

A

AGENDA

DUBLIN PLANNING AND ZONING COMMISSION



DATE: Thursday, December 6, 2001
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

NOTE: The agenda order will be determined at the beginning of the meeting. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 11:00 p.m.

- 1. Reconsideration - Corridor Development District 01-014CDD - Bash Driving Range - 6720 Riverside Drive**
Location: 30.539 acres located on the east side of Riverside Drive, approximately 300 feet north of Dale Drive.
Existing Zoning: CC, Community Commercial District.
Request: Review and approval of revised building elevations Corridor Development District application under the provisions of Section 153.115.
Proposed Use: The expansion and renovation of a restaurant/lounge of an existing golf driving range.
Applicant: Invictus Land Holding LLC, c/o Allan K. Vrable, 1605 Northwest Professional Plaza, Columbus, Ohio 43220.
Staff Contact: Warren Campbell, Planner.
- 2. Final Development Plan 01-119FDP - Amberleigh North Master Park Plan**
Location: 22.5 acres located on the east side of Vista Ridge Drive at Memorial Drive.
Existing Zoning: PUD, Planned Unit Development District (Amberleigh North Plan).
Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.
Proposed Use: A park master plan for a community park with access to the Scioto River, shelter houses, ball courts, scenic overlooks, pathways, a garden, and landscaping.
Applicant: City of Dublin, c/o Timothy Hansley, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017; represented by Fred Hahn, Director of Grounds and Facilities, 5800 Shier-Rings Road, Dublin, Ohio 43017
Staff Contact: Kolby Turnock, Planner.

-More-

3. **Revised Preliminary Development Plan 01-081Z - Amberleigh North, Sections 4 and 5 - Wasatch Estates**

Location: ~~30.399 acres located at the northeast corner of Dublin Road (SR 745) and Memorial Drive.~~

Existing Zoning: ~~PUD, Planned Unit Development District (Amberleigh North Plan)~~

Request: ~~A revised preliminary development plan for six single-family lots with associated uses (eliminating 63 condos and 14 single-family lots) under the PUD provisions of Section 153.056.~~

Proposed Use: ~~Six estate lots, a private recreation facility, and a gatehouse with servants' quarters.~~

Applicant: ~~Margaret Walter, 5000 Deer Run Drive, Dublin, Ohio 43017; e/o Duffy Communities, LLC, 8760 Orion Place, Suite 100, Columbus, Ohio 43240; represented by Michael Close, 115 West Main Street, Columbus, Ohio 43215-5043.~~

Staff Contact: ~~Chad D. Gibson, Senior Planner.~~

4. **Final Development Plan 01-122FDP - Dublin Jerome High School - Phase 1 - 8300 Hyland-Croy Road**

Location: 92.24 acres located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads.

Existing Zoning: PUD, Planned Unit Development District (Pending).

Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.

Proposed Use: A high school with a capacity of 1,200 students and associated improvements. The first phase of construction contains a 260,000 square foot building with parking for 681 vehicles.

Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio, 43017.

Staff Contact: Anne Wanner, Planner.

-End-

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NOTICE OF MEETING

DUBLIN PLANNING AND ZONING COMMISSION

DATE: Thursday, December 6, 2001
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

It is the policy of the Dublin Planning and Zoning Commission to notify the applicant and adjacent property owners of pending applications. If you have any questions or comments concerning the pending case, you are invited to attend this meeting. If you are interested in additional information or wish to review the application or plans, please contact the staff person listed below.

- 4. Final Development Plan 01-122FDP - Dublin Jerome High School – Phase 1 - 8300 Hyland-Croy Road**
Location: 92.24 acres located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads.
Existing Zoning: PUD, Planned Unit Development District (Pending).
Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.
Proposed Use: A high school with a capacity of 1,200 students and associated improvements. The first phase of construction contains a 260,000 square foot building with parking for 681 vehicles.
Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio, 43017.
Staff Contact: Anne Wanner, Planner.

This site has a pending rezoning for a PUD, Planned Unit Development District, which includes a high school and its related activities. Under consideration is the first phase, a 260,000 square foot building with a 681-space parking lot.

The final development plan review is the consideration of all final details of the project including landscaping, site layout, grading, signage, etc., by the Planning and Zoning Commission. Following approval, the high school zoned for a high school and its related activities will be constructed subject to any conditions imposed by the Commission.

NOTE: The agenda order will be determined at the beginning of the meeting. It is the policy of the Commission that no new agenda items will be heard after 11:00 p.m.

SR

4. Final Development Plan 01-122FDP - Dublin Jerome High School – Phase 1 - 8300 Hyland-Croy Road

Location: 92.24 acres located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads.

Existing Zoning: PUD, Planned Unit Development District (Pending).

Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.

Proposed Use: A high school with a capacity of 1,200 students and associated improvements. The first phase of construction contains a 260,000 square foot building with parking for 681 vehicles.

Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio, 43017.

Staff Contact: Anne Wanner, Planner.

BACKGROUND:

The Dublin Jerome High School concept plan and rezoning were approved by the Planning and Zoning Commission on October 4, 2001 (01-095CP/Z). The rezoning was approved by City Council on November 5th and goes into effect 30 days thereafter. At this same meeting City Council approved a tree replacement fee waiver of \$262,475 for the removal of protected trees. City Council also approved funding which includes \$160,000 toward the installation of the “Road-to-Wow!” landscape frontage treatment along Hyland-Croy and Mitchell-Dewitt Roads; \$151,100 for water and sanitary sewer improvements, with the City seeking reimbursement for the future developer’s proportionate share of the water line; and \$134,000 for roadway improvements, representing a 50 percent contribution to left turn lanes into the site. These agreements are referenced in the revised PUD, Planned Unit Development District text.

The subject site is 92.24 acres located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads. The PUD, rezoning includes a high school that is designed for 1,800 students at build-out. The plan includes a 350,000 square-foot high school building with about 1,000 parking spaces, an athletic complex (track and football stadium), and associated outbuilding facilities and athletic fields. The applicant is seeking review and approval of Phase I of the plan, which includes a 260,000 square foot building and 674 parking spaces. Subsequent phases will need to come before the Commission for review and approval before construction.

The final development plan is the last step in the PUD approval process, and following approval by the Planning Commission, the applicant can apply for building permits. A two-thirds vote of City Council is required to overturn a negative recommendation from the Commission (a majority vote is required otherwise). In reviewing the final development plan, the Commission shall determine if the following criteria have been met.

- The proposed development is consistent in all respects with the purpose, intent, and applicable standards of the zoning ordinance.
- The proposed development is in conformity with appropriate comprehensive planning portion thereof as it may apply.

- The proposed development advances the general welfare of the municipality and immediate vicinity.
- The benefits, improved arrangement, and design of the proposed development justify the deviation from standard development requirements.
- Where applicable, the relationship of buildings and structures to each other and to such other facilities are appropriate with regard to land area.
- Traffic, circulation, and building heights are also consideration for approval.

CONSIDERATIONS:

Site Characteristics:

- The site, located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads (Brand Road changes names as it enters Union County), is approximately 92.24 acres. The site has approximately 2,100 feet of frontage along Mitchell-Dewitt Road, and 2,070 feet of frontage along Hyland-Croy Road. The depth of the property ranges from 1,860 to 2,300 feet along Mitchell-Dewitt Road, and between 965 and 1,900 feet along Hyland-Croy Road. The site is generally flat, and is comprised of undeveloped land, the southern part of which is currently being farmed. The northwest parcel is largely wooded.
- A 150-foot wide electrical tower easement crosses diagonally through the northwest corner of the site. A swath of trees has been cleared under this transmission line and a service road runs beneath the wires.
- The site has pending PUD zoning which was recently approved by City Council and will go into effect December 5, 2001. This rezoning sets up the site for a high school and associated outbuildings and athletic facilities.
- To the northeast is the Riviera Golf Course zoned R-1, Restricted Suburban Residential District and U-1, Rural District (Jerome Township). This area surrounding the site, except for the two estate lots along Hyland-Croy Road directly north of the northernmost parcel and the western portion of the golf course, were recently annexed into Dublin. To the east of the site is the platted Belvedere subdivision, zoned PLR, Planned Low Density Residential District for single-family lots. To the south is unincorporated land, which contains a few houses on estate lots along with farmland, and land slated for the Metro Parks. A recently annexed parcel of land lies directly southwest of the school property. Land to the west also includes estate lots within unincorporated Jerome Township.

Site Layout/Development Standards

- The final development plans are for Phase I of the Dublin Jerome High School, the third high school within the Dublin School District. This phase includes the construction of a 260,000 square-foot school building (to accommodate 1,200 students), four ball fields (two softball and two baseball), four soccer fields, five athletic fields including the track/football stadium, one band field, two concession stands, two ticket booths, and parking for 516 students and 158 faculty/visitors. The football fields to the north of the school building will also accommodate approximately 480 parking spaces for special events. Subsequent phases of the building and site design will need to come before the Planning and Zoning Commission for review.
- The school building is oriented toward the intersection of Hyland-Croy and Mitchell-Dewitt Roads. The majority of the athletic fields, tennis courts and student parking, are on the eastern half of the site. The baseball fields are close to the eastern property line while the

two softball fields are setback approximately 50 feet from the eastern property line. The remaining two softball fields are along Mitchell-Dewitt, approximately 200 feet from the right-of-way. The tennis courts, band field, physical education fields and one soccer field are internal to the site. The remaining three soccer fields are proposed along the northeast portion of the site property line, approximately 50 feet from the property line. Some physical education fields as well as the bus loop/faculty/visitor parking and football practice fields/overflow parking areas are on the western side of the school, setback about 90 feet from the proposed right-of-way for Hyland-Croy Road. The track/football stadium is nestled within a significant tree grove on the northwest side of the site and is set back about 500 feet. Two concession stands and two ticket booths are included in the site plan, and will be located to the southwest of the track/football stadium. Paths leading to the stadium, as well as the stadium entry plaza, are proposed to be asphalt. Crushed limestone aggregate pathways (10 feet wide) are proposed around the tennis courts, ball fields, and parts of the soccer fields for emergency access.

- City Council referred the rezoning to the Commission with a request that they treat the 200-foot setback as a recommendation, and not a Code requirement. Building and pavement setbacks, as measured from the proposed right-of-way, are 160 and 80 feet, respectively. The proposed building setback adjacent to any proposed single-family residential development is 250 feet. Pavement setbacks are set at 75 feet. Dugout structures in conjunction with the baseball and softball stadiums will be allowed within the 250-foot setback as stated within the text.
- All five tennis courts are located internally to the site. A dark green windscreen is proposed for the tennis courts and for both baseball and softball stadiums.
- The proximity of residential lots along the eastern property line presents a concern for fly balls. An 18-foot high black ball net has been specified within the development text and will be installed if fly balls become a problem.
- Four different heights of chain link fencing (10 to 18 feet) are specified in the development text. The text specifically states that chain-link fencing will be used in conjunction with sports and recreation facilities. Code states that all chain link fencing must be painted black or have a black plastic or vinyl coating. No provisions are cited in the development text to specifically state that the black coating will not be used. Currently, fencing at the Dublin Scioto High School does not have a black plastic coating, however, fencing at the Dublin Coffman High School has a black vinyl or paint coating on the majority of the fencing including the perimeter fencing and the fencing for the stadium. Staff therefore recommends that the chain-link fencing be painted black or coated with black vinyl.
- The City uses a 300-foot outfield radius as a standard for adult and 14-year-old softball play. The proposed softball fields have a 200 to 220-foot outfield radii. Staff has met with the Dublin Youth Association (DYA) and they have determined the smaller field size would meet their criteria for a variety of their youth leagues.

Community Plan Issues:

- Mitchell-Dewitt Road and Hyland-Croy Road have been designated as “scenic roadways” within the Community Plan. As such, it is the City’s goal to achieve broader setbacks as these areas develop. The operational definition of a “scenic setback” in agricultural areas is 200 feet as measured from right-of-way. This plan shows a setbacks at 160-165 feet for the main building, and 80 feet for the parking lots, as measured from the new 80-foot right-of-

way line. The development text requires a 160-foot minimum building setbacks along Hyland-Croy and Mitchell-Dewitt Roads.

- On October 2, 2001 City Council approved funding of \$160,000 toward the installation of the “Road-to-Wow!” landscape frontage treatment. This is now referenced in the revised PUD text.
- The Future Land Use Map in the Community Plan specifically calls out the preferred land use in this area as “public”. The proposal will provide an acceptable land use recommended by the Community Plan.

