

BARRETT BROTHERS - DAYTON, OHIO

Form 6301

ACCEPTANCE OF A PRELIMINARY PLAT FOR THE SUBDIVISION OF 14.2 ACRES INTO 20 SINGLE-FAMILY LOTS WITH 5.8 ACRES OF OPEN SPACE AND DEDICATION OF RIGHT-OF-WAY (CASE 24-151PP)

WHEREAS, application for approval of the preliminary plat for Bright Road Reserve development, has been made under Chapter 152 of the Codified Ordinances of the City of Dublin; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission, the reports of staff, and the subdivision requirements of Chapter 152 of the Codified Ordinances of the City of Dublin, and desires to approve said plats and accept all rights of way, easements, and other interests dedicated to the City therein;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. The City Council hereby approves and accepts the preliminary plat for Bright Road Reserve development, attached hereto and incorporated by reference as Exhibit A.

Section 2. The City Manager, Law Director, Clerk of Council, and any other required City employee or official are authorized to execute the plat on behalf of the City.

Section 3. Pursuant to Section 4.04 of the Charter, this resolution shall take effect immediately upon passage.

Passed this 19th day of May, 2025.

AAZ

Mayor – Presiding Officer

ATTEST:


Clerk of Council

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requirements. Funding for these future improvements is not currently identified in the City's budget, but will be brought forward for consideration for the next budget cycle. Staff recommended approval at the second reading.

There were no public comments.

Ms. Kramb asked if it would be possible to include signage for Kiwanis Park in this agreement. Mr. Earman stated he can discuss that with the owner, but it is not currently in the agreement.

Second reading/public hearing is scheduled for June 2, 2025.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 32-25

Appointing Members to the Various Boards and Commissions of the City of Dublin and the Board of Trustees of the Bridge Park New Community Authority

Vice Mayor Alutto introduced the Resolution.

Ms. De Rosa, Chair of the Administrative Committee, read the proposed appointments and reappointments as stated in the Resolution as follows:

- Kim Way and Dan Garvin to Planning and Zoning Commission for four-year terms expiring May 31, 2029;
- Mark Stetchschulte and Hilary Damaser to Architectural Review Board for three-year terms expiring May 31, 2028;
- Brad Linville to Board of Zoning Appeals for a three-year term expiring May 31, 2028; and Abigail Dalesandro to Board of Zoning Appeals for an unexpired term expiring May 31, 2027;
- Sheri Tackett and Jeremiah Gracia to the Bridge Park New Community Authority for two-year terms expiring May 31, 2027;
- Chitra Goyal and Luke Powell to the Chief's Advisory Committee for two-year terms expiring May 31, 2027;
- Bob VanVliet and Carol Clinton to Community Services Advisory Commission for two-year terms expiring May 31, 2027;
- Mark Stemmm to Personnel Board of Review for a three-year term expiring May 31, 2028;
- Deena Ratliff, Chad Elliott, Neil Greenfield, Roger Ansel and Jeff Noble to Veterans Committee for two-year terms expiring May 31, 2027; and
- Mary Jobe to Visit Dublin Ohio Board for a three-year term expiring May 31, 2028.

There were no public comments.

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

Resolution 33-25

Acceptance of a Preliminary Plat for the Subdivision of 14.2 acres into 20 Single-family Lots with 5.8 acres of Open Space and Dedication of Right-of-Way (Case 24-151PP)

Vice Mayor Alutto introduced the Resolution.

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Ms. Singh stated that this Resolution is for acceptance of a preliminary plat for the Bridge Road Reserve. The purpose of the plat is to subdivide land to identify property lines, establish easements, provide open space and create public rights-of-way. The plat subdivides 14.2 acres of land including the creation of 20 single-family homes and open space totaling 5.8 acres and two public streets. As part of City Council's approval at the March 17 meeting, Council requested that the applicant provide sidewalks on both sides of the streets in accordance with City standards. The applicant is proposing four-foot-wide sidewalks on both sides of the streets, citing the requirement that is within the subdivision regulations. Ms. Singh noted that in Planned Unit Developments, a higher standard is required to promote higher quality development. Staff's recommendation is for a five-foot wide sidewalk on both sides of the streets. The applicant has shown a 3.5-foot wide tree lawn at certain locations within the development, but they have since confirmed that it was a technical error and all the tree lawns are actually five feet wide within the development. The easements that are located along the northern boundary for lots five through seven are within the Tree Preservation Zone. Staff's recommendation was that all easements be removed from the Tree Preservation Zone at the February 6 Planning and Zoning Commission (PZC) meeting. Staff recommended approval of this Resolution with four proposed conditions which were:

- 1) The plat should be revised to provide a 5-foot wide sidewalk on both sides of the streets and any associated easements needed for construction and maintenance.
- 2) The plat should be revised to provide a consistent 5-foot-wide tree lawn between the curb and the sidewalk throughout the development.
- 3) The plat should be revised to remove the easements from the designated Tree Preservation Zone on Lots 5-7.
- 4) The applicant addresses any other technical adjustments as needed on the Final Plat.

Ms. Singh stated that condition two has been met with the applicant identifying the technical error on the plat.

Curtis Berry, Advanced Civil Design, came forward on behalf of the applicant and stated that when Council required sidewalk on both sides of the street, the width of the sidewalk was not determined. He added that the current subdivision regulations specify four-foot wide sidewalks. He also confirmed that the technical error regarding the tree lawn has been corrected and is now a five-foot width consistently on the plat.

Ryan Schultz with MKSK came forward on behalf of the applicant and stated that they met on the site with Dublin staff member Joshua Britt. He was receptive to the idea of moving the easements to accommodate the north perimeter and new trees infilling that area to further support the existing trees there. He was also supportive of removing invasive species or "junk trees" to help the environment as well.

Bill Adams, 8824 Dunsinane Drive, Dublin, applicant, stated that he understands Council already approved sidewalks on both sides of the streets. He reiterated that the current standard is four-foot-wide sidewalks, and they will maintain a five-foot tree lawn. He stated that they will continue to work with staff regarding language changes between the preliminary development plan and final development plan.

Ms. Kramb asked a clarifying question regarding the third condition. She asked if the City is asking the applicant to move the utility easements 20 feet south of the property line. Ms. Singh responded affirmatively. Ms. Kramb added that she was supportive of four-foot-wide sidewalks on both sides of the street.

Ms. Fox agreed with Ms. Kramb and stated that allowances need to be made in order to create unique neighborhoods. This project has given well above the open space requirements, and the Code currently says four-foot-wide sidewalks.

Mr. Keeler agreed that four feet on both sides is adequate.

Ms. De Rosa stated that she is supportive of five-foot wide sidewalks because she fears four foot is too narrow. She stated that it is disappointing to her to hear that more mobility is needed. It was heard tonight in the survey report, and there is plenty of room in this subdivision to do the wider sidewalks. She was supportive of staff’s recommendation of five-foot wide sidewalks.

Mr. Reiner stated that he agrees that a four-foot width is more than adequate.

Vice Mayor Alutto stated that she does not like to govern by exception, but the current Code says four-foot-wide sidewalks. She stated that she appreciated Ms. De Rosa’s comments, but this is a unique little space, and she is comfortable with requiring four-foot sidewalks on both sides.

Mayor Amorose Groomes noted that there was consensus among Council that four-foot sidewalks was adequate. She asked the applicant if he agreed to conditions two, three and four. Discussion was held regarding the condition of removing the easements from the Tree Preservation Zone. It was determined that the Tree Preservation Zone language is in the development text and cannot be modified without PZC review. Therefore, Mayor Amorose Groomes suggested rewording the condition to state the intent of preserving as many trees as practical while the utilities are installed. Ms. Singh was in agreement with that approach. Mayor Amorose Groomes clarified for Mr. Adams that any changes that come with the Final Development Plan have to ensure that it meets what was approved in the development text. If you wish to change the development text, that would require a review by PZC for an amendment to the text. She reiterated that intent language can be added without changing the development text. City Council consensus was to amend the proposed conditions to the following:

- 1. The Plat be revised to provide a consistent 5-foot-wide tree lawn between the curb and the sidewalk throughout the development.*
- 2. The Plat be revised to identify the easements with the intent of protecting the designated Tree Protection Zone on Lots 5-7.*
- 3. The applicant addresses any other technical adjustments as needed on the Final Plat.*

Vote on the Resolution with the three conditions as stated above: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

Resolution 34-25

Indicating What Services the City of Dublin will Provide to 79.0 ± Acres of Land, More or Less, for the Annexation Known as the Madison County Annexation Files by Thaddeus M. Boggs, Agent for the Petitioners

Vice Mayor Alutto introduced the Resolution.

Mr. Hartmann stated that this Resolution relates to the City’s annexing of 79 acres of City-owned property that is currently in Madison County and is not yet part of the City. This property consists of part of the Shepherd acquisition and previous acquisitions. This resolution, commonly called the Statement of Services for General Annexation, is required to be passed by the City before the hearing on the annexation (currently scheduled for June 17).

There were no public comments.

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

OTHER BUSINESS

- Community Events Roadmap Final Report

RECORD OF ORDINANCES

BARRETT BROTHERS - DAYTON, OHIO

Form 6220S

04-25 (AMENDED)

Ordinance No. _____

Passed _____, _____

REZONING APPROXIMATELY 14.2 ACRES (PID 273-008618 AND PID 273-011149) FROM R-1, RESTRICTED SUBURBAN RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT FOR DEVELOPMENT OF 20 SINGLE-FAMILY LOTS WITH 5.8 ACRES OF OPEN SPACE AND ASSOCIATED SITE IMPROVEMENTS UNDER THE PROVISIONS OF ZONING CODE SECTION 153.050. (CASE 24-135Z-PDP).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin,
7 of its elected members concurring, that:

Section 1. The following described real estate, (see attached legal description), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application, including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, revised and supplemented as provided in the staff memorandum dated March 11, 2025, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 17th day of March, 2025.



Mayor - Presiding Officer

ATTEST:


Clerk of Council

On 03-17-25, City Council approved Ordinance 04-25(amended) with revised Condition 1 and additional four Conditions, as follows:

- 1) *The applicant provide a compacted aggregate drive and concrete apron, designed to withstand loading of maintenance vehicles and accommodate safe and traversable access to the detention basin for maintenance from Bright Road to the detention basin within Reserve A to the satisfaction of the City Engineer.*
- 2) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 3) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 4) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1- 10 prior to City Council submittal.
- 5) The applicant revise the development text to require minimum side yard dimension of 6 feet on one side and 14 feet total prior to City Council submittal.
- 6) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.
- 7) The applicant revise the development text to address lots along Bright Road (Lots 1,2,13 and 20) to be given extra attention and maintain relationship with Bright Road, prior to City Council submittal.
- 8) The applicant show conceptual building envelopes with the submittal of the Final Development Plan.
- 9) The applicant remove redundant development requirements that match the requirements of the Zoning Code, prior to City Council submittal.
- 10) *The applicant will need to continue to work with the Division of Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances to the satisfaction of the City Engineer.*
- 11) *The applicant correct any waterway deficiencies within Reserve B, identified by the City through inspections, to the satisfaction of the City Engineer.*
- 12) *The applicant update the Preliminary Development Plan and Development Text accordingly to ensure the documents are consistent.*
- 13) *The applicant revise the Preliminary Development Plan and Development Text to show conformance with City street cross section standards, including sidewalk on both sides of the street. Applicant further will make corresponding Preliminary Development Plan and Development Text revisions as necessitated by the aforementioned revisions and approved by staff.*

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by the recognition. He shared that he knew Butch for many years, and he was the epitome of public service. He added that this award is quite meaningful to him. He stated that he loves serving the City of Dublin.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- Minutes of the February 24, 2025 Council Work Session
- Minutes of the March 3, 2025 Regular Council Meeting
- Notice to the Legislative Authority of a Transfer of Ownership of a D5I and D6 Liquor Permit from PPR Corazon LLC, dba Vita Fitness Corazon Patio Terrace & Pool, 7155 Corazon Drive, Dublin, Ohio 43017 to Corazon Country Club LLC Patio Terrace & Pool, 7155 Corazon Drive, Dublin, Ohio 43017
- Notice to Legislative Authority of a New D1 and D3 Liquor Permit for Alexava LLC, dba Sunny Street Cafe, 7042 Hospital Drive, Dublin, Ohio 43016
- Notice to the Legislative Authority of a new D3 Liquor Permit for ODAA Enterprises Dublin LLC, dba Hammer & Nails Grooming Shop for Guys, 5865 Frantz Road, Dublin, Ohio 43017

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.
Vice Mayor Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 04-25 (Amended)
Rezoning approximately 14.2 acres (PID 273-008618 and PID 273-011149) from R-1, Restricted Suburban Residential to PUD, Planned Unit Development District for development of 20 single-family lots with 5.8 acres of open space and associated site improvements under the provisions of Zoning Code Section 153.050 (Case 24-135Z/PDP)

Ms. Singh stated that the 14.2-acre site is comprised of two parcels and is zoned R-1 Restricted Suburban Residential. As presented at the first reading, the proposed Planned Unit Development consists of 20 single-family homes, two public streets and four reserves. At the first reading on March 3, 2025, Council provided feedback on the ownership and maintenance of Reserve A and Reserve B. Based on Council's feedback, the maintenance responsibility of both reserves (A and B) will shift from the City to the homeowners association with the exception of the storm water basin maintenance and the waterways. Also at the first reading, staff requested Council feedback on the Reserve A connection, and Council expressed support for the naturalization of Reserve A without a shared use path connection. Council recommended that the shared use path, which is planned on the south side of Bright Road, is sufficient to meet the needs of pedestrians as well as cyclists. Council expressed the desire to ensure that the access drive can accommodate maintenance vehicles safely to access the stormwater maintenance basin. Staff recommended using compacted aggregate material that provides durability while minimizing the environmental impact.

