

RECORD OF PROCEEDINGS

Held

December 4, 2017

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Ms. Gilger responded that the City would provide them access to the City-owned Dublin fiber in return for them running this program for the City. They would be responsible for building the infrastructure into the office buildings and attaching it to the City's system.

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

Resolution 87-17

Approving a Term Sheet for the Purchase of Property Located at 5555 Perimeter Drive, Dublin, Ohio 43017 for Municipal Purposes.

Mr. Lecklider introduced the resolution.

Ms. Goss stated that this resolution would approve a term sheet for the purchase of property located at 5555 Perimeter Drive for municipal purposes.

- The property totals 2.58 acres and is improved with a two-story building, which was constructed in 2010 and is comprised of approximately 20,000 square feet in area.
- While further study is required to understand the City's programmatic needs fully, the availability of this property provides a unique opportunity to fulfill the City's 1997 and 2007 Community Plan objective wherein Coffman Park and adjacent property would serve as the civic and government center for the City of Dublin.
- The City currently owns 108 acres that surrounds and is adjacent to this property that houses the Justice Center, the Recreation Center, City Hall and Coffman Park. This property's 2.58 acres is the only piece within the civic center as defined in the Community Plan that the City does not currently own.
- With Council's approval of the term sheet for the purchase of the property for \$4 million, the City will begin the due diligence process with the expectation of bringing forth a real estate purchase agreement for review at the January 9, 2018 meeting.

Council had no questions.

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

OTHER

• Final Plat – Riviera, Section 4, Parts 1 and 2 – (Case 17-016FP)

Ms. Husak reported the following:

- This is a request for review and approval of a Final Plat for the subdivision of 34.4 acres for 48 single-family lots, reserves, and rights-of-way. The site is located on the west side of Avery Road, north of the intersection with Memorial Drive.
- The Concept Plan for this area was thoroughly reviewed by Council and PZC in 2014, at which time there was significant neighborhood engagement. In April 2015, PZC recommended approval of the rezoning to Council, and Council approved it in June 2017. As is typical with final development plans in neighborhoods, the developments are approved in sections, so Sections 1 and 2 were approved in April 2016, Sections 3 in May 2016, and Section 4 was approved in April 2017.
- Infrastructure has been completed and approved. The platting is the last step to be finalized so that lots can be sold. There are three different subareas, which are different in regard to the size of the lots.
- The proposed plat subdivides 34.4 acres of land into 48 lots and two reserves. The plat includes the dedication for three streets (Oddi Place, Corna Court, and Timble Falls Drive). The reserves will be maintained by the City of Dublin.
- Section 4, Part 1 includes Lots 138 through 158 and Lots 179 through 185 on both sides of Timble Falls, and Oddi Place, which terminates in a cul-de-sac. It has a very small reserve at the bottom.

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- Section 4, Part 2 includes Lots 159 through 178 located on both sides of Corna Court, a public right-of-way, which terminates in a cul-de-sac. It has a 15-acre open space reserve, which surrounds all of the lots. It also provides right-of-way for the extension of Cacchio Lane, which will intersect with Hyland-Croy in the future.

Mayor Peterson invited Council comments.

Ms. Amorose Groomes stated that she reviewed the PZC minutes. There did not seem to be much discussion about lot width.

Ms. Husak responded that is part of the development text, which was approved with the ordinance.

Ms. Amorose Groomes inquired if it addressed the lot width for this section.

Ms. Husak responded that the development text addresses the lot width for all the sections.

Ms. Amorose Groomes noted that the lots are very narrow.

Vice Mayor Reiner stated that when this development was initially proposed, it included responsibility for the City to maintain the common ground. The intent was to implement a program to try to minimize the maintenance. What is the status of that program?

Ms. Husak responded that the plat includes in the notes on each of the second pages the open space maintenance responsibilities for the open spaces in this particular section, as have the previous plats for the other sections. In this area, the 15 acres is a heavily planted, woodland restoration area, which the City is to maintain. Throughout the development phases, the applicant has planted and replaced trees here. Nothing has changed since the approval of the ordinance regarding the maintenance responsibilities or the tree replacement that was part of the original approval.

Vice Mayor Reiner stated that his impression was that, rather than mow all those acres, Council determined to implement a tree planting program that, when matured, would create a forest that would not require mowing. The City was going to have the maintenance responsibility for a larger area than was needed for park space, and there was a significant amount of green space on the site. The intent was to minimize the City's expenses for mowing over a long period of time.