Access/Circulation and Parking:

- The proposed development will have two curb cuts along both Mitchell-Dewitt and Hyland-Croy Roads. On October 2, 2001 City Council approved funding of \$134,000 for roadway improvements, which represents a 50 percent contribution to left turn lanes into the site. Left turn lanes, and deceleration lanes for right turns into the site are shown along both roadways. The development text specifies the school district’s responsibility for the left-hand turn lanes. Staff and the school district will jointly request Union County Engineer’s office to evaluate the existing potential to reduce the speed limits along Hyland-Croy and Mitchell-Dewitt Roads.
- Typically, developers are responsible for all traffic impact related improvements along their frontage and adjacent to their site. However, the school district is not a typical developer. As has been typically required on roadways adjacent to schools flashing school zone signals will need to be installed along Mitchell-Dewitt Road and Hyland-Croy Road. The City will cover the cost of flashing school zone indicators along Mitchell-Dewitt Road and Hyland-Croy Road.
- Staff strongly recommends left-hand turn improvements at the intersection of Mitchell-Dewitt and Hyland-Croy Roads. While the schools are not proposing any improvements at this intersection, staff highly recommends that these improvements be completed soon after the opening of the school. The City will commission a warrant study to be performed after the school opens and established traffic patterns are measurable, to better ascertain what transportation and traffic control improvements will be necessary at this intersection. In order to complete these intersection improvements the Union County Engineer would first need to agree to the concept and intent of these improvements.
- Consistent with City policy, the applicant will dedicate 40 feet of right-of-way along both roads to match the Throughfare Plan. This dedication has been specified within the development text.
- Bikepaths are planned along the entire frontage of the school. The adjacent platted subdivision, Belvedere, has two bikepath connections to the high school site. They are terminated within a natural clearing to minimize the number of impacted trees. No connections are proposed, however staff would recommend that a path be installed based on need and the amount of foot traffic from Belvedere to the school site.
- The following table titled Dublin Schools Comparison, compiled by staff, includes parking numbers and other additional comparison data for Dublin Scioto, Dublin Coffman and Dublin Jerome High School.

Dublin Schools Comparison

	School (Ac.)	Student Capacity	Parking Spaces	Building Size (sq. ft.)	Fields
Dublin Jerome Phase I	92.25	1,200	674*	260,000	13 Athletic
					1 Band
					5 Tennis Courts
Dublin Scioto	64.3	1,668	573	255,313	10 Athletic
					1 Band
					5 Tennis Courts
Dublin Coffman	68	1,781	740**	290,250	14 Athletic
					1 Band
					5 Tennis Courts

* Does not include the 480 additional overflow spaces indicated on the plans for special event parking.

** Includes faculty handicapped, and visitor spacing and other municipal lots.

- Special event/overflow parking located on the football practice fields on the western side of the site is indicated within the text. A total of 480 spaces are listed as part of this parking.

Landscaping and Tree Preservation:

- One of the conditions of the preliminary development plan approval stated that all requirements of the tree replacement plan need to be met unless waived by Council. The applicant was granted a partial fee waiver of \$262,475 to the Tree Preservation Ordinance for the removal of protected trees. This waiver does not include trees damaged in construction nor does it include trees that were not initially bound for removal.
- The proposed location of the athletic complex results in the removal of a large number of protected trees. However, the benefits of using this tree stand to screen the stadium, as well as reduce the light trespass, are desirable long-range goals of the plan. The staff and Commission both agreed with this location choice at the rezoning stage.
- The site is heavily wooded along the upper half of the northernmost parcel. This area has been determined to be a secondary tree growth area that is mainly a hardwood mixed maple woodland. Several tree rows with a few significant hardwood trees are also present around the perimeter of the northeast portion of the site.
- Code requires preparation of a tree survey for impacted areas showing the location of all trees greater than six inches in diameter. Staff has requested an additional 10-foot survey area around the northern side of the stadium as a precautionary measure in the event that trees outside of the required tree fencing should become damaged.
- The landscape plan generally meets or exceeds Code requirements. The only deficiency appears to be the number of interior landscape trees. Although the interior parking landscape area meets Code, the plan requires 36 additional trees to comply with the interior landscape requirement.
- Approximately 191 trees, measuring six inches or greater, will be removed as part of the school construction, mostly for the stadium. A total of 2,959 caliper inches are being

removed. Of this number, 34 trees (1,274 caliper inches) measure above 24 inches or greater in caliper (Landmark Trees).

- Tree fencing must be installed and inspected prior to the start of any construction to protect the trees. Silt fencing should be kept to the construction side of the tree protection fence. Proposed grading should be pulled away from the fencerow whenever possible. In addition, tree fencing should also be located as far away from the tree row as possible. Preservation measures must be coordinated during the school construction and field grading phases of development.
- The text states that a landscape buffer shall be established wherever the 75-foot building and pavement setback line is adjacent to a residential area. A landscape buffer is shown along the eastern boundary and includes additional plantings of viburnum, chokeberry, and honeysuckle to mimic a naturalized hedgerow. The section closest to the golf course has also been supplemented with additional oak trees as well as understory shrubs.
- A dry detention basin, approximately 105 feet by 420 feet is proposed along Mitchell-Dewitt Road. An additional mixed planting of tall grasses and deciduous, evergreen, and ornamental trees and shrubs extends around the perimeter of the detention basin. In addition, staff is concerned with the proximity of the bikepath to the basin and believes that the screen will provide an additional safety buffer.
- The “Road to Wow!” landscape design shown generally uses a scenic hedgerow theme as the unifying design element. Areas farthest away from the school include a naturalized mix of trees and understory plantings to mimic natural tree rows. The roadway areas between the school building and the outer limits of the site include a mix of tall grass plantings and tree rows. A more formalized ornamental tree bosque element is adjacent to the school building. Street trees have been incorporated into the “Road to Wow!” frontage treatment to enhance the naturalized feel of the frontage treatment. This agreement has been addressed within the text.

Lighting and Signage:

- The text states that lighting will comply with the Lighting Guidelines. Some pole lights are specified for the athletic complex field (track/football stadium). The pole height for these fixtures is specified at 120 feet and 180 feet if the pole accommodates a cellular communication tower. The text includes provisions for light shielding and also includes provisions for alternate circuit switching which could allow for two or more levels of light, a “game” and a “maintenance” light level.
- The school does not intend to light the baseball or softball stadium or any of the athletic fields other than the athletic complex field (track/football stadium). The text has been revised to clarify that no other fields including the baseball and softball fields will be lighted in the future. The text also establishes a minimum lighting setback of at least 250 feet, except as noted for the athletic complex which is 80 feet. The plans comply with this text requirement.
- The development text specifies light poles and standards will be painted dark bronze or brown in color. The athletic lighting specified does not indicate a pole color. Staff requests that the athletic poles be bronze or dark brown to comply with the text.
- One site identification sign visible at the intersection is proposed. This sign measures six feet in height and 15 square feet in area. The sign will be externally illuminated. A logo area shown will not exceed 20 percent of the maximum permitted sign area. This sign is proposed

to have a brick base and frame to match the building and will be landscaped on all sides with evergreen plant material. Additional directional and traffic signs are proposed for the site. Additional signage will be per Code.

- Scoreboards are included on the plans and described within the text. The proposed scoreboards will be comparable to those which currently exist at Coffman and Scioto High Schools. Evergreens and additional landscaping are proposed to mitigate the visual impact of this scoreboard.
- Staff has requested and received permission from the owner-representative of the Belvedere subdivision, to install six informational signs along the eastern boundary of the school site on the Belvedere property. This signage indicates that the adjacent property (school site) is the future site for the Dublin Jerome High School, due to open in the Fall 2004. The signs have recently been installed.

Utilities:

- On October 2, 2001 City Council agreed to fund \$151,100 towards on-site and off-site water and sanitary sewer extensions. As part of this agreement, the City agreed to seek reimbursement from the adjacent developer (M/I) for their proportionate share of the water line extending along the Belvedere frontage. Once this extension is complete, public water will then be available from this extended 16-inch water main. The 16-inch main will then extend west along Mitchell-Dewitt Road and then travel north along Hyland-Croy Road.
- Sanitary sewer will be available from an extended 18-inch main. This water main will also be brought across the Belvedere/Brand Road frontage with the funding provided by City Council. The sanitary sewer main will extend along the Mitchell Dewitt frontage as an 18-inch pipe and will reduce in size to a 12-inch pipe at the intersection. The 12-inch pipe will then extend north to the northernmost property line of the school site. An eight-inch pipe is proposed to service the internal needs of the site.
- The stormwater management plan shall comply with the City's established stormwater regulations. At present, a one-acre dry detention basin is proposed along Mitchell-Dewitt Road. Detailed calculations for stormwater will be required for review of the commercial building permit application.

Architecture and Design Elements:

- Materials listed for the school building include brick (Belden Kingsport and Tudor Blend A) EIFS (color: Cotton and Manor White), splitface stone accents (Welnitz Macadamia), and groundstone accents (Trendstone Madison). The roof material is proposed to be standing seam metal painted "stone", with an alternate of "champagne." The glass on the building is not reflective, but will be tinted. The glass for the first floor is proposed to have a bronze tint (Virocon VE-2M) and second floor glass will have a green tint (Virocon VE-1-40). A limited amount of spandrel glass is proposed on the building to match the submitted glass samples. Staff would recommend a dark tinted spandrel glass be used as opposed to a light colored spandrel glass or "milk glass". Materials for the concession stand, ticket booth, dugouts, and track stadium will match the school building. Column covers, gutters and downspouts will be painted to match the EIFS colors. All roof materials will be standing seam metal painted to match the school building roof.
- Two concession stands are shown on the plans. The stand to the east will vend concessions and maintain some storage space to accommodate equipment storage needs further away

from the school. The outface of the baseball and softball dugouts will be a scored 8” x 8” concrete masonry unit which will be painted to match the EIFS color #1 (cotton).

STAFF RECOMMENDATION:

The Future Land Use Map in the Community Plan specifically calls out the preferred land use in this area as “public”. A high school along with the associated facilities will provide an appropriate use of the land and the will conform to the adopted Thoroughfare Plan. The development will also provide an additional facility to address the needs of the Dublin School District. Staff recommends approval of the final development plan with twelve conditions:

Conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the storm water management plan conform to the City’s established storm water regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the Commercial Building Permit application and approved prior to the issuance of the Commercial Building Permit;
- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That a black paint or black vinyl coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission reviews.

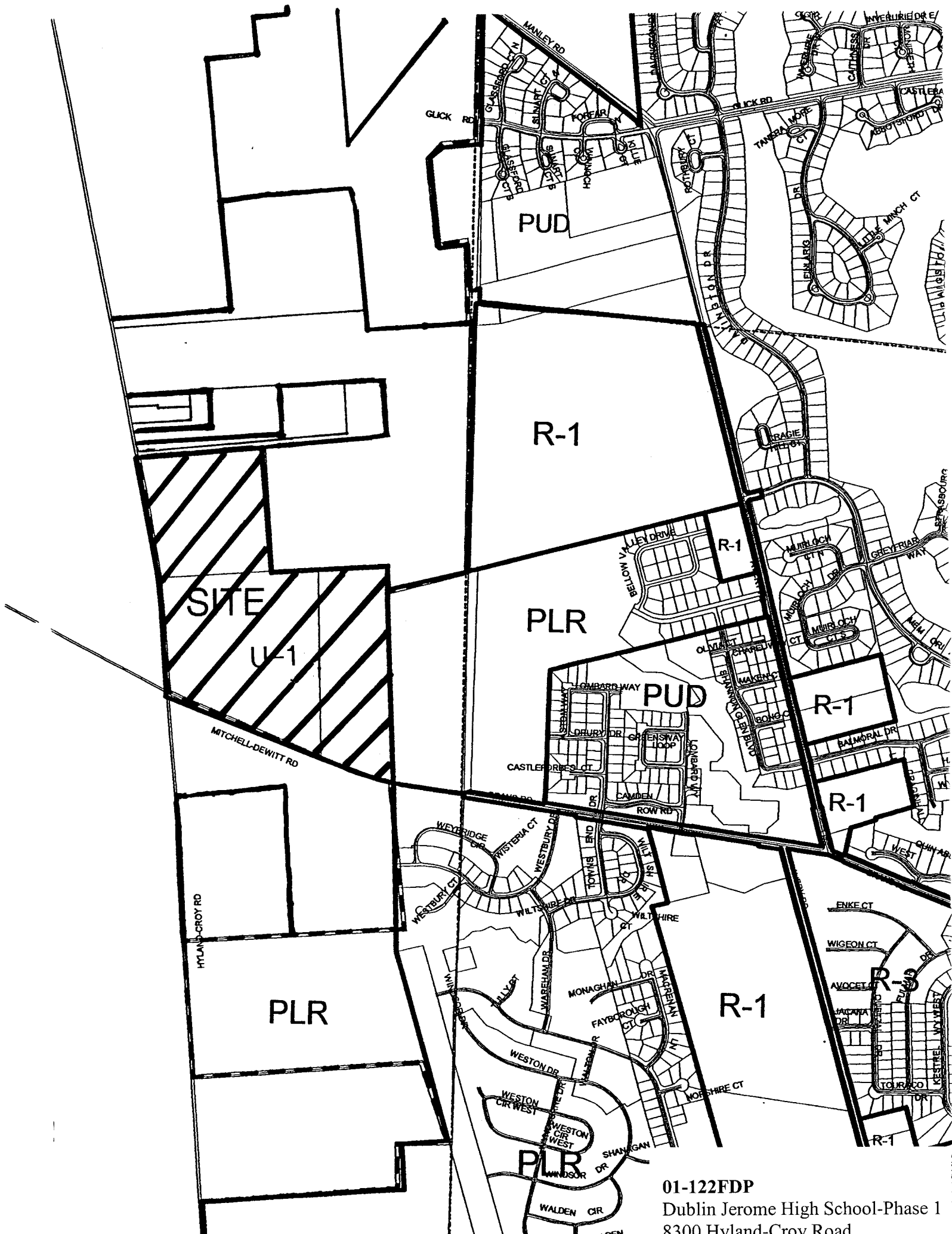
Bases:

- 1) The proposed high school will relieve overcrowding within the Dublin School District and will provide another high-quality, educational opportunity for Dublin residents.
- 2) The proposed land use is consistent with Future Land Uses within the Community Plan.
- 3) The proposal is consistent with the Thoroughfare Plan.



01-122FDP
Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

SCALE: 1 INCH EQUALS 1000 FT



SITE
U-1

R-1

PLR

PUD

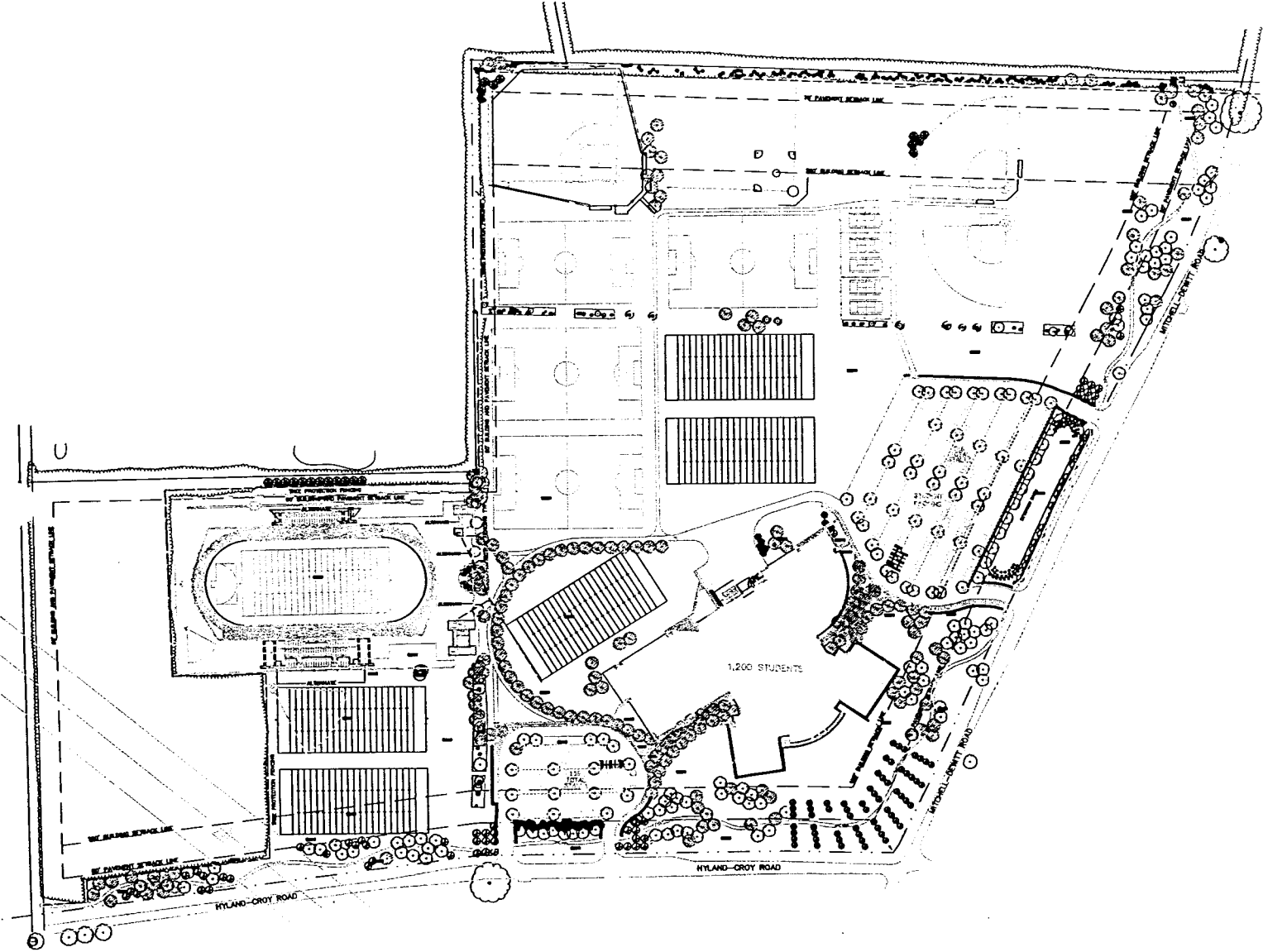
PLR

R-1

PLR

01-122FDP
Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

PROPOSED PHASE 1 SITE PLAN



TREE REPLACEMENT PLAN
SCALE: 1" = 100'





CITY OF DUBLIN

Office of the City Manager
5200 Emerald Parkway - Dublin, Ohio 43017-1006
Phone: 614-410-4400 - Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Timothy C. Hansley, City Manager
Date: November 1, 2001
Re: Dublin Jerome High School Tree Replacement Fee Waiver
Initiated by: Anne E. Wanner, Planner *AEW*

The applicant is requesting a partial fee waiver to the Tree Preservation Ordinance for the removal of protected trees. A tree replacement fee waiver of **\$262,475** is requested.

Background

The Dublin Jerome High School concept plan and rezoning were approved by the Planning and Zoning Commission on October 4, 2001 (01-095CP/Z), and these are now pending at City Council. One of the conditions of approval stated that all requirements of the tree replacement plan need to be met unless waived by Council.

The proposed location of the athletic complex results in the removal of a large number of protected trees. However, the benefits of using this tree stand to screen the stadium, as well as reduce the light trespass, are desirable long-range goals of the plan. The staff and Commission both agree with this siting choice.

Approximately 191 trees, measuring six inches or greater, will be removed as part of the school construction, mostly for the stadium. A total of **2,959** caliper inches are being removed.

Waiver Guidelines

Staff has examined this request under Council's adopted tree waiver policy. The policy states that a "tree-for-tree" replacement can be used for non-landmark trees if certain criteria are met. Landmark trees are still subject to an inch-for-inch replacement under Council's policy. Staff has found that the plan complies with all development standards, and that the placement for the various school elements preserves a major portion of the tree rows and the northernmost tree stand.

FILE COPY

01-122FDP

Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

Replacement Fees

Items 1 and 2 listed in the table below outline the dollar amounts for fee waivers regarding this site based on the Tree Ordinance and on the City Council Tree Replacement Policy, respectively. Item 3 represents the Dublin School Board tree replacement proposal.

		Landmark Trees			Non-Landmark Trees			Total Tree Replacement Fee
		Total	Inches	Trees Required @ 2.5" caliper	Total	Inches	Trees Required @ 2.5" caliper	Total Inches / Cost
1.	Tree Replacement Ordinance Requirements	37	1,274	509 (inch-for-inch)	154	1,685	674 (inch-for-inch)	2,959* / \$295,900 [1,180 trees]
2.	City Council Policy on Tree Replacement	37	1,274	509 (inch-for-inch)	154	385	154 (tree-for-tree)	1,659* / \$165,900 [663 trees]
3.	Dublin School Board Replacement Proposal	191	334.25	Trees Installed @ 1.75" caliper				334.25* / \$33,425 [191 trees]

* Caliper inches multiplied by \$100 per inch Tree Replacement Cost to render total fee.

Staff Comments

The straight application of the Code would require planting 1,180 (2.5") new trees. The adopted City Council guidelines would still require planting 663 (2.5") new trees. The submitted proposal adds 191 replacement trees, which is a slightly smaller caliper than the Code minimum. The placement of the various school components (school, stadium, parking, etc.) preserves most of the trees on the site. This proposal falls short of City Council's guidelines, but the school system has generally not been expected to meet all "developer" requirements.

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC. FORM NO. T0148

Held

November 5, 2001

(YEAR)

- 2. Noted that the referendum petitions for S.B. 5 have been filed with the State, containing approximately 231,000 signatures. Subsequently, a lawsuit has been filed by the Ohio Township Association against some of the parties involved in the referendum.

Ms. Grigsby:

- 1. Stated that as Council has requested, a memo was provided to Council tonight regarding the impacts of rollback of the inside millage. This matter is to be considered within the context of the budget discussions.
- 2. Noted that Ms. Glick, a member of the Finance staff, recently received the designation of Certified Payroll Professional.
- 3. Noted that there was a fee waiver request from the Young Professionals Academy, Dublin Schools, for use of a Recreation Center facility. The fee associated with the room rental is approximately \$240.00

Mayor Kranstuber moved approval of the fee waiver.

Mr. Reiner seconded the motion.

Mrs. Boring inquired how granting such waivers would impact the calculations within the fee ordinance.

Ms. Grigsby responded that the fees collected recover a certain percentage of the cost, so if this fee is waived, it would affect the cost recovery percentage.

Mrs. Boring stated that her concern is that granting waivers actually increases the cost for other users.

Ms. Chinnici-Zuercher stated that Council has denied many previous requests. In order to be consistent, does this request fall in line with those organizations whose fee waiver requests have been denied or those which have been approved?

Ms. Grigsby responded that this request is more consistent with those which have been denied. The only waivers from the School District which have been approved previously are associated with the after-prom parties. The basis for denial of many requests has been that the School District has numerous groups/organizations, and if each school group were to request a waiver, the City would be donating significant time and facility space to school groups.

Vote on the motion: Mr. Reiner, yes; Mrs. Boring, no; Mayor Kranstuber, yes; Mr. Adamek, no; Ms. Chinnici-Zuercher, no; Mr. McCash, no.

(Waiver denied)

Mr. Kindra:

- 1. Stated that the water/sewer project has been completed. The residents on the west side of the river have been notified that the waterline is now available for tap-in. The waterline on the east side of the river is still being tested; however, approvals are expected soon, and a similar notification will be made to those property owners.

Ms. Chinnici-Zuercher stated that a resident on Bellaire Drive had informed her yesterday that water was still flowing out of those waterlines. Is that problem now resolved?

Mr. Kindra responded that the emission of water was due to the chlorination procedure. That is now completed and the waterline is shut off. That process, however, is still ongoing for the waterline on the east side of the river.

Ms. Puskarcik stated that in response to Ms. Chinnici-Zuercher's recent request concerning a meeting with a group of citizens from Old Dublin regarding the meeting has been scheduled for Wednesday, November 7th.

01-122FDP

Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

LEGISLATION

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 123-01 – An Ordinance Providing for a Change in Zoning for 92.25 Acres Located at the Northeast Corner of Hyland-Croy Road and Mitchell-Dewitt Road from: U-1, Rural District (Jerome Township Zoning District) to: PUD, Planned Unit Development District. (Dublin Jerome High School – 8300 Mitchell-Dewitt Road/Case No. 01-095Z)

Ms. Clarke stated that this is a combined concept plan and preliminary development plan.