At the March 3 Council meeting, staff sought Council's feedback on the proposed sidewalk location, which was proposed to be on only one side of the street. Staff sought this

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feedback because the sidewalk does not meet the recently adopted standards and vision. The City of Dublin recommends six-foot sidewalks on both sides of the street, and the new standards are expected to be implemented with any new construction. Staff provided Council with examples of projects constructing sidewalks in existing neighborhoods after the fact and the costs associated. Council requested information on the size of neighborhoods where there are sidewalks on only one side for comparison that was provided to Council in advance of this second reading. On February 6, the Planning and Zoning Commission (PZC) voted to recommend approval to City Council with nine conditions. Based on Council's feedback, Staff recommended revising the first condition to ensure that the access is adequately designed. Staff also recommended approval of the Ordinance with three additional conditions. The conditions are as follows:

- 1) *The applicant provide a compacted aggregate drive and concrete apron, designed to withstand loading of maintenance vehicles and accommodate safe and traversable access to the detention basin for maintenance from Bright Road to the detention basin within Reserve A to the satisfaction of the City Engineer.*
- 2) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 3) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 4) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1- 10 prior to City Council submittal.
- 5) The applicant revise the development text to require minimum side yard dimension of 6 feet on one side and 14 feet total prior to City Council submittal.
- 6) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.
- 7) The applicant revise the development text to address lots along Bright Road (Lots 1,2,13 and 20) to be given extra attention and maintain relationship with Bright Road, prior to City Council submittal.
- 8) The applicant show conceptual building envelopes with the submittal of the Final Development Plan.
- 9) The applicant remove redundant development requirements that match the requirements of the Zoning Code, prior to City Council submittal.
- 10) *The applicant will need to continue to work with the Division of Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances to the satisfaction of the City Engineer.*
- 11) *The applicant correct any waterway deficiencies within Reserve B, identified by the City through inspections, to the satisfaction of the City Engineer.*
- 12) *The applicant update the Preliminary Development Plan and Development Text accordingly to ensure the documents are consistent.*

John Rahm, 4273 Hanna Hills Dr., Dublin, came forward to thank Council and PZC for taking the time to pay attention to this project and give it the consideration and time it deserves. He expressed appreciation for the Bright Road area and the desire to keep things the same as much as possible.

Ms. De Rosa stated that she was appreciative of the work to find a solution to the access path. She also appreciated the additional information provided regarding sidewalks. She stated at the first reading that it is important to follow the Envision Dublin plan for safety reasons and consistency. The City has been consistent in other neighborhoods. She advocated for staying consistent with our design guidelines and standards and keeping the sidewalk on both sides of the street. With that one change, she stated she would be supportive of this Ordinance.

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Ms. Fox stated that she appreciated the compromise on the aggregate access drive. The sidewalk is one of the things that this particular development is doing to create a unique look which is encouraged in the Envision Dublin plan. A suburban sidewalk on both sides interrupts the ability for these unique and creative spaces to develop. This particular development has given five acres of natural space. She stated her appreciation that the vision can bend enough to allow the entire picture of this character to take place. She also noted that the Envision Dublin plan originally planned for a shared use path on both sides of Bright Road, but the City decided that, because of the character of the area, one side was enough. She stated that she is supportive of sidewalk on only one side.

Ms. Kramb stated that she agreed with the way the report is written and is supportive of sidewalks on one side. She added that this is what PZC recommended as well.

Mr. Reiner stated that he agrees that sidewalks on one side is enough. He added that he would feel differently if this were a long, linear development, but it is compact.

Mayor Amorose Groomes stated that she supports sidewalks on both sides of the street. She noted that the shared use path on one side is something that is done everywhere, and she cited Dublin Road as an example. She stated that she understands the viewpoint of the residents in the area, but no one has bought a house in this development yet. The sidewalks could already be there when the lot is sold so people will see sidewalks present and make their own informed decision. She stated that the history provided concerning the millions of dollars that have been spent trying to retrofit sidewalks into areas indicates that it is appropriate to stay consistent. In order to be consistent across the community and adhere to the Envision Dublin process, she is supportive of sidewalks on both sides of the street.

Vice Mayor Alutto asked about the past projects that were listed in the materials where sidewalks had to be retrofitted. She asked if they were all constructed after the subdivision was developed. Ms. O'Callaghan stated that these projects were initiated when residents came to staff and Council requesting that sidewalks be added and used consistency across the community as justification. Vice Mayor Alutto expressed appreciation for the additional context. She added that she recalled at least one of these past discussions, and it was far more difficult adding sidewalks after the development is built.

Mr. Keeler stated that he is appreciative of the agreement on implementing the aggregate versus paved access drive. With regard to sidewalks, he expressed a safety concern for kids without sidewalks. He also shared that he has friends in other communities that don't have sidewalks and wish they had them. He is supportive of staying consistent with respect to Envision Dublin moving forward. He stated he was supportive of sidewalks on both sides of the street.

Mayor Amorose Groomes moved to add an additional condition regarding sidewalks to require sidewalks on both sides of the street.

13) The applicant revise the Preliminary Development Plan and Development Text to show conformance with City street cross section standards, including sidewalk on both sides of the street. Applicant further will make corresponding Preliminary Development Plan and Development Text revisions as necessitated by the aforementioned revisions and approved by staff.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. Fox, no; Mr. Reiner, no; Ms. De Rosa, yes; Vice Mayor Alutto, yes; Ms. Kramb, no; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

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

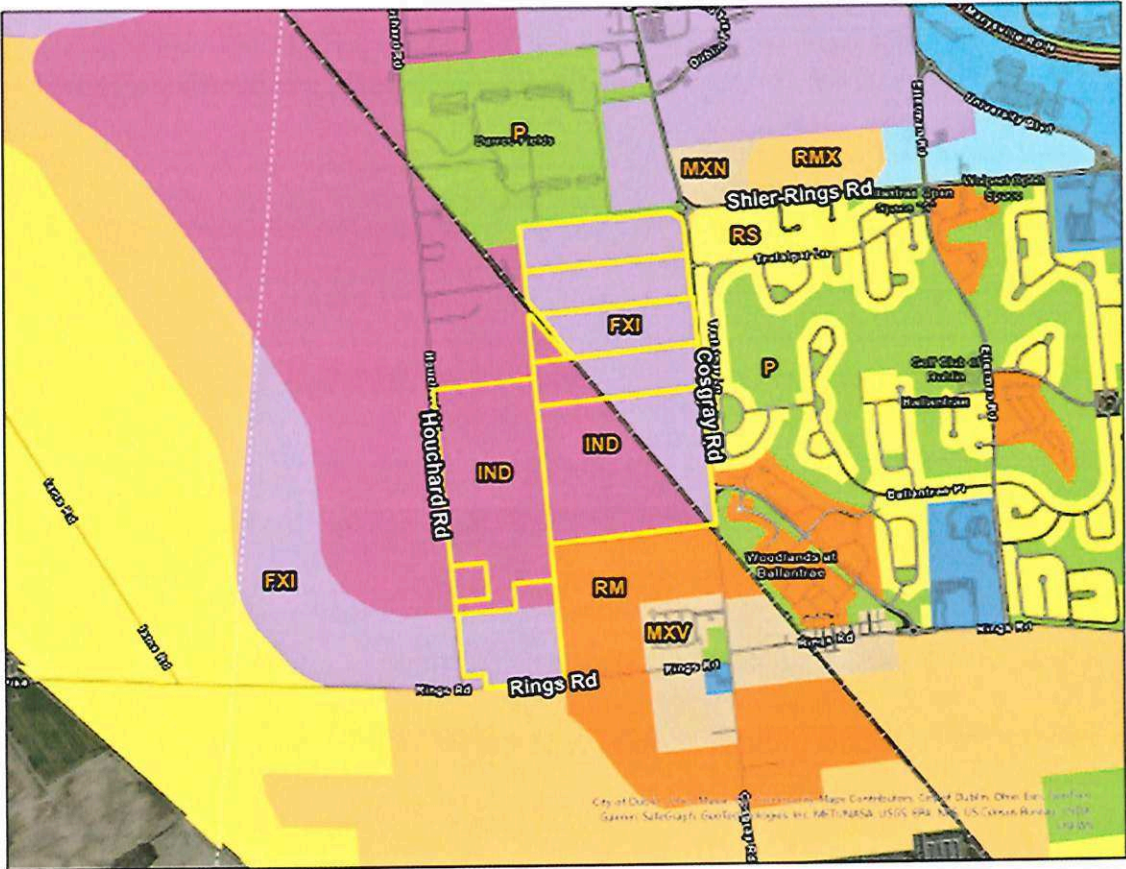
Ordinance 05-25
Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2025 (Q1)
Ms. Hoffman stated that there were no changes to this Ordinance from the first reading and staff recommended approval.

There were no public comments.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 06-25
Rezoning of Nine Parcels (PID 272- 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)
Vice Mayor Alutto introduced the Ordinance.
Mr. Hounshell stated that this Ordinance is rezoning nine parcels that are approximately 370 acres in size. This includes two parcels that are owned by the City at the intersection of Shier Rings Road and Cosgray Road. The remaining parcels are privately owned but the owners have determined that they want to be part of this rezoning application. Last summer, the City engaged in the Envision Dublin community Plan update which included revisions and updates to the Future Land Use Plan and the Special Area Plans. The sites are highlighted in yellow and fit within two categories: Flex Innovation and Industrial.



The first category is the Flex Innovation District which is shown above in the lighter purple color. The intent for the Flex Innovation District is to be a vibrant, modern development

Held March 3, 2025

CALL TO ORDER

Mayor Amorose Groomes called the Monday, March 3, 2025 Regular Council Meeting of Dublin City Council to order at 5:00 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.

Staff members present were Ms. O'Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. Singh, Mr. Hendershot, Mr. Gable, Ms. Blake, Ms. Willis, Mr. Anderson, Ms. Goliver, Ms. Hoffman, Mr. Earman, Mr. Barker, Mr. Ashford, Ms. LeRoy, Mr. Ament and Ms. Steiner.

Others present were Brian Kinzelman, MKSK; Bill Adams, Bright Road Partners LLC; Jerome Barth, TownSquare; Jim Arnold, Sports Facilities Companies

ADJOURN TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of discussing the employment of a public employee and the appointment of a public official. Vice Mayor Alutto seconded.

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

RECONVENED: 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Ms. Kramb to lead the Pledge of Allegiance.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- Minutes of the February 18, 2025 Regular Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda. Vice Mayor Alutto seconded the motion.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 04-25

Rezoning approximately 14.2 acres (PID 273-008618 and PID 273-011149) from R-1, Restricted Suburban Residential to PUD, Planned Unit Development District for development of 20 single-family lots with 5.8 acres of open space and associated site improvements under the provisions of Zoning Code Section 153.050 (Case 24-135Z/PDP)

Vice Mayor Alutto introduced the Ordinance. Ms. Singh stated that the 14.2-acre site (outlined in yellow below) is comprised of two parcels and are zoned R-1 Restricted Suburban Residential. This is surrounded by Residential Suburban District to the northeast and west. Hopewell Elementary School is located across Bright Road to the southeast and Ferris Wright Park to the southwest.

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The eastern parcel includes a steep wooded ravine and a floodplain. Previously, a single-family home was located on this parcel and was demolished in 2018. There is a grove of mature trees where the former home site was located and there is an existing asphalt driveway at the intersection of Bright Road and Grandee Cliffs Drive which provides access to the site from Bright Road. Bright Road has a very rural character. There are no curbs; there is a ditch, some trees and there are homes with large setbacks.

Ms. Singh stated that the Community Plan is the key policy document which assists in the evaluation of development proposals that come forward and helps to ensure that the proposed development aligns with the community's long-term goals and objectives. The recommended future land use for this site is residential low density. This use envisions large-lot residential developments that take into account environmentally sensitive areas that integrate natural features within the development. The goal is to create a transition from a rural setting to suburban single-family residential neighborhoods. The principal use for this area is single family homes and the proposed density is .5 to two dwelling units per acre. The proposed density for this subdivision is 1.4 dwelling units per acre, which aligns with the recommended density within the Envision Dublin Plan. The site is not under any special area plan and no new connections through the site have been identified in the Thoroughfare Plan.

The City adopted the Neighborhood Design Guidelines in March 2023 to ensure that the Residential Planned Unit Developments are meeting the intent as outlined in the Code and to produce more creative and sustainable neighborhoods around a very purposeful open space network. The Guidelines focus on preservation of natural historic features, pedestrian-oriented streetscape and very unique neighborhoods with a variety of dwelling types. This proposal meets the intent of the Neighborhood Design Guidelines. The most prominent natural features present on this site are Billingsley Creek, the West Wood reserve area, and the trees along the north and south of the property. Planning and Zoning Commission acknowledge that the proposal meets the intent of the conservation design resolution.

The site is accessible from Bright Road at the intersection of Bright Road and Grandee Cliffs Drive. The proposed development consists of 20 single-family lots. Sidewalks are proposed on one side of the street. Four reserves are proposed, which total approximately 5.8 acres of public open space. The development is intended to be sensitive to the established character of the surrounding single-family neighborhoods while conserving the existing natural features on the site. The smallest lot is .22-acre and the largest lot is close to half an acre. Side setbacks are the minimum six feet with a total of 14 feet per lot. The minimum private open space varies from 20 feet to 25 feet depending upon the lot location. The existing tree rows along the north and south of the property are well preserved as no-build zones and they are well preserved on the individual lots. The subdivision regulations require land dedication for open space and recreational facilities. A

minimum of .88 acres of open space is required based on the site acreage and the number of single-family lots.

Open Space



Reserve A will be preserved as passive community open space and will include all necessary stormwater management facilities. The City is best suited to maintain the proposed residential stormwater management basins to ensure that it is properly maintained and in good working order. Reserve B includes a portion of Billingsley Creek and is primarily comprised of a FEMA designated special flood hazard area. The City of Dublin is best suited to maintain the waterways on Reserve B to ensure that it is properly maintained and there is proper operation of waterways. This reserve will be maintained in its natural state. The other two reserves are designated to be open space connections and will be maintained by the homeowners' association (HOA).

Five-foot sidewalks are proposed along the eastern side of the street and the remainder of the neighborhood is proposed with ADA accessible driveways to provide access to the sidewalk on the opposite side of the street. Envision Dublin requires six-foot sidewalks on both sides of the street in any new development. The applicant requested to intentionally depart from the required standards to preserve the green spaces and maintain the rural character of the proposed development. Staff recommended a condition of approval that the applicant provide six-foot sidewalk on both sides of the street in the subdivision and revise the text at the Planning and Zoning Commission (PZC) meeting. Given the rural character of the neighborhood and the intent of the community, PZC supported five-foot sidewalks on one side of the street and the condition was removed. Staff would like Council's feedback on the sidewalk locations. Envision Dublin recommends that the pedestrian and bike facilities be included on both sides of the road. The City is currently working to extend the shared use path on the south side of Bright Road. This path will cross Billingsley Creek and terminate at Grandee Cliffs Drive. Given the character of Bright Road with creeks and mature trees, staff stated they are satisfied with the shared use path on one side of the street, which will be on the south side to ensure that it is connected to the future shared use path. To maintain open space network connections, one crosswalk is proposed at the intersection. The applicant proposed an additional crosswalk which was required by the staff along the southwest portion of the site. The applicant has since removed the second crosswalk. Staff suggested that both the crosswalks are necessary to ensure connectivity to the shared use path and recommended that the plan be revised to ensure that these connections are well shown.

