



MEETING MINUTES

Planning & Zoning Commission

Thursday, April 18, 2024

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the April 18, 2024 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: Jamey Chinnock, Warren Fishman, Kim Way, Mark Supelak, Kathy Harter, Rebecca Call

Staff members present: Bassem Bitar, Thaddeus Boggs, Taylor Mullinax, Tammy Noble

ACCEPTANCE OF DOCUMENTS

Mr. Supelak moved, Mr. Fishman seconded acceptance of the documents into the record.

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

[Motion carried 6-0]

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. Tonight, the Commission is hearing only Informal Reviews, so no swearing in for the purpose of taking public testimony is necessary.

CASE REVIEWS

- **Case #24-026INF - St. John Lutheran Church – Memorial Preserve**

Informal review and feedback on a future memorial garden and cemetery preserve to serve the neighboring existing church. The 5.39 and 5.47-acre sites are zoned R-2, Limited Suburban Residential District and R-1B (WTWP): Limited Suburban Residential District and are located southeast of the roundabout of Rings Road and Norn Street.

Applicant Presentation

Ernie Robertson, 4155 Herald Square Place, Dublin, noted that he has been a member of St. John Lutheran Church for many years. He displayed images of the proposed site plan. The total 11-acre site is comprised of two parcels located east of the church, which extend south from Rings Road to Kaltenbach Park. Subarea A, which is the subject of this project, is approximately half of that acreage. Their intent is to preserve the rural character of the site to the extent possible with the development. He displayed images of the thoroughfare layout on the two parcels (6001 and 6041 Rings Road). They have had some meetings with the neighbors and have made some adjustments to the site plan. They will be adding a new road to the church parking lot to direct the traffic flow away from the neighbors to the east of the 6001 property. Traffic will be brought in through the main entrance and into the church parking lot to the west. The new road will extend across the back behind the community gardens and enter into the memorial preserve at the property of 6041 Rings Road. The road will circle the site and exit at the same point. He displayed a conceptual layout of the memorial preserve. He stated that it would not be a traditional cemetery. The type and size of cemetery stones will be limited. There will be some above-ground markers. In the past, this space was a horse farm, so there is a large amount of pasture area. Their intent is to maintain it as a tranquil area. In that pasture area, there will be flush ground markers. At other locations in the memorial preserve, there will be various types of hybrid burials, columbarium, traditional, natural and small urns. Currently, there is a large amount of greenspace, which could be developed in the future for natural burials. There is a creek onsite; that area is heavily infested with honeysuckle. They will be cleaning out that area and opening up the sight lines to it. The site also has some wooded areas. He displayed a bubble diagram of the proposed site layout of Subarea A.

- #1 – the existing 6041 property containing a house and garage; this will not change.
- #2 – an area that is pasture and large trees; this will be a hybrid burial space.
- #3 – open space to the west and rear of the 6041 property; this space will be used for traditional burials. This space will be less visible to the neighbors.
- #4 – floodplain – area around the creek and wooded area.
- #5 – natural meadow area – use for natural burial, traditional spaces.
- #6 – extends the entire distance of the property, a visual buffer between the site and the neighbors to the east.
- #7 – currently a holding site, where the original church residence was located.
- #8 – Subarea B – existing open space; currently, they have no plans to develop this subarea.

Their intent is to develop only Subarea A at this time. It will be a burial space dedicated for St. John Lutheran members. Currently, there are an average of a dozen burials per year.

Staff Presentation

Ms. Mullinax stated that this is a request for an Informal Review of an anticipated Planned Unit Development (PUD) and rezoning application. The site contains two parcels located southeast of the roundabout at Norn Street: The west parcel is 5.39 acres and contains two existing structures and curb cuts. The east parcel is 5.47 acres and is vacant with one existing curb cut. The Cramer Ditch traverses the site through both properties, each with an existing vehicular crossing across the creek. The west parcel is presently zoned R-2, where cemeteries are not a permitted use and religious uses are a Conditional Use. The east parcel is within the City of Dublin and had the remaining WTWP zoning prior to its annexation into the City. When land is annexed, Rural District zoning is automatically assigned. Cemeteries and religious uses are a conditional use in this district; however, the proposal does not meet the development standards for a cemetery based on the site