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

November 5, 2001

(YEAR)

The request is to rezone approximately 92 acres at the corner of Mitchell-DeWitt and Hyland-Croy roads for a third high school. The proposal is to include it in a PUD or Planned Unit Development District. PUD approvals come in three stages. The first stage is non-binding and called a concept plan. The concept plan was submitted to the Planning Commission on October 4th, and the Commission recommended approval with two conditions, as noted in the attached Record of Action. Simultaneously, P&Z considered the rezoning application, which is the preliminary development plan. That is a binding plan on the developer and on the City of Dublin. That application was also heard by the Planning Commission on October 4th, and the Commission recommended approval with ten conditions, as noted in the attached Record of Action. The Dublin Jerome High School will initially be constructed to accommodate 1,200 students; ultimately, it could be expanded to accommodate 1,800 students. The northern ten acres of the site is wooded, and the proposal includes extending the bikepath along both street frontages, providing left turns at the entrances. Construction of the left turns is to be jointly funded by the School District and the City. The school building will be situated near the corner, and the sports fields will be placed around it. There are platted lots on the east side in the Belvedere subdivision. Another neighbor to this site is the Riviera Golf Course. The site is in Union County, so it is being rezoned from the Union County or Jerome Township designation of U-1, a rural classification, to Dublin's classification of PUD. Ms. Clarke showed slides of the site. Ms. Clarke added that the final development plan has been filed and will likely be reviewed by the Planning Commission in December.

Ms. Clarke noted that at the first reading of this ordinance, Council made two requests with its referral to the Planning Commission for review: (1) that any 200-foot or WOW setback be considered a recommendation and not a Code requirement; and (2) that the Commission deal with this request expeditiously to enable the schools to respond to a December bid, if possible. If Council approves the rezoning tonight, the final development will be submitted to the Planning Commission in December. She requested one motion of approval which would include both the concept plan and preliminary development plan. She noted that before the development plan was sent to the Planning Commission, City Council approved funding of certain site improvements: (1) assistance in bringing utilities to the site; (2) assistance in construction of left-turn lanes at the entrances; and (3) landscape enhancements for the road frontage. Those recommendations have been incorporated into the text and are covered to the extent that City Council has partnered with the School District for this site.

Ms. Clarke noted that the School District has also submitted a request for a tree waiver, which can be addressed separately. She noted that the memo provided in Council packets clarifies the differences between Code requirements for tree replacement and the school's proposal. If the actual Code guidelines were applied, the tree replacement fee would be \$295,475. Applying the Council's adopted policy, which reduces the requirement for non-landmark trees to a tree-for-tree basis, rather than inch-for-inch, would lower the replacement cost to \$165,900. The school board's replacement proposal adds 191 trees to the site, which are not required for other purposes. They are slightly smaller than the Code requires, and staff has assigned value to those trees at \$33,000. She noted that although the school has a need to develop many facilities on the 92-acre site, it found ways to preserve most of the trees. Taking out a corner of the woods still preserves the major portion of the woods. Although the school's proposal does not meet Council's guidelines, the school system has generally not been expected to meet all the items required of developers. The school requests a partial waiver of the tree replacement fee of \$262,475.00 reducing it to \$33,425.

Ms. Chinnici-Zuercher inquired how the water and sewer line extension is being funded. Ms. Clarke responded that Council had approved funding of the cost of bringing the utilities to the site and associated costs. The cost was estimated at \$150,000. The City has agreed to fund extension of the utilities to the site; the school will be responsible for the cost of utility extension through the site. Regarding the waterline, there is the opportunity for the City to be reimbursed by the developer of Belvedere. The other area for which the City approved funding was \$160,000 for landscape enhancements per WOW guidelines.

01-122FDP

Dublin Jerome High School-Phase
8300 Hyland-Croy Road

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 16148

Held

November 5, 2001

(YEAR)

This would be in addition to the basic Code requirements, which will be funded by the School District.

Mr. Ciarochi added that the City also agreed to use the oversizing policy on both the on-site water and sewer extensions to the northern boundary and to share in the cost of the left-hand turns required for two entrances to the site.

Vote on the Ordinance: Mr. Adamek, yes; Mr. Reiner, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mr. McCash, yes; Mrs. Boring, yes.

Mayor Kranstuber moved approval of the partial waiver of the tree replacement fee for Dublin Jerome High School, as outlined in the staff memo of November 1, 2001.

Mr. Adamek seconded the motion.

Vote on the motion: Mr. Adamek, yes; Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes; Mr. McCash, yes; Mayor Kranstuber, yes; Mr. Reiner, yes.

Ordinance 127-01 - An Ordinance Amending Chapter 35 of the Codified Ordinances to Revise the Fee and Service Charge Revenue Cost Comparison System and Establishing a Schedule of Fees and Service Charges for City of Dublin Services.

Mr. Hansley stated that this was reviewed by the Finance Committee. Staff recommends adoption.

Mr. McCash, Finance Committee Chair, stated that the committee reviewed the proposed amendment for fees and service charges. Mr. Hansley's memo of November 5th addresses those modifications recommended by the Committee. Of those, the Committee concurred with staff's recommendation for a ten percent increase in the cost of pool passes and a modification in the terms and cost of the 90-day college student pass to the Recreation Center. Other recommendations are noted in that memo. However, a clear recommendation was not formulated for the theater rental.

Ms. Grigsby stated that in response to the Committee's recommendation, staff is suggesting the option for an annual pass for college students, at a cost of 50% of the current rate for an individual pass, with the limit of 70 visits per pass per year. If Council were to select that option, the ordinance would be amended to replace the 90-day pass with the annual college student pass.

Mrs. Boring indicated preference for the new option.

Mayor Kranstuber stated that he would oppose the proposed ten percent increase for the outdoor pool and for the Rec Center. Although the Recreation Center has a capacity problem, the City receives substantial revenue from its economic bases. In comparison, parks are subsidized at 100% for the families who play soccer or other sports. The pool and the Recreation Center are easily financed and represent an opportunity for the City to give something back to the community. There is no reason for the residents to have any additional burden; he would actually like to see the rate reduced.

Mr. Adamek inquired if the theater rental fees are proposed for implementation in 2003. Mr. McCash responded that discussion focused on the time needed for practice and set-up in addition to the actual performance time. For instance, the amount of time that the theater is unavailable to other groups after the Emerald City Players' sets are in place is substantial. There was also discussion regarding continued subsidy of the Emerald City Players, including operating costs.

Ms. Chinnici-Zuercher stated that one of the purposes for constructing the theater was to support and encourage development of a community theater group. The Emerald City Players are now in their second year, and have not yet had opportunity to become established sufficiently to become self-supporting. It is too early to assess any additional costs to the Emerald City Players.

Mrs. Boring asked for input from Council members regarding the proposed fees recycling bins. Her position is that the price should remain as it is. She asked for



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 4, 2001

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

2. **Combined Concept Plan/Preliminary Development Plan 01-095CP/Z - Dublin Jerome High School - 300 Mitchell-Dewitt Road**
Location: 92.24 acres located at the northeast corner of Hyland-Croy Road and Mitchell-Dewitt Road.
Existing Zoning: U-1, Rural District (Jerome Township).
Request: Review and approval of the combined concept plan and preliminary development plan, under the PUD Planned Unit Development District provisions of Section 153.056, for a new high school and associated improvements.
Proposed Use: A 350,000-square foot high school with parking for 1,027 cars, four soccer fields, six ball fields, four tennis courts, practice fields, a track stadium, and a concession stand.
Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017.
Staff Contact: Anne Wanner, Planner.

MOTION #1: To approve the **concept plan** because the high school is a good example of a public use, as recommended in the Community Plan, with two conditions:

- 1) That a larger setback be incorporated for the school building along residential areas and that a buildable envelope or other building restrictions be incorporated into the development text; and
- 2) That a more detailed tree survey, preservation plan and replacement schedule be submitted including the northernmost tree mass, subject to staff approval.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 4, 2001

2. Combined Concept Plan/Preliminary Development Plan 01-095CP/Z - Dublin Jerome High School - 8300 Mitchell-Dewitt Road (Continued)

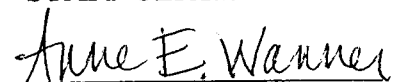
MOTION #2: To approve this preliminary development plan because the proposed land use complies with the Community Plan, conforms with the Thoroughfare Plan, and addresses the needs of the Dublin School District, with ten conditions:

- 1) That the development text corrections and clarifications be made consistent with the recommendations within the staff report;
- 2) That if funds are approved by City Council for a "Road to Wow!" or comparable frontage treatment, a plan be submitted, subject to staff approval;
- 3) That a tree survey, preservation plan and replacement plan be submitted and that all requirements of the tree survey be met unless waived by Council.
- 4) That staff and the applicant conduct a visual survey of hedgerows extending along all property boundaries to determine a suitable screening along adjacent single-family developments.
- 5) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 6) That detailed stormwater calculations be submitted prior to review of the final development plan;
- 7) That the final bikepath placement be subject to field verification, subject to staff approval;
- 8) That all three parcels are combined prior to issuance of building permits;
- 9) That the text be amended to indicate that lighting for the athletic complex is the only acceptable athletic field lighting, and that the location of the athletic complex be cited within the text to further restrict lighting near single-family residential areas; and
- 10) That streetlights be added to all entry points into the site in accordance with engineering standards, subject to staff approval.

VOTES: MOTION # 1: 5-0. MOTION # 2: 5-0.

RESULT: The combined application was approved.

STAFF CERTIFICATION



Anne E. Wanner
Planner

01-122FDP

Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

Mr. Lecklider asked if cars are off-loaded on the site. Mr. Brushaber responded that the car carriers usually do not use this site. Usually they use the drive behind the Honda site, and at times on Dale Drive. Mr. Gibson was not aware of any complaints about this at this dealership.

Steve Ricart, an area resident, and an avid bike rider said there is a need to extend bikepaths in the area. He was excited that the SR 161 widening would include a bikepath, but suggested it should go all the way to Riverside Drive. He thanked the Commission for its interest in this. Ms. Boring suggested that he contact the Parks Advisory Commission to give his input as they review Dublin's overall bikepath plan.

Ms. Boring made a motion to approve this application because this business renovation complies with the applicable standards, is consistent with the surrounding development character, and replaces a very tall ground sign with a lower design, with eight conditions:

- 1) That the proposed icon be proportionally reduced in size, and that the blue metal stripe be changed to gray/silver metal as shown, subject to staff approval;
- 2) That any dead, dying or missing landscaping as determined by inspection be replaced by November 1, 2001;
- 3) That signage meet Code unless otherwise approved by the Board of Zoning Appeals;
- 4) That the existing ground sign be removed concurrent with the installation of the new sign;
- 5) That cut sheets for the proposed decorative light fixtures be submitted and meet the Dublin Lighting Guidelines, subject to staff approval;
- 6) That the landscape plan be revised to include plant material around the base of the proposed ground sign, per Code;
- 7) That the applicant explore the feasibility of and make a good faith effort to install a bikepath along SR 161 not to exceed the cost to the applicant comparable to installing a 490-foot, four-foot wide sidewalk along Dale Drive, subject to staff approval; and
- 8) That internal showroom lighting be minimized during non-business hours.

Mr. Fishman seconded the motion. Mr. Brushaber accepted the above conditions. Mr. Lecklider thanked the applicant for his cooperation and investment. The others also expressed their thanks. The vote was as follows: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Fishman, yes; and Ms. Boring, yes. (Approved 5-0.)

Ms. Boring noted that the entry icon might be a good place to hang a banner, and she asked the staff to inform the applicant about such restrictions.

2. Combined Concept Plan / Preliminary Development Plan 01-095CP/Z – Dublin Jerome High School – 8300 Mitchell-Dewitt Road

Anne Wanner said is a combined concept plan and preliminary development plan under the PUD provisions of the Code. The proposed use is a 350,000 square foot high school with parking for 1,027 cars. Also included are an athletic stadium, a concession stand, a ticket booth, four soccer fields, six ball fields, and five tennis courts.

Ms. Wanner stated that City Council has requested that this application be processed in time to permit December bidding for the construction and that the 200-foot setback be recognized as a recommendation, not a requirement. Additionally, City Council has decided to contribute funds

for “Wow” landscaping along the frontage, utility extensions and left turn stacking lanes into the site. She showed several slides of the area.

Ms. Wanner said the 92-acre site on the northeast corner of Mitchell-Dewitt and Hyland-Croy Roads is comprised of three parcels. It has over 2,000 feet of frontage on each road. It is currently zoned U-I from Jerome Township. The site is very flat and abuts Belvedere and the Riviera Golf Course. There are woods and a tower electrical easement on the northwest corner.