An access is also required for the maintenance of the stormwater basin in the West Wood area. Staff recommended a continuous shared use path to be constructed per City standards within the reserve. Staff requested Council's feedback regarding the crosswalks and the path.

The development is intended to be 1½ to two story single family high quality custom homes with two or three car garages and they will be themed on the European country architecture. The materials would include bricks, stone and stucco. Ms. Singh shared the

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preliminary development plan criteria and stated that most of the criteria were either met or met with conditions at the February 6, 2025 PZC meeting. Planning and Zoning Commission recommended approval to City Council with nine conditions. The applicant has met all the conditions with the exception of one involving the shared use path per the City maintenance standards. Staff recommended approval of the Ordinance at the second reading/public hearing on March 17 and requested Council feedback on the sidewalk locations, crosswalks and the shared use path within the reserve. She also noted that the applicant is present and has a presentation as well.

John Rahm, 4273 Hanna Hills Dr., Dublin, came forward and stated that he is not opposed to this development proposal. He stated this development seems to be in line with the other neighborhoods. His neighborhood does not have sidewalks. He stated the homes are all "cottage-like" and the road does not experience heavy traffic. He is concerned about the paving that the City wants to put in the water runoff areas. He has water issues in his backyard. He suggested a gravel path rather than paved so he will not have water run-off.

Randy Roth, 6987 Grandee Cliffs Dr., Dublin, came forward and thanked Mr. Adams and the team for meeting with the Civic Association repeatedly and listening to the concerns. They have been attentive to concerns. He appreciated the conversations regarding buffering and the southeast corner of this property which floods a lot. He is confident that this will be a nice development. He thanked Council for their support for the Community Plan in East Dublin.

Bill Adams, 4338 Bright Road Partners LLC, came forward as the applicant. He stated there are nine conditions coming out of the Planning and Zoning Commission meeting. He stated they are in agreement with all but one of the conditions, which is concerning the shared use path in the West Wood Reserve area. Staff would like to see an eight- to ten-foot-wide asphalt paved path and he is adamantly opposed to that. He introduced Brian Kinzelman from MKSK to speak on behalf of the applicant.

Brian Kinzelman, MKSK, 462 S. Ludlow Alley, Columbus, stated that Ms. Singh did a great job presenting, so he would not be reiterating all that has been presented. Rather, he would be focused on the issue of the asphalt trail. He stated that the goal is to preserve as many trees and as much of the natural environment as possible in this development. The wooded areas are to remain as they are, except for the West Wood Reserve area where a detention basin (a dry basin) will be placed and then relandscaped. He stated that they agree that maintenance access to the detention basin is needed, but they proposed it should be compacted aggregate and not asphalt paved. They want to make sure that it is not confused as a shared-use path or multi-use trail. They do not want to encourage pedestrian or bicycle traffic into the area because it backs up to existing residents' backyards. He stated a casual path to connect to the central community gathering area is planned. This trail is at the edge of the woods and not through the woods. This is a deviation from what staff has asked for. He stated that this is a PUD zoned area, and they are very sensitive to the environmental quality of this wood lot and the neighbors. He stated there is sufficient bicycle and pedestrian access through the front intersection that is on the south side of Bright Road. He stated that their opinion is that another pathway trail is not needed into the site. He reiterated that they agree that access to the detention basin and its discharge device is necessary, but a paved asphalt path is not appropriate.

Mr. Reiner asked if the HOA will maintain the detention basin. Mr. Kinzelman stated that there have been many discussions with staff about who will be responsible for maintenance. Staff indicated that because stormwater management is involved, the City would like to own and maintain it. He stated that the applicant does not have compelling arguments one way or the other. It is currently stipulated in the application that the City will own and maintain all four reserves. Mr. Reiner stated he cannot understand why the City would have to take that on that responsibility. Mayor Amorose Groomes stated that it has been the City's practice to own and maintain retention basins, but not so much

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detention basins. This would be a dry basin outside of a water event. Mr. Reiner stated that this should be given back to the HOA and let the homeowners be responsible for maintaining it. Mr. Kinzelman stated that they are fine with switching the responsibility back to the HOA. Mr. Reiner stated that if they do take over the maintenance, then maybe the access does not have to be an eight-foot-wide trail any longer. Mr. Kinzelman stated that this should not be asphalt for the sake of periodic maintenance and they do not want to encourage pedestrian and bicycle traffic.

Mr. Hendershot stated that his staff is responsible for the operation and maintenance of stormwater management facilities that the City has responsibility for maintaining across Dublin. He described the Vac Haul which is basically a combination of a vacuum truck and a jetting truck. He stated that there have been situations where staff needs to access a basin that is overflowing with water. Many times, it is in the winter months, so the conditions are not great. Staff's concern is that to not have a hard surface path to access the area with the required equipment is problematic. It would also be a problem not to be able to traverse around that stormwater management facility. He stated it will be difficult regardless due to the number of trees that the equipment has to get through. He is concerned about the connectivity and the material being used not being sufficient to withstand city maintenance vehicle traffic. He added that the Stormwater Management Design Manual requires a stable path to all stormwater management facilities.

Ms. De Rosa asked about the flooding in the area and what needs to be done about that. She also asked about staff's perspective on the City's history of maintaining these facilities versus the HOA.

Mr. Hendershot stated that for the past several years, the City's practice is to own the reserves due to the maintenance aspect. If the City needs to get into an area to address an emergency, there may be a legal concern with accessing the property if the City does not own the land. Additionally, Mr. Hendershot explained that the City is better equipped to handle the stormwater management function of the basins. Regarding the flooding, Mr. Hendershot stated that as part of the City's Waterways Maintenance Program, the City intervenes when there are blockages or if there is a stream stabilization issue. This is specific to waterways on City property or waterways on private property where the City has drainage responsibilities. Franklin Soil and Water Conservation District is working with the City to reinspect the over 50 miles of waterways that are in the City of Dublin. Staff has been working with them to prioritize inspection of the waterways on this property (Bright Road) so staff can assess the condition. If any deficiencies are identified, staff would work with the developer to get them corrected. He reiterated that the City is best equipped to maintain waterways through the implementation of the Waterways Maintenance Program.

Mr. Reiner asked if the City is reimbursed by any of the HOAs for the City's time, materials, or staff. Mr. Hendershot stated that if it is determined and agreed upon through the process that the City is taking over maintenance responsibilities, it would be the City maintaining those facilities. He added that the dry basin is a large dry basin and there are some nuances with the maintenance of those. Mr. Reiner asked if the City ever splits the work with the HOA so the City does the drainage of the basin, but the HOA maintains the landscaping, mowing etc. Mr. Hendershot stated that there is quite a bit of history on this subject. Several years ago, City Council referred the topic of stormwater management functionality and maintenance to the Community Services Advisory Committee (CSAC). Ms. O'Callaghan stated that before the referral to CSAC, this topic goes back to a series of in-depth conversations with the Public Services Committee and the practices that Mr. Hendershot just spoke about. She stated that the discussions at the Committee were due to several neighborhood HOAs coming to the City requesting financial assistance or requesting that the City take over the maintenance because they did not have the resources. The HOAs were not set up to cover that extensive of a cost. These practices are consistent with what came out of those discussions. Mr. Hendershot explained the Stormwater Grant Pilot Project that is in the current Capital Improvement Plan (CIP). So far, no applications have been received.

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Ms. Fox asked if Mr. Hendershot was proposing to have a paved path around the circumference of the basin. Mr. Hendershot stated that the Stormwater Management Design Manual requires a maintenance berm around the perimeter of a basin. The intent behind that is so the utility crew has a flat surface around the perimeter of the basin for access. The Manual also requires a stable path. Mr. Hendershot reiterated his concerns about having to traverse the equipment in weather conditions or at night in this area without a stable surface. Ms. Fox stated that people coming out of Ferris-Wright Park that see a black asphalt path may mistake it for a shared use path. She asked if there was a surface that was more rural looking that the equipment could be on safely. She would like to figure out a way to achieve the design aesthetic that is desired and still provide for maintenance access.

Ms. Kramb asked if it is possible to make a compacted gravel path stable if there was a turnaround as well. She added that in this area of town, none of the open reserve spaces have shared use paths on them. She stated that there is a trend in this area of natural areas with trees that are City-owned but do not have paths. She stated that she was supportive of the least amount of path possible. She stated that if access is needed for maintenance, then access should be granted, but it should not be a shared use path. She stated that she does not see this as a connection issue since none of the neighborhoods in this area are connected that way.

Mr. Keeler stated that he agrees with Ms. Kramb's comments. He stated that he is supportive of the crosswalk for safety purposes and the sidewalks in the neighborhood. With respect to the path, he suggested using very large aggregate covered in dirt and grass that is planted over it. He stated he understands that the equipment has to be able to turn around or back up through the area. He agrees that this area should be kept as natural as possible. Mr. Kinzleman stated that what Mr. Keeler suggested is what is in the development text now; eight-foot-wide compacted subgrade, compacted aggregate, clearing place for turnaround.

Ms. De Rosa stated that the challenge is that staff engineers are advising us to adhere to the standards. Past experience has shown that flooding and maintenance issues will fall to City Council. She stated that it is all fine until something happens and then the residents want something done. She recalled the discussions on the Public Service Committee about this topic and how these standards were established. She suggested paving the path and then covering it with something that looks more natural. She recommended that Council respect the advice of the engineering staff. Ms. De Rosa also noted that if during the floodplain review, flooding is found to be an issue, then a condition should exist on this development for that as well.

Mayor Amorose Groomes stated that grass pavers could offer a simple solution. She stated that they are made of concrete. She described that it is installed on a compact subgrade with soil over top and it provides a solid surface that can be driven on. She shared that it is a stable surface but accomplishes the goal of keeping it natural as well. Mayor Amorose Groomes stated that given the measurements of the drain body, it would appear as though this will require maintenance. She stated that in her opinion, dry basins are more difficult to maintain than wet because of the sediment moving through that has the opportunity to dry there. She stressed the importance of access for when these maintenance issues arise. She asked if staff believed the grass pavers to be an option. Mr. Hendershot stated that in his experience working with Washington Township Fire Department, he is aware that they have stopped using grass pavers because they found it problematic trying to find the grass paver areas in the middle of February when it is snowing. Mr. Hendershot stated that for context, the vac haul equipment is 33 tons, so it is a large heavy vehicle similar to a fire truck.

Mayor Amorose Groomes summarized by stating that the applicant is in agreement with eight of the conditions. There is still work to be done on the access path to find a material that will suit the needs for access in inclement weather while maintaining the naturalized

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area. Mr. Kinzelman stated that if the asphalt paved path is off the table, then they are happy to work with engineering staff to get something that will work for both staff and the applicant. He agreed that access is important and needs to be clearly marked.

Mayor Amorose Groomes stated that she agrees that the City should have the maintenance of this as is consistent with our practices, but the HOA can maintain the balance of everything but the drainage body.

Ms. Fox stated that these detention basins are not only necessary but can also be a beautiful feature. Many times, the goal is to maintain the water quality and the drainage part, but the ability for them to become a neighborhood amenity with plantings and an overlook should be explored as well. Mayor Amorose Groomes stated that the applicant has indicated that they do not want to encourage people to come through the site. Mr. Kinzelman stated that there is a casual walk that could be decomposed granite, limestone or flagstone to get not only the homeowners in this development but the neighbors coming into the central court area to take in the larger landscape. Ms. Fox stated that she would be supportive if the homeowners wanted to landscape around the basins and make them better amenities.

Vice Mayor Alutto stated that she agrees that the City should maintain the detention basin. She also agreed that the area should try to stay as natural as possible. She does believe that we need to find a solution that addresses the advice of the engineering staff as well as the desire of the development. She clarified that if the City owns the property, then technically it is public property and people can go there. Mr. Kinzelman stated that another option is to have the property owned by the HOA and they could grant the City an easement for access to the facility as needed.

Council’s feedback was sought regarding the sidewalk on both sides of the street or just one side. Mr. Kinzelman stated that Planning and Zoning Commission agreed to sidewalk on one side due to the size and scale of this development.

Ms. Kramb stated that if the PZC agreed to only one side, then she is supportive of one side.

Mr. Reiner agreed that sidewalk on one side makes sense. He added that if the street arrangement were more linear, then he would do both sides. Mr. Reiner also commented on the housing style and noted that he is hopeful to see some variation in the housing. Mr. Kinzelman stated that they are all custom homes with one builder. Mayor Amorose Groomes clarified that many details will be covered in the development text.

Ms. De Rosa stated that this does not feel like a compact development to her with these large lots. The City has a standard for sidewalks on both sides of the street. She stated that this feels inconsistent that bigger homes are not required to have sidewalks but smaller homes are. She was supportive of sidewalk on both sides of the street.

Vice Mayor Alutto stated that she would normally agree with Ms. De Rosa’s comments, but this area is different because of where it is. She stated that she is supportive of sidewalk on one side of the street. She also expressed support for the crosswalks that are proposed.

Mr. Keeler stated that one side of the street for sidewalks is adequate.

Mayor Amorose Groomes stated that she would support sidewalk on both sides of the street. She stated that residents have been told that this is our standard. She added that Council required both sides so they had to have trees removed in order to make room for sidewalk on both sides of the street. There are currently no homes built yet and this is an appropriate time to apply the standard uniformly across the City.

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Ms. De Rosa stated that she would like to see some comparisons of size for neighborhoods where Council required sidewalk on both sides of the street. Ms. Kramb added that none the adjacent neighborhoods around this area have any sidewalks. Ms. De Rosa stated that she is looking at the standards that are being applied to other neighborhoods.

Ms. Fox stated that in cases where the goal is to create a mood and bring in architectural concepts then it would ruin the aesthetic to introduce suburban sidewalks on both sides. She stated that she understood that we have a precedent in some places but there are traditional suburban streets so it looks fine. She advocated using stamped concrete or another color to carry through the aesthetic. She is in favor of sidewalk on one side of the street.

Ms. Willis stated that there is a project in the CIP that does include a study to consider adding sidewalks on Bright Road and in the area neighborhoods where it could be on one side or both sides. The original thought was to have sidewalks on both sides of the road.

Second reading and public hearing is scheduled for March 17, 2025.