size and requires a rezoning of both parcels to a PUD. The Future Land Use (FLU) recommendation for the site is Suburban/Rural Residential which contemplates single-family development. The proposed uses more closely align with the Civic/Public Assembly FLU which allows for public and private cemeteries, and religious uses. Both parcels are proposed to be rezoned to a PUD, with two subareas: A & B. Phase 1 includes Subarea A and is the site plan shown. This is the focus for tonight's Informal Review. Phase 2 includes Subarea B, which is intended to be future memorial preserve expansion. Should this development proposal move forward, a Traffic Impact Study (TIS) is required at the Preliminary Development Plan (PDP) stage when a property is rezoned. Impacts on the floodplain around the stream, utilities, and stormwater will need to be examined further. Staff has prepared the following discussion questions for the Commission:

- 1) Does the Commission support the proposed rezoning to a Planned Development to accommodate a memorial garden, cemetery preserve, and church residences?

Should the Commission support a Rezoning:

- 2) Does the Commission support the proposed site layout?
- 3) Does the Commission support the proposed buffering between the cemetery plots and properties?
- 4) Additional considerations by the Commission.

Commission Questions

Mr. Supelak stated that the use is allowed as a Conditional Use in its current zoning with the exception of one stipulation. What is that?

Ms. Mullinax responded that a cemetery is not permitted on the west parcel, which is developed as a religious Conditional Use. The east parcel does permit a cemetery as a Conditional Use. Because this is a unique proposal containing a church residence and a modern, park-like cemetery, the best direction is to rezone the property to a PUD to allow the uses. If the site were to remain with the standard Rural zoning, the proposal could not be developed due to the site size.

Mr. Chinnock inquired if the church owns the property where the cut-through road is proposed.

Mr. Robertson responded that the church owns that property, which contains a church residence.

Mr. Chinnock inquired if the church owned the narrow sliver on the east perimeter.

Mr. Robertson responded that the church owns both parcels, which extend from Rings Road to Kaltenbach Park.

Ms. Mullinax clarified that if Mr. Chinnock was inquiring about the parcel immediately east of the site, that is a privately-owned residence. The church site and the parcel to the west with the community gardens is owned by the church, as well as the northwest corner where Avery Road and Rings Road meet.

Mr. Chinnock inquired what is the intent for the future church residence site.

Mr. Robertson responded that nothing is proposed at this time. It remains designated as a church residence site, as that was what was on the site again. The house was demolished, although it could be rebuilt. There is no intent to do so at this time. If it were to be developed in the future, it would be for a single-family church residence.

Mr. Way inquired if flush makers could be located next to a natural burial site.

Mr. Robertson responded affirmatively, although there will be some restrictions. There will be a hybrid of burial types, with the traditional marker being less popular than it once was.

Mr. Way inquired if restrooms were contemplated within a shelter area.

Dave Guappone, principal, G2 Planning & Design, 720 E. Broad Street, Suite 203, Columbus, stated that at this stage, they have not discussed restrooms. There is an intent to have some shelter houses, which could incorporate restrooms.

Mr. Way inquired if the parking would be along the road or at the church.

Mr. Guappone responded that for small ceremonies and day-to-day visitors, the parking would be along the road. For large burial services, parking would be at the church with shuttle service to/from the burial site.

Ms. Harter inquired if there would be ability to walk to the sites.

Mr. Robertson responded that it will be possible to walk to most of the sites. For the sites at a greater distance, shuttle service will be available.

Ms. Harter inquired if the cemetery would be open all hours.

Mr. Robertson responded that at this stage, they have not done that level of planning.

Mr. Guappone noted that they have discussed the possibility of having a gated entrance at Rings Road with ability to close it at night and certain hours. They have also discussed having a gated entrance for the private drive to the church residence, so it is not viewed as part of the cemetery.

Ms. Call inquired if, other than the new road and buffering, other discussion points with the residents were considered.

Mr. Robertson stated that there were none.

Mr. Guappone elaborated regarding the traffic flow plan and the proposed vegetative screen/buffer at the narrowest points.

Public Comment

[Name not provided] Neighbor living across the street from the church residence stated that he is not opposed to the proposed project. Neighbors have been concerned about what might be developed in this beautiful open space area. They will be relieved that this plan would actually preserve that area. He inquired if the community garden would remain.

Mr. Robertson responded that there were no immediate plans to change them.