The main building is oriented toward the corner and will be developed in two phases. It will accommodate 1,800 students at build-out. The faculty parking is to the north of the building, and the student parking is to the west. The football stadium is nestled at the edge of the woods. It is the only athletic facility to be equipped with night lighting. The ball diamonds are located at the east edge of the property. The proposal includes two scoreboards, and some additional planting is needed to screen them.

The building is set back 160 feet from proposed right-of-way, and the parking is set back about 80 feet. Buildings and pavement will not be closer than 75 feet from the internal property lines. The treerow along the property line will need some enhancement. There are bikepath connections to Belvedere on the east property line.

There will be two curb cuts on each street. Ms. Wanner said both left turn lanes and deceleration lanes will be installed. The City will install the school flashing lights. She said the staff believes that improvements are needed to the intersection itself. Right-of-way to match the Thoroughfare Plan will be dedicated.

She said 175 protected trees will be removed, mostly from the woods near the stadium, and the applicant will seek a tree replacement fee waiver at a later date. A detention pond is to be located in front of the student parking lot, and it should be screened. The parking lot lighting will be 28 feet tall and use cut-off fixtures.

Ms. Wanner said the main material will be two colors of brick with off-white EIFS. There is a standing seam metal roof. The tinted windows will be partly bronze and partly green. The concession stand and ticket booth will match the building. There is one sign at the corner.

She said this use is consistent with the Community Plan and Thoroughfare Plan, and staff recommends approval of the concept plan with two conditions:

- 1) That a larger setback be incorporated for the school building along residential areas and that a buildable envelope or other building restrictions be incorporated into the development test; and
- 2) That a more detailed tree survey, preservation plan and replacement schedule be submitted including the northernmost tree mass, subject to staff approval.

Ms. Wanner said staff recommends approval of the PUD rezoning with eight conditions:

- 1) That the development text corrections and clarifications be made consistent with the recommendations within the staff report;
- 2) That if funds are approved by City Council for a “Road to Wow!” or comparable frontage treatment, a plan be submitted, subject to staff approval;

- 3) That a tree survey, preservation plan and replacement plan be submitted and that all requirements of the tree survey be met unless waived by Council;
- 4) That staff and the applicant conduct a visual survey of hedgerows extending along all property boundaries to determine a suitable screening along adjacent single-family developments;
- 5) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 6) That detailed stormwater calculations be submitted prior to review of the final development plan;
- 7) That the final bikepath placement be subject to field verification, subject to staff approval; and
- 8) That the three parcels be combined prior to issuance of building permits.

Gerry Bird, Bird-Houk Architects, said the conditions are acceptable to them. He asked about the reason for a larger setback along residential areas. He noted that the softball diamonds had been increased to 270 feet along the east property line. The baseball stadium will have a ten-foot fence along the eastern property line.

Ms. Clarke responded that the site plan is not set until approval of the final development plan. While the building is shown near the intersection, the text only requires a 75-foot setback from the lots being platted next door. Staff believes that this would be inadequate separation for the 350,000 square foot school building. That should be adequate for an accessory structure such as a garage, but the text should be amended to reflect a bigger setback for the main building.

Mr. Bird did not want a 500-foot setback applied across the public street, but along the internal lines was agreeable.

Mr. Bird said the building will open in Fall 2004. He said “functionally” this site and Dublin Coffman High School are about the same size. The expansion areas are predominantly classrooms. He said the elevations are highly articulated.

Gary Sebach, Bird and Houk, presented the construction phasing. Several ball fields and part of the parking are not included in Phase 1. All of the fields will be graded at the outset, regardless of when they are actually installed. The stadium will have 2,250 seats on the home side, and about 750 on the visiting side, with a total of about 5,000 later. Dublin Coffman has seating for about 8,500. He said there is an internal gravel path for vehicle access everywhere.

Chris Mohr, Dublin City Schools, said a joint school/City committee has been working on several partnership ideas. He said there might be an opportunity for the City to install some of the parking and sports fields if it needs those facilities. Otherwise, they would not be developed for a number of years. He noted that Avery Park gets quite congested at times.

Mr. Lecklider said he has heard that some within the school district do not believe that the municipality has the power to review this building.

Mr. Banchefsky responded that any entity with the power of eminent domain, such as the school district, is required to attempt to comply with local ordinances. If an impasse is reached, the court will ultimately decide the issue. It would become a balance about balancing the different

aspects of public good. He said the relationship between the City and school district has always been very close, and that would be highly unlikely.

Jeff Rich, attorney for the school district, concurred with Mr. Banchefsky. He said they want to make every good faith effort to comply with the City's requests.

Mr. Fishman thought the building looked great.

Mr. Lecklider asked about signage and lighting trespass. Ms. Wanner said these are still under discussion. The staff hoped there would to a lower lighting level than "game" level lighting, but it is not yet resolved.

Mr. Bird said the stadium lighting costs about \$800 per football game. For other activities, fewer lights are used due to the expense. It is located near the woods and the golf course.

Mr. Mohr said some lighting is turned on during periods of higher than usual vandalism. They shut off the lights as soon as it is safe following an event.

Ms. Wanner said the text should be amended to assure that only the football stadium will be lit, and to include a restriction against adding lighting at the other athletic facilities at a later date. She said the ball fields are very close to platted lots. Mr. Bird agreed to add this. They are not lit at the other high schools.

Mr. Fishman said the neighbors should know about any future lighting.

Mr. Mohr said lighting would only be considered if the City would want it for special events.

Staff estimated that the adjacent Belvedere lots will develop in about two years. Ms. Boring said there should be signs erected in the tree line, to assure those buyers are fully informed about the proposed high school. Ms. Clarke offered to work with the developer to install signs.

Several Commissioners agreed that the text should indicate that only the football stadium will have lighting for night games.

Ms. Wanner said the treerow needs planting to mitigate effect of the scoreboards. Mr. Bird noted they are faced away from the property line.

There was discussion about the size of the parking lot.

Mr. Lecklider expected that both perimeter roads will need a third lane. He asked if those improvements would be in place prior to the school opening. Mr. Hammersmith said Council did not address this. Mr. Bird responded that it is in everyone's interest to plan ahead, but they do not want to install improvements that would be removed. Ms. Wanner said a warrant study will be done as soon as the school opens.

Regarding the building orientation and setback, Ms. Wanner said ideally the building would be moved farther from the road. There are functional relationships between the facilities as proposed. The fence along the east property line should help also.

Mr. Sprague appreciated that most of the woods will remain intact.

Ms. Clarke said the ball fields at Avery Park are over 300 feet deep, but several cars on Avery Road have been hit by fly balls. The proposed high school fields may not be big enough for the type of use that municipal sport fields get. Because these are 270 feet, fly balls are expected to be a problem. The fence will help. Mr. Bird added that trees will be added along this treerow.

Ms. Salay said this looks like a great facility for the community and the kids. Mr. Fishman agreed. Mr. Lecklider was pleased to see evidence of a significant partnership between the City and the schools. Mr. Sprague congratulated the school and City representatives for resolving the issues and getting this plan together in such a short time frame. He was very pleasantly surprised by the high quality of this project.

Mr. Sprague said the text should be amended to reflect that the stadium athletic complex (football-soccer) be the only field to be lighted. There was agreement that the diamond and other facilities not be lit. Ms. Clarke said it should be noted by location in the text as well.

Mr. Hammersmith noted that streetlighting will be needed at all entry points. Mr. Bird agreed.

Ms. Boring made a motion to approve the **concept plan** because the high school is a good example of a public use, as recommended in the Community Plan, with two conditions:

- 1) That a larger setback be incorporated for the school building along residential areas and that a buildable envelope or other building restrictions be incorporated into the development text; and
- 2) That a more detailed tree survey, preservation plan and replacement schedule be submitted including the northernmost tree mass, subject to staff approval.

Ms. Salay seconded the motion. Mr. Bird accepted the conditions. The vote was as follows: Mr. Lecklider, yes; Mr. Sprague, Mr. Fishman, yes; Ms. Salay, yes; and Ms. Boring, yes. (Approved 5-0.)

Ms. Boring made a motion to approve this **preliminary development plan** because the proposed land use complies with the Community Plan, conforms with the Thoroughfare Plan, and addresses the needs of the Dublin School District, with seven conditions:

- 1) That the development text corrections and clarifications be made consistent with the recommendations within the staff report;
- 2) That if funds are approved by City Council for a “Road to Wow!” or comparable frontage treatment, a plan be submitted, subject to staff approval;
- 3) That a tree survey, preservation plan and replacement plan be submitted and that all requirements of the tree survey be met unless waived by Council.
- 4) That staff and the applicant conduct a visual survey of hedgerows extending along all property boundaries to determine a suitable screening along adjacent single-family developments.
- 5) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 6) That detailed stormwater calculations be submitted prior to review of the final development plan;
- 7) That the final bikepath placement be subject to field verification, subject to staff approval;

- 8) That all three parcels are combined prior to issuance of building permits;
- 9) That the text be amended to indicate that lighting for the athletic complex is the only acceptable athletic field lighting, and that the location of the athletic complex be cited within the text to further restrict lighting near single-family residential areas; and
- 10) That streetlights be added to all entry points into the site in accordance with engineering standards, subject to staff approval.

Mr. Lecklider seconded, and Mr. Sprague noted that the applicant had already indicated acceptance of the conditions. The vote was as follows: Mr. Sprague, yes; Mr. Fishman, yes; Ms. Salay, yes; Mr. Lecklider, yes; and Ms. Boring, yes. (Approved 5-0.)

Mr. Mohr thanked the Commission and the staff for its assistance. He said he appreciated the support from City Council on this project.

Mark Holderman, Dublin School Board President, thanked the Commission and City representatives for completing this review expeditiously. He understood the complexity involved and how much effort and coordination this took.

3. Final Plat 01-030FP – Post Preserve Section 1 Phase 1

Ms. Boring noted this was a final plat, and the Commission's review was limited to showing compliance with the approved preliminary plat. Corey Theuerkauf stated there were no staff report changes or unusual circumstances. He said this final plat complies with the preliminary plat. After a brief discussion, the Commission decided that it did not need a staff presentation.

Chris Cline, representing Dominion Homes, agreed to all 12 conditions in the staff report. He said Mr. Banchefsky had informed him that the City closed on the land to align the entry road.

Mr. Lecklider asked about the position of the entry sign. Mr. Cline indicated it would be on the east side of the entry road at Perimeter Drive.

Mr. Fishman made a motion to approve this final plat because it continues the approved development standards from the rezoning and preliminary plat, with 12 conditions:

- 1) That the forced and funded homeowners' association maintain Reserve A, and that the City maintain all storm water related functions of the pond;
- 2) That Reserve A be fine graded and dedicated to the City, prior the recording of the final plat;
- 3) That a revised architectural lot matrix be submitted;
- 4) That joints in the concrete bike path be sawcut;
- 5) That a "T"-turnaround on the western end of Springview Lane and a sign indicating future road extension be installed, subject to staff approval;
- 6) That the applicant reimburse the City for the curb cut into the development;
- 7) That the entry feature sign location be identified on the final plat;
- 8) That all ground mounted utility service structures be located in the rear yard (outside of no-build or no-disturb zones) and be screened and that all utility providers be identified on the final plat, subject to staff approval;
- 9) That all pavement, rights-of-way, utilities, stormwater and sewer management, cul-de-sacs, vertical alignments and street geometry be designed to the satisfaction of the City Engineer;
- 10) That all agreed reimbursements be demonstrated to the City with respect to the Gordon parcel;

01-122FDP

Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

RECORD OF PROCEEDINGS

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Meeting

DAYTON FIDELITY BANK, INC., FORM NO. 1010A

Held

October 1, 2001

(YEAR)

Mayor Kranstuber introduced the resolution.

Mr. Hansley noted that Mr. McDaniel had provided a detailed memo in the packet about the transfer of the franchise to Wide Open West Ohio, LLC.

There were no questions.

Vote on the Resolution – Mayor Kranstuber, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes; Mr. Peterson, yes; Mr. Adamek, yes.

Resolution 46-01 - A Resolution Authorizing a \$10,000 Contribution to the "No On State Control of Property Rights" Effort to Place a S.B. 5 Referendum on the November, 2002 Ballot.

Mayor Kranstuber introduced the resolution.

Mr. Ciarochi briefly updated Council on the referendum effort, noting that the group is seeking contributions from cities across Ohio.

Vote on the Resolution – Mrs. Boring, yes; Mr. Reiner, yes; Mr. Adamek, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes.

Resolution 47-01 – A Resolution Accepting the Donation of a 1.6 Acre Parcel of Land Located at the Blazer Professional Campus from Dr. Sam Smiley.

Mayor Kranstuber introduced the resolution.

Mr. Hansley noted that this matter was discussed previously by Council, and this resolution formalizes Council's acceptance of the land.

Vote on the Resolution – Mr. Adamek, yes; Mrs. Boring, yes; Mr. Reiner, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes.
Mr. Hansley agreed to send a letter of appreciation to Dr. Smiley.

Discussion of Third High School Proposal/City Participation

Mr. Ciarochi provided background on the proposal for partnering by the City and the School District for the third high school development. The memo in the packet outlines the specific areas under discussion:

1. The "Road to WOW" 200 foot setback. Council has already given direction that this is to be used as a guideline, not as law in the development review.
2. Landscaping buffer. The Schools are requesting \$160,000 from the City to cover the difference to comply with the "WOW" landscaping vs. "non-WOW." Staff indicated to the Schools that Council had discussed this item during the CIP review as a possible item to be considered for funding.
3. Water line issues. Staff indicated to the Schools that over-sizing at 110 percent of material cost would be provided by the City, per current policy.
4. Offsite waterline extension. Staff encouraged the Schools to contact MI/Belvedere subdivision developers to solicit their participation up front. The City would then consider the school district's request for a reimbursement district to enable the Schools to recover the developer's proportionate share of the costs for this water line when the Belvedere subdivision develops along the frontage of Brand Road. The Schools are requesting that the City front the costs of extension of the water and sewer line to their site, and that the City could then seek reimbursement from the developer at a later date. MI is not required to extend the sanitary sewer across the Belvedere frontage, as Belvedere is served internally by a sewer line from Avery Road. So there would be no reimbursement available for the sewer extension. The City's current policy does not allow for funding off-site utility extensions for the school site. This may set a precedent for other off-site utility extensions in the future.
5. Sewer line. Off-site sanitary sewer extensions are not addressed in the current City policies. However, over-sizing (including over-depth) have been authorized by Council in the past.
6. Road improvements. These include turn lanes into the school site. The cost for these improvements is estimated at \$268,000 and the district is asking the City to partner at 50 percent for the costs. Typically, developers are responsible for all traffic impact related improvements along their

01-122FDP

Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

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Meeting

HAYDON LEGAL BANK INC. FORM NO. 10124

October 1, 2001

Held

(YEAR)

frontage and adjacent to their site. However, since the Schools are not a typical developer, Council may want to consider this request for cost sharing. The City's current policy covers the cost of flashing school zone signals at approximately \$30,000 each, along Mitchell Dewitt Road and possibly along Hyland-Croy Road.

7. Staff also has concerns about left turn movement at the intersection of Mitchell Dewitt and Hyland-Croy Roads. Staff strongly recommends that these improvements be completed in a timely fashion with the opening of the new high school. The Schools are not currently proposing any improvements to this intersection.
8. Other miscellaneous concerns were noted by the Schools, including a potential tree waiver request. These requests are not specific, so staff cannot respond at this time.

Chris Mohr, Dublin Schools noted that others present tonight include Jerry Bird and Gary Sebach of Bird & Houk, Ralph Feasel of Dublin Schools, Superintendent Zimmers, School Board President Holderman, and Jeff Rich, legal counsel to the Dublin Schools.

Jeff Rich, 6000 Whittingham, Dublin, Ohio noted that the third high school site was purchased in 1997 and consists of 92 acres. Studies had indicated that 80 percent of the district's future growth would be at the western edge of the district, and access to the site was good at two main road intersections. As they have moved through the development process, they have found several requirements for the PUD that could hinder development and are therefore present tonight to make requests to Council related to this development. He noted the following:

1. Thanks to Council for their interpretation of the 200-foot setback as a guideline. This will help tremendously in increasing the capacity of the site for ballfields and parking.
2. They have provided estimates to staff for the landscape buffer, and estimate a cost of \$160,000 to install. Their budget was based upon the current requirements for landscaping in the Code, not the "WOW" requirements. He noted that there are no benefits for the school district as there are to developers who invest in landscaping in exchange for higher density. They are interested in partnering with the City on the cost to improve or enhance the landscape along the site frontage.
3. Regarding water and sewer lines, they had anticipated that the lines would be brought to the site by development prior to the time of construction of the high school. Now they are faced with this dilemma. They are requesting that Council bring the water line to the border of the facility, as the City can recoup the cost when future development comes in. They understand that the City will pay for 110 percent of the over-sizing for the lines, per current policy.
4. The school will be located at the intersection of two rural, high speed roads. They plan to work with staff and Union County on obtaining speed reductions for these roads. They would like to partner with the City on the installation of two turn lanes into the school site at a 50/50 cost share.
5. The Schools would like to return to Council at a later date to discuss other items, including a tree replacement waiver for the school site and joint use/development of recreation and activity areas.

He summarized that he believes these are reasonable partnership proposals for the benefit of the entire community. They look forward to a continued good working relationship with the City. He asked that Council look favorably upon these requests.

Mr. Reiner noted that there is a large amount of parking on the site for student parking. If the City assists with landscaping, will there be an effort to mound the area between the high speed roads and the parking lots?

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DAVON LEGAL BLANK INC. FORM NO. 10104

October 1, 2001

Held

(YEAR)

Gary Sebach, Bird & Houk stated that the site is extremely flat. They are already importing \$1 million of dirt for drainage purposes. Under Code, they are required to screen the parking lot, but there is no dirt available to do significant mounding.

Mayor Kranstuber asked staff for clarification of what the Schools are requesting in terms of mounding and landscaping.

Mr. Ciarochi stated that his understanding is that the Schools are requesting that the City cover the costs for the upgraded landscaping shown in Illustration 1.

Ms. Clarke noted that Illustration 2 shows the landscaping which meets Code; Illustration 1 shows an enhanced level for which the Schools are requesting that the City provide funding. She added that there is a detention pond located in front of the larger parking lot along Mitchell Dewitt Road and there is no provision for mounding there. The Code requires only that the parking lot be screened.

Mr. Reiner noted that the landscaping cost estimates provided by the Schools are about \$19,000 too high. The funding should be based on a more accurate estimate than what has been provided.

Mayor Kranstuber asked for Council input regarding the water and sewer issues.

Ms. Chinnici-Zuercher asked if the utility line extensions are items normally done by the developer.

Mr. Ciarochi responded that, typically, the developer is responsible for extending the lines. The City has in some cases set up reimbursement districts for these purposes, with the developer contributing a proportionate share of the costs to extend the lines to his site. The Schools are asking that the City front the costs and then be reimbursed when the developer of Belvedere taps in. The total costs are \$151,000. The City will fund the \$66,250 for upsizing, per current policy. As he has indicated, there is no reimbursement expected for the sewer line, because Belvedere is served by another line.

Mr. Adamek noted that the sanitary sewer line cuts across the site, saving some linear feet, while the water line is routed on the perimeter of the site along both roads. Why can't the water line be taken across the site as well, reducing the linear feet?

Mr. Kindra stated that, typically, utility lines are run down the roadways.

Mr. Sebach noted that Mr. Hammersmith had suggested that the sewer line be routed this way, as there is an 8-inch lateral to the building on the site.

Mr. Reiner asked if the City is assisting with athletic fields.

Mr. Mohr responded that all of the athletic fields shown on the plan are to serve 1800 students at build-out. The Schools will look at future partnership opportunities with the City for these fields.

Mr. Adamek asked if the Schools are asking for assistance with only the turn lanes, not the road widening.

Mr. Rich noted that if the speed limit is reduced the turn lanes are not required to be as long and wide. For this reason, they are seeking the speed reduction from the county.

Ms. Chinnici-Zuercher commented that even if the speed limit were lowered, it may be unrealistic not to anticipate widening the road. The sheer volume of cars brought to the area – students, staff, and community – would seem to point to the need to widen the road for safety and traffic management purposes.

Mayor Kranstuber noted that Dublin Coffman was served until recently by a two-lane road, and it was adequate most of the time.

Mr. Sebach noted that the school has retained a consulting firm for a traffic study.

Mr. Rich summarized that the cost estimate for the left hand turn lanes is \$268,000 and the Schools are requesting a 50 percent partnership from the City.

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(YEAR)

Mr. Ciarochi noted that the staff report does refer to other needed road improvements, but there are no cost estimates available at this time.

Mr. Adamek asked where the funding would be programmed by the City and in what timeframe.

Ms. Grigsby responded that none of the requests are programmed in the five-year CIP. The water and sewer improvements could be funded with the water and sewer funds or with income tax. The remainder would have to be addressed in the CIP, depending upon the timing. Staff could bring back these items for programming in next year's five-year CIP.

Mr. Mohr stated that the Schools hope to be under construction in 2003 and open the third high school in August of 2004.

Discussion followed regarding the need for improvements at the intersection.

Mr. Ciarochi noted that the City has concerns about this intersection and could do some preliminary studies and program some improvements so that they are in place before the schools open.

Mr. Rich indicated that the Schools would be open to sharing costs for this.

Mr. Bird noted that the school will open in 2004, but build-out will occur in 2008. These road improvements are included in the Thoroughfare Plan for the City.

Mr. Mohr stated that the Schools base their construction budget on the bond issues and are locked into the dollars available. These intersection improvements and the road widening were not anticipated. They would welcome a future dialogue with the City on these issues.

Mayor Kranstuber moved that Council authorize the following: *City funding of \$160,000 toward the installation of the landscaping buffer; \$151,100 for water and sanitary improvements, with the City to seek reimbursement from future development for the development's proportionate share of the water line; and \$134,000 for road improvements, representing a 50 percent partnership with the schools for the installation of left turn lanes into the site.*

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion - Mr. Peterson, yes; Mr. Adamek, yes; Mr. Reiner, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes.

Ms. Chinnici-Zuercher requested that the City receives recognition for their financial participation in the development of the high school via the School's communication pieces.

Mayor Kranstuber asked staff if the zoning can be accomplished within the timeframes allowed under the construction timeline.

Mr. Ciarochi responded that it is scheduled for hearing on Thursday night, and staff's plan is to stay on schedule.

Mr. Holderman, President, Dublin Board of Education thanked City Council for their willingness to partner. The Board is very appreciative of the cooperative effort between the City and the Schools.

Council Round Table/Committee Reports

~~Mr. Reiner, Chair, Community Development Committee noted that they need to schedule a meeting to discuss the tree replacement program for private areas along road rights-of-way.~~

~~Mrs. Boring asked about the status of the third bridge issue which was referred to this Committee.~~

~~Ms. Clarke noted that staff is currently in the process of updating the transportation modeling from the Community Plan; this data will be fed into the MOREC computer model, and staff will then propose an update to Dublin's. The data will likely not be available until the second or third quarter of 2002, and this data is necessary for any reconsideration of the third bridge issue.~~

~~Discussion followed.~~

~~It was the consensus of the Committee that this item will be scheduled following receipt of the staff report on the transportation modeling update.~~

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Dublin Jerome High School-Phase 1
8300 Hyland-Croy Road

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

August 27, 2001

Held

(YEAR)

Mr. Combs stated that this is the final plat review for a single-family subdivision of 102 lots and approximately 10.5 acres of parkland. This is part of the Ballantrae development that is expected to be under construction and ready for the June 2002 Parade of Homes. Most of the issues relevant to this case are similar to those addressed with the previous five plats approved by Council on August 13. There are three specific issues that are applicable to this particular section of the development:

1. A recommendation to take a required buffer area along the Galli tract, which is the Ballantrae parkland, back to the Planning Commission in the future, in conjunction with other buffer plans as required;
2. The Planning Commission has ruled regarding some 10-ft. no-build zones that are required along the sideyards of four lots next to the proposed traffic circle. The applicant requested that those be permitted to be removed from the map. Following discussion, Planning Commission recommended approval without those 10-ft. no builds and that the applicant be required to adhere to the minimum sideyard requirements for the development.
3. The final issue is a sidewalk waiver. Part of the development of Reserve F includes a comprehensive bikepath system. The applicants worked with staff to come up with an overall bikepath layout that would connect with the Cramer's Crossing development, as well as to provide a westward connection. Part of that east-west connection mimics the required sidewalk layouts. In working with staff to come up with areas for recreational use of the park, several repetitive sections were identified, from which the applicant would like to have a formal waiver from Council to do an alternate bikepath plan.

Mr. Adamek inquired if staff agrees with the sidewalk waiver. Mr. Combs indicated that staff supports this. Staff worked at length with the applicant to come up with a layout that will provide the connections that are necessary to match the current sidewalk and to provide the park areas that the City will require in the future. This plat is consistent with the previous five plats. Mr. Adamek moved to approve the sidewalk waiver for the southern edge of the part of Reserve F, Section, Part 1.

Mayor Kranstuber seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mr. Peterson, yes; Mrs. Boring, yes; Mr. Adamek, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mr. McCash, no.

Vote on the amended final plat: Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mr. McCash, yes; Mr. Reiner, yes; Mr. Peterson, yes; Mrs. Boring, yes; Mr. Adamek, yes.

Discussion re Potential City/Dublin City Schools Partnering

Mr. Hansley noted that minutes of the July 30th and August 8th City of Dublin/Dublin Schools committee meetings were provided in Council packets.

Mayor Kranstuber stated that his intent tonight is to obtain Council consensus regarding level of interest in as many of the identified topics as possible.

Mayor Kranstuber stated that he would read the list of proposed joint projects, and request input from Council:

- Annexing Pinney Elementary to the City of Dublin

Mayor Kranstuber stated that the City representatives' direction was that the City would not be involved in that decision. It will be left to other entities to decide.

Council concurred.

- Decisions Related to Third High School Development

1. Zoning of the property: The School's request was that this land be rezoned as a straight district, in which a school is a permitted use.

Mayor Kranstuber stated that the School District would need to proceed through the normal zoning process – the City would not endorse any straight zoning for this development.

Mr. McCash commented that when land is annexed into the City it is assigned a zoning classification.

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10128

August 27, 2001

Held

(YEAR)

Mr. Ciarochi stated that the City's policy on this for a number of years has been to accept the existing zoning in the township or county upon annexation. If the applicant or property owner desires a different zoning, they must file a rezoning application. Such is the case with the land for the third high school. The land was annexed to the City with township zoning of U-1, which does not permit a school. Mr. McCash inquired about the construction timeframe. Mrs. Boring stated that her understanding is that the construction would be completed by opening day of the 2004 school year. Council concurred with the direction regarding rezoning.

2. Right-of-way, utilities, traffic. Mayor Kranstuber stated that staff will address these issues.

3. Building Parking Setbacks.

Mayor Kranstuber stated that there are very long frontages on two sides of the school property, on Mitchell-Dewitt and Hyland-Croy Roads. The Schools have inquired if the Planning Commission would be flexible in regard to the 200-foot setback requirement. Over 90 percent of the frontage has a 200-foot setback, but there are a couple of parking lot areas that encroach somewhat into that setback. Mayor Kranstuber's response was that this likely would not be an issue. He noted that if the 200-ft. setback were required for the entire site, it could cut into ballfields or other critical areas.

Mr. Hansley pointed out that, technically, the "Road to Wow" with the 200-foot setback is not an adopted ordinance.

Mrs. Boring added that the intent of Road to Wow is to assure an open vista. If the parking lots and playing fields are located up front, a greater, uninterrupted green space view will be provided, which meets that intent.

Mr. McCash stated that this remains a Planning and Zoning Commission issue. If they should approve the encroachment, any commercial venture could make a similar argument regarding the required setback cutting into their development.

Ms. Chinnici-Zuercher stated that she agrees with Mr. McCash that the Planning Commission will not readily approve this encroachment. Council could, if it is the consensus, give direction to the Commission that this encroachment is acceptable on the basis that it is important not to impact the student athletic fields.

Mayor Kranstuber stated that he is requesting Council consensus on whether this is a viable option.

Mr. McCash stated that he would have concern about the appearance of Council administratively approving elimination of a development requirement.

Mr. Adamek stated that he is not suggesting an administrative approval by Council, but would support working with the School District in implementing their conceptual plan, if it would help to increase the space available for ball fields. He supports Council giving direction to Planning and Zoning that Council supports leniency on the issue of the ten percent encroachment on the Road to Wow requirements, as Council has not formally enacted that legislation.

Ms. Chinnici-Zuercher stated that the 200-foot setback is a City goal, not a requirement of adopted legislation. Where the goal is achievable, Council asks staff to work toward achieving it; in a case where it doesn't make sense, regardless of who owns the property, adjustments should be made accordingly. She stated that design of a school is a very expensive project. Therefore, it would be important not to convey to the Schools that the ten percent encroachment is acceptable and that they should proceed on that basis with the design, only to have it disapproved by Planning and Zoning Commission.

Mr. Hansley stated that this case is somewhat different than normal applications. The Schools are also a public entity and it will involve taxpayer dollars.

4. Mayor Kranstuber stated that this proposal also includes a request that the City assist with some of the landscaping costs on the long frontages.

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

August 27, 2001

(YEAR)

Mr. Ciarochi stated that the estimate of landscaping costs was \$160,000.00, based on the "Road to Wow" requirements.

5. Future road widening.

Mrs. Boring inquired if the location of the plantings would accommodate future widening of the road.

Mr. Ciarochi stated that the utilities are the primary issue in future widening of the road. The right-of-way currently is 50 feet; the adopted comprehensive plan requires an 80-foot right-of-way. The Schools do not want to locate the utilities back any further, as they would run into other properties. City staff suggested that the Schools coordinate this effort with M/I Homes. They may be a willing partner in securing the additional right-of-way for the dedication and the utility extension.

Ms. Chinnici-Zuercher stated that the future road construction is critical to this development. The setback issue needs to be considered on the basis of the future widening of this road. With an estimated 2,000 students at the facility, it would seem prudent to perform the road widening at the outset of this project in order to avoid the additional expenditure of tax dollars at a later date.

Mr. Hansley stated that the issue is who will fund the road widening. The school district was fortunate in the development of the first two high schools -- the developer and general public paid for the widening of Hard Road and Coffman Road. The inclination may be for the School District to assume someone else would take care of that issue for the third high school.

Mayor Kranstuber stated that there is a site plan available and requested that staff contact Mr. Mohr to obtain copies of those plans in order to facilitate this type of discussion.

- 6. Council indicated an interest in studying the possibility of partnering with the City on the following projects: (a) adding drainage to balance out the under-draining stadium, baseball and softball field; (b) adding two softball fields; (c) creating a baseball/softball facility; (d) a bikepath connection; (e) participation in the cost of site utility extensions over and above what the applicant is required to install.

• Joint Projects for the two existing high schools.

1. Track and field improvements.

Mayor Kranstuber stated that joint projects are also proposed for the two existing high schools. For Coffman High School, a request was made for assistance with the track and field. The school has requested assistance with the cost of installing prescription turf and reinforcing the track.

Ms. Chinnici-Zuercher stated that in terms of investment of the City dollars, it would be more logical to invest City dollars at the Dublin Coffman site because of the City's use of the facility, and its proximity to the parking at Cardinal Health and Verizon.

Mayor Kranstuber stated that the initial intent was that the City would enhance the stadium at the new high school site. However, the architect has pointed out that space at that location is limited, and it would make more sense to invest those dollars at the central City location -- Dublin Coffman. That is now the focus.

Ms. Chinnici-Zuercher stated that she would support investing City dollars in that project, because the City uses that site for the Fourth of July festivities and it could perhaps be used for other events.

Mrs. Boring referred to the development of the Tonti property located at Scioto High School. This would involve acquiring the property. She stated that if the City plans to build additional fields, they should be constructed at the school that needs them most urgently. Dublin Scioto has fewer playing fields to offer its students.

2. Video Capability

RECORD OF PROCEEDINGS

DAVTON LEGAL BLANK INC. FORM NO. 10125

Held August 27, 2001 (YEAR)

Mayor Kranstuber stated that the City has the video capability to use Americast or Warner Cable on the government access channel to run tapes of City of Dublin meetings. The suggestion is to share the cable channel with the School District.

3. Staffing of Teen Centers at High Schools

Mayor Kranstuber stated that another suggestion is for teen centers at each of the high schools which would then be staffed by City volunteers.

Mayor Kranstuber added that some ideas rejected by City representatives included: a natatorium, a library branch in Union County, and a Coffman High School multi-use stadium.

Mrs. Boring stated that the cost implications and site plan are needed prior to further discussions.

Ms. Chinnici-Zuercher stated that she commends City staff for seeking partnership opportunities with Dublin Schools on these projects to maximize the use of tax dollars for the benefit of the community.

Council Round Table/Committee Reports

Mrs. Boring:

- 1. Referring to the NRAC minutes, stated that NRAC appears to be reviewing the Unified Development Code. If they are doing so, how will their comments/suggestions be incorporated into the Planning and Zoning process?

Mr. McDaniel responded that each of the advisory commissions (PRAC, NRAC and CSAC) had expressed an interest in the Unified Development Code and had asked that the Planning Division provide presentations. NRAC requested the opportunity to provide some input. Ms. Newcomb shared those comments with the Planning staff.

Mr. Gundersman stated that staff expects to make primarily technical types of revisions; however, any policy recommendations offered by the various boards and commissions are to be reviewed by the Planning Commission.

- 2. Thanked Mr. Hahn for providing the timeline for the park projects.

Ms. Chinnici-Zuercher:

- 1. Referred to a memo from staff proposing an Emerald Parkway overpass opening ceremony and asked if further direction is needed from Council.

Ms. Grigsby inquired if the \$2,500 allocated for this purpose in the 2001 Operating Budget was an appropriate amount.

Council concurred with that amount.

- 2. Expressed appreciation for the report on the volunteers at the Irish Festival and indicated that she assumes this will be incorporated into the full report on the Festival to be completed later in the month.

- 3. Inquired if any Council member would like copies of the COTA Transit Legacy Committee minutes.

Council consensus was to rely on Ms. Chinnici-Zuercher to keep Council apprised of any new developments.

Mr. Adamek:

- 1. Inquired if any Council action was necessary regarding the Indian Run Methodist Church sign.

Ms. Crandall stated that no action was required.

- 2. Asked for confirmation that the Tuttle Crossing expansion alignment issue will be scheduled for hearing at the September 4th Council meeting.

Mr. Ciaroni confirmed that it will be scheduled for that meeting.

- 3. Referred to the Planning memo regarding amendments to the parking in residential area restrictions. He suggested that this be included for discussion on the September 4th agenda.

- 4. Reminded Council of the September 13th Art in Public Places dedication at Darree Fields.

M



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AMENDED MEETING MINUTES

DUBLIN PLANNING AND ZONING COMMISSION

DECEMBER 6, 2001

1. **Reconsideration – Revised Corridor Development District 01-014CDD - Bash Driving Range - 6720 Riverside Drive (Approved 6-0)**
2. **Final Development Plan 01-119FDP - Amberleigh North Master Park Plan (Approved 6-0)**
3. **Revised Preliminary Development Plan 01-081Z - Amberleigh North, Sections 4 and 5 - Wasatch Estates (Approved 6-0)**
4. **Final Development Plan 01-122FDP - Dublin Jerome High School, Phase 1 - 8300 Hyland-Croy Road (Approved 6-0)**
Recommendation to City Council (Approved 6-0)

Jim Sprague convened the meeting at 6:30 p.m. Other Commissioners present were: Warren Fishman, Richard Gerber, and Roger Eastep. Tim Lecklider arrived at 6:32 p.m., Amy Salay arrived at 6:37 p.m., and Cathy Boring was absent. Staff members present were: Chad Gibson, Kolby Turnock, Warren Campbell, Kelly Canter, Gary Gunderman, Frank Ciarochi, Bobbie Clarke, Anne Wanner, Fred Hahn, Paul Hammersmith, Mitch Banchefsky, and Libby Farley.

Mr. Eastep made the motion to accept the documents presented into the record. Mr. Fishman seconded the motion, and the vote was unanimously in favor. [Mr. Lecklider and Ms. Salay were not present.] (Approved 4-0.)

Mr. Eastep made a motion to approve the November 15, 2001 minutes. Mr. Fishman seconded, and the vote was unanimously in favor. [Ms. Salay was not present.] (Approved 5-0.)

Mr. Sprague announced that no new cases would be introduced after 11:00 p.m. and presented the agenda order as Cases 2, 1, 3, and 4. [The minutes reflect the order of the published agenda.]