Ordinance 05-25
Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2025 (Q1)

Vice Mayor Alutto introduced the Ordinance.
Ms. Hoffman stated that this Ordinance contains reappropriations of capital projects approved in prior years but not executed or encumbered by the expirations of those appropriations. It also contains financial adjustments and requests to appropriate funds that have been identified as opportunities to utilize restricted funding for police seizure monies.

There were no public comments.

Ms. Kramb asked how many acres the Carter Farms property is because the money to update the rail study because of that property seems high. Ms. Willis stated that the Carter Farms property is 137 acres which doubles the area that is being contemplated for rail. In addition to the rail itself, Ms. Willis stated that staff is also contemplating both sides of the rail with regard to land use and how it all fits together.

In response to Mayor Amorose Groomes' question regarding whether the money anticipates the local contribution to phase two study, Ms. Willis responded that it does not.

Ms. Fox asked about the cost on the monument signs, specifically regarding the design. She stated that she thought the design was already paid for. Ms. Willis stated that the work that has been done to date has been developing the conceptual drawings and the idea of what the monument signs would look like. The money in this legislation is for the detailed construction drawings. Ms. O'Callaghan added that the construction drawings are for each individual location.

Ms. De Rosa stated that she had the same question and asked that the information on what has been spent on design be included in the memo.
Ms. De Rosa asked about Section 7 of the Ordinance showing \$1.5 million in appropriations for the Fiber to the Home project. She asked if this was new money or reappropriated. Ms. Hoffman stated that it was reappropriated. Ms. De Rosa also asked about the \$2.3 million for the Dublin Community Recreation Center and asked if there has been a change to that figure. Ms. Hoffman stated that there is no change to the amount and that the \$2.3 million is the balance left of the American Rescue Plan Act (ARPA) funding.
In response to Ms. De Rosa's question regarding no new dollars in this appropriation list, Ms. Hoffman clarified that the only new dollars are for the Police seizure money.

RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 6, 2025 | 6:30 p.m.

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

MOTION: Mr. Way moved, Mr. Garvin seconded, to accept the documents into the record and approve the minutes from the meeting on January 23, 2025.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes were approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

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Bassem Bitar, AICP
Deputy Director of Planning



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 6, 2025 | 6:30 p.m.

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

1. Bright Road Reserve
24-135Z-PDP

Rezoning/Preliminary Development Plan

Proposal:	Rezoning 14.2-acre from R-1, Restricted Suburban Residential District to a Planned Unit Development District (PUD).
Location:	North of the intersection of Grandee Cliffs Drive and Bright Road.
Request:	Review and recommendation of approval of rezoning a 14.2-acre site from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District, and a Preliminary Development Plan for the construction of 20 single-family estate lots and associated site improvements.
Planning Contact:	Rati Singh, Assoc. AIA, Planner I
Contact Information:	614.410.4533, rsingh@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-135

MOTION: Mr. Way moved, Mr. Alexander seconded to recommend to City Council approval of the Rezoning and Preliminary Development Plan with 9 conditions:

- 1) The applicant provide a connected shared use path in Reserve A, per the City’s maintenance standards and revise the development text as required, prior to City Council submittal.
- 2) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 3) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 4) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1-10 prior to City Council submittal.

- 5) The applicant revise the development text to require minimum side yard dimension of 6 feet on one side and 14 feet total prior to City Council submittal.
- 6) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.
- 7) The applicant revise the development text to address lots along Bright Road, prior to City Council submittal.
- 8) The applicant show conceptual building envelopes with the submittal of the Final Development Plan.
- 9) The applicant remove redundant development requirements that match the requirements of the Zoning Code, prior to City Council submittal.

VOTE: 7-0

RESULT: The rezoning and Preliminary Development Plan were recommended for approval and forwarded to City Council.

VOTE:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

Rati Singh

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Rati Singh, Assoc. AIA
Planner I



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 6, 2025 | 6:30 p.m.

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

**2. Bright Road Reserve
24-151PP**

Preliminary Plat

Proposal:	A preliminary plat for 20 single-family lots. The 14.2 acre site is zoned R-1, Restricted Suburban Residential District.
Location:	North of the intersection of Bright Road and Grandee Cliffs Drive.
Request:	Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.
Planning Contact:	Rati Singh, Assoc. AIA, Planner I
Contact Information:	614.410.4533, rsingh@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-151

MOTION: Mr. Deschler moved, Mr. Way seconded to recommend to City Council approval of the Preliminary Plat with the following conditions:

- 1) The applicant ensure that the site survey, easements, grading, and engineering comments are shown on the plat prior to City Council submittal.
- 2) The applicant address any other technical adjustment as needed.

VOTE: 7-0

RESULT: The Preliminary Plat was recommended for approval and forwarded to City Council.

MEMBERS PRESENT:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

7000202E02B0405...

Rati Singh, Assoc. AIA
Planner I



MEETING MINUTES

Planning & Zoning Commission

Thursday, February 6, 2025

CALL TO ORDER

Chair Call called the meeting to order at 6:30 p.m. in Council Chamber and welcomed everyone to the February 6, 2025 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: Rebecca Call, Jason Deschler, Kathy Harter, Dan Garvin, Jamey Chinnock, Kim Way, Gary Alexander

Staff members present: Thaddeus Boggs, Bassem Bitar, Rati Singh, Josh Reinicke, Zach Hounshell

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Way moved, Mr. Garvin seconded acceptance of the documents into the record and approval of the 01-23-25 meeting minutes.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Ms. Call, yes; Mr. Alexander, yes; Mr. Garvin, yes; Mr. Deschler, yes.

[Motion carried 7-0.]

Ms. Call stated that the Planning and Zoning Commission (PZC) 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 and make the decision. In other cases, the Commission has the final decision-making responsibility. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 10:30 p.m. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call explained the hearing process that would be followed.

Ms. Call swore in staff and audience members who anticipated providing testimony.

CASE REVIEW

Case #24-135Z-PDP

Bright Road Reserve - Rezoning/Preliminary Development Plan

Request for review and recommendation of approval of rezoning a 14.2-acre site from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District, and a Preliminary Development Plan for the construction of 20 single-family estate lots and associated site improvements. The site is located north of the intersection of Grandee Cliffs Drive and Bright Road.

and

Case #24-151PP

Bright Road Reserve - Preliminary Plat

Request for review and recommendation of approval of a Preliminary Plat for 20 single-family lots. The 14.2 acre site is zoned R-1, Restricted Suburban Residential District, and is located north of the intersection of Bright Road and Grandee Cliffs Drive.

As they pertain to the same project and property, Case #24-135Z-PDP and Case#24-151PP will be presented and considered together.

Applicant Presentation

Bill Adams, Managing Member, 4338 Bright Road Partners, LLC, 8824 Dunning Drive, Dublin, stated that also present this evening is the landowner, legal counsel, engineering consultant, land planning and architectural consultant, and the builder, Corinthian Fine Homes.

Mr. Adams stated that the inspiration for this project is Session Village in Bexley, Ohio, which began development in the 1920s. It represents one of the most intimate and architecturally controlled small developments in Columbus, Ohio. While this is a unique project for Dublin, it showcases very sensitive land planning, controlled architecture, along with an elevated price point for the executive housing market. They are seeking a recommendation for approval with conditions to move forward to City Council.

Brian Kinzelman, Senior Principal, MKSK, 462 Ludlow Alley, Columbus, stated that the inspiration for this development is an intimate hamlet of high-end single-family residences. This is not a gated community but they will be big homes on smaller lots with a collection of beautiful open spaces. The open spaces are virtually undevelopable due to major water courses, but they provide great character to the neighbors and neighborhood. This project will not negatively affect the existing character of Bright Road. The streetscape character internal to this site is one of intimacy. The homes will be close to the street with a well-tailored public realm and a compact streetscape. The development has a wood lot on the west and Billingsley Run on the east. One of those will be used for stormwater management. An illustration of the site was displayed. There is one access on Bright Road where the current driveway is, across from Grandee Cliffs. There are interior plantings from the previous home as well as existing screen plantings along Bright Road (Norway Spruce). The north property line is all volunteer growth. Those screening areas will need bolstered for health of the wood lot. There is a significant 20-foot landscape easement on the north and south property lines for the preservation of those fence rows. The intent is to augment those fence rows to ensure there are multiple generations of plant growth in those areas. There are reserves on the east and west and a central court, which is accessible public open space for neighborhood use. The central court is connected to the west wood through a casual walkway. The applicant's preferred street section has a five-foot wide sidewalk on one side of the street with ADA compliant driveway aprons and connecting walkways at strategic places allowing everyone to have access to every home,

mailbox and the Bright Road entrance. The homes are being brought up to the streetscape with 15-foot setbacks and a 5-foot build-to line. The Dublin standard is six-foot sidewalks on both sides of the street. This would increase the right-of-way and push homes away from the street. This site has a small population and is not connected to other neighborhoods. The requirement for that level of pedestrian passage is too much. The Dublin standard would decrease the greenspace that is the central court and shorten the lots along the north edge of the property.

Mr. Kinzelman addressed open spaces. The west wood is where they intend to hold stormwater. The east boundary (Billingsley Run) is staying as is with two watercourses passing through it and a culvert under Bright Road. Reserve C is the central gathering place for residents. There are also preservation areas around the boundary landscape. They are trying to be judicious with existing trees but will need to remove some to provide for stormwater management in the west wood. They will follow Dublin's guidelines for tree replacement. The plan calls for a mix of hardwoods for street tree plantings. They will augment fence rows and wood lots.

Mr. Kinzelman stated that the utilities are simple thanks to their civil engineers. There is drainage in the backyards of interior lots going to the basin to the west. A portion of the site is being drained directly into Billingsley Run, but they are overcompensating for that from a stormwater management standpoint on the west. It will net no change downstream.

Mr. Kinzelman stated that the central court has been made public use. It will be a passive activity lawn and will be tastefully planted along the perimeter. Lots two and four have been pulled apart to allow a central spine through the middle of those. That is being called a casual specialty paved walk. It is a pedestrian path to get residents down to and into the wooded lot. In the wood lot is a space akin to a residential patio in scale, giving residents and neighbors a chance to enjoy the wood lot without walking through it. The stormwater basin will be surgically graded. They will try to grade this to miss significant trees. The bottom of the basin will be landscaped with the approval of engineering so that it does not need to look like a commercial detention basin. The goal is to not recognize it as stormwater management. Staff has asked for a paved ten-foot path to the discharge device. There is no paved circulation through the west wood. Staff has asked that the stormwater basin be dedicated to the City of Dublin and the City will maintain that. Billingsley Run is considered to be deeded to Dublin for maintenance. The central court and east court will be owned by Dublin but maintained by the homeowners' association (HOA). Landscape easements will be privately held.

Taylor Dennis, The Jones Studio, 503 City Park Avenue, Columbus, stated that Brian Jones could not attend this evening but wanted to express his enthusiasm for the project. The Jones Studio was hired to set the architectural vocabulary for the project. They are showing midwestern vernacular architecture with European country to align with the context of Dublin's architecture and to show the European hamlet style. The focus is on three main categories: massing, fenestration and materiality. The forms will be kept simple with one and a half to two story houses. They would like to keep consistent roof pitches but bring in a mix of hip and gable roofs to provide some variety. Regarding fenestration, they will keep proportional light cuts, proportional sizing, and consistent patterns throughout. Brick, stucco and stone will be the primary materials. They intend to keep a consistent palette throughout while giving each home some variety. Images showing character, size, scale and materiality were shared.

Staff Presentation

Ms. Singh stated that the application before the Commission tonight is a combined Rezoning, Preliminary Development Plan (PDP) and Preliminary Plat. PDP/rezoning is a second step in a three-

step process for a Planned Unit Development (PUD) and is heard by both Planning and Zoning Commission and City Council. Considerations for the Commission are land use and densities, general site layout, streets and circulation, open space framework and integration with the surrounding areas. Recommendation to City Council is requested. The platting process is required for any new subdivision and considerations are lot sizes, open space size, and street and easement locations.

The site is a combination of two parcels and is zoned R1, Restricted Suburban Residential, and is surrounded by residential developments. Hopewell Elementary School is located across Bright Road towards the southeast and Ferris-Wright Park to the southwest across Bright Road. Bright Road has a rural character with no curbs, a ditch, trees, and homes with large setbacks from the road. It is a cul-de-sac and a low traffic volume road. The Community Plan Future Land Use recommends residential, low-density and envisions large lot residential developments that consider environmentally sensitive areas and integrate the existing natural features within the development. The goal is to create a transition from a rural setting to suburban single-family neighborhoods. The principal uses that are permitted are single-family homes on half-acre lots with a permanent density of 0.5 to 2 development units per acre. The density for this proposal is 1.4 development units per acre.

A traffic impact analysis was provided by the applicant highlighting traffic impacts of the development on the surrounding roadway network and identifying any mitigation measures necessary. There is no eastbound traffic expected, and hence no dedicated left turn is required. A small amount of traffic is generated on Bright Road and per the analysis, the traffic volumes do not meet the minimums for advancing traffic on Ohio Department of Transportation right turn lane warrants so no right turn lane is required. Based on the Mount Carmel and Beacon traffic impact studies, the Bright Road and Emerald Parkway intersection operates at an acceptable level of service.

The Bikeway Plan recommends a shared use trail along the south side of Bright Road. The City is currently working on extending the shared use path. The path will cross Billingsley Creek and terminate at Grandee Cliffs Drive. Envision Dublin recommends that pedestrian and bike facilities be included on both sides of the road. Given the rural character of Bright Road, staff is satisfied with one shared use path. To ensure connectivity to the future shared use path, two crosswalks are proposed by the developer. One at the intersection of Bright Road and Grandee Cliffs Drive and the other at the southwest corner of the site across from Ferris-Wright Park. The applicant will coordinate with staff regarding timing of these pedestrian crossings.

In 2004, City Council amended a resolution that established guidelines for Conservation Design Development. The purpose and intent of these guidelines is to create visually appealing and vibrant neighborhoods, while safeguarding the environmentally sensitive areas. This is achieved by promoting sensitive site planning and allowing deviations from standard development regulations as well as conventional subdivision regulations. The most prominent natural features present on the site include Billingsley Creek, the west wood area, and the trees along the north and south of the property. It was acknowledged at the Concept Plan step that the proposal meets the conservation design resolution.

The City adopted Neighborhood Design Guidelines (NDG) in 2023 to ensure that the residential PUDs achieve the expectations outlined by the Code and produce more creative and sustainable

neighborhoods. The NDG only considered a dry stormwater detention facility as a contributing open space when the area achieves a superior and interactive design as usable open space. The proposal shows pedestrian paths to the stormwater facility. However, additional interventions are required to ensure that the west wood is a usable space. The development text notes a five-foot tree lawn as a standard throughout the development, but the drawings indicated a 5.5' wide tree lawn, which further narrows. The Code requires a minimum of five-foot tree lawn and Envision Dublin recommends an eight-foot tree lawn. The applicant must ensure that the uniform tree lawn is noted in the development text and aligns with the drawings. Minimum setbacks should be included in the development text for the side-loaded garages. The NDG recommend that the side yard must be six feet on one side and a total of fourteen feet for lots one through ten. Based on the information provided, the minimum depth of the private open space is not accurate and there are inconsistencies in the numerical standards. Revisions to the development text will be required.

The proposed development is an infill project, which is surrounded by single-family residential neighborhoods and is only accessed via Bright Road. No additional road connections are planned for this development. To facilitate maintenance of the detention basin, a ten-foot-wide shared use path is proposed from the southwest corner, which leads to the detention basin. The developer is proposing an eight-foot-wide specialty paved path from the central court to the detention basin. Staff recommends a continuous shared use path from Bright Road to the neighborhood, ensuring pedestrian connectivity throughout the proposed development from the southwest portion of the site connecting through the neighborhood. The proposed street will be public with a 50-foot right of way extending from Bright Road to the first intersection. The remainder of the street will be 40 feet wide. While the City recommends a 60-foot right of way, subdivision regulations require 50 feet. Five-foot sidewalks are proposed along the eastern side of the street. Recently adopted City standards require a six-foot sidewalk on both sides of the street with any development. Staff has requested that the applicant provide factual details and implications of providing these sidewalks on both sides of the street and its impact on the proposed development. The applicant provided a cross section; however, no drawings were presented to staff to determine if the sidewalk would impact the development standards and the proposed layout. Lots 2, 5, 10 and 13 are the inside corner lots with a narrow width varying from 29 to 43 feet. Staff recommends a minimum of 40 feet for each lot with to ensure that there are enough landscaping opportunities in the front.

Ms. Singh shared the PDP and Preliminary Plat Criteria. Staff recommends a recommendation to City Council for approval of the rezoning and PDP with the following Conditions:

- 1) The applicant provide a 6-foot wide sidewalk on both sides of streets in the subdivision and revise the development text accordingly, prior to City Council submittal.
- 2) The applicant provide a connected shared use path in Reserve A, per the City's maintenance standards and revise the development text as required, prior to City Council submittal.
- 3) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 4) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 5) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1-10 prior to City Council submittal.

- 6) The applicant revise the development text to require minimum side yard dimension as 6 feet on one side and 14 feet total prior to City Council submittal.
- 7) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.

Staff recommends a recommendation of approval of the Preliminary Plat with the following conditions:

- 1) The applicant ensure that the site survey, easements, grading, and engineering comments are shown on the plat prior to City Council submittal, and
- 2) The applicant address any other technical adjustments as needed.

Commission Questions

Mr. Garvin stated that the updated proposal does not show a connection through the detention basin. He asked if there is a way to put a path through there. Mr. Kinzelman stated that it can be done but it will cost trees and will change the character of the west wood. He respectfully disagrees that the requested maintenance path needs to be ten feet wide and asphalt-paved for periodic maintenance. There is also concern that that will invite people to think it is a bike path. Engineering has also asked them to put in a painted crosswalk across Bright Road. The maintenance path is not meant to encourage pedestrian traffic. The connecting path from the central court is more of a garden path to allow people to enter the woods without going through it. They have neighbors at Hannah Woods and to the west where that west wood is in the backyards of their lots. This should be a passive wood lot not open to any recreation.

Mr. Garvin asked how it would be accessed by neighbors. Mr. Kinzelman stated that the central court is their community's living room. There is a sidewalk on Bright Road and that is the way people will enter and exit this development. There are no walkway connections with the other neighborhoods. They would suggest to those that want to enjoy those woods, to do so passively and enter through the interior of the site. It is a reserve and not a public park.

Mr. Garvin asked if the City has any plans to make the gravel pathway at Ferris Wright Park part of the shared use path. Ms. Singh stated that she is unaware of any plans for the path within the park but the City does have plans for the shared use path which extends to the end of Bright Road.

Mr. Chinnock asked how the residents of this neighborhood will get to Ferris Wright Park if they do not take that path. Mr. Kinzelman stated that residents can go down their sidewalk along Road A and across Bright Road at a crosswalk.

Mr. Garvin asked what the difference would be to the project between five feet and six feet of sidewalk on one side. Mr. Kinzelman stated that they originally planned a single four-foot sidewalk but after conversations with staff, they bolstered that to five feet. They wanted to do a four-foot brick path. Five feet would have to be concrete. Six feet of sidewalk on both sides requires 40 feet of right of way and will cost open space on the court and developable space to the north. There is not much developable ground to begin with, every foot counts. The character of the streetscape is important and six-foot sidewalks call for way too much concrete for a development of 20 single-family residences. This is why they are proposing a PUD – so they can set the standards and the Commission can adjudicate them.

Mr. Garvin asked if roads are expected to be asphalt. Mr. Kinzelman answered affirmatively. Detailed conversations with City Engineering staff will happen at the time of Final Development Plan. This is an enclave and not a subdivision.

Mr. Garvin asked about staff's recommended conditions. Mr. Kinzelman stated that there are three of them that they do not want. The six-foot sidewalks condition is one. They do not want a trail through the west wood. That is a reserve and not a park. The other condition they do not agree with is the 14-foot side yard requirement. They increased side yard setbacks to six feet from five. For custom homes, the 14 feet starts to restrict the lots. Many of the lots have topographical considerations.

Mr. Deschler asked for more information on the masonry piers and uplighting mentioned in the applicants' narrative. Mr. Kinzelman stated that the intent is to set the tone with the public domain. That is part of the landscape plan and will give a sense of place. Along Street A off of Bright Road, there may be a series of masonry piers to give intimacy and put architecture on the street. At the terminus of Street A, that view may have some masonry element. The idea is for a streetscape ornament with a strong connection to architecture.

Mr. Deschler asked if there will be an entry feature. Mr. Kinzelman stated that the character of Bright Road is attractive now. There is an existing board rail fence underneath a canopy of Norway Spruce. A tasteful street sign is as bold as they want to go. They are looking to fit into the neighborhood, not be an exclusive place on Bright Road.

Mr. Deschler asked for information on ownership of Reserve C and D by the City of Dublin. Mr. Kinzelman stated it is the applicant's preference for the HOA to own and maintain them. It was suggested by staff to be City owned since it is surrounded by public right of way. Mr. Deschler asked for input from the City. Ms. Singh stated that since it is classified as a reserve, it was considered that it be owned by the City but it is a continued discussion between the City and the applicant. Ms. Call stated that this will go before City Council as well.

Mr. Way stated that the architectural plan shows a gatehouse. Mr. Kinzelman stated there was original consideration of a proverbial guard house, but it was determined to be too bold in later analyses. The design of the two homes on lots 1 and 20 need to address that intersection and create an entrance feel without doing a subdivision sign wall. Ms. Call quoted the development text, "No entry feature is anticipated as part of this development in an effort to create a seamless physical and practical connection to the surrounding neighborhood."

Mr. Deschler asked if the homes with no sidewalks will have a walk to the curb. Mr. Kinzelman stated that they will have an entrance walk from their driveway or auto court to their front door. They will have access down their driveway. If the sidewalk is on the other side of the street, they have walkways planned that allow people to cross the street and be on the sidewalk. They anticipate very little pedestrian or vehicular traffic.

Mr. Deschler referenced the access road and asked how many times per year the City would have to access the site. Mr. Reinicke stated that the City has a bare minimum requirement of inspections on all detention basins in the City of once per year. Given the dry nature of the pond, the need for maintenance will be higher. The outlet structure will be more likely to clog with debris from vegetation. That would be accessed multiple times per year. The time that maintenance is typically required is right after it has rained. If maintenance vehicles need to access the site and the path is not paved, the ground could be wet and there is a significant chance they would rut the ground. There is also the drainage swale that the detention basin is discharging into that will need some sort of culverted path to get across it. With the nature of maintenance vehicles that might need to get back there, the idea of having anything other than a hard surface is not ideal. Mr. Deschler stated that a paved path would provide an additional route for bicyclists or a car. He asked what kind of safety measures would be put in place to

prevent others from using the access. Mr. Reinicke stated that those are ongoing discussions between staff and the applicant. Mr. Deschler asked if there is any other option than asphalt. Mr. Reinicke stated that staff is recommending asphalt as the surface. City Parks and Recreation staff will also be maintaining the reserve and their preference is also to have asphalt. Mr. Deschler asked about the width. Mr. Reinicke stated that the width is necessary to get a maintenance vehicle back there. Maintenance vehicles can vary in size based on the maintenance needs. Ms. Call asked if the City is requesting anything of this development that they would not ask of any other development. Mr. Reinicke answered that they are not.

Mr. Deschler asked the applicant if they had ideas for alternate materials for the paved path. Mr. Kinzelman stated that they have proposed to surgically align a path through the trees. They propose to compact the subgrade and put in a 304 aggregate base course of sufficient width and of sufficient structural integrity to hold a vehicle and grade it such that it drains appropriately. They will also put in the culvert pipe, extend its ends and put the paved aggregate surface over the top of it. That provides the same level of vehicle access and does not look like a multi-use trail. It would not invite cyclists or motor vehicles to go back into the space. Mr. Reinicke stated that additional discussion could be had. Mr. Kinzelman stated that engineering has been helpful and collaborative and he looks forward to continued discussion.

Mr. Deschler asked for clarification on staff's recommendations regarding the frontage width on lots 2, 5, 10 and 13. Ms. Singh stated that they are all inside corner lots. Lot 10 (43 feet) is of an acceptable width. Staff is recommending they be at least 40 feet in width to allow for flexibility for landscaping features. Mr. Kinzelman stated that they are willing to alter lot lines but it is not necessary. The design is prescriptive as to where the driveway comes in. The width will not provide more flexibility with driveway locations. It will make no practical difference.

Mr. Alexander stated that the lot width requirement is so that the houses can face the street. Ms. Singh confirmed that is correct and that it allows for consistent frontage.

Mr. Alexander stated that the six-foot sidewalk width requirement is to facilitate clear passage of two people. He asked if the City evaluates Code based on the size and scale of a particular development. Mr. Bitar stated that it is a standard for all developments.

Mr. Alexander asked if staff is willing to reduce the tree lawn as long as it is consistent throughout the development. Ms. Singh stated that the Code requires a five-foot tree lawn width, even though Envision Dublin recommends eight feet. Staff is comfortable with five feet as long as it is consistent throughout.

Mr. Alexander stated that an earlier proposal showed a path from the cul-de-sac into the reserve to the east. He asked if that is still contemplated. Mr. Kinzelman stated that at one time, there was thought of having soft surface paths matching the dirt paths that people have created in those woods. However, they did not want to encourage that because those areas are people's backyards.

Mr. Alexander asked for more details regarding the central court. Mr. Kinzelman stated that will be usable public open space. They thought it was important to give those lots that touch the central court the luxury of having that green space in their front yards. That design will continue to be fine-tuned as the project progresses.

Mr. Alexander asked for more details regarding the end of the terminus. Mr. Kinzelman stated that because they do not need that interior circumference, they wanted to create some small garden. It is not useable but ornamental space with indigenous plants.

Mr. Way asked for the status on the buffer to the north. Mr. Kinzelman stated that they met with neighbors north of lot 10 and would be happy to meet again when they get to planting detail.

There are some holes in that fencerow. The applicant intends to plant indigenous material. They want to satisfy the neighbors.

Mr. Way asked about the floodplain as identified on the drawings near the cul-de-sac. Mr. Kinzelman stated that the cul-de-sac is not in the floodplain. Mr. Reinicke stated that the 500-year floodplain may be shown. FEMA does designate a 100- and 500-year floodplain.

Ms. Call requested that be clarified at the next review phase.

Mr. Way asked if there is any kind of riparian edge requirements along the stream. Mr. Kinzelman stated that they have spoken with engineering and there will be some erosion protection as they discharge into that creek. It is a swale with not much definition. Billingsley Run as it crosses under the bridge and goes south is a true creek bed.

Mr. Way asked about vegetation in the detention basin. Mr. Kinzelman stated that it is not a wetland. The basin will drain. They have the opportunity to sculpt the edge horizontally and vertically and vegetate the bottom. Plants will need to withstand wet conditions and very dry conditions. They want to put in some canopy to provide shade as it is now and also use middle and low scale shrub plantings and ornamental trees.

Ms. Harter sought confirmation that the City will be in charge of maintaining the basin. Ms. Singh answered in the affirmative.

Ms. Harter asked about the maintenance of brick sidewalks. Ms. Singh stated that will be discussed prior to Final Development Plan review. Ms. Harter asked if City maintains brick sidewalks anywhere else. Ms. Singh stated that the City maintains brick sidewalks in Historic Dublin.

Mr. Chinnock asked about the thought behind the lack of connection to the community and the exclusivity of the development. Mr. Kinzelman stated that the fact that this is an infill site that is wooded on the perimeter makes it inherently exclusive. This development will have a low population. Anyone that has a bike or scooter is likely going to use the street because there will be very little vehicular traffic. A bike trail will go on the south side of Bright Road someday and they are committed to providing crosswalks to get to the future trail. The wood lot is in people's backyards and they do not want to put circulation in people's backyards. There is precedent for non-activated reserves in Dublin.

Mr. Chinnock asked if the architecture fits in with the Bright Road character. Mr. Kinzelman stated that this is a multi-generational neighborhood. There is some 1960s housing stock, 1980s and 1990s housing stock. There is no prevailing architectural style in this district. This development will be the next generation. Whatever they do will be high quality. It is meant to blend in and complement the neighborhood.

Mr. Chinnock asked the applicant to provide a sense of scale. Mr. Kinzelman stated that the smallest lot within the restrictions of the setbacks, is laid out with a three-car garage, required open space and a 5,000 square foot home. Some lots are more modest than others. On the other larger lots, some homes may sit back from the roadway and will be large. The homes are truly custom. There are no prescriptive homes for these lots.

Ms. Call stated that a JPUD has a different approach. She asked staff to explain at what stage the Commission is recommending adoption of a development text. Ms. Singh stated that the development text is finalized at this step as long as the listed conditions are met. There will be no additional changes at the Final Development Plan stage.