Ms. Husak responded that there would be very few mowed areas and a variety of trees, which are intended to avoid perpetual maintenance.

Mr. Earman stated that the larger reserve in Section 3 was the concern. Over 1,000 trees of a variety of species and diameter were planted. When the area matures, it will be a forest.

Vice Mayor Reiner inquired how many years was that plotted out. Will the City need to maintain it for three to five years, as that is the expected time for fill in?

Mr. Earman responded that the City would periodically need to remove the invasive and unwanted species. Over the three to five-year timeframe, that need will diminish to infrequent removal of honeysuckle and other more aggressive species.

Vice Mayor Reiner inquired how many acres the City would still be responsible for maintaining, after the forested area has developed.

Mr. Earman responded that he would obtain more exact information, but it is more than 50 acres.

Vice Mayor Reiner inquired if it would need to be mowed.

Mr. Earman responded that it would not. The City will be mowing only the space between the forested areas and the rear property lines of the houses, in order to maintain a buffer.

Mr. McDaniel responded that he believes it is less than 10 acres, but the area is linear, generally located along roadways and streetscape. Much of the dedicated area has been committed to a future wooded area.

Mr. Earman noted that even the mowed areas would be mowed less frequently than many areas.

Mr. McDaniel stated the intent was to keep the areas as natural as possible and require minimal mowing.

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Ms. Amorose Groomes inquired if the area where the 1,000+ trees were planted was a seeded area or left as rough vegetation.

Mr. Earman responded that it was left as rough vegetation with the unwanted species removed. He will check the records, but he believes there was also a prescription for including some understory plantings.

Ms. Amorose Groomes stated that her interest was related to whether the City would have the ability to apply a broadleaf herbicide and eliminate the need to return to remove invasive species selectively – to blanket treat the areas and keep it cleaner until the woodland growth caught up.

Mr. Earman responded that he believes the spacing of the trees will allow that to happen, regardless of the understory plantings. He will review the information and provide an update to Council.

Mr. McDaniel noted that the follow-up would also include information on the acreage that will require mowing.

Mayor Peterson moved to approve the Final Plat for Riviera, Section 4, Parts 1 and 2.

Ms. Salay seconded the motion.

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

- **Preliminary and Final Plats – TownePlace Suites – (Case 17-087PP/FP)**

Ms. Husak stated that this is a request for approval of a preliminary and final plat for TownePlace Suites.

- The site is located on the south of Upper Metro Place, west of the intersection with Frantz Road. Adjacent to the site is the Home2 Hotel to the northeast.
- The lot is being re-platted to provide for the subdivision of a 2.398-acre property into Lot 4, a 0.713-acre property for the use of the surface parking lot and future development, and Lot 4a, a 1.685-acre lot for the development of the TownePlace Suites development. The plats include all existing easements in addition to the creation of a cross access/parking easement for the shared use of the eastern access point and parking spaces constructed with the stand-alone parking lot.
- The Planning and Zoning Commission reviewed and approved a conditional use for an associated stand-alone parking lot, 13 waivers, the development plan and site plan on November 2, 2017. The Commission also recommended approval of the plats to City Council on the same date.

Mayor Peterson invited Council discussion.

Vice Mayor Reiner inquired if there is any commitment in regard to the architecture.

Ms. Husak responded that the architecture was approved by PZC. It meets the Bridge Street District Code requirements for materials.

Ms. Amorose Groomes:

- Inquired if the TownePlace Suites project would be using the same brick as the Home2 Hotel, given the difficulties experienced in that project. It is evident today that there was some difficulty.

Ms. Husak responded that it is a similar brick product. It was the installation that caused the problems with the Home2 structure.

Ms. Salay inquired if there is a solution for those problems.

Ms. Husak responded that more oversight may be required. The issue was due to the contractor. The company that built Home2 has been determined the contractor will not be used again.

- Stated that in reading the PZC minutes, there were several requests to remove the fifth story sign on the building. She does not see that addressed in the condition. Was that removed from the plan, or was it allowed to remain?