~~1. Reconsideration – Corridor Development District 01-014CDD – Bash Driving Range - 6720 Riverside Drive~~

~~Mr. Banchefsky said this is a revised plan, not a reconsideration as listed. Warren Campbell said the Commission approved this plan on March 15, 2001, and the elevations have since been revised and dramatically improved. The site contains 38 acres on Riverside Drive and is zoned CC, Community Commercial District. He showed several slides of the site.~~

4. Final Development Plan 01-122FDP - Dublin Jerome High School, Phase 1 - 8300 Hyland-Croy Road

Anne Wanner presented this plan for the high school phase one, including a 260,000 square foot building and 674 parking spaces. The applicant will combine the parcels. City Council approved a tree replacement fee waiver of \$262,475. She showed slides of the site and site plan. Ms. Wanner said the revised plan has two concession stands and two ticket booths near the track stadium/athletic complex. The “Wow” frontage treatment has woodland plantings, under-story shrubs, evergreen trees, tall grasses, and a meandering bikepath. She noted the difference between standard street trees and the “Wow” landscaping. City Council will fund this upgrade. There is significant decorative planting around the detention basin. Where the bikepath is closer to the school, the plan has a formalized planting. A significant screen buffers the parking lot. The plan augments the hedgerow for screening. The internal pathway is crushed limestone.

Ms. Wanner said staff suggests requiring black vinyl-coated fencing for athletic areas, making the fence visually disappear. She said staff recommends approval with 12 conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the storm water management plan conform to the City’s established storm water regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the commercial building permit application and approved prior to the issuance of the commercial building permit;
- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That a black vinyl coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission review.

Jeffrey Rich, attorney for the Dublin School District, displayed a 3-D model of the school.

Mr. Gerber was concerned about access, traffic and circulation. The staff report noted the school is not a “typical developer”, and he asked for a comparison with the usual traffic improvement requirements. Ms. Wanner said a typical developer can offset costs for traffic improvements in lot or building prices. The school is a community service without a profit-making component.

Mr. Gerber suggested that the City should install the needed traffic improvements if the schools do not. Ms. Wanner said by the text, the schools will install left-turn and deceleration lanes. The City will conduct a warrant study to determine the intersection improvements. Mr. Gerber said whatever the study indicates, it probably should take place now, and not at some future date, regardless of whether the City or the School Board pays for the improvements.*

Mr. Eastep said there are about 20 existing schools to provide expected traffic patterns and trip origination data. The traffic study is needed now, before the school is occupied. He noted that Mr. Lecklider had stated this at the last meeting. Ms. Wanner said annexations are underway to the north, and the service area may be expanded to the west. There are still several unknowns.

Mr. Lecklider said that annexation does not affect the school district boundaries. Mr. Eastep agreed. The farmland will be developed. Ms. Wanner noted the township zoning is agricultural.

Gary Seabach, Bird Houk Associates, said their traffic study indicates no improvements to the intersection are warranted. Most of the traffic comes up Brand Road, entering the student parking lot, not the intersection. The school will have roughly 600 students at first and will grow annually by 100 students. The road improvements are not needed for their first five years. It would be premature to improve just the intersection. He said they will build deceleration and turn lanes for the site. Access points are far from the corner.

Mr. Eastep said these rural roads are narrow and not adequate for school bus traffic. He thought some widening was necessary initially, and improvements later with the student growth.

Mr. Hammersmith said a proposed warrant study will examine the need for traffic control devices at the intersection. He said the staff recommended turn lane improvements to the intersection itself, but these were not included in the approved City funding package.

Mr. Eastep said aside from funding issues, the intersection gets turn lanes now. Mr. Gerber said the study should be done now and not continually lag behind development. Discussion followed.

Ms. Clarke noted the staff report recommended this. She said City Council had agreed to fund specific items, and the school district had agreed to fund other specific items. All agreed that additional traffic improvements, with undefined costs, will be needed, and there was agreement in principle to continue working toward an agreement on how to implement them in the future.

Mr. Sprague wanted to make a separate recommendation for the City to explore expediting review on this. There was additional discussion on the Commission's latitude to recommend.

Ms. Clarke summarized the Commissioners comments: there is concern that the intersection will fail when the high school opens; the goal is to anticipate and to provide needed road improvements; the Commission does not want to unreasonably delay the high school development; and the intersection improvements should be tied to the school opening. She suggested that the Commission make a separate recommendation to City Council on what it believes is needed to handle the traffic and timing considerations for those traffic improvements.

* Corrected by approved motion at the January 6, 2002 Commission meeting.

Mr. Sprague said there is ample historic record of what happens when these things are, and are not, provided ahead of the development curve. He noted that City Council has provided a large amount of funding already for this site. He noted this fiscal support for the school system.

Ms. Clarke noted that this final development plan is not transmitted to City Council. Several members expressed interest in drafting a recommendation to Council on traffic. There was additional discussion on formatting a recommendation to City Council.

Mr. Lecklider wanted the timing considerations explained for installation of improvements by the school opening date. They want to be ahead of the curve. Mr. Hammersmith said the school should open in 2004. The existing traffic study tried to show, through origin and destination data, that buses mostly would not be using that intersection. The schools, therefore, should not be required to improve the intersection. He noted other development in the area might share in the intersection improvements. He believes the existing intersection will experience problems when the school opens. If the study is done in 2002, stating what improvements would be necessary, and then improvements would generally be programmed in subsequent years.

Mr. Gerber said this presents very complex problems. He believes the problem is broader than just the intersection being discussed. He noted that Brand Road is very narrow with drop-offs.

Mr. Ciarochi noted no money is budgeted for this in the five-year CIP. The improvements being discussed would require City Council to take additional action. This study would be needed immediately, and it will indicate whether there are drainage issues, need for right-of-way, etc. He noted that entire intersection is outside the City boundary.

Mr. Gerber said if this were a private developer, a traffic study would be required in advance and did not see how to distinguish the difference with this case. Ms. Salay understood this is a not-for-profit undertaking, but it still generates traffic and traffic issues. Mr. Gerber agreed and said it will affect safety and public welfare. Mr. Sprague also agreed.

Mr. Fishman and Mr. Sprague noted there will be many younger and less experienced drivers on these narrow roads, and they want them to be as safe as possible.

Mr. Fishman recommended making a formal recommendation to City Council that the road improvements be in before the school opens, including amending the five-year CIP. He wanted to proceed with this final development plan. Ms. Salay, in her role as a Commissioner, she agreed and said the roads should be improved before the school opens. Mr. Gerber agreed.

Mr. Eastep asked if the school was designed properly for expansion. He noted expansion problems were experienced at the high school. Mr. Seabach said expansion was a strong priority of the School Board, and it was addressed in the plan. It probably would not be expanded for 8-10 years, and the rules may be different then. However, the interior core is designed for 1,800 students, and then they reduced the classrooms back to the 1,200 student level.

Chris Mohr, Dublin City Schools, said Dublin Scioto High School is built to be expanded to accommodate 1,800. The debate referenced by Mr. Eastep was to add a pod for 800 students, not 600 students as it was designed. He noted the School Board made no mistake.

Mr. Lecklider asked about the roof material, color alternatives, and glazing samples. Mr. Seabach showed roof color samples, both in the light brown range, and said they had decided to use “champagne.” Mr. Seabach said the bricks have been ordered. He said the glass is non-reflective in green and bronze tints.

Ms. Wanner said they want to discourage the “white” look outside. Mr. Seabach said the tint was about 35 percent. The spandrel glass will have a dark brown background to avoid the look of white window shades. Mr. Seabach said the glass should be opaque, and they are working with the glass manufacturer so that it looks almost exactly like the sample.

Mr. Fishman made the motion to approve the final development plan for Dublin Jerome High School, Phase 1, because a high school is an acceptable future land use within the Community Plan, it provides another high-quality educational opportunity within the Dublin School District, and the plan is consistent with the Thoroughfare Plan, with 12 conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the stormwater management plan conform to the City’s established stormwater regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the commercial building permit application and approved prior to the issuance of the commercial building permit;
- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That black vinyl-coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission review.

Jeffrey Rich, attorney for the School District, agreed to the conditions as listed above. Mr. Eastep seconded the motion, and the vote was as follows: Mr. Gerber, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Fishman, yes; Mr. Eastep, yes; and Ms. Salay, yes. (Approved 6-0.)

Mr. Sprague said he appreciated Mr. Rich’s participation. Mr. Rich thanked the Commission and staff.

Mr. Fishman made a motion that the Commission recommend to City Council that the City undertake a appropriate traffic study related to the high school site, and that all recommended road improvements be in place before the school opening in September 2004, including improvements to all affected intersections. Discussion followed.

Mr. Gerber suggested specifying the intersections: Hyland-Croy/Mitchell-DeWitt Roads, Brand/Avery Roads, Brand Road/ Muirfield Drive, and any other contributing or affected intersections.

Mr. Ciarochi noted that several of them are not in the City. There was some additional discussion on the current municipal boundaries at these intersections. The Commissioners agreed that regardless of jurisdiction, they should all be studied and improved as needed.

Mr. Sprague said one issue is the scope of the study and how the recommended improvements will be funded. The second issue is to proceed as reflected in the study.

Ms. Salay noted the Commissioners are not traffic engineers, and she wanted a thorough study, not one that stops short because the Commission failed to list an intersection by name. Mr. Sprague and Mr. Fishman shared this concern.

Mr. Ciarochi noted the school's traffic study indicated that the impact of the school does not warrant improvements to those roads or intersection for the first five years. Mr. Gerber noted that the local residents may disagree with that.

Mr. Ciarochi encouraged the Commission to make a clear recommendation to City Council. Mr. Fishman said they need to trust the professional staff on the limits of the study. They want a safe situation from the day the school opens. Ms. Salay noted the engineering staff had already expressed concern with the existing roads leading to the school.

Mr. Ciarochi noted the engineering staff had generally recommended adding left turn lanes in all directions on the Hyland-Croy/Mitchell-Dewitt intersection. It was not included in the requested funding package, and City Council did not address it.

Mr. Sprague asked if staff understands their direction. Ms. Clarke said yes, and noted that Mr. Kindra determines the scope of traffic studies performed for the city. Her experience indicates that Mr. Kindra would include all of the intersections mentioned in this discussion. She said staff would draft a letter to City Council for the Chair's signature.

Mr. Eastep seconded the motion, and it was passed unanimously. (Motion approved 6-0.)

Mr. Sprague adjourned the meeting at 10:08 p.m.

SEE ATTACHMENT

Respectfully submitted,



Libby Farley
Administrative Secretary
Planning Division

ROA



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2001

CITY OF DUBLIN

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

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

4. **Final Development Plan 01-122FDP - Dublin Jerome High School – Phase 1 - 8300 Hyland-Croy Road**
Location: 92.24 acres located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads.
Existing Zoning: PUD, Planned Unit Development District (Pending).
Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.
Proposed Use: A high school with a capacity of 1,200 students and associated improvements. The first phase of construction contains a 260,000 square foot building with parking for 681 vehicles.
Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio, 43017.
Staff Contact: Anne Wanner, Planner.

MOTION #1: To approve this final development plan for Dublin Jerome High School, Phase 1, because a high school is an acceptable future land use within the Community Plan, it provides another high-quality educational opportunity within the Dublin School District, and the plan is consistent with the Thoroughfare Plan, with 12 conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the stormwater management plan conform to the City's established stormwater regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the commercial building permit application and approved prior to the issuance of the commercial building permit;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
DECEMBER 6, 2001**

4. Final Development Plan 01-122FDP - Dublin Jerome High School – Phase 1 - 8300 Hyland-Croy Road (Continued)

- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That a black vinyl-coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown, consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of-way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission review.

* Jeffrey Rich, representing the applicant, agreed to the above conditions.

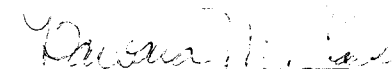
MOTION #2: That a traffic or transportation study be done to determine necessary road improvements and that improvements be made prior to opening of the school.

VOTE MOTION #1: 6-0.

VOTE MOTION #2: 6-0.

RESULT: This final development plan was approved. A letter from the Commission will be forwarded to City Council requesting a study to determine necessary road improvements and that they be made before the school opens. (See attached.)

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
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**PLANNING AND ZONING COMMISSION
RECORD OF ACTION**

DECEMBER 6, 2001

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

MOTION: To approve the November 15, 2001 meeting minutes.

VOTE: Unanimously approved.

RESULT: The November 15, 2001 meeting minutes were approved as presented.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director



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5800 Shier-Rings Road
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**PLANNING AND ZONING COMMISSION
RECORD OF ACTION**

DECEMBER 6, 2001

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

MOTION: To accept the documents presented into the record.

VOTE: Unanimously approved.

RESULT: The documents presented were accepted into the record.

STAFF CERTIFICATION

A handwritten signature in cursive script, appearing to read "Barbara M. Clarke", is written over a horizontal line.

Barbara M. Clarke
Planning Director