Ms. Call stated that the opening statement of the development text states, "Where conflict occurs between the City of Dublin Code and these development standards, the development standards

shall apply and supersede the Code.” She asked if this means that when there is a conflict between the Code and the text, that the development text supersedes. Mr. Boggs answered affirmatively and stated that where there are items on which the text is silent, Code comes in and fills in the gap.

Ms. Call asked to what degree the Planning and Zoning Commission ought to verbalize any concerns with the development text at this PDP phase. Ms. Singh stated that if the development text does not align with the NDG, now is the point to address it.

Ms. Call asked if accessory dwelling units (ADUs) are permitted in the City of Dublin. The development text is not clear on ADUs. She asked if the applicant envisions ADUs as part of the development. Mr. Kinzelman stated that he does not. Mr. Boggs stated that there are zoning districts where ADUs are contemplated as conditional uses – the Bridge Street District and the Historic District.

Ms. Call asked if the applicant would be willing to remove language from the text where the Code already accomplishes the same thing. Mr. Kinzelman stated that they would be willing to remove duplicate language on a case by case basis. They have no intent to slip something by the City.

Ms. Call asked how the applicant would accomplish allowing parking on one side of the street.

Mr. Kinzelman stated that they would work with engineering staff on that but it may be as simple as signage indicating no parking on the south side of the street. This is a small community with small streets but there is sufficient off-street parking.

Ms. Call asked if the City allows thin brick in residential neighborhoods without a PUD. Ms. Singh stated that she does not believe so.

Ms. Call asked if there is a standard for the garage plane. Mr. Kinzelman stated that they have had many conversations with staff and they are happy to work with staff to get clarity and add that to the text.

In response to staff’s conditions of approval, Mr. Kinzelman stated that they are looking to the Commission to adjudicate conditions #1, #2 and #6. They will work with staff on the remainder.

Mr. Deschler asked staff to elaborate on Condition #5. “The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1-10 prior to City Council submittal.” Ms. Singh stated that the development text lists the rear yard setbacks, the primary structure setbacks, and the minimum private open spaces. Currently, the mathematical calculations are not accurate. Mr. Kinzelman stated that they have been emailing with staff about it and need to work it out with a map.

Public Comment

John Rahm, 4273 Hannah Hills Drive, Dublin, stated that they have been in contact with the developer who was very amiable and took into consideration items with which they had issues. Their neighborhood does not have sidewalks at all. They all like having no sidewalks. It is a tight community because of this. He is against a requirement for more concrete. The entrance into Ferris Wright Park is a stone driveway. They are looking forward to new neighbors. The area is starting to see new builds and remodels. It is not cookie cutter. He closed by thanking the Commission for their time.

Lauren Ranalli, 4760 Bright Road, Dublin, stated that she lives west of the proposed development and she disagrees with the comment about sidewalks. She has a one-year-old and walks Bright Road and it would be nice to have more safe paths to walk on. She does not feel strongly about

both sides of the street but it would be nice to have somewhere safe to go. Limiting this too greatly would be a disservice, especially with the elementary school nearby. There are way more kids on bikes on Bright Right and there is nowhere for them to go. The ess curve just past this neighborhood is very dangerous. She has encountered the cross country team on the street and they take up the entire width. She is in favor of more safe, distinguished walking paths.

Commission Discussion

The Commission discussed the City's recommended conditions of approval.

- 1) The applicant provide a 6-foot wide sidewalk on both sides of streets in the subdivision and revise the development text accordingly, prior to City Council submittal.
- 2) The applicant provide a connected shared use path in Reserve A, per the City's maintenance standards and revise the development text as required, prior to City Council submittal.
- 3) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 4) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 5) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1-10 prior to City Council submittal.
- 6) The applicant revise the development text to require minimum side yard dimension as 6 feet on one side and 14 feet total prior to City Council submittal.
- 7) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.

Mr. Alexander agreed with the applicant that six-foot sidewalks on two sides does not make sense with the size of this development and the size of the streets. He is comfortable with five feet as proposed. He is ambivalent on Condition #2. He thinks Condition #3 is very important. This development is similar to but different than Sessions in that this must be rationalized to a Code. Being able to have homes front on the street and define the public realm is important. His preference would be to keep Condition #6 because it is consistent with other Codes and there is a logical benefit.

Mr. Deschler stated that he would like Reserves C and D owned and maintained by the HOA. He agreed with Mr. Alexander on Condition #1 and added that sidewalks should be four feet and be paver or brick. Based on this community, he feels it would be appropriate with no sidewalks. He does not agree with Condition #2. He does not believe there should be a continuous path from Bright Road. He is supportive of the applicant's position on Condition #3. He would like to see differentiation with the lot sizes and allocation of the homes. He does not believe there is a need for Condition #6.

Mr. Garvin stated that the sidewalk is not necessary on both sides. He is more supportive of brick or paver and a width of at least five feet. He does support staff's position that there should be a shared mixed-use path to connect those two other paths. A great feature of Dublin is that as neighborhoods are developed there is the addition of puzzle pieces to this network of paths. He is ambivalent regarding Condition #3. Conditions #4 and #5 should stay. Regarding Condition

#6, he does not see the need for the additional foot on either side. He would like to see Condition #7 stay. Mr. Garvin added that connecting the paths adds value to Ferris Wright Park. If there is a solution to support vehicles that is not asphalt, he would be supportive of that.

Mr. Chinnock complimented the development. He referenced Conditions #1, #2, and #6. He does not think the size of this development warrants that much sidewalk. He agrees with four or five feet and on only one side of the street. Connectivity is very important in this community, and he does not see how we do not require a path that connects. He would be supportive if an alternative material could be determined to meet engineering's standards. The path needs to connect to the community. In the spirit of Dublin, we need paths that connect and support the community. He agrees with staff on #6. There is a reason there is a minimum.

Ms. Harter appreciates the applicant working with the community. She agrees that Condition #1 is not necessary. She is in support of staff's position on the rest. She asked for details on the mailboxes when this comes back before the Commission.

Mr. Way stated this is a special and unique development and he is supportive of it as a concept. The fact that it follows the City's Conservation and Neighborhood Design Guidelines is commendable. The woodland preserves are something that makes this unique and he supports the notion of preserving those as much as possible. They are wooded and private and not something to invite the public into. In this particular case, he does not think the path mentioned by Condition #2 needs to connect all the way through. He would like to see the material of the maintenance drive be something that is more natural and still meet the requirements of the City. This is a development where he sees the need to be very careful with how much we mess with nature. Mr. Way stated that the Commission's responsibility is to follow the City's codes and standards. This is a unique enough development and it goes above and beyond with conservation, design and low density to consider not making it look like every other subdivision in Dublin. He was a proponent of six-foot sidewalk on both sides of the street as they worked on the Community Plan, however, in this particular development, he is open to the sidewalk being on one side of the street. He does have an issue wrapping it around Reserve C. He would rather see the sidewalk wrap around the edge and tie into the other one. Brick would be great. Mr. Way stated that this will be unique enough that the 40-foot lot standard can be overlooked. The conformity of the tree lawns is important. He would like to keep the 14-foot side yard requirement.

Mr. Way stated that he would like to add a condition for the Commission to consider. Lots 1, 2, 13, and 20 relate uniquely to Bright Road. He would like see the applicant do more formal four-sided architecture on Bright Road. He would like to see language about the lots fronting onto Bright Road having a positive relationship.

Ms. Call stated that PZC considers applications in isolation as well as what they could be. There are many areas in the City undergoing redevelopment. This current application is great, but it may at some point become part of larger redevelopment. They have to consider future implications of current decisions. There are reasons for a six-foot sidewalk requirement and the side yard setback requirement. The standards are compounding and contribute to the public feel. She is willing to consider a six-foot sidewalk on one side of the street. She supports staff's position of the 14-foot side yard setbacks. The City has to maintain the detention basin so we need to provide employees with tools to do their job. Ms. Call expressed appreciation for the diligence and thoughtfulness that went into the plan. There are opportunities for clarification with

the next phase. She suggested a visual representation of the building envelope be provided at the next step. She is not in favor of thin brick as an approved material. She is ambivalent on ownership of the reserves and will defer to the City. The development text becomes the code for the site, so we want to make sure we get that right. There is some duplicate development text (pages 10, 13, 18 and 19). She referenced page 13 regarding crosswalks and suggested language be added on timing and location or remove the reference. Because the development text relates to the conditions, it will need to be amended to match. She is willing to sacrifice one side of the sidewalk but that affects the right of way and that will need to be reflected in the build envelope. PUDs are a give and take. There is higher quality in one area for sacrifice in another area.

Ms. Call summarized the list of additional conditions for consideration as follows:

- The development text address homes adjacent to Bright Road (4 lots).
- Removal of redundant Code items from Development Text.
- Removal of thin brick as a permitted material.
- Visual build zone translation at next phase.
- Removal or clarification of subjective items from development text.

Commission consensus was to remove Condition #1.

Regarding sidewalk materials, Mr. Hounshell stated that because this is a public sidewalk, it will have to be maintained to a public standard. Planning and Engineering staff will work together and take the Commission's comments into consideration.

With no objection from the Commission, the meeting was adjourned for a brief recess. Ms. Call reconvened the meeting at 9:21 with all members returning to the dais.

Mr. Kinzelman stated that Mr. Way mentioned the sidewalk around the perimeter of the central court and Ms. Harer mentioned the mailboxes. The mailboxes will be located on the south edge of the central court. That walkway is meant to gather people.

Mr. Kinzelman stated that they would like leeway on thin brick as a permitted material. He has seen it used successfully as trim material on custom homes. Ms. Call asked if full brick would be feasible. Mr. Kinzelman stated that it depends on the wall section and construction methods. Mr. Alexander stated that another common use of thin brick is on non-masonry chimneys. It is not unusual in houses of this value. Ms. Call stated that it is not permitted in most of the City. To make an exception in such a unique and high-quality development seems contrary. Mr. Garvin stated that he would be in support of the requirements matching the non-PUD specifications. Mr. Hounshell stated that the residential appearance standards name brick as a permitted finish material but it does not distinguish between full depth and thin brick. Mr. Deschler expressed concern with vinyl being a permitted finish material.

Mr. Kinzelman stated that lots 1 and 20 already have a relationship to each other because that is the corridor opening for the roadway. Lots 2 and 13 will likely not be visible from Bright Road with the existing Norway Spruce and augmented plantings. Ms. Call clarified that the text would just address those lots. If the text stated that there will be vegetative screening, then it would be compliant.

Mr. Kinzelman stated that they would like to have continued conversations with engineering staff regarding the shared use and the maintenance portion of that path.

Mr. Way clarified that the development text does not commit the applicant to brick. Mr. Kinzelman stated that the dimension is important to them and the material can be decided upon later.

Mr. Way moved, Mr. Alexander seconded to recommend to City Council approval of the Rezoning and Preliminary Development Plan with the following conditions:

- 1) The applicant provide a connected shared use path in Reserve A, per the City's maintenance standards and revise the development text as required, prior to City Council submittal.
- 2) The applicant make adjustments to Lot 2, Lot 5 and Lot 13 to provide a minimum lot width of 40 feet to achieve more flexibility in driveway location and provide landscaping opportunities for a cohesive residential appearance and revise the development text to require the minimum lot width of 40 feet, prior to City Council submittal.
- 3) The applicant provide a uniform tree lawn within the entire development without any discrepancies between the drawings prior to City Council submittal.
- 4) The applicant revise the development text to address the discrepancies between the rear yard setbacks, primary structure setback and minimum private open spaces on Lots 1- 10 prior to City Council submittal.
- 5) The applicant revise the development text to require minimum side yard dimension of 6 feet on one side and 14 feet total prior to City Council submittal.
- 6) The applicant revise the development text to provide minimum setbacks for the front-loaded and side-loaded garages, prior to City Council submittal.
- 7) The applicant revise the development text to address lots along Bright Road (Lots 1,2,13 and 20) to be given extra attention and maintain relationship with Bright Road, prior to City Council submittal.
- 8) The applicant show conceptual building envelopes with the submittal of the Final Development Plan.
- 9) The applicant remove redundant development requirements that match the requirements of the Zoning Code, prior to City Council submittal.

Vote: Ms. Harter, yes; Mr. Deschler, yes; Mr. Alexander, yes; Mr. Chinnock, yes; Ms. Call, yes; Mr. Way, yes; Mr. Garvin, yes.

[Motion carried: 7-0]

Mr. Deschler stated that he is in support of the project moving forward to City Council but he does not believe Conditions #2, #3, and #6 should be included.

Mr. Deschler moved, Mr. Way seconded to recommend to City Council approval of the Preliminary Plat with the following conditions:

- 1) The applicant ensure that the site survey, easements, grading, and engineering comments are shown on the plat prior to City Council submittal.
- 2) The applicant address any other technical adjustment as needed.

Vote: Ms. Call, yes; Mr. Garvin, yes; Mr. Alexander, yes; Mr. Way, yes; Mr. Chinnock, yes; Mr. Deschler, yes; Ms. Harter, yes.
[Motion carried: 7-0]

Case #25-005ADMC –Code Amendments

Review and recommendation of approval for Zoning Code Amendments to Sections 153.002, 153.048, 153.066, 153.176 regarding the Concept Plan review process, 153.037-153.042 and 153.236 regarding the West Innovation District, 153.158 regarding temporary signs for Special Events, and 153.076 regarding Property Nuisance regulations.

Staff Presentation

Mr. Hounshell stated that this was before the Commission in November of 2024. This request focuses on Concept Plans, the West Innovation District uses, and Temporary Signage. These amendments are being proposed in order to achieve the goals of the Economic Development Strategy, which is to make Dublin's development processes more transparent and predictable. This is derived from feedback that has been received internally from different City departments as well as from development partners bringing projects forward. Staff initiated a development review process through which six major action items were identified. Tonight's request focuses on the "Requirements and Review Process" action item.

Staff has worked to determine how the Concept Plan works within the City. This proposed amendment went to the Architectural Review Board in January for recommendation because it does impact the Historic District. Currently, everywhere in the City except for the Bridge Street District, the Historic District, and the Mixed-Use Regional District, the Concept Plan is a required step with no determination. It operates like an Informal Review but is a required step. In the three districts named above, it is currently a determination. That has created some challenges in terms of consistency of the review process. The goals of this proposed amendment are to provide consistency, allow for an applicant to gain feedback without being locked in, and potentially cut out a step with the Informal Review. Staff is proposing to keep the Concept Plan a required step, but offer non-binding feedback. In applications where a recommendation to City Council is made, the Concept Plan will no longer go to City Council because they already review a development agreement.

Mr. Hounshell stated that the next amendment involves the West Innovation District (WID). Planning staff has worked with economic development partners and kicked off a new strategic implementation plan. Through those efforts, staff is trying to identify barriers. Several users in contract for properties in the ID2 District have found that the Assembly and Manufacturing Use as conditional uses is a barrier in terms of Dublin's competitiveness with other districts throughout Central Ohio. The purpose of this amendment is to make Assembly and Manufacturing permitted uses. It does not change the character and intent of this area but allows the City to achieve the goals of the Envision Dublin Plan. The only change would be to make Assembly and Manufacturing permitted uses in the ID2 District. No other districts are changing at this point. There is also an update to a definition for wholesale and distribution that will add clarity.

Mr. Hounshell explained the amendments regarding Temporary Signs. This is specific to the City's special events and community activities. It is to align with current practices. The definition of Special Events has been updated to provide clarity. Those permits go directly through Community Engagement team and Event staff.



SUMMARY OF ACTIONS

Planning & Zoning Commission

Thursday, June 20, 2024, 6:30 p.m.

MEMBERS PRESENT: Rebecca Call, Kathy Harter, Kim Way, Jamey Chinnock,
Gary Alexander, Jason Deschler
MEMBERS ABSENT: Dan Garvin

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

*MOTION CARRIED 4-0 TO ACCEPT THE DOCUMENTS INTO THE RECORD AND
APPROVE THE PZC REGULAR MEETING MINUTES OF 05-23-2024
(Mr. Alexander and Mr. Deschler abstained.)*

CASE REVIEW

- **~~Case #24-075CU – Round Table~~**

~~Request to allow an Entertainment and Recreation use in an existing tenant space. The 10.89-acre site is zoned TF, Technology Flex and is located approximately 510 feet southwest of the intersection of Shier Rings Road and Shamrock Court.~~

~~*MOTION CARRIED 6-0 TO APPROVE THE CONDITIONAL USE*~~

- **~~Case #24-054FDP – Lightbridge Academy~~**

~~Request for review and approval of a daycare with associated site improvements. The 1.68-acre site is zoned PUD, Planned Unit Development District, The Corners, and is located approximately 270 feet west of the intersection of Frantz Road and Blazer Parkway.~~

~~*MOTION CARRIED 5-0 TO APPROVE THE TWO TEXT MODIFICATIONS
(Mr. Alexander was recused.)*~~

~~*MOTION CARRIED 5-0 TO APPROVE THE FINAL DEVELOPMENT PLAN WITH CONDITIONS
(Mr. Alexander was recused.)*~~

Public Comment: None

Next Steps: Submission of building permit.

- **~~Case #24-069CP – The Farms at Cosgray~~**

~~Concept Plan review and feedback for 52 detached single-family lots and associated site improvements. The approximately 30.6-acre site is zoned R, Rural District and is located west of the intersection of Cosgray Road and Barronsmore Way.~~

~~Commission members were not supportive of the proposed residential land use for this parcel, as it does not align with the Interim Land Use principles and recommendations of the Future Land Use designation and Special Area Plan for this parcel.~~

~~Public Comment: A resident expressed concern about the location of the proposed residential development along the railroad tracks.~~

~~Next Steps: A Preliminary Development Plan/Rezoning would be the next step in the process of creating a future Planned Unit Development.~~

- **Case #24-073CP – Bright Road Reserve**

Concept Plan review and feedback for 20 single-family estate lots and associated site improvements. The 13.94-acre site is zoned R-1, Restricted Suburban Residential District and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Commission members expressed support of the development proposal, finding it responsive to the natural features with the clustered layout. The members supported the architectural concept and recommended the architecture fit with the surrounding context and provide continuity within the development. They were appreciative that the applicant met with the neighborhood. The members recommended adding connectivity with the surrounding area, including the adjacent school and park. The Commissioners indicated that the central green space should be a focal point for the neighborhood and less about stormwater management. The members requested the applicant work to address the resident concerns related to provision of buffering adjacent to existing residential and look for opportunity to reduce the density.

Public Comment: Several residents provided feedback about the proposal. The comments focused on the proposed density, limited buffering next to existing residential development, and current and future traffic challenges. The East Civic Association was represented and expressed appreciation of the developer and owner meeting with them and keeping them informed. The Civic Association expressed support for the proposed development and enthusiasm for the proposal.

Next Steps: A Preliminary Development Plan/Rezoning would be the next step in process of creating a future Planned Unit Development.

- **Case #24-055INF – Townes on Tuttle**

~~Informal review and feedback of a development consisting of 126 attached single-family units and associated site improvements. The 21.8-acre site is zoned R-1, Restricted Suburban Residential District and is located southwest of the intersection of Tuttle Crossing Boulevard and Hirth Road.~~

~~Commission members recognized the opportunity for development to occur on the site, but expressed concerns about the proposal. They were not supportive of the proposed layout~~



MEETING MINUTES

Planning & Zoning Commission

Thursday, June 20, 2024

CALL TO ORDER

Chair Call called the meeting to order at 6:30 p.m. in Council Chamber and welcomed everyone to the June 20, 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: Rebecca Call, Jamey Chinnock, Kim Way, Kathy Harter, Jason Deschler, Gary Alexander

Commission members absent: Dan Garvin

Staff members present: Jennifer Rauch, Bassem Bitar, Thaddeus Boggs, Daniel Klein, Tina Wawszkiewicz

CHANGE TO AGENDA ORDER

Ms. Call stated that the agenda order would be revised to move Case 24-055INF – Townes on Tuttle, to be heard second on the agenda.

ACCEPTANCE OF DOCUMENTS

Mr. Way moved, Ms. Harter seconded acceptance of the documents into the record and approval of the May 23, 2024 meeting minutes.

Vote: Mr. Chinnock, yes; Ms. Call, yes; Ms. Harter, yes; Mr. Way, yes; Mr. Alexander, abstain; Mr. Deschler, abstain.

[Motion carried 4-0 with 2 abstentions]

Ms. Call stated that the Planning and Zoning Commission (PZC) 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.

Ms. Call swore in staff and audience members, who anticipated providing testimony.

~~Ms. Call stated that looking at the area comprehensively, there is some work needed on this plan. Although MI Homes is proposing the residential component of the mixed use anticipated here, there may be opportunity to look at a development text for a Master Plan for the entire parcel. MI Homes could develop the residential component, and a commercial or retail developer could develop the corner piece. Comprehensively, we could look at opportunities to plan and activate the open space; bring amenities to the residents and the City as a whole; and address traffic and safety concerns. The Commission is also challenged to look at the public realm. The City wants to protect its green spaces and the wild life, but also have it be usable; it wants to encourage walkability. Private roadways in developments are an issue. Because they are not built to the same standards as public roads, the City cannot later assume responsibility for them. She inquired if the applicant needed further clarification from the Commission.~~

~~Mr. Underhill responded that they appreciate the comprehensive comments offered.~~

- **Case #24-073CP – Bright Road Reserve**

A Concept Plan review and feedback for 20 single-family estate lots and associated site improvements. The 13.94-acre site is zoned R-1, Restricted Suburban Residential District and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Applicant Presentation

Bill Adams, 8824 Dunsinane Drive, Dublin stated that he has been a resident of Dublin for 30+ years, and his children graduated from Jerome High School. His real estate career began in Dublin with Jim Pickett, who had an office in Metro Center. He has completed numerous projects throughout Dublin. Specifically, in east Dublin, He was VP of Development for Dublin Village Center and Campden Lakes, working with his father, Howard Adams. He stated that the development team consists of Brian Kinzelman, MKSK, Planner and Landscape Architect; Joe Aleno, President, Corinthian Builders; Tom Warner, Advanced Civil Design; and Brian Kent Jones, residential architecture consultant.

Brian Kinzelman, 462 S. Ludlow Street, Columbus stated that he and Mr. Adams have been looking at this site for 3-4 years. It is tailor made for the proposal they will show to the Commission tonight. It is a beautiful site with challenges, but its natural features are wonderful. It is within a beautiful neighborhood on a beautiful street that has very little traffic now that Bright Road does not go all the way to Riverside Drive. It is a prime time to fit some beautiful residential development into a beautiful neighborhood. The Billingsley Run woodlot is on the east side of the site, and the West Wood lies on the west. The West Wood receives drainage from the residential development to the north. In the center of the site, there was once a single-family home, which recently was demolished. A swimming pool and garage remain on the site, as well as the driveway that led back to the home site. The development will be placed in the center portion of the site, preserving the two wooded areas and the perimeter greenspace. They have done a tree study, and the perimeter tree stand is of high quality; the middle trees less so. The trees along Billingsley Run are magnificent. They are in the floodway, the stream corridor protection zone, so will be preserved. They were attracted to the site due to its natural features, the rural landscape of the surrounding neighborhood, and the culture and history of Dublin next door to the site. The latter includes the Mound Builders Park (Ferris-Wright Park) to the south, the riverfront to the west, and a short walk away, Bridge Park. The site is very well positioned in terms of what Dublin has to offer. The Bright Road street character is beautiful and quiet, once past the roundabout, as there is no through

traffic. The quality of life they anticipate will be spectacular. They anticipate having only 20 lots on this 14-acre site. The homes will be \$1.5 - \$2 million single-family homes, all developed in one phase with public roadways and utilities. The architecture will be controlled. Corinthian Fine Homes will develop the entire site with custom homes, themed as the Hamlet in the Park. Each home will have some distinct character but a commonality of materials and architectural forms and shapes. All of the homes will face the street with very well-tailored outdoor space, proverbial indoor-outdoor living with dining terraces, probably some swimming pools, spas and gazebos. They are big lots but are clustered. The home lots have frontages of 90-120 feet and lot depths of 110-140 feet. This is a Concept Plan, so much more design work is anticipated. The perimeter trees will be preserved. They do not anticipate this being a gated community or an encased community. It will be part of the neighborhood, not exclusive of it, but will preserve everyone's privacy. Part of the West Wood will be used for stormwater management. They will extend the drainage from the subdivision to the north through the backyards of the anticipated homes, perhaps moving it through conduits to the Bright Road storm sewers. The central court of the development is an intentional greenspace; it is not a wide cul de sac. Stormwater management may be included in that center court, perhaps in a showcased manner. There are two watersheds on this site. The east court may be used for stormwater management, as well, with porous pavement and subsurface lines. There will be a gateway entrance at Bright Road, and they will incorporate an intimate streetscape with sidewalk on one side only. The development will have such low density, that they prefer to have greenspace on one side. That is not a cost issue, but a character issue. The greenspace along the frontage will be large fir trees augmented with under-story plant materials. They will also infill plants on the north property line, where there are gaps.

Staff Presentation

Mr. Bitar stated that this is a Concept Plan, so at this point, only nonbinding feedback is requested, no decision. If the plan moves forward, there will be a Traffic Impact Study (TIS) and stormwater and utility studies. The next step is a Rezoning and Preliminary Development Plan, which is then followed by a Final Development Plan. Mr. Kinzelman explained the site well, so he would not spend time on that, other than to say that it is located within the Suburban Rural Residential Land Use designation, according to the current Community Plan. It is within the Residential, Low Density Future Land Use designation within the new Envision Dublin Community Plan that is now in the adoption process. Both plans are generally similar with one-acre lots clustered to preserve greenspace. The proposal will require a rezoning to a Planned Unit Development (PUD) that includes 20 single-family lots on the 14-acre site, 1.4 du/acre. The entry drive will be in the same location as the existing driveway, which is in line with the street to the south. The entry drive will curve, allowing for natural views. There is a focal point with Lot 7 that may need to be addressed. The main entry drive would have a 50-ft. right-of way; the rest of the drive would be 40 feet, with sidewalk on one side of the drive. The preserves will be along the floodplain; Billingsley Run lies on the east side and the West Woods on the west side. The development is eligible for the Conservation Design Resolution. It also would need to follow the Neighborhood Design Guidelines. Both documents provide guidance on open space preservation. They do not completely align, so they will be looking for the solution that makes the most sense moving forward. For instance, the center court technically does not meet the requirements for the Conservation Design Resolution, so it will be looked at comprehensively. Similarly, the stormwater detention would result in the removal of some of the tree canopy, but the Neighborhood Design Guidelines do allow for stormwater within those conservation areas, as long as they are amenitized. The lot sizes will be 90-100 ft. x 110-140 ft. deep, so are smaller than the lots in the surrounding neighborhoods; most

of those lots were developed some time ago in a more rural setting. The applicant is proposing buffers along the site perimeter and Bright Road. The building materials are traditional – brick, stone and cementitious siding. Each home lot will be different, but there will be a unified theme. The application mentioned thin brick, so that will be a future discussion point. Staff has provided the following questions to guide the Commission's discussion:

- 1) Is the Commission supportive of the proposed use, densities, and lot types?
- 2) Is the Commission supportive of the proposed open space framework?
- 3) Is the Commission supportive of the proposed layout?
- 4) Is the Commission supportive of the proposed neighborhood theme and architectural inspiration?
- 5) Other considerations?

Commission Questions

Mr. Way requested additional description of the stormwater detention proposed in the West Woods area.

Mr. Kinzelman responded that this area is the low end of the site, currently where the stormwater runs. They have inventoried the wood lot, and the arborist indicates only 27% if the existing trees are classified as good; the remainder are fair or poor. They believe they should be able to implement some stormwater management there. Both of the greenspaces on the site will be intentional, public park space, incorporating soft surface trails connecting to the sidewalk and street system. There will be 3 green easements, which will provide access to the greenspace without need to walk through backyards.

Mr. Way inquired if the area would include intentional stormwater retention areas.

Mr. Kinzelman responded affirmatively. They would like to incorporate a sunken basin that is landscaped, not a wet detention basin full of water. It will be a usable open space, which could include some casual seating areas. They do not intend to fence any of the site, not even the frontage.

Mr. Way inquired if the center court would incorporate a roundabout drive or if it could have a road on only one side.

Mr. Kinzelman responded that he believes that could be possible. This is the Concept Plan stage, so the roadways will be developed further. Their intent is to have intentional, manicured open space to serve as the central focus of the community. In the outer areas, there would be naturalized open spaces. The contrast between the two would be outstanding.

Mr. Way noted that it could be improved by having less concrete or asphalt.

Mr. Kinzelman responded that they would be having those conversations with Engineering. They are aware the street standards are being re-visited. They agree that more green is better than more gray. He is hopeful the center court will be curb-less. It is preferable that it be more like a parkway than a large cul-de-sac.

Mr. Way requested clarification of the intent for stormwater detention in the center court.

Mr. Kinzelman responded that the east court will have porous pavement; stormwater also may be captured in subterranean facilities. This is a smaller watershed than the larger one to the west. He will defer to Engineering on the matter. However, both drainage channels end up in the same place.

Mr. Way stated that they have indicated the perimeter trees are nice and in good condition. Is the landscape buffer intended to protect the drip line of those trees or more?

Mr. Kinzelman responded affirmatively. The property owner planted most of the trees in the clearing and certainly on the perimeter to provide a level of privacy. Now, what started as shrub are 20-ft. tall trees. The Spruce trees along the frontage have limbed themselves up over the years, and the tree stands need to be both trimmed and augmented.

Ms. Harter stated if the detention area will be usable greenspace, would the grasses be coarse and a less friendly play area.

Mr. Kinzelman responded that he does not believe the area will be manicured but will be low-lying native grasses.

Ms. Harter inquired if the sidewalk will be on only one side of the interior roadway, it would be wider than the typical sidewalk.

Mr. Kinzelman stated that they would defer to Engineering. If more sidewalk is indicated, they will install it.

Ms. Harter inquired if the garages would be 3-car and side-loaded.

Mr. Kinzelman responded that most of the garages would be side-loaded. There are different ways of orienting buildings on the outside corner lots. They will be 2-car garages, perhaps with an auxiliary third car bay or a cabana area for a pool, outdoor kitchen or gazebo.

Ms. Harter inquired if the homes would have individualized landscaping, a type of green architecture.

Mr. Kinzelman responded that there would be architectural and site design guidelines. Corinthian Homes will build each of the homes, so there will be tight architectural and landscape controls. The front yards are important, but the private space to the rear of the homes will be homeowner-determined. Some homeowners will want pools; others will want large dining terraces. Due to the topography, there may be some basement walkout opportunities.

Mr. Alexander stated that the architect's rendering indicates some of the home footprints will extend deep into the rear-yard setback. It looks like some of the traditional rear-yard recreation space is being sacrificed to have more frontage.

Mr. Kinzelman responded that they have discussed that point, and are contemplating decreasing the front yard setback to bring the home footprints up to the street frontage to alter that sense of scale. That would provide more backyard space. He may need to alter the roadway system to create more backyard areas. He believes the future homeowners will be primarily empty nesters, dual-income, more interested in entertainment space than mown lawn areas.

Mr. Alexander noted that this is a different site condition that is being proposed than the traditional neighborhood. He likes the wider lot widths. The garage need can be solved in different ways.

Mr. Chinnock stated that a bikepath is indicated in the Billingsley Run area. It would seem to be a missed opportunity not to connect it to Hopewell Elementary School. Was that intentional?

Mr. Kinzelman responded that there will be a soft-surface trail along the frontage and through all the greenspaces. At this juncture, they are not proposing any paved bike trail along the frontage of Bright Road, as there is no connection point.

Mr. Chinnock agreed that there would be no need to provide a connection from the soft-surface trail. On the West Wood side, there is a similar trail that dead-ends at Bright Road.

Mr. Kinzelman responded that they want to get the soft-surface trail down to Bright Road. Right across the street is a park, which would be a great amenity for the future residents of this development. The neighbors would also be able to pass through this development, as well as potential users of the West Wood park area. He will defer to Engineering on the potential need for a crosswalk.

Mr. Deschler inquired if the central court would be a mowed area or include some stormwater management.

Mr. Kinzelman responded that in the Concept Stage, that is not yet determined, but he believes it may include stormwater management. If so, it will be the proverbial sunken garden, a low fescue grass area that could fill up with water after a thunderstorm.

Mr. Deschler inquired if due to the topography, it would not be possible to have the large central court area be a manicured area.

Mr. Kinzelman responded that it might be possible, if they can locate all of the stormwater management in the West Wood area, the low portion of the site. If that occurs, stormwater management would not need to be incorporated in the central court area. For maintenance purposes, it would be easier to have all of the stormwater facilities in one place versus two.

Mr. Deschler stated that he concurs with Mr. Alexander's observance about the limited rear yard space. It is preferable to avoid the need for homeowners to obtain variances later to add rear yard structures.

Mr. Kinzelman concurred.

Mr. Deschler noted that staff has indicated 14 home sites would be the preferred number on this site, rather than the 20 home sites currently proposed. Why does the applicant believe 20 home lots would be no issue?

Mr. Kinzelman responded that the proposed lots are estate size. Their preference is to properly size the lots to the homes that will be placed upon them, and then to consolidate as much open space and preserve as much greenspace as possible. They would need to address specifically only the center court area. Finally, for the development to be economically feasible, they need to have a few more home sites on the site than the current zoning permits.

Ms. Call inquired if the applicant had considered how they would treat Lot #7 at the terminus of the street entry.

Mr. Kinzelman responded that he anticipates a key piece of architecture. They may pull the east-west road on the north side down somewhat and create more movement along the east-west roadway. The terminus piece may contain a landscape feature, such as a Dublinesque low stone wall. It is a great lot, and more thought will go into that element.

Public Comment

John Rahm, 4273 Hanna Hills Drive, Dublin stated that he lives directly behind this project. He has polled some of his neighbors. The biggest concern they have is that there are 7 homes extended across the back of the site in a straight line with a 20-ft. setback. The current condition he and his neighbors have is very nice with the Scioto Park, Thaddeus Kosciuszko Park, etc. They are nicely isolated. The developer is proposing to construct a row of houses across the back of the site. In Riverside Woods, a section of that development has only 2 homes within 30 feet of the Hanna Hills properties. Everything else extends at obtuse angles to the sides. They are asking that the applicant consider placing smaller lots at the front and larger lots at the back in order to provide

more greenspace between the properties.

Randy Roth, 6987 Grandee Cliffs Drive, Dublin stated that he is vice president of the East Dublin Civic Association and is representing his neighborhood. The civic association was founded in 1987 as an umbrella organization to represent all of the residential neighborhoods east of the river that are within the City of Dublin. He would like to thank Mr. Adams and the property owner for meeting with the civic association officers several times and the entire membership last month. They have kept them informed throughout, and they have been open to listening to the neighbors' concerns. As some of the older residents, they were excited to hear that Mr. Adams was interested in this property, because they worked with his father, Howard Adams, in creating Campden Lakes several years ago. The one concern of the neighbors, which they have shared with Mr. Adams, is the landscaping along the existing homes in the north. The neighbors to the south are very happy with the landscaping plan and restoration of the fence along Bright Road. The previous owners of this site built a lovely home, but it sadly was destroyed in a fire. Other than the original use, what is proposed is a nice use of the property, recognizing that much of the site is undevelopable. Turning those undevelopable areas into an amenity for these anticipated residents, but also for the entire neighborhood, is generous. They defer to the developer and staff's experience on the architecture, road design and the best lot configuration to address the concerns on the north side. He has seen much enthusiasm for this project.

Ms. Call noted that additional public comments were received before the meeting and provided to the Commission. [Commission members confirmed that they had read the public comments.]

Commission Discussion

Mr. Chinnock stated that he believes this is a very nice use of the site. The developers have come up with a very attractive plan. Although some details need to be worked through with staff, it sounds as though they are very willing to do so. The Commission appreciates their meeting with the neighborhood. The applicant has done a very good job creating a plan that will fit the site in a way that respects the conditions. The greenspace is great. His only comment is that while the inspirational architecture is beautiful, he wants to make sure it blends with the surrounding area. He understands the economics that drive the need for 20 lots, and the applicant's vision makes sense of the space.

Mr. Deschler stated that he is supportive of the proposed use and the proposed building materials. He understands the stormwater management challenges but believes it would be nice if the center court open space were not used for water detention purposes. If it is part of the design, however, he appreciates that it will be hidden by trees. He would recommend efforts be made to alleviate the straight row of houses along the north perimeter. Perhaps if some of those homes can have walkout levels, it would add some variation to the look.

Mr. Alexander stated that he is very supportive, even enthused about the plan. He would have enjoyed looking at more design details tonight. The landscape presentation was very impressive. He is supportive of most of what has been proposed. He is less concerned about the architecture matching the surrounding community, because these lots are quite a distance from the existing homes, which were built at a different time. The market is different today, and the architecture of the homes should reflect the time period in which they are built. Creating continuity within the proposed community is more valuable than making linkages to homes that are significant distances

away. The image provided is often used to show communities with shared public space. There is a concern expressed that the center public space be less about stormwater management and more about usable public space. This will be one of the most important components of the project. The architecture should be subordinate to the design of the space. Essentially, that is occurring with the landscape, as well. He likes the proposed theme for the architecture.

Mr. Way stated that this is a very exciting proposal, a great example of the City's Conservation Design Guidelines implemented. This is one of the first developments that has come before the Commission that addresses those guidelines. It takes advantage of a site that is calling out for it. He applauds the applicant for a proposal that is responsive to the sensitive nature of the site. It is attempting to create something unique here through clustering the residential, as opposed to spreading it out. The center greenspace is a valuable piece of this design. He agrees that if it gets taken over by stormwater management, it could go the wrong way. Earlier, he made the observation that if they could eliminate the roadway on one side, they could create more greenspace. He would encourage them to explore that opportunity. The neighbors expressed their concern tonight about the north edge of the site. He would encourage them to preserve those trees and ensure sufficient setback not to impede those efforts. The neighbors have expressed a desire to see more trees and more buffer added to the plan. He is hopeful that the applicant will meet with the neighbors and work out something that will meet that intent. He heard positive comments from the neighbors about the development in general. He believes if the buffer is the only contention, there is opportunity to work that out. He realizes that there are evergreens along Bright Road. Bright Road is about buildings fronting to it. He would hope that as they look at the design of the buildings on the lots, including the garages, that the homes will appear to be fronting Bright Road, not disengaging from it. He believes pulling the buildings to the street and creating an urban design feel to the development could be spectacular.

Ms. Harter stated that she is supportive of the proposal, as well. She appreciates that the applicant has met with the East Dublin Civic Association. She would encourage them to keep the green treed look along Bright Road, even the brown fencing. She appreciates the applicant's efforts to use landscaping with the architecture to create outdoor living areas. The landscaping surprise is a positive element.

Ms. Call stated that Dublin is patient. Residents in the Bright Road area have seen applications that were not what was wanted in this particular area. She appreciates seeing an application that is more of what we want in this particular area. She echoes the neighbors' comments about lot size. While economics are not a consideration of the Planning and Zoning Commission, they are the developer's reality. She would recommend the developer look for opportunity for lot deletion in the center section (Lots 17-20) and across the back section when they are pulling the lots forward. This is a beautiful project – not what we see every day. The Commission appreciates that! She inquired if there is additional clarification the applicant is seeking.

Mr. Kinzelman responded that they appreciate the great comments, all of which are taken under advisement.

Ms. Call noted that a vote is taken on some Concept Plans.

Mr. Boggs responded that votes are taken only on Concept Plans within the Bridge Street District.

Ms. Call stated that tonight's comments were informal feedback. The Commission looks forward to a future Preliminary Development Plan/Rezoning application for this parcel.



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

BOARD OF ZONING APPEALS BOARD ORDER

DECEMBER 16, 1999

The Board of Zoning Appeals took the following action at this meeting.

1. Variance 99-105V - 4338 Bright Road

Location: 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

Existing Zoning: R-1, Restricted Suburban Residential District.

Request: A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 33 percent (from 1,819 square feet to 2,400 square feet).

Proposed Use: The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 7,274 square foot single-family residence.

Applicant: Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

MOTION: To approve this variance with seven conditions:

- 1) That the use of this accessory structure be clearly defined and limited to storage of the resident's equipment and vehicles, a "hobby" workshop for this residence, and that it cannot be used for living or business purposes, including without limitation, the rehabilitation and sales of automobiles for profit under any circumstances;
- 2) That water and sewer services not be extended to this building to limit inappropriate reuse in the future;
- 3) That the two existing accessory buildings be removed from the site prior to issuance of a building permit for the proposed structure;
- 4) That the accessory structure be screened on all sides by a minimum of 14 evergreen trees (five to six feet in height at installation), subject to staff approval;
- 5) That if the parcel would be reduced from 15.74 acres, the variance be rescinded requiring that the approved barn structure be removed from the site;
- 6) That the variance and these conditions be recorded with the Franklin County Auditor's office, and that the applicant show proof of the recording prior to issuance of building permits; and

**BOARD OF ZONING APPEALS
BOARD ORDER**

DECEMBER 16, 1999

1. Variance 99-105V - 4338 Bright Road (Cont.)

- 7) That the current attached garage of 650 square feet be converted into living space within twelve months of building the new accessory structure.

*Glen Aurelius, representing the owner, accepted the above conditions.

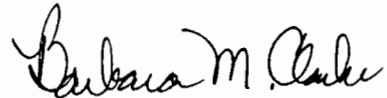
VOTE: 4 - 0 - 1

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Abstain
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION



Barbara Clarke
Planning Director



CITY OF DUBLIN

BOARD OF ZONING APPEALS BOARD ORDER

NOVEMBER 18, 1999

The Board of Zoning Appeals took the following action at this meeting:

1. Variance 99-105V - 4338 Bright Road

Location: 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

Existing Zoning: R-1, Restricted Suburban Residential District.

Request: A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 33 percent (from 1,819 square feet to 2,400 square feet).

Proposed Use: The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 7,274 square foot single-family residence.

Applicant: Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

MOTION: To table this variance application for the purpose of 1) examining alternate building materials, 2) submitting a revised landscape plan identifying species size, type, and location, and 3) to notify adjacent property owners.

VOTE: 5 - 0

RESULT: This variance application was tabled.

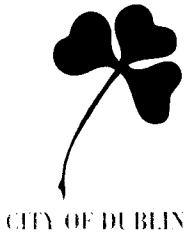
RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION

Barbara Clarke
Planning Director

99-105V
Weiher Residence
4338 Bright Road



BOARD OF ZONING APPEALS BOARD ORDER

OCTOBER 28, 1999

The Board of Zoning Appeals took the following action at this meeting:

4. Variance 99-105V - 4338 Bright Road

Location: 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

Existing Zoning: R-1, Restricted Suburban Residential District.

Request: A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 57 percent (from 1,056 square feet to 2,400 square feet).

Proposed Use: The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 4,227 square foot single-family residence.

Applicant: Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

MOTION: To table this variance application for the purpose of obtaining building permits for existing expansions to the home, to obtain the exact dimensions of any accessory structures (including the pool) to remain on the property, to obtain the accurate distances between accessory structures and property lines, to identify the building materials of the new structure, and to submit a revised site plan.

VOTE: 5-0

RESULT: This variance application was tabled.

RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director