to meet design guidelines; then we can work on those guidelines.

Mr. Keeler stated that even if the remaining land appropriate for conservation design is only 7%, it should be done anyway. Maybe it should have been done 20 years ago, but we are here today. Developers can build nicer houses commanding higher prices and potentially fewer kids added to Dublin City Schools.

Ms. Rauch stated some of these things are more appropriately timed with the Community Plan update. Staff will continue with how they are currently handling development proposals and do a mapping exercise.

Ms. Amorose Groomes stated that working on design guidelines is easier than amending Code. They also could address highway frontage. A design guideline companion book could be created.

Ms. Rauch stated that this design guideline book is looking at single-family design. The intent is to provide some images with the guidelines. Ms. Amorose Groomes stated that in her tenure, she has learned how difficult it is to codify "a feel". In her mind, the

design guidelines handbook would not be more than 4 pages long. It purposely would be vague, so we could work with developers. Every piece of property is different.

Mr. Reiner summarized that staff will identify remaining parcels that were opportunities for conservation design, and encourage those opportunities to developers. The Committee provided consensus that retention/detention areas are not to be considered part of open space.

Ms. Rauch stated that staff will map opportunities for conservation design.

Ms. Rauch continued by sharing the guidelines for the public realm – micro level. This level looks at roadway character, front yard design, pedestrian interaction, etc. These are topics that have been discussed and agreed upon, but the intent is to provide more clear guidance.

Mr. Reiner asked about the cadence of street trees. It seems tighter in other municipalities. Dublin might want to tighten the cadence of street trees. Some neighborhoods have trees on either side of the sidewalk, which is really nice. It creates a sense of community. We have too much distance between shade trees. Ms. Rauch stated that, currently, the cadence is 1 tree every 40 feet for large trees. Ms. Amorose Groomes noted that it depends on the species of tree.

Mr. Reiner referenced garages and stated that they need to be screened. We can allow some amount of green space between garages. There are little things that other neighborhoods have incorporated into text. Ms. Amorose Groomes stated that currently, there can be only so many street-facing garages.

Ms. Amorose Groomes referenced language in the guidelines regarding rear access by alleys. She has never seen a rear-access alley that was done well, which she would want to replicate. She would prefer to see a detached garage in the rear of the lot than an alley.

Mr. Keeler stated that for redevelopment, he is open to more density and would be open to alleys. It is not Dublin's role to solve every type of housing issue. Empty nesters does not want a huge yards to mow. One of the stakeholders referenced the Edwards neighborhood project launch, and he could support that.

Mr. Reiner referenced page 27, the Tartan hedges are a nice aesthetic. It is important to put in shade trees, as they will continue to support the neighborhood. He asked how to achieve that with a certain density level. Ms. Rauch responded that staff would look into that.

Mr. Reiner referenced the recent development where HVAC units were discussed. Ms. Amorose Groomes stated that when the density is high, AC units must be placed at the rear of the structures. Ms. Rauch noted that was included.

Ms. Rauch stated that staff will go back and look at this from a larger perspective, do some mapping for conservation design, and bring forward revisions.

Ms. Amorose Groomes stated that the most important information for her is a list of the problems staff is having. She requested staff identify Dublin's greatest exposures.

Mr. Reiner asked how quickly the Committee could anticipate seeing something back on the more specific items (mandated screening, closer street tree cadence, uniform hedgerows). Ms. Rauch stated that requirements would have to be addressed by a code update. Staff can provide a quicker turnaround on the list of problems. That helps make sure our vision is being met. Mr. Reiner asked how quickly the amendments could be brought forward to Council. Ms. Rauch stated that staff would need to identify some of the larger pieces and have some more comprehensive discussion. Mr. Reiner stated he would like to see proposed amendments brought forward within the next 30, 60, 90 days and codified quickly. Ms. Rauch stated that she does not want to make these changes in a vacuum. Mr. Reiner stated that street tree planting and garage doors are fixed items.

Mr. Keeler stated we are talking about single-family developments tonight. We need to talk about multi-family as soon as possible. Ms. Rauch stated that multi-family developments are largely handled within area plans, and staff is working on that, as well. Ms. Amorose Groomes asked about exposure points along the interstate. Ms. Rauch stated that staff is close to having what is needed. Discussions need to be held regarding how to execute (Code, area plan, etc.).

Mr. Keeler stated that a Commission member stated that we need to decide what we want in multi-family. Previous developments have often been reactions to what was proposed by developers. The fear is that also will happen in Metro Center. Mr. Keeler stated that the City traditionally does not buy land for residential development. If the City could do that, the idea would be that the City would be determining the desired development, and developers could choose whether they wanted to participate. The City could determine the type of residential development desired and where it was wanted. It would be a streamlined planning process; a developer would just tell us whether they could make it work. He stated that he does not know the logistics of making that work. Ms. Amorose Groomes stated that it would definitely be a policy update, but it is not a bad idea. When the City ends up being the landholder, it contributes the value of the land to make the public- private partnership work. In her opinion, it works better with a privately held company.

Mr. Reiner shared a presentation of zoning improvements he would suggest. The design he suggests is not a grid neighborhood but a radial design. Mr. Keeler stated that stakeholders do not want cul-de-sacs. Mr. Reiner stated that the radial design is more interesting than what we are currently getting. He also stated that with current developments, all of the street tree/buffers will die at the same time. Mr. Ranc stated that all trees in the right-of-way are inventoried.

There being no further business to come before the Committee, the meeting was adjourned at 6:52 p.m.