~~Mr. Lee clarified he would be comfortable with 70 square feet for the size of the sign proposed on the north side and 80 square feet on the south, and both designed without the box.~~

~~The Chair requested to see the conditions written.~~

~~Ms. Mitchell clarified she is not anti-signage; all the comments she made this evening have been in context with this building.~~

~~Ms. Burchett presented the conditions:~~

- ~~1) That the applicant reduce the size of the Building ID sign on the south elevation to be 80 square feet; and~~
- ~~2) That the applicant work with staff after installation of the sign, to ensure lighting levels are appropriate for adjacent residents.~~

~~Mr. Lee agreed to the above conditions.~~

Motion and Vote

~~Ms. Brown motioned, Mr. Miller seconded, to approve the Master Sign Plan with Option 2 for the hotel wall signs (Building ID sign without the frame at 80 square feet on the south elevation and 70 square feet on the north elevation) with two conditions:~~

- ~~1) That the applicant reduce the size of the Building ID sign on the south elevation to be 80 square feet; and~~
- ~~2) That the applicant work with staff after installation of the sign, to ensure lighting levels are appropriate for adjacent residents.~~

~~*Earl Lee agreed to the above conditions.~~

~~The vote was as follows: Ms. Mitchell, no; Ms. Salay, no; Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Newell, yes; Mr. Brown, yes; and Mr. Miller, yes. (Approved 5 – 2)~~

2. PUD - Riviera, Section 4-1 & 4-2 17-016FDP/FP

8205 Avery Road Final Development Plan/Final Plat

The Chair, Victoria Newell, said the following application is a proposed subdivision and development of 48 single-family lots on 34.4 acres as part of Sections 4-1 and 4-2 of the Riviera Planned Unit Development. She said the site is on the west side of Avery Road, north of the intersection with Memorial Drive. She said this is a request for a review and approval of a Minor Text Modification and a Final Development Plan under the provisions of Zoning Code Section 153.050 of which the Planning Commission is the final authority so the parties will need to be sworn in. She added this is also a request for a review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

The Chair swore in anyone intending to address the Commission in regard to the Final Development portion of this case.

Claudia Husak presented the last section of development for Riviera and noted the sections in the southern portion of the Riviera development, adjacent to the vacant 15 acres that were not included in the development that is near the high school. She explained Section 4, Part 1 contains 28 lots (138

through 185), a majority of which are located east and west of Timble Falls Drive in the western portion of the site. She stated Section 4, Part 2 contains 20 lots along the Corna Court cul-de-sac, west of Timble Falls Drive. Reserve N2 is included in this Section, which is approximately 15 acres of open space surrounding all lots in this Section and connects to Reserve N1.

Ms. Husak said the tree replacement plan was approved as part of the first phase of development in Riviera so it includes all the tree replacements within the development. She recalled there was a lot of discussion regarding the intent of what is being replaced in terms of creating this natural habitat in City-owned reserves so that maintenance is minimized and there is reforestation taking place. She said in the tree replacement plan of the development text, there is a requirement of replacements to be 2.5-inch caliper minimum and given the number of trees that are required to be replaced and in the amount of time available, there is a shortage of 2.5-inch trees at the diversity that is expected. She explained the applicant cannot find trees at that size and species that were recommended to be planted. She said survivability for smaller caliper trees has been discussed with Parks and Open Space and determined 1.5 to 2-inch trees would be a good solution; therefore, the text would need to be modified to permit up to 25% of the required deciduous tree replacements to be trees that are smaller than 2.5 inches.

Ms. Husak presented the plat drawing for Section 4, Parts 1 and 2 and explained staff is requesting that the applicant work with them to provide some additional evergreen buffering to the rear of those lots to help with some screening from the high school.

Ms. Husak concluded approval is recommended for the Minor Text Modification, the Final Development Plan and the recommendation of approval to City Council for the Final Plat with conditions.

Chris Brown confirmed the total number of caliper inches is the same. He asked what species of trees are in short supply and what proportion of the replacement trees that is.

Ms. Husak said the percentage is 25%.

Matt Earman added that when they discussed this with the applicant, Parks requested a diversity of species. He said if too many of one species of trees is planted, the trees become vulnerable to a lot of things so to create the more natural wood lot, species diversity is enormous, which has also been expanded since the original submission. He said he could not recall exactly what the shortage is but the 2.5-inch caliper of tree is almost impossible to find in the hundreds we are considering here. He explained a smaller caliper tree will grow more rapidly in the beginning and will actually surpass those that are planted at the larger caliper, depending on the species. He said it is important to provide canopy coverage to keep the invasive species out. He affirmed they are trying to create a natural wooded lot that would not need to be mowed, etc.

The Chair asked the applicant if they wanted to make a formal presentation. Diane Marin, EMH&T, answered she was present just to answer any questions.

The Chair invited the public to speak with regard to this application.