Comment received via email:

Nelson Yoder, Dublin, OH stated that he: "appreciates the church's willingness to engage with the neighborhood early in the process, and he is in general support of incorporating a cemetery at the church, provided its final location and PUD requirements preserve the high quality, single-family residential nature of Rings Road east of Norn Street that the City and neighborhood have worked for years to cultivate. An important requirement would be to fully screen the cemetery view from Rings Road. Ideally, this would be accomplished with single-family residences along Rings Road, locating the cemetery behind those lots. The church is proposing to put a house in the back of the cemetery. It would be much more appropriate to locate it up on Rings Road as a cemetery buffer. A less desirable alternative would be a fully opaque evergreen screen placed between the roadway and the cemetery. Another important consideration would be access to the cemetery, the existing church parking area and driveway to eliminate visual traffic and parking impacts on the neighborhood from the proposed rezoning. Ideally, no vehicular connection would exist between Rings Road and the cemetery. Access would be provided only via the existing church drive and/or the Norn Street roundabout. The property owner adjacent to the cemetery must be protected as they are the most impacted by this proposed change of use. I look forward to considering the

process with the church and the City.” He encouraged finding a way to make the cemetery a part of the church property without negative impacts to the surrounding neighborhood.

Commission Discussion

Ms. Call requested members to respond to the discussion questions that were provided.

Mr. Fishman inquired if the proposed road would connect to the nearby subdivision.

Ms. Call stated that the proposed road would connect only to the church.

Mr. Fishman stated that he had no objection to the proposed project.

Mr. Supelak stated that he likes the modern interpretation of the cemetery preserve. He believes it preserves the desired character of the area. He is supportive of the proposal. It is desirable to remove the honeysuckle and open up the creek view. It will be important to manage traffic for larger memorial services.

Mr. Way stated that he believes the proposal is an appropriate use for the property, as specifically related to the church. He likes the plans to locate different burial sites in particular locations. He was intrigued by the public comment/suggestion that the future church residence should be located on Rings Road rather than at the back. That idea might be worth exploring. He wonders if the proposed road alignment is correct. Would it be an improvement if the road swung further to the south, along the creek and came up to tie into the church? As opposed to walking along the road, perhaps there could be a dedicated path to the site. He believes the plan is heading in the correct direction.

Ms. Harter stated that she is supportive of the proposal. She likes the idea of providing a walkway, restrooms and a closed shelter in the event of inclement weather.

Mr. Chinnock expressed support for the proposal. The inspiration images are impressive. He would suggest providing more screening around the residence in the northwest corner.

Mr. Fishman noted that the pathway should be hard surface to accommodate wheelchairs.

Mr. Guappone responded that it would be.

Ms. Call stated that she was also supportive of the proposal. In regard to the suggestion to place residential along the roadway, the Community Plan currently foresees this area as rural. Having a landscape plan with berming and screening could accomplish the same thing as establishing and reinforcing the rural nature of the area. She noted that Schoedinger Funeral Home has a beautiful retention basin at the front of their site. Currently, this proposal contains only detention basins. She believes a designated walkpath should be included in the plan.

Ms. Call inquired if the applicant desired further input.

Mr. Robertson responded that the Commission has provided valuable feedback for consideration.

- **Case #24-046INF - Irish Village**

Informal review and feedback on a future mixed-use development on three parcels. The combined ±11.86-acre site is zoned R-1, Restricted Suburban Residential District and TF, Technology Flex District, and is located southwest of the intersection of Woerner Temple Road and Avery Road.

Applicant Presentation

Michael Fite, partner, Stavroff Land and Development, 6689 Dublin Center Drive, Dublin stated that their application encompasses three parcels. The first, 6-acre parcel is owned by Stavroff. They have a development agreement with the owner of the second parcel; that agreement expires at the end of this year. The other parcel is owned by a landscape company; they do not have an official agreement with them at this time. They have reached out to the neighbors, including the Ballantrae community, and shared with them four development options. The neighbors would like the proposed development to provide an enhancement to the Ballantrae community. The name Irish Village came from one of those neighborhood meetings. Their intent is to create a village community that is walkable and bikable with retail where the community can go for goods and services. One land use suggested to the community was village retail. There was some pushback from the neighbors. The second option was for a retail/office use. The third option was an interactive mixed use. The Ballantrae community was more supportive of that use. If they cannot come to an agreement for a mixed-use community, there is the option to extend the Technology Flex District with the uses permitted by Code. They have developed a conceptual plan incorporating village retail on the corner, a mixed-use building and a community asset building, such as an Irish Pub. To the south would be a residential component, either condominiums or apartments, designed to look like a large house. There will be a road network that connects to the pool. There will be two full-service curbcuts. They will take the elements from Ballantrae that give it a sense of place -- stone walls, water, rock ruins and white columns, and incorporate those elements into their development.

Staff Presentation

Mr. Bitar stated that this is an Informal Review to provide nonbinding feedback to the applicant. If it moves forward, it would be followed by a Concept Plan, PDP and Rezoning. The site consists of three parcels located southwest of the intersection of Avery and Woerner Temple Roads. The site has 686 feet of roadway frontage along Woerner Temple Road and 619 feet along Avery Road. The northern parcel is 5.85 acres in area and remains undeveloped. The parcel at 5745 Avery Road encompasses 5.04 acres and is used for industrial purposes. It is accessed through a curb cut along Avery Road and is developed with two warehouse structures that were built in 1987 according to the Franklin County Auditor data. The 0.98-acre parcel at 5735 Avery Road houses a landscape business with a commercial structure built in 1960 and accessed by a curb cut along Avery Road. The undeveloped parcel is zoned R-1, Restricted Suburban Residential District. Permitted uses within this district include single-family dwelling structures, home occupations, public and private schools, parks, Type B childcare, and accessory child and adult daycare. The southern two parcels are both zoned TF, Technology Flex District, which permits a variety of industrial, office, commercial, and civic uses. The site is bordered by the Dublin Community Pool South to the west and a logistics operation to the south. Ballantrae Community Park is located across Woerner Temple Road to the north. Balgriffin Park, a single-family residence and a carwash are located across Avery Road to the east. The Community Plan's Future Land Use (FLU) recommendation for the site is Mixed Use Neighborhood Center, mirroring the designation in the Avery Road Corridor Plan. The parcels included in this proposal are part of the Avery Road Corridor Plan, which envisions Mixed-Use Neighborhood Center for the entirety of the proposed development site. Such centers exclude auto-oriented uses, instead focusing on pedestrian-oriented retail uses, personal and convenience services nearby, and integrated residential neighborhoods. The Community Plan also envisions Neighborhood Office and limited medium-density Mixed Residential uses on the parcels to the south of the proposed project site.

The recommendations in the Community Plan include the utilization of pedestrian spaces, patios, and plazas within the neighborhood center, and a 100-foot setback along Avery Road to provide a green view/corridor into the park areas to the north. These mixed-use neighborhood centers are intended to provide daily retail uses and personal services for the convenience of neighborhoods in which they are located. Building heights generally range from one to two stories, consistent with surrounding residential development. Integrated residential uses are highly encouraged, and neighborhood centers should be integrated to coordinate with surrounding Low and Medium Density Mixed Residential uses to provide support and pedestrian activity.

Proposal:

The applicant is proposing a mixed-use development encompassing the approximately 12-acre site. The following four (4) alternative land use options were provided in the application materials:

Alternative A contemplates village retail in the northeast quadrant; anchor retail (ex. fuel, convenience store, grocery) in the southeast quadrant; retail/office/tech flex in the northwest quadrant; and office/tech flex in the southwest quadrant. Rezoning all parcels to PUD would be required.

Alternative B includes village retail in the northeast quadrant; an auto-oriented outparcel in the southeast quadrant; and office/tech flex/multi-family in the northwest and southwest quadrants. Rezoning to PUD would be required.

Alternative D envisions the entire site accommodating uses permitted within the TF, Technology Flex District, including a variety of commercial, office, institutional, civic, and industrial uses. Rezoning of the northern parcel to TF would be required.

Alternative C, the preferred option, envisions neighborhood retail uses in the northeast quadrant of the site, consisting of 1½-2 story buildings with a total square footage of 25,000-30,000. The northwest quadrant would be developed with two buildings: a 2-3 story structure with residential over commercial use and a 1-3 story building housing a community amenity on the first floor with residential and/or office uses above. All buildings within the two quadrants would line the adjacent streets and shared parking would be located within the interior of the site. While the building setbacks are not listed, it is unlikely that the 100-foot setback along Avery Road as noted in the Community Plan would be met. The southern half of the site would contain eleven 2-3-story multi-family residential structures with a total of 175-200 units. While each building would contain multiple units, the applicant has indicated that it would be designed to resemble a large house. However, the building footprints shown on the plan imply larger buildings, so it is unclear whether the proposed number of units could work with this design intent. Various site features are incorporated into the development with the intent of creating a unified design approach with the Ballantrae neighborhood and community park. These include stone walls and columns, a gatehouse, functional “ruins”, plazas, and meadow plantings. Two full-access points are proposed, one of which would share the existing community pool access from Woerner-Temple Road. The other one would be located near the southern property line, providing access from Avery Road. It would align with the existing carwash curb cut across Avery Road. A right-in/right-out curb cut along Avery Road is proposed between the retail and residential subareas. Street stubs to the south and west parcel lines are provided for future connections. An internal street network is shown across the site. As the proposal advances, consideration should be given to making the main connections public streets. Sidewalks and paths will also need to be added for bicycles and

pedestrian traffic. The proposed development would require rezoning of the site to PUD, which would trigger the need for a Traffic Impact Study (TIS). Through the study, access points would be determined along with the associated traffic control, and any intersection or site improvements would be identified. Staff has provided the following discussion questions:

- 1) Is the Commission supportive of the proposed uses?
- 2) If the Commission supports the proposed uses, is the Commission supportive of the proposed site layout?
- 3) If the Commission supports the proposed uses, is the Commission supportive of the proposed building height and character?
- 4) Any additional considerations by the Commission.

Commission Questions

Mr. Chinnock stated that the setback indicated by the Community Plan provides for an ample setback from Woerner Temple, consistent with the current greenspace character with the Woerner Temple entrance and adjacent park. The proposed plan eliminates that setback. Isn't there a greenspace requirement setback there?

Mr. Bitar stated that the Community Plan specifically mentions a 100-foot setback along Avery Road. It is silent regarding the setback along Woerner Temple except for a general note about preserving the views to the park. It implies a larger setback but is silent on the specific number.

Mr. Chinnock inquired if the Community Plan indicates a maximum building height of 2 stories. Mr. Bitar responded that the Community Plan envisions 1-2 story buildings.

Mr. Supelak inquired where the front doors would be on the residential units. Some of the units appear to have rear-loaded garages. They are set up to have the front door facing a roadway. Mr. Fite responded that the front doors would be on the front or the side. The garages are rear or side loaded. The garages cannot be seen at the front of the buildings. The idea is that the building look like a large home, not an apartment building.

Ms. Harter inquired if the residential buildings would all look the same, or would there be different scales of homes.

Mr. Fite responded that they provided only one image of a home, which is a representation of the concept, not the architecture. There might be 2-story buildings on the end and 3-story buildings in the middle.

Ms. Harter inquired if they would be different colors.

Mr. Fite responded that it was too early to consider colors. The concept is eclectic with a mix of building types.

Ms. Harter inquired about the potential business at the front of the development. The top story would be either office or residential. Would the ground story be designated for business use, or could it also be residential?

Mr. Fite responded that the intent is that the first floor would be retail, commercial or office. Either office or residential could be on the second floor. The intent is to have mixed use inside of one building.

Ms. Harter inquired if the TIS would also encompass the South Pool area.

Mr. Bitar responded affirmatively.

Mr. Chinnock stated that the D buildings are described as having 175-200 units. How many additional residential units are envisioned in the mixed use buildings (A, B and C)?

Mr. Fite responded that number is undetermined at this time.

Mr. Way inquired if a pedestrian walkway is envisioned that runs along private street B, connecting the pool with Avery Road. The proposal does not show one.

Mr. Fite responded that it is intended.

Public Comments

Public comments were received via email before the meeting:

Tyler Ma, 6599 Baronscourt Loop, Dublin: "I like the idea of adding more residential spaces in the area, but I do not think we need more retail or office spaces in the area. Check out all the empty office buildings in the City of Dublin and all the empty retail spaces in Tuttle Crossing Mall. We also have many empty retail spaces in the strip malls."

Tracey Smallwood, 6344 Dan Sherri Drive, Dublin: "I am opposed to a gas station/grocery store anchoring this development. The quality of the environment for walking and enjoying the park across the street would be diminished by such a structure. There are multiple grocery stores and gas stations in close proximity; therefore, this is not needed."

Mike Bacon, 5780 Baronscourt Way, Dublin: "(1) What level of residences or apartments are being planned for this area, especially with Option C. This seems to be an excessively high housing density for a small area and might reflect low-level housing below the character of the surrounding area. This could significantly affect Ballantrae, and (2) Have studies been done on the traffic impact of such a dense residential unit on this corner. This would seem to cause a significant bottleneck on Woerner Temple traffic turning left on Avery Road and a major increase in traffic within this area in general."

Public comments received in person during meeting:

Craig Wallace, 7016 Waters Edge Drive, Ballantrae, Dublin stated that the developers have met with Ballantrae community members 3 times, and they have had good discussions. The residents' primary concerns are appearance, traffic, noise and lighting. This area has been very nice greenspace but also industrial with Parker Drilling. The residents would be very pleased to have Parker Drilling replaced with something more appropriate. They discussed Options A and B being limited to 2 stories. They discussed low-rise, one-story retail/restaurants with outdoor seating along Woerner Temple with potential medical/financial service buildings with business hours usage; no gas stations. The residents objected to the number of units, which is very high. They believe condominiums with permanent residents as opposed to apartments with transient residents would be much better and would result in a fewer number of units. We also did not discuss having mixed use along Woerner Temple but on the southern edge. Traffic is certainly a significant concern, because this is the primary entrance to our neighborhood. We do not want traffic there to back up. Additionally, the residents would not want the development to involve any late night activities with the associated light and noise issues. The retail should include only office or some type of dining-in restaurant, not drive-through. The Community Plan contemplates bigger setbacks along Woerner Temple than is proposed by the developer, who is trying to mix income-generating businesses with residential. Whatever can be done to maintain the

appearance along Woerner Temple would be appreciated. Any buildings should be consistent with the Ballantrae character, as well as preserve greenspace and walking paths; this is very important to the residents. They look forward to working with the developer to develop something advantageous to the Ballantrae residents.

Kurt Smith, 6692 Roundstone Loop, Ballantrae, Dublin, stated that he is the president of the Lakes of Ballantrae condominium association. He does live in a multi-family dwelling. The majority of the housing in the Ballantrae community is single-family; however, there are some multi-family units. The concept of an upscale multi-family within an upscale neighborhood isn't totally reprehensible to him. He has participated in and is encouraged by the discussion the residents have had with the developers. This is a vastly different experience than the residents experienced with the Turkey Hill development on the corner of Avery Road and Shier Rings Road, when there was no discussion whatsoever with the community. Their community appreciated the previous discussions with the City of Dublin about the anticipated hospital development. Open interchange with the people who are proposing to make changes in the area makes the residents feel heard and enables the residents to welcome development, if they have been able to have some input. The concept of a gateway to Ballantrae could be wonderful, if done right. If the intent is to develop that area as Tech Flex, the residents will have a great deal to say about that. He believes the developers have listened to the concerns of the neighbors by focusing on Option C.

Jack Curtis, 6485 Ballantrae Place, Ballantrae, Dublin stated that they have been residents of Ballantrae single-family homes for 20 years. He did not participate in any previous discussions regarding the proposed development, although he did attend the Master Homeowners Association (HOA) meeting a week ago. There was minimal conversation about this, however, and he believes there are many more residents who would like to share their comments on this. Building height is a major concern, and he believes it will be for most residents. The Community Plan calls for 1 and 2-story buildings, and he believes it should be limited to that. A height of 3 stories will be obtrusive. South of the Ballantrae subdivision, on Avery Road toward Hilliard, there is a massive mish-mash of large apartment buildings. Because of what exists there, the Ballantrae residents are very concerned with the proposal for taller buildings here. He urges the Commission to consider requiring the 1-2 story height. The setback along Avery Road shown in the City's Community Plan is much better than permitting development along the street. It has been preserved as greenspace for some time. One of the conceptual building images shown by the developer does not look like Ballantrae at all. The Ballantrae development is comprised of stone, brick and natural materials. The image looks like the St. Andrews community on Frantz Road. He noted that he is a realtor and has sold many homes within Ballantrae and the Dublin community. The other images shown are more representative of Dublin.

Ben Noble, 5892 Baronscourt Way, Ballantrae, Dublin stated that he does not believe many members of their neighborhood have not had the opportunity to weigh in on this proposal. He just found out about it on a very lively neighborhood Facebook discussion. He is disappointed that more of the residents could not be here tonight. The sentiment of that discussion is if the proposal is intended to provide services for their neighborhood, such as restaurant, bookstore or coffee shops – there is some acceptance. However, the overwhelming opinion was opposed to large residential buildings, particularly anything exceeding 2 stories. Their HOA meets only once a year so any discussions the developer has had with the HOA Board has left out the overwhelming majority of the neighborhood, who not being members of the Board, did not get opportunity to join in that discussion. He would encourage the effort be made to include a greater

number of community members to provide their comments. Since the developer indicates it is to be “in service of the neighborhood,” it would be important to hear what the neighborhood wants. Frankly, the existing gateway to Ballantrae is quite sufficient.

Cristian Cooney, 5835 Barronscourt Way, Ballantrae stated that he serves on a Ballantrae HOA Board. Stavroff reached out to the boards of the various HOAs within the community, including the Ballantrae Community Association, the Lakes of Ballantrae, the Villas of Ballantrae and the Glens of Ballantrae. All the HOA Boards were represented in the discussion. The developer wanted to limit the quantity of input, although the continuing process should include the overall input. There is a large amount of undeveloped land around Ballantrae. Stavroff pointed out the current zoning and asked the Board members what development they would prefer. After the first HOA board meetings, they forwarded a summary to the City to ensure the residents’ input was communicated to the City Planning Department. Maintaining the existing park-like feel is priority #1 to the community. Accordingly, the proposal to push up the setbacks to the bikeway versus what the Community Plan provides for this area is a concern. However, they do understand that the developer must end up with a profitable development or the result will be undesirable. He believes that having any buildings higher than 2 stories will be problematic in retaining the overall park-like feel of Woerner Temple. A couple of 3-story buildings at the back might not be visible from Woerner Temple. Priority #2 is retail. The residents would like to have some retail, such as a restaurant or coffee house. A use of the Parks Drilling site for something other than storage of cranes and metal would be appreciated. In regard to the residential component – everyone has a visceral reaction to apartments. If it truly looked like an Irish Village rather than a jarring variant to what exists would be critical. This is Ballantrae’s front door. If this area is developed incorrectly, it would have a significant negative impact on the Ballantrae community, the entrance drive up to the golf course, and the City’s investment in the traffic circle at Woerner Temple.

Commission Discussion

Mr. Chinnock stated that the Commission appreciates the developer meeting with the community. The Commission also appreciates the community’s feedback. He is generally supportive of the idea, but there are issues to work through, such as the building height. He agrees that having 3-story buildings would be overbuilt here. He also believes the activation along Woerner Temple will be a key issue. Either having patios to activate the streetscape or pulling them back to retain the park-like feel will be critical to the Ballantrae community. There are 3 gateway views or vantage points of the community that must be considered. He believes the proposal is consistent with Dublin’s intent to be a walkable community by adding retail destinations for the Ballantrae residents. There are specifics of the development, however, which will require some work.

Ms. Harter stated that she is supportive of the proposed project. This development should complement the Ballantrae community, taking its inspiration from the community. She has concerns about the site layout, connectivity and buffers. The large home, multi-family buildings should look different, similar to single-family homes in a neighborhood. They should not be greater than 2 stories. She urges that the view along the entrance into the community of the large hill with the bunny sculptures not be lost.

Mr. Way stated that this is a very special corner, and he appreciates that the developer has approached it with the vision of an Irish village. That sets an expectation of quality and

uniqueness. He agrees with the concept of a cohesive mixed-use project. From an urban design standpoint, the proposal achieves important things. There are urban edges on key streets, parking is internal and the residential component fronts the streets with parking behind. He is supportive of the use and the general layout. The issues are the building setbacks and building heights. It is possible to achieve great things with 1 and 2-story buildings. Perhaps tucking 3-story internally would be possible; the architecture will be important. Ballantrae has a look and feel; an Irish Village has a look and feel. One of the images shown definitely is not that, but the other images were more reminiscent of an Irish Village. As the architecture evolves, it should be with more stone. The setbacks need to be commensurate with the activity desired along Woerner Temple and Avery Roads. He believes the Building D should be replaced with a Building A. We do not want to locate residential along Avery Road. He is looking at the development as a village center, and it is important how it works together. He is supportive of the direction their project is headed.

Mr. Supelak stated that he also is generally supportive. It is a wonderful gateway corner. This project has the opportunity to be synergistic, serving the Ballantrae community and the Dublin community well. The site is in a good position as there are already buffers and transitions in place. He applauds the careful integration with the Ballantrae community and the Irish features, including stone and ruins. That aesthetic isn't possible everywhere, but it is wonderful to have pockets of that aesthetic in choice locations, such as here. The big house concept is compelling, if done well. He assumes the image of the white house was provided to depict scale and massing. The material palette will come from the Irish Village aspect. Although he is generally supportive of the proposal, execution, details and nuance will matter. He agrees with the concern expressed about 3 stories. With 3-story buildings, the big house appeal is lost. Suddenly, it is over scale and overbuilt with a greater need for parking spaces. The proposal contains some 3-story buildings. Typically, when 3-story buildings occur in Dublin, it is achieved with the appearance of attic space or dormer space on a single building. Although there could be select spots for 3-story here -- and it could work well, depending on the architecture -- the balance of the development needs to be 2 stories. A case would have to be made to permit a 3-story element. He reiterated that having 3 stories will be worrisome in the residential component, would undermine the big house concept and would be a concern along Woerner Temple. In regard to aesthetics, while the big house concept is great, it should be with the Ballantrae/Irish Village material palette. One item important to consider is the Woerner Temple frontage. He is not adverse to reducing the greenspace somewhat, but it would have to be carefully considered. There would still need to be some setback distance, nothing should be immediately adjacent to the roadway. The residential units are set up nicely to have front door access but be rear-loaded. That will require some on-street parking, however, so sensitivity in how that develops will be important.

Mr. Fishman stated that he is supportive of the proposal. He feels very strongly that the buildings should be limited to 2 stories, not 3 stories, which would be out of scale for this area. He would encourage the elimination of one of the D buildings, as it would open up more greenspace and achieve a more positive feel.

Ms. Call stated that she is supportive of the mixed-use, especially when it's integrated within the building. She also likes the large home concept. She recently visited a community complex in Nashville, where that was done well. In reading the Community Plan, the vision is to maintain the view corridor. She believes this particular parcel is over-programmed. It would be flipping a switch moving from a park environment to fully built. The idea was to integrate. Part of that

integration would be maintaining the setbacks, including a 100-foot setback along Avery Road and consistent with the development text, leaving the view corridor open up Woerner Temple Road. That offers an open view corridor into the Ballantrae community, into the park space and still allows for setback area to be utilized for patio space. She likes the rear-loaded parking, but some of the 100-foot setback could be used for integration of patio spaces. That would maintain the view corridor for vehicles, pedestrians and participants. If the setback is reduced, the patio experience is lessened. If patios are 20 feet from the roadway, it is a totally different experience. Private roads in a community have not led a positive experience in the community. Occasionally, private drives are not maintained and the HOA wants to turn them over to the City. The City won't accept them unless they are built to public standards. We are not opposed to private drives, but if they are built, they must be built to City standards. She agrees with fellow Commission members. The development text is purposeful, and it requires 1 – 2-story buildings. Having all 2-story buildings would be a problem. Having 1 and 2-story buildings with an occasional 3-story could be considered. There is some flexibility with waivers and text modifications. She appreciates that the applicant has reached out to the community, and the development process includes public input. In summary, she is supportive of the use, particularly integrated mixed-use, and she likes the large house concept. That type of product currently is missing in the Dublin community. She loves the Irish Village concept. There are different areas for different concepts, and she believes the developer found the right niche here. She noted that this is an Informal Review, so no action would be taken by the Commission tonight.

COMMUNICATIONS

Ms. Noble reminded Commission members of the following:

- Individual discussion opportunities with staff regarding the draft Envision Dublin Community Plan are still available for PZC members.
- A joint Council-PZC work session is scheduled for Monday, April 29, 6:00-8:00 p.m. for discussion of the draft Envision Dublin Community Plan update.
- The next regular Commission meeting is scheduled for Thursday, May 2, 2024.

ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Chair, Planning and Zoning Commission

Assistant Clerk of Council

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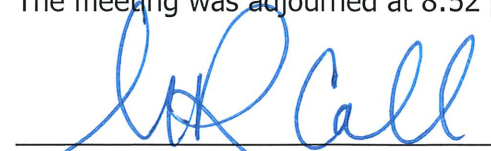
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