Kelly Darrow, 6461 Greenstone Loop, inquired about the land between the high school and the houses. She asked who maintains that property. Ms. Husak answered the owner but since the lot is larger than an acre, it is not required to be mowed in its entirety.

The Chair closed the public portion of the meeting since nobody else wants to speak.

Ms. Husak reported staff visits this development 2 – 3 times per week and the developers have been very receptive and worked very carefully to ensure that everything is done per plan from what the PZC and

Council have approved given the political sensitivity in this area and staff has not received a single call from an adjacent resident once the building came down and that danger was gone.

Mr. Brown and Mr. Miller said they appreciated hearing that information.

Ms. De Rosa said the design and flow of the layout and the way the reserves co-mingle with the houses is quite lovely and it feels very nice with the natural forests and ponds, etc.

Motion and Vote

Mr. Brown motioned, Mr. Miller seconded to approve the following Minor Text Modification:

1. Up to 25% of required deciduous replacement trees are permitted to be installed at sizes of 1.5 to 2.5 caliper inches.

The vote was as follows: Mr. Stidhem, yes; Ms. Newell, yes; Ms. Mitchell, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 7 – 0)

Motion and Vote

Mr. Brown moved, Mr. Stidhem seconded to approve the Final Development Plan with two conditions:

- 1) That the applicant work with staff to provide buffering along the rear of the lots on Corna Court; and
- 2) That the applicant clarify the proposed island within the Corna Court cul-de- sac, create a reserve to be maintained by the HOA, and coordinate any proposed landscaping with staff.

*Diane Marin, EMH&T, agreed to the above conditions.

The vote was as follows: Ms. Mitchell, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Brown, yes; Mr. Stidhem, yes; and Ms. Newell, yes. (Approved 7 – 0)

Motion and Vote

Mr. Brown motioned, Ms. Mitchell seconded to forward a recommendation of approval to City Council for the Final Plat with the following condition:

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

The vote was as follows: Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)

Communications

~~Claudia Husak introduced Shawn Krawetzki, new landscape architect for Parks and Recreation, and indicated he will most likely be the one that is presenting Parks' projects seeking approval from the PZC.~~

~~Ms. Husak said for the joint Work Session with City Council on April 17, packet materials should be delivered April 7.~~

~~The Chair adjourned the meeting at 7:56 pm.~~

~~As approved by the Planning and Zoning Commission on May 4, 2017.~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 6, 2017 | 6:30 pm

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

2. PUD - Riviera, Section 4-1 & 4-2 8205 Avery Road
17-016FDP/FP Final Development Plan/Final Plat

Proposal: A proposed subdivision and development of 48 single-family lots on 34.4 acres as part of Section 4-1 & 4-2 of the Riviera Planned Unit Development. The site is located on the west side of Avery Road, north of the intersection with Memorial Drive.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and request for review and recommendation of approval to City Council of Final Plats under the provisions of the Subdivision Regulations.

Applicant: Riviera Ventures, LLC; Jeffrey Strung, EMHT.

Planning Contact: Claudia D. Husak, AICP, Senior Planner.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: Mr. Brown moved, Mr. Miller seconded, to approve this Minor Modification to the development text as they meet the review criteria, provide timely replacement of removed trees, ensure survivability and further the City’s goal of reforestation and minimizing maintenance.

VOTE: 7 – 0.

RESULT: This Minor Modification was approved.

RECORDED VOTES:

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

MOTION #2: Mr. Brown moved, Mr. Stidhem seconded, to approve this Final Development Plan because this proposal complies with the applicable review criteria and the existing development standards within the area with two conditions:

- 1) That the applicant work with staff to provide buffering along the rear of lots on Corna Court, and;
- 2) That the applicant clarify the proposed island within the Corna Court cul-de-sac, create a reserve to be maintained by the HOA and coordinate any proposed landscaping with staff.

*Diane Marin, EMH&T, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Final Development Plan was approved.





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 6, 2017 | 6:30 pm

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

**2. PUD - Riviera, Section 4-1 & 4-2
17-016FDP/FP**

**8205 Avery Road
Final Development Plan/Final Plat**

RECORDED VOTES:

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

MOTION #3: Mr. Brown moved, Ms. Mitchell seconded to forward a recommendation of approval to City Council for the Final Plats because this proposal complies with the applicable review criteria with one condition:

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

*Diane Marin, EMH&T, agreed to the above condition.

VOTE: 7 – 0.

RESULT: The Final Plats will